

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: DECEMBER 20, 2006****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:****SPECIAL USE PERMIT**

SUP-17404 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A BANK WITHIN A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL

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

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

Motion made by STEVEN D. ROSS to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 123 [SUP-17404], Item 124 [SUP-17405] and Item 125 [SDR-16952].

MAYOR GOODMAN confirmed with the applicant that ROBERT SCHULMAN does not have any interest in these items.

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

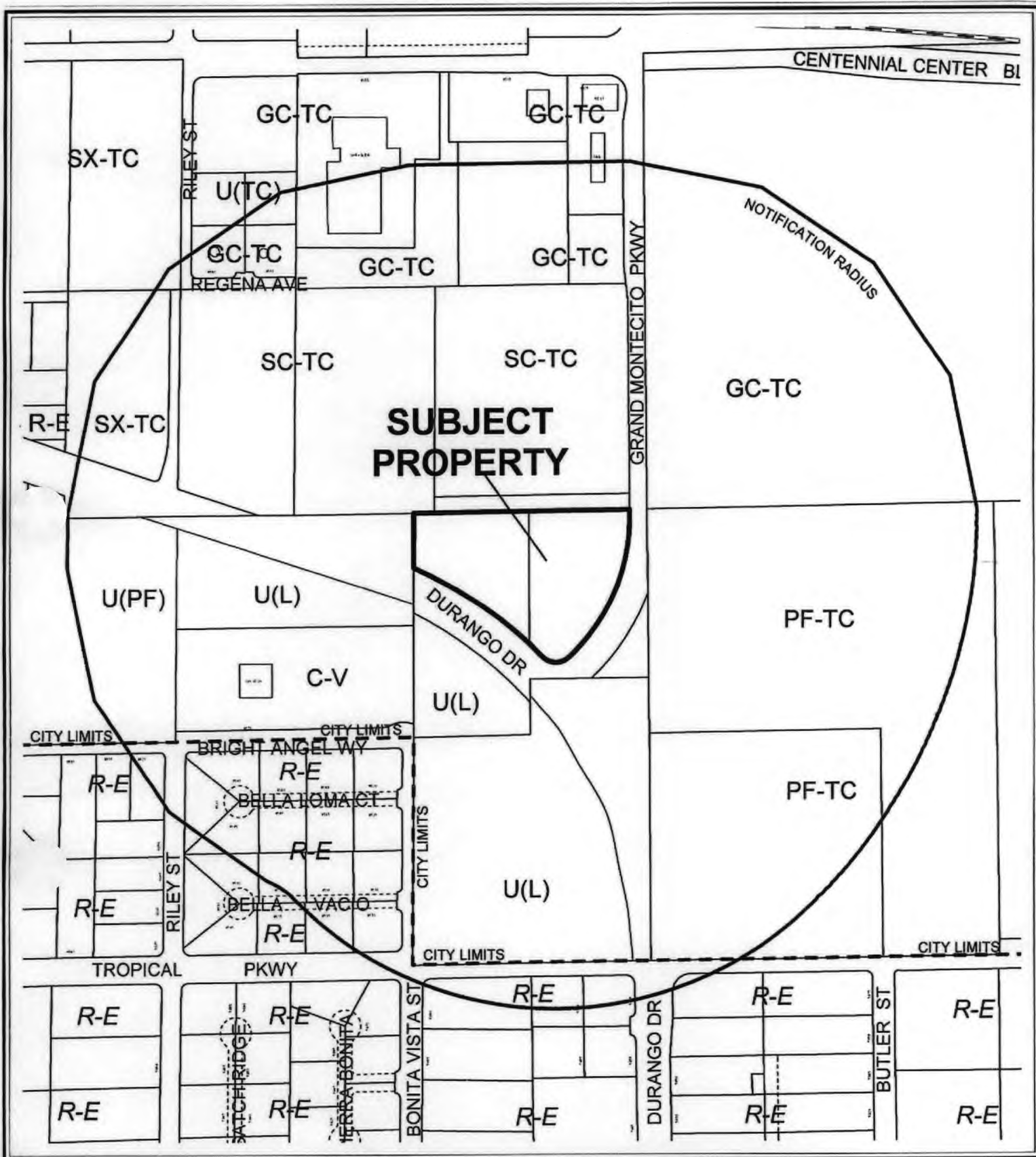
GEORGE GARCIA, 1711 Whitney Mesa Drive, Suite 110, appeared with MIKE YOUNG, 5735 South Fort Apache. MR. GARCIA appreciated staff's recommendation of approval. He added that the drive-thru area on the subject site would be limited to a coffee shop. They have also agreed to the hours of operation and are still working on the landscaping relative to the trees and asked for Council's assistance. The adjacent neighbor is not favorable of palm trees, but the applicant is willing to remove the existing trees and is open to other suggestions.

TED RUSSELL, Las Vegas resident, empathized with the adjacent neighbor but his opinion is that palm trees are beautiful.

COUNCILMAN ROSS noted that this site is somewhat the entrance/exit point to the rural neighborhoods. He thanked the applicant for working hard on this project and appreciated their efforts. MR. GARCIA concurred with all conditions including the additional ones.

MARGO WHEELER, Director of Planning and Development, confirmed for COUNCILMAN ROSS that the signage would have to be reviewed by the Centennial Hills Architectural Review Committee (CHARC). The lighting on the lot will be shoe box lighting. The Councilman noted that the neighbors assisted the applicant with their landscaping and was appreciative of the team effort.

MAYOR GOODMAN declared the Public Hearing closed for Item 123 [SUP-17404], Item 124 [SUP-17405] and Item 125 [SDR-16952].



CASE: SUP-17404

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - SUP-17404 - APPLICANT/OWNER:
CENTENNIAL HILLS CENTER, LLC.**

THIS ITEM WAS HELD IN ABEYANCE FROM THE DECEMBER 6, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-16952), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a drive-through facility in conjunction with a bank within a proposed shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway.

The proposed site plan for the bank with drive-through will be compatible with the existing and proposed development around the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/01/05	The Planning Commission approved a Tentative Map for a one-lot commercial subdivision, which includes the subject site as well as the office development immediately to the north. The approval of a commercial subdivision map allows for cross-access and parking over the entire site.
12/07/05	The City Council approved a request for a Site Development Plan Review (SDR-8066) for a proposed 247,800 square-foot office complex on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive, in the north portion of the subject site. The Planning Commission and staff had recommended approval at the 11/02/05 Planning Commission meeting.
11/02/06	The Planning Commission will consider a Special Use Permit (SUP-17405) for another drive-through facility in the west portion of the site, and a Site Development Plan Review (SDR-16952) for a 42,500 square-foot shopping center on the subject site.
11/02/06	The Planning Commission recommended approval of companion items SUP-17405 and SDR-16952 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #44/ar).
<i>Pre-Application Meeting</i>	
09/05/06	Staff indicated that a Multi-Use trail is required to be placed on Durango Drive, adjacent to this site.
<i>Neighborhood Meeting</i>	
10/16/06	A neighborhood meeting is not required for a Special Use Permit; however, a neighborhood meeting was held, and no property owners attended.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
North	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
South	Undeveloped	Low Density Residential	U (Undeveloped)
East	Undeveloped	Public Facility-Town Center	TC (Towncenter)
West	Church	Public Facility	C-V (Civic)

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	*	• 20 Feet	Y
• Corner	*	• 20 Feet	Y
• Rear	*	• 20 Feet	Y

*Pursuant to the Town Center Development Standards Manual, the Development Standards that apply to the subject proposal are determined as part of this request. Per the Town Center Development Standards Manual, setbacks for commercial buildings are to be provided only inasmuch as they enhance the sidewalk and the public and semi-public areas in front of the building. For the most part, setbacks are to be minimal in order to enhance the pedestrian realm and create an inviting streetscape corridor. This project meets the intent of the Town Center standards for setbacks and provides adequate space for sidewalks, amenity zones, and landscaping. Internally, the two drive-through windows do not create any circulation conflicts.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	120 Feet from residential	150 Feet from residential	Y
Trash Enclosure	50 Feet from residential	360 Feet from residential	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	30 Trees	42	Y
Buffer: Min. Trees	1Tree/ 30 Linear Feet	54 Trees	56	Y
Min. Zone Width	15 Feet along street frontages		15 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	247,800		826				
Retail	37,000	1/250	148				
Bank	5,500	1/200 sf	28				
TOTAL			1,002	22	1,135	22	Y

Because the subject site is part of a commercial subdivision, which includes the office development immediately to the north, the above parking analysis includes the requirements for both the proposed development and the previously approved office development.

ANALYSIS

The applicant proposes to construct 42,500 square feet of retail space on this undeveloped 4.49 acre site. The site plan indicates that three buildings will consist of retail shops, with a 5,500 square-foot bank with a drive-through located in the east portion of the site. Driveways to Durango Drive and Grand Montecito Parkway are shown. Landscaping is shown along the property lines and within the parking lot. The elevations indicate that the buildings will have a plaster exterior with decorative stone and split-face block accents at the pedestrian level.

FINDINGS

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

1. "The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."
2. "The subject site is physically suitable for the type and intensity of land use proposed."
3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."
4. "Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."

In regard to "1": The proposed site plan for the bank with a drive-through will be compatible with the existing and proposed development around the site.

In regard to "2": The subject site is level and contains no physical impediments to development. It is physically suitable for the type and intensity of land-use as proposed by this drive-through facility use.

In regard to "3": The site will be accessed from Grand Montecito Parkway, a 90-foot Town Center Frontage Road, and Durango Drive, a 120-foot Town Center Parkway Arterial. These streets are adequate in size for the proposed development and will not be adversely impacted by approval of this request.

In regard to "4": The proposed development will be subject to regular City and County inspections for licensing and will; therefore, not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 38 by City Clerk

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-17404** APN: 125-29-601-002

Name of Property Owner: Centennial Hills Center, LLC

Name of Applicant: Centennial Hills Center, LLC

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

Yes

~~_____~~ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: John B. Stork

Print Name: John Steekley

Subscribed and sworn before me

This 4th day of October, 2006

Michelle R Mueller
Notary Public in and for said County and State



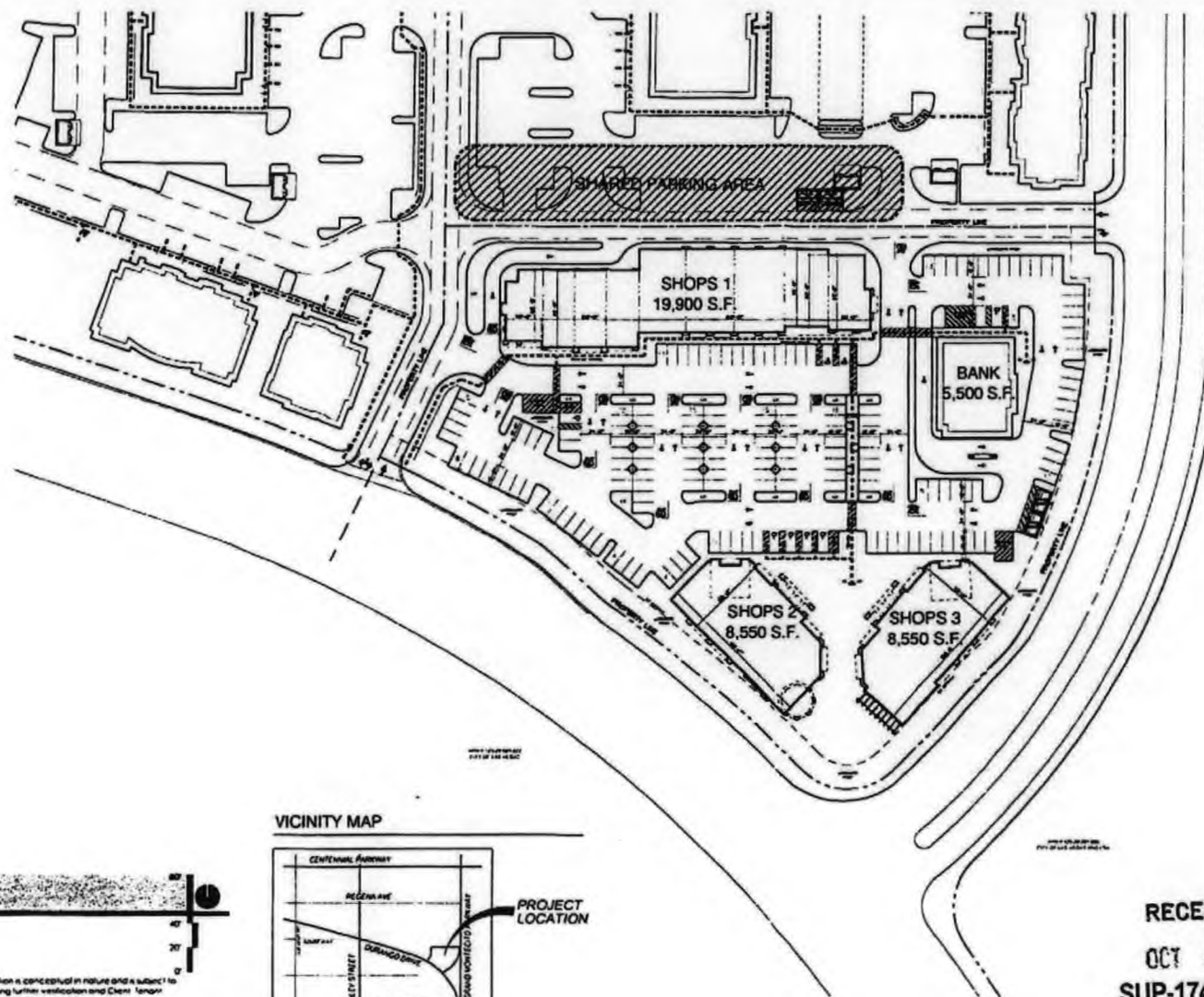
DURANGO & GRAND MONTECITO

LAS VEGAS, NV

NO. 0714 1073 01

KKE architects, Inc. 525 east colorado boulevard, fourth floor, las vegas, nv 89101 702.794.8730 702.794.8735 fax www.kke.com

A PROJECT FOR:
HUFFMAN BUILDERS WEST
5735 FORT APACHE ROAD
SUITE A
LAS VEGAS, NV 89148
T: 702/341 8809
F: 949/340.3819



LEGAL DESCRIPTION

A PORTION OF THE NE QUARTER OF THE NE QUARTER OF SEC 29, T 19 S, R 60 E, MDN

SUMMARY - RETAIL PARCEL

LAND AREA	±4.49 AC	±195,782 S.F.
BUILDING AREA		
SHOPS		37,000 S.F.
BANK/REST.		5,500 S.F.
TOTAL		42,500 S.F.
F.A.R.		0.21
PERCENT COVERAGE		21 %
PARKING REQUIRED (RETAIL)		148 STALLS
PARKING REQUIRED (BANK)		26 STALLS
PARKING PROVIDED		179
OVERALL PARKING RATIO		4.2 / 1000
PARKING STALL SIZE		9' x 18'
HANDICAP REQUIRED		5
HANDICAP PROVIDED		7
PARKING PROVIDED (W/ SHARED)		221
OVERALL PARKING RATIO (W/ SHARED)		5.2 / 1000

SUMMARY - OFFICE PARCEL

LAND AREA	±17.41 AC	±758,142 S.F.
BUILDING AREA		
OFFICE		247,769 S.F.
PARKING REQUIRED		821 STALLS
PARKING PROVIDED		956 STALLS
EXCESS PARKING PROVIDED		135 STALLS

SITE PLAN

October 3, 2006

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

VICINITY MAP



PROJECT LOCATION

RECEIVED.

OCT 5 2006

SUP-17404 SUP-17405

SDR-16952 -REVISED

11/02/06 PC



NORTH



October 5, 2006

Margo Wheeler, Director
Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89131

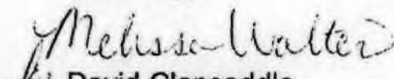
RE: Justification Letter for Special Use Permit- Drive-Through
Lane for the Retail Center: APN-125-29-601-020

Dear Ms. Wheeler:

On behalf of our client Centennial Hills Center, LLC, please accept this letter as justification for Special Use Permit for a drive-through lane for the bank as depicted on the attached site plan. A drive-through lane is typically associated with a bank; it is oriented to the interior of the site to ensure efficient on-site vehicular traffic.

We believe the proposed application is appropriate for a bank in this location. We respectfully request your support; please feel free to contact me if you have any questions or need additional information.

Sincerely,


David Clapsaddle
Director of Planning

GCG:mw



GCGARCIA

**SUP-17404 SUP-17405
SDR-16952 REVISED
11/02/06 PC**

A Planning & Development Services Corporation

1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT RELATED TO SUP-17404

SUP-17405 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC. - Request for a Special Use Permit FOR A DRIVE-THROUGH FACILITY WITHIN THE WEST PORTION OF A PROPOSED SHOPPING CENTER on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

Motion made by STEVEN D. ROSS to Approve subject to conditions and adding the following condition as read into the record:

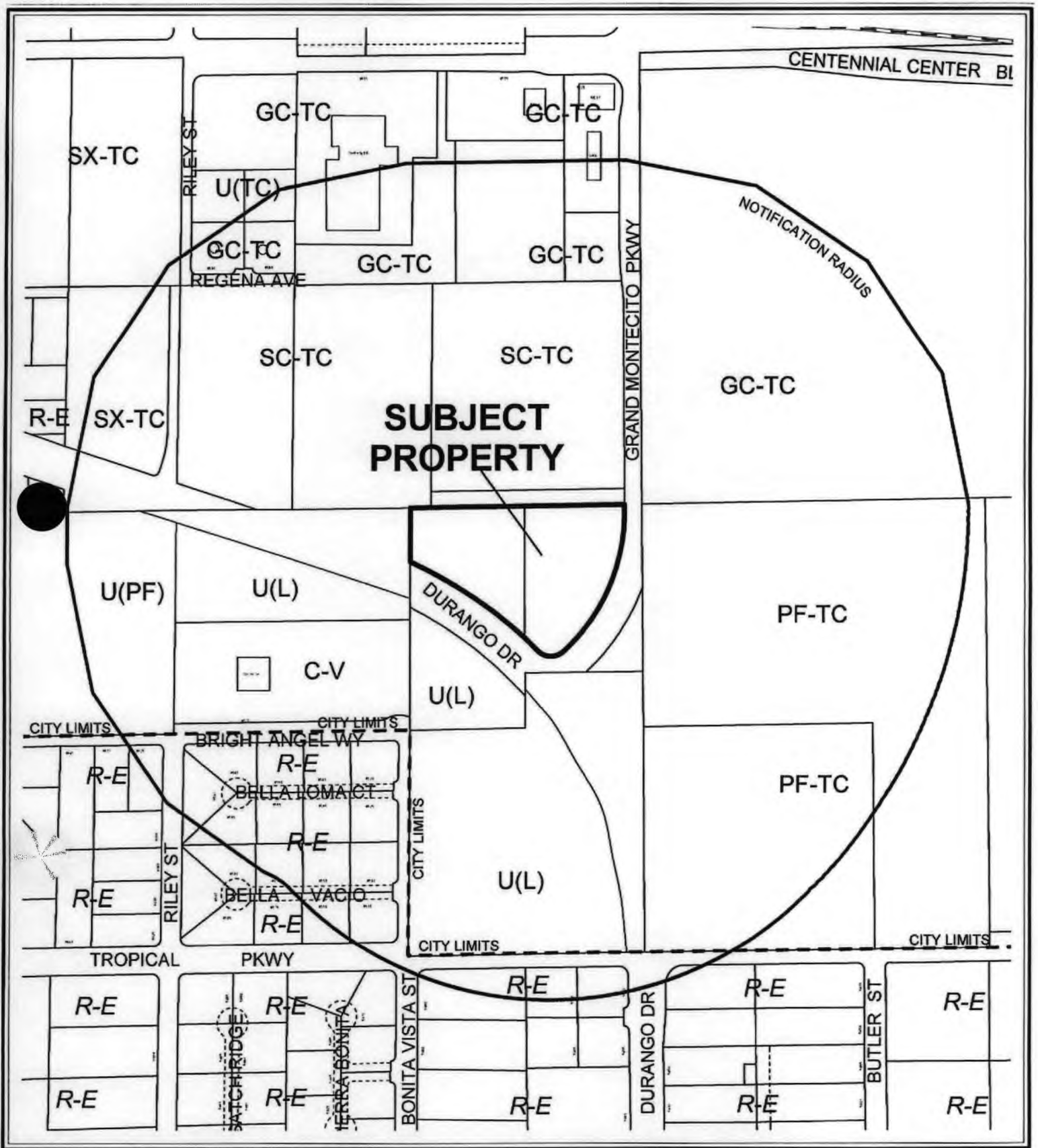
- A. The drive-thru shall be beverage kiosk only and no drive-in restaurant.

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 123 for related discussion.



0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - SUP-17405 - APPLICANT/OWNER:
CENTENNIAL HILLS CENTER, LLC.**

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**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-16952), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a drive-through facility within the west portion of a proposed shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway.

The proposed site plan for the drive-through facility will be compatible with the existing and proposed development around the site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/01/05	The Planning Commission approved a Tentative Map for a one lot commercial subdivision, which includes the subject site as well as the office development immediately to the north. The approval of a commercial subdivision map allows for cross-access and parking over the entire site.
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11/02/06	The Planning Commission will consider a Special Use Permit (SUP-17405) for another drive-through facility in the west portion of the site, and a Site Development Plan Review (SDR-16952) for a 42,500 square-foot shopping center on the subject site.
11/02/06	The Planning Commission recommended approval of companion items SUP-17404 and SDR-16952 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #45/ar).
<i>Pre-Application Meeting</i>	
09/05/06	Staff indicated that a Multi-Use trail is required to be placed on Durango Drive, adjacent to this site.
<i>Neighborhood Meeting</i>	
10/16/06	A neighborhood meeting is not required for a Special Use Permit; however, a neighborhood meeting was held, and no property owners attended.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
North	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
South	Undeveloped	Low Density Residential	U (Undeveloped)
East	Undeveloped	Public Facility-Town Center	TC (Towncenter)
West	Church	Public Facility	C-V (Civic)

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	*	• 20 Feet	Y
• Corner	*	• 20 Feet	Y
• Rear	*	• 20 Feet	Y

*Pursuant to the Town Center Development Standards Manual, the Development Standards that apply to the subject proposal are determined as part of this request. Per the Town Center Development Standards Manual, setbacks for commercial buildings are to be provided only inasmuch as they enhance the sidewalk and the public and semi-public areas in front of the building. For the most part, setbacks are to be minimal in order to enhance the pedestrian realm and create an inviting streetscape corridor. This project meets the intent of the Town Center standards for setbacks and provides adequate space for sidewalks, amenity zones, and landscaping.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	120 Feet from residential	150 Feet from residential	Y
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<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	30 Trees	42	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	54 Trees	56	Y
Min. Zone Width	15 Feet along street frontages		15 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
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Retail	37,000	1/250	148				
Bank	5,500	1/200 sf	28				
TOTAL			1,002	22	1,135	22	Y

Because the subject site is part of a commercial subdivision, which includes the office development immediately to the north, the above parking analysis includes the requirements for both the proposed development and the previously approved office development.

ANALYSIS

The applicant proposes to construct 42,500 square feet of retail space on this undeveloped 4.49 acre site. The site plan indicates that three buildings will consist of retail shops and that the retail building located in the east portion of the site will also include a drive-through facility, with driveways to Durango Drive and Grand Montecito Parkway shown. Landscaping is shown along the property lines and within the parking lot. The elevations indicated that the buildings will have a plaster exterior with decorative stone and split-face block accents at the pedestrian level. This site is consistent with Town Center standards. Internally, the two drive-through windows do not create any circulation conflicts.

FINDINGS

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

1. "The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."
2. "The subject site is physically suitable for the type and intensity of land use proposed."
3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."
4. "Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."

In regard to "1": The proposed site plan for the drive-through facility will be compatible with the existing and proposed development around the site.

In regard to "2": The subject site is level and contains no physical impediments to development. It is physically suitable for the type and intensity of land use as proposed by this drive-through facility use.

In regard to "3": The site will be accessed from Grand Montecito Parkway, a 90-foot Town Center Frontage Road, and Durango Drive, a 120-foot Town Center Parkway Arterial. These streets are adequate in size for the proposed development and will not be adversely impacted by approval of this request.

In regard to "4": The proposed development will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 38 by City Clerk

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST



T: 702/341 8809
F: 949/360 3819

A PORTION OF THE NE QUARTER OF THE NE
QUARTER OF SEC 29, T 19 S, R 60 E, MDM

LAND AREA	± 4.49 AC ± 195,782 S.F.
<u>BUILDING AREA</u>	
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TOTAL	42,500 S.F.

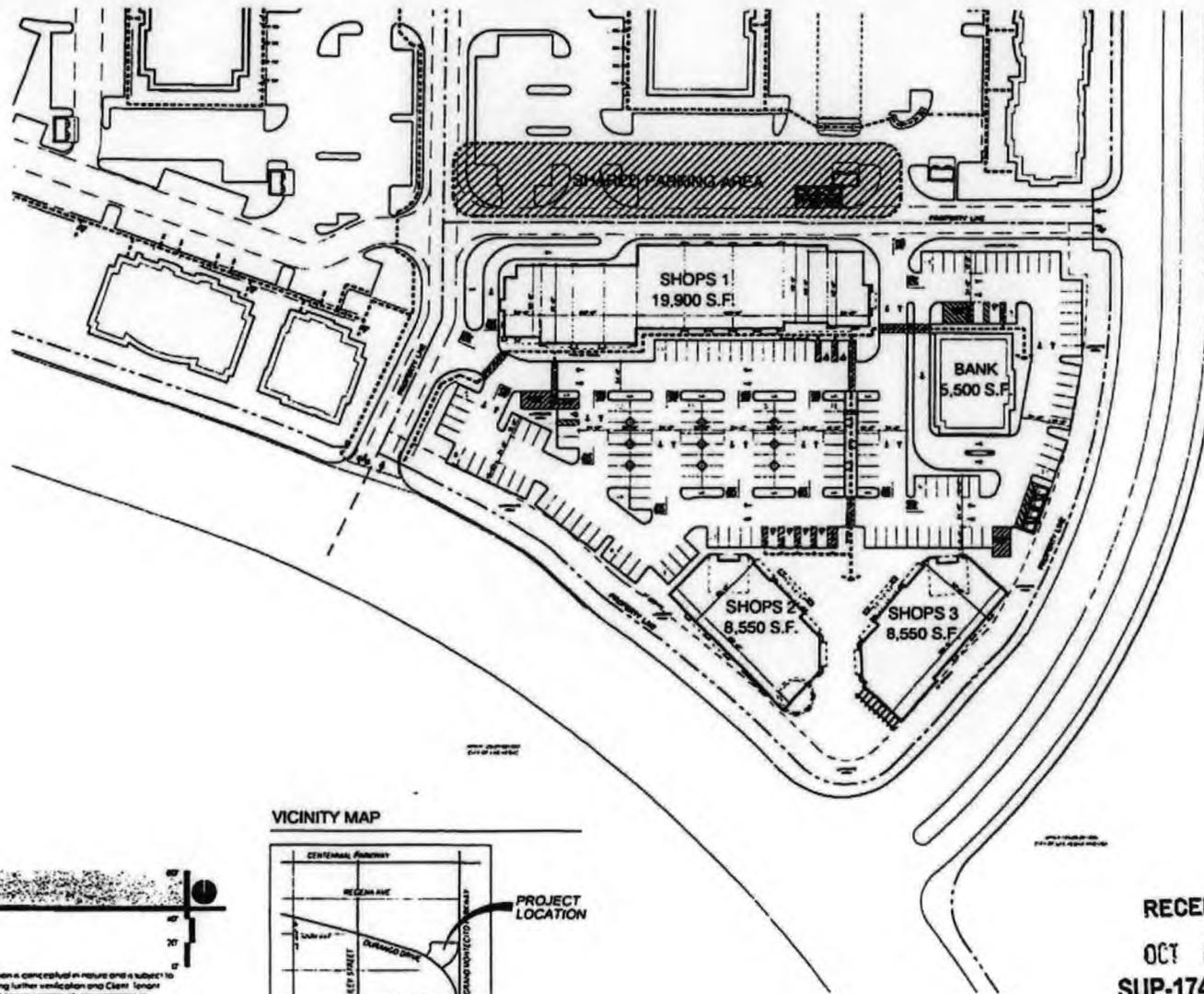
F.A.R.	0.21
PERCENT COVERAGE	21 %
PARKING REQUIRED (RETAIL)	148 STALLS
PARKING REQUIRED (BANK)	28 STALLS
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HANDICAP PROVIDED	7
PARKING PROVIDED (W/ SHARED)	221
OVERALL PARKING RATIO (W/ SHARED)	5.2 / 1000

LAND AREA	± 17.41 AC ± 758,142 S.F.
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OFFICE	247,769 S.F.
PARKING REQUIRED	821 STALLS
PARKING PROVIDED	956 STALLS
EXCESS PARKING PROVIDED	135 STALLS

OCT 5 2006

-SDR-16952 -REVISED

KKa
architects



VICINITY MAP



PROJECT LOCATION

SITE PLAN
October 3, 2006

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 representations of accuracy are given or created by the Architect.

October 5, 2006

Margo Wheeler, Director
Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89131

RE: Justification Letter for Special Use Permit- Drive-Through
Lane for the Bank: APN-125-29-601-020

Dear Ms. Wheeler:

On behalf of our client Centennial Hills Center, LLC, please accept this letter as justification for Special Use Permit for a drive-through lane for the bank as depicted on the attached site plan. A drive-through lane is typically associated with a bank; it is oriented to the interior of the site to ensure efficient on-site vehicular traffic.

We believe the proposed application is appropriate for a bank in this location. We respectfully request your support; please feel free to contact me if you have any questions or need additional information.

Sincerely,

for Melissa Walter
David Clapsaddle
Director of Planning

GCG:mw



GCGARCIA

SUP-17404 SUP-17405
SDR-16952 REVISED
11/02/06 PC

A Planning & Development Services Corporation

1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-17404 AND SUP-17405

SDR-16952 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER:
 CENTENNIAL HILLS CENTER, LLC - Request for a Site Development Plan Review FOR A
 42,500 SQUARE FOOT SHOPPING CENTER on 4.49 acres at the northwest corner of Durango
 Drive and Grand Montecito Parkway, (APN 125-29-601-002 and 020), TC (Towncenter) Zone
 [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
 The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

Motion made by STEVEN D. ROSS to Approve subject to conditions and adding the following conditions as read into the record:

A. An enhanced landscaping plan for the area between and around the southern buildings to include additional trees and shrubs shall be submitted for approval to Planning and Development Department staff prior to issuance of any grading or building permits.

B. The hours of operation of all tenants within the center shall not exceed 6:30 a.m. to 11:00 p.m. Friday and Saturday, and 6:30 a.m. to 10:00 p.m. Sunday through Thursday.

C. The height of the building shall be limited to one story, architectural features shall be allowed to a height of 40 feet.

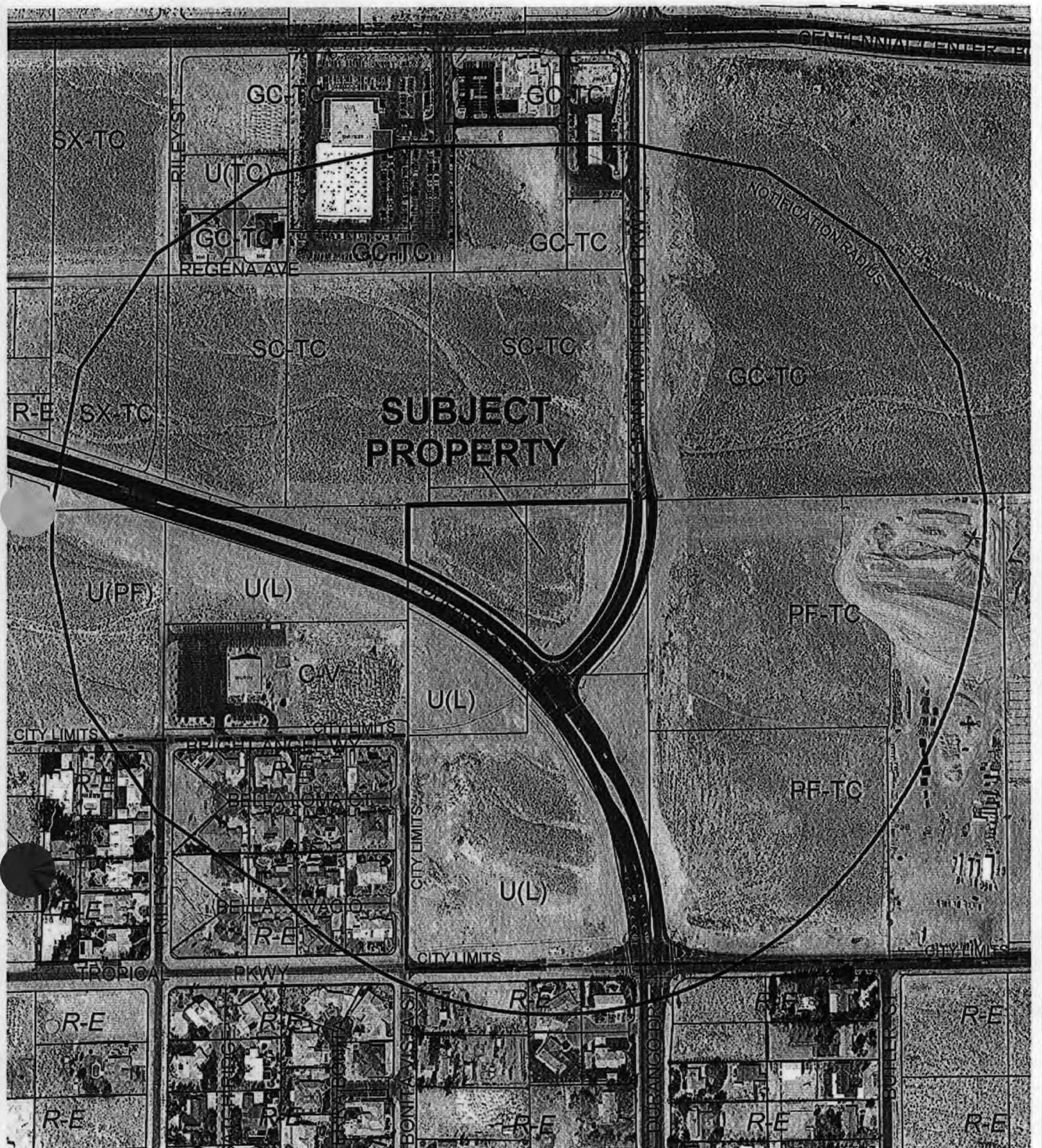
Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

See Item 123 for related discussion.



CASE: SDR-16952

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16952 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE DECEMBER 6, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. A Multi-use Transportation Trail shall be provided along Durango Drive and designed as specified on Exhibit 1 of the Transportation Trails Element.
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 date stamped 10/05/06, and landscape plan and building elevations date stamped 09/19/06, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. 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).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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

Public Works

13. Dedicate the right-of-way necessary to complete Durango Drive adjacent to Assessor's Parcel Number 125-29-601-025 and the additional right-of-way for a bus turnout in accordance with Standard Drawing #234.3 on Durango Drive northwest of Grand Montecito Parkway, located to provide a deceleration lane for the driveway for this site on Durango Drive prior to the issuance of any permits or, alternatively, through recordation of a map for this site.
14. 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.
15. Construct all incomplete half-street improvements on Grand Montecito Parkway adjacent to this site concurrent with development of this site. This site shall be responsible for construction of all, if any, incomplete half-street improvements on Durango Drive, including median landscaping and deceleration lane/bus turnout, that are not constructed by a capital improvement project. Obtain appropriate encroachment agreements for such landscaping in accordance with Town Center Standards. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

16. Coordinate with the City Surveyor to determine if mapping is necessary or recommended for this site; comply with the recommendations of the City Surveyor.
17. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
18. Provide a copy of a recorded Joint Access Agreement between the parcels comprising this site and the adjoining parcels to the north and west prior to the issuance of any permits.
19. The proposed driveway accessing Durango Drive shall be designed and constructed to allow right-in and right-out traffic movements only.
20. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
21. 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.
22. Landscape and maintain all unimproved rights-of-way, if any, on Durango Drive and Grand Montecito Parkway adjacent to this site.
23. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 42,500 square-foot shopping center on 4.49 acres at the northwest corner of Durango Drive and Grand Montecito Parkway.

The proposed site plan conforms to both the General Plan and the Town Center land-use designations for the site. The proposed site plan conforms to other city policies and standards.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/01/05	The Planning Commission approved a Tentative Map for a one lot commercial subdivision, which includes the subject site as well as the office development immediately to the north. The approval of a commercial subdivision map allows for cross-access and parking over the entire site.
12/07/05	The City Council approved a request for a Site Development Plan Review (SDR-8066) for a proposed 247,800 square-foot office complex on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive, in the north portion of the subject site. The Planning Commission and staff had recommended approval at the 11/02/05 Planning Commission meeting.
11/02/06	The Planning Commission will consider applications SUP-17404 and SUP-17405, both of which are related to drive-through facilities proposed for the subject site.
11/02/06	The Planning Commission recommended approval of companion items SUP-17404 and SUP-17405 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #46/ar).
<i>Pre-Application Meeting</i>	
09/05/06	Staff indicated that a Multi-Use trail is required to be placed on Durango Drive, adjacent to this site.
<i>Neighborhood Meeting</i>	
10/16/06	A neighborhood meeting is not required for a Site Development Plan Review; however, a neighborhood meeting was held, and no property owners attended.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
North	Undeveloped	Service Commercial - Town Center	TC (Towncenter)
South	Undeveloped	Low Density Residential	U (Undeveloped)
East	Undeveloped	Public Facility-Town Center	TC (Towncenter)
West	Church	Public Facility	C-V (Civic)

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	*	• 20 Feet	Y
• Corner	*	• 20 Feet	Y
• Rear	*	• 20 Feet	Y

*Pursuant to the Town Center Development Standards Manual, the Development Standards that apply to the subject proposal are determined as part of this request. Per the Town Center Development Standards Manual, setbacks for commercial buildings are to be provided only inasmuch as they enhance the sidewalk and the public and semi-public areas in front of the building. For the most part, setbacks are to be minimal in order to enhance the pedestrian realm and create an inviting streetscape corridor. This project meets the intent of the Town Center standards for setbacks and provides adequate space for sidewalks, amenity zones, and landscaping.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	120 Feet from residential	150 Feet from residential	Y
Trash Enclosure	50 Feet from residential	360 Feet from residential	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	30 Trees	42	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	54 Trees	56	Y
Min. Zone Width	15 Feet along street frontages		15 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	247,800		826				
Retail	37,000	1/250	148				
Bank	5,500	1/200 sf	28				
TOTAL			1,002	22	1,135	22	Y

Because the subject site is part of a commercial subdivision, which includes the office development immediately to the north, the above parking analysis includes the requirements for both the proposed development and the previously approved office development.

ANALYSIS

The applicant proposes to construct 42,500 square feet of retail space on this undeveloped 4.49 acre site. The site plan indicates that three buildings will consist of retail shops, with a 5,500 square foot bank located in the east portion of the site. Driveways to Durango Drive and Grand Montecito Parkway are shown. Landscaping is shown along the property lines and within the parking lot. The elevations indicated that the buildings will have a plaster exterior with decorative stone and split-face block accents at the pedestrian level. This site is consistent with Town Center standards. The parking areas are obscured by buildings along the street frontage and extensive landscaping. Internally, the two drive-through windows do not create any circulation conflicts.

FINDINGS

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area;
2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;
4. Building and landscape materials are appropriate for the area and for the City;
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

In regard to "1": The proposed development will be consistent with the existing and proposed development around the site.

In regard to "2": The proposed site plan conforms to both the General Plan and the Town Center land-use designations for the site. The proposed site plan conforms to other city policies and standards.

In regard to "3": The site will be accessed from Grand Montecito Parkway, a 90-foot Town Center Frontage Road, and Durango Drive, a 120-foot Town Center Parkway Arterial. These streets are adequate in size for the proposed development and will not be adversely impacted by approval of this request.

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

In regard to "5": The building elevations are typical of commercial development and will be compatible with existing and planned development around the site.

In regard to "6": The proposed development will be subject to the Uniform Building Code and; therefore, the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 41 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16952** APN: 125-29-601-020 & 002

Name of Property Owner: Centennial Hills Center, LLC

Name of Applicant: Centennial Hills Center, LLC

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

☐ Yes

☒ 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: John B. Stookey

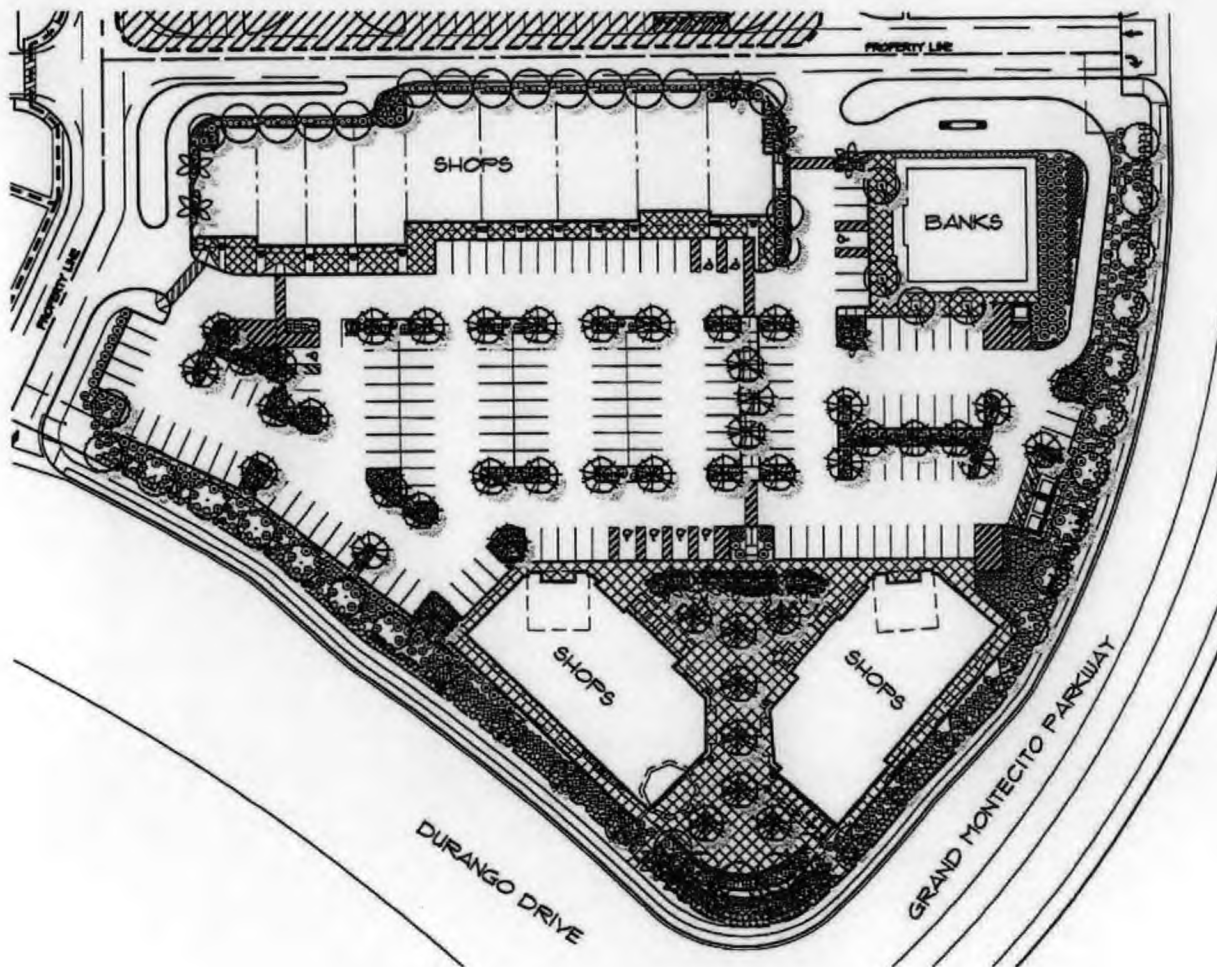
Print Name: John B. Stookey

Subscribed and sworn before me

This 14th day of September, 2006
Michelle R. Mueller
Notary Public in and for said County and State



KKa
architects



TREE LEGEND

SYMBOL	SCIENTIFIC/COMMON NAME	SIZE	COMMENTS	QTY
(Symbol)	ORIENTAL PINE	14" DBH	STANDARD DA.	
(Symbol)	ORIENTAL PINE	14" DBH	STANDARD DA.	
(Symbol)	ORIENTAL PINE	14" DBH	STANDARD DA.	
(Symbol)	ORIENTAL PINE	14" DBH	STANDARD DA.	
(Symbol)	ORIENTAL PINE	14" DBH	STANDARD DA.	
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(Symbol)	ORIENTAL PINE	14" DBH	STANDARD DA.	
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(Symbol)	ORIENTAL PINE	14" DBH	STANDARD DA.	
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SHRUB LEGEND

SYMBOL	SCIENTIFIC/COMMON NAME	SIZE	COMMENTS
(Symbol)	ORIENTAL PINE	14" DBH	STANDARD DA.
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GROUND COVER LEGEND

SYMBOL	SCIENTIFIC/COMMON NAME	SIZE	COMMENTS
(Symbol)	ORIENTAL PINE	14" DBH	STANDARD DA.
(Symbol)	ORIENTAL PINE	14" DBH	STANDARD DA.
(Symbol)	ORIENTAL PINE	14" DBH	STANDARD DA.
(Symbol)	ORIENTAL PINE	14" DBH	STANDARD DA.

POT LEGEND

SYMBOL	SCIENTIFIC/COMMON NAME	SIZE	COMMENTS
(Symbol)	ORIENTAL PINE	14" DBH	STANDARD DA.

ROCK MULCH

APPLY A 2" DEEP LAYER OF 3/4" SIZE PINE CORAL ROCK MULCH TO ALL NON-PAVED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ROCK MULCH TO THE LANDSCAPE ARCHITECT. USE 2" TO 4" ROCK MULCH ROCK MULCH PAVEMENT SURFACE ON ALL SLOPE 3:1 OR GREATER. A 1" TO 2" DEEP LAYER OF ROCK MULCH SHALL BE APPLIED TO ALL SLOPE 3:1 OR GREATER.

Note: Durango Trail to be provided per City Standards

PRELIMINARY LANDSCAPE PLAN
CENTENNIAL HILLS RETAIL
DURANGO AND GRAND MONTECITO PARKWAY
LAS VEGAS, NV
KKE ARCHITECTS, INC.



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1"=30'-0"

RPA
RECEIVED

05-18-06

RPA
LANDSCAPE ARCHITECTURE
PLANNING

11111 Las Vegas Blvd. Suite 100
Las Vegas, NV 89123
702.735.1111
www.rpa-planning.com

SDR-16952
11/02/06 PC

SEP 19 2006

CENTENNIAL HILLS RETAIL

LAS VEGAS, NV

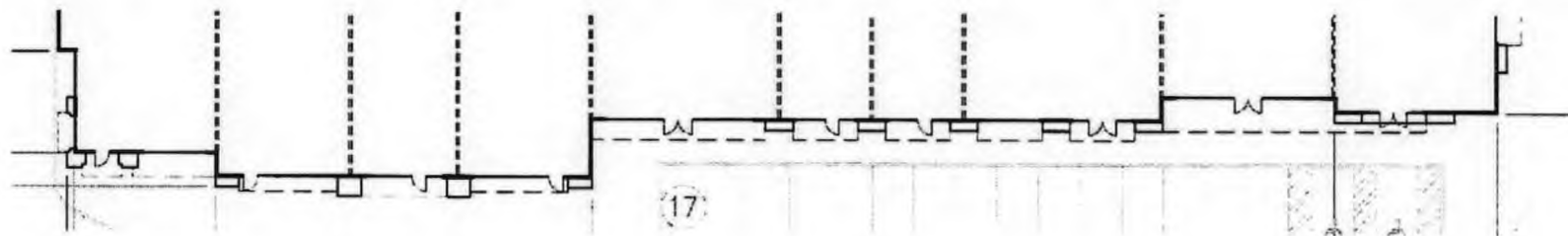
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KKE architects, Inc. 525 E. Colorado Boulevard, 4th Floor, Pasadena, CA 91101 P: 626.796.8730 F: 626.796.8735

A PROJECT FOR



5735 S. FORT APACHE RD.
SUITE A
LAS VEGAS, NV 89148
T: 702.341.8809
M: 702.604.6209



SHOP-1: PARTIAL PLAN PROFILE



1. SHOP-1: NORTH ELEVATION

SHOP-1

SEPTEMBER 14, 2006

NOTE: ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE IN METERS. DIMENSIONS IN PARENTHESES ARE IN METERS. DIMENSIONS IN PARENTHESES ARE IN METERS. DIMENSIONS IN PARENTHESES ARE IN METERS.



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SDR-16952
11/02/06 PC

LAS VEGAS, NV

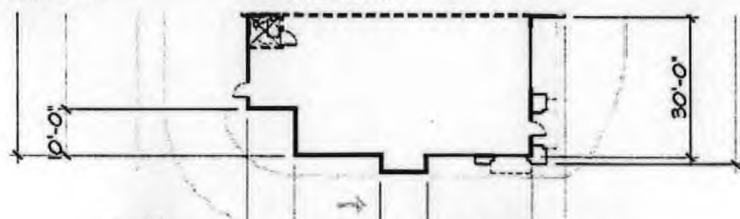
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KKE architects, Inc. 525 E. Colorado Boulevard, 4th Floor, Pasadena, CA 91101 F 424.794.8230 F 424.794.8731

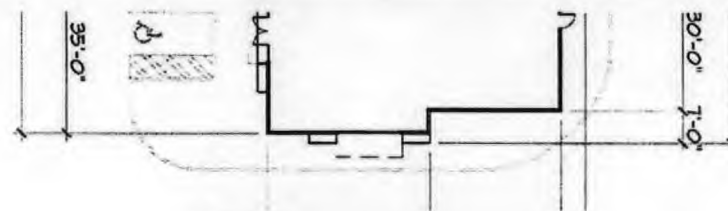
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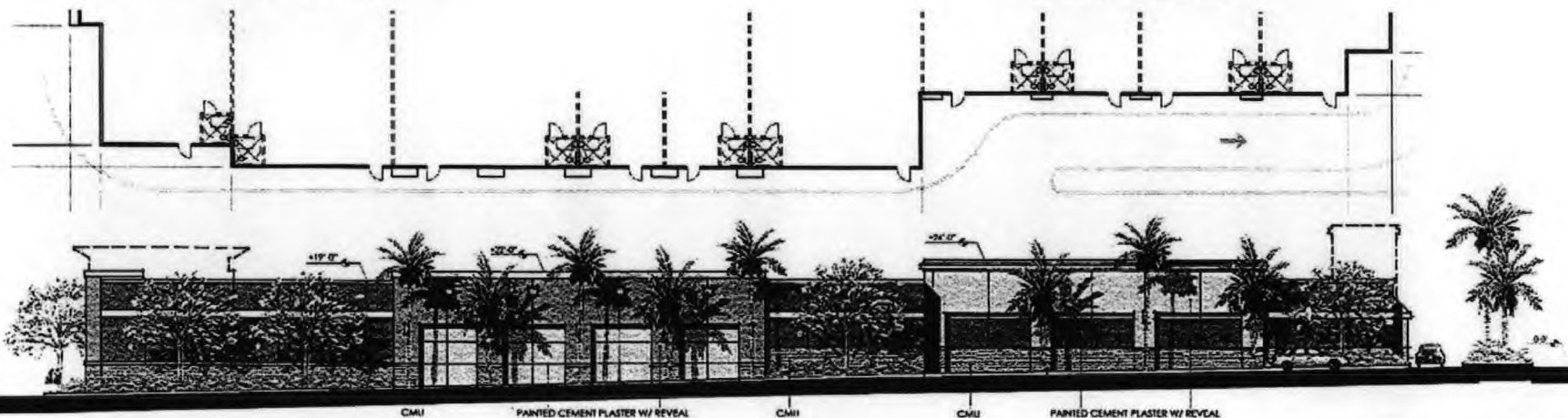
735 S. FORT APACHE RD.
SUITE A
45 VEGAS, NV 89148
T: 702.341.8809
M: 702.604.6209



2. SHOP-1: WEST ELEVATION



3. SHOP-1: EAST ELEVATION



4. SHOP-1: SOUTH ELEVATION

SHOP-1

SEPTEMBER 16, 2006

[illegible]

SDR-16952
11/02/06 PC

RECEIVED

SEP 19 2006

KK& architects

CENTENNIAL HILLS RETAIL

LAS VEGAS, NV

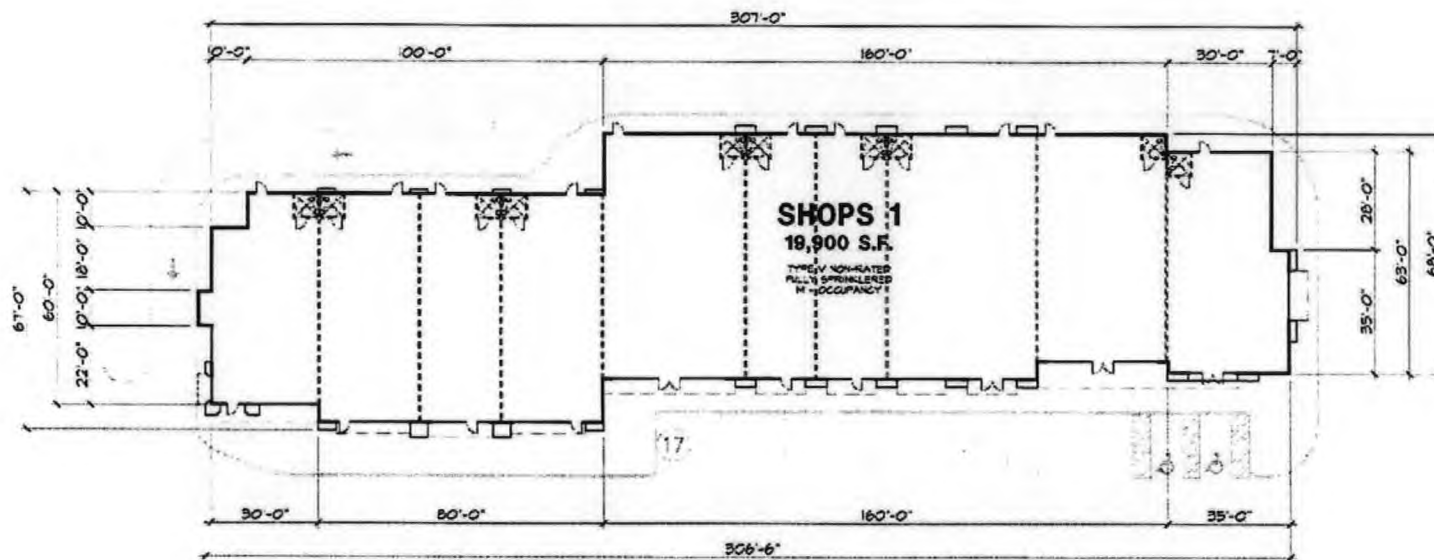
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KKarchitect, Inc. 325 E. Colorado Boulevard 4th Floor Pasadena, CA 91101 T: 626.774.8230 F: 626.774.8235

A PROJECT FOR:



5735 S. FORT APACHE RD.
SUITE A
LAS VEGAS, NV 89148
T: 702.341.8809
M: 702.604.6209



SHOP-1: FLOOR PLAN

SHOP-1

SEPTEMBER 18, 2006



NOTE: ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.



KEY PLAN

KK
architects

SDR-16952
11/02/06 PC

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SEP 19 2006

CENTENNIAL HILLS RETAIL

LAS VEGAS, NV

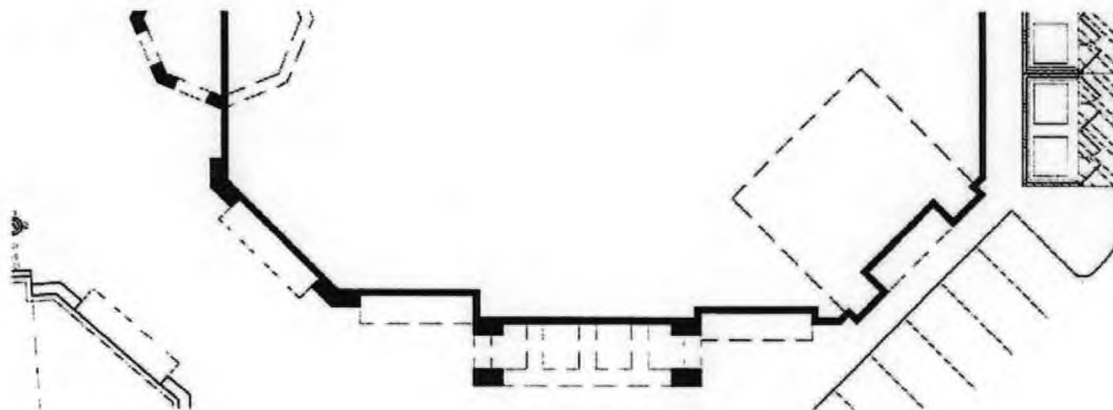
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KK&E architects, Inc. 525 E. Colorado Boulevard, 4th Floor, Pasadena, CA 91101 T: 626.796.8329 F: 626.794.8735

A PROJECT FOR



5735 S. FORT APACHE RD.
SUITE A
LAS VEGAS, NV 89148
T: 702.341.8809
M: 702.604.6209



SHOP-2: PARTIAL PLAN PROFILE



1. SHOP-2: SOUTHWEST ELEVATION

SHOP-2

SEPTEMBER 18, 2006



NOTE: THIS DRAWING IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE ALL NECESSARY INFORMATION TO THE CLIENT.

SDR-16952
11/02/06 PC



KK&E
architects

RECEIVED

SEP 19 2006

LAS VEGAS, NV

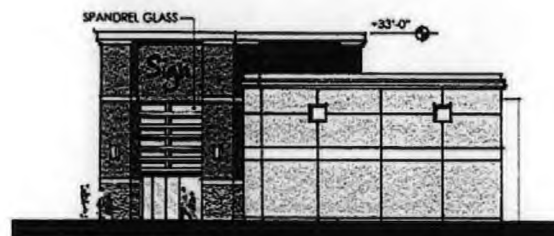
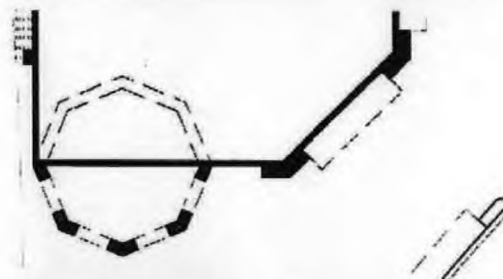
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IKI architects, Inc. 135 E. Colorado Boulevard 4th floor Pasadena, CA 91101 P 624-774-8230 F 624-774-8773

A PROJECT A36

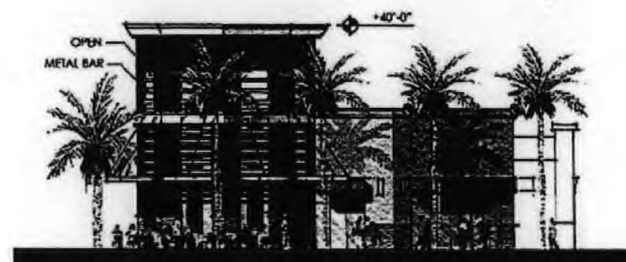


5735 S. FORT APACHE RD.
SUITE A
LAS VEGAS, NV 89148
T: 702.341.8809
M: 702.604.6209



STONE VENEER

2. SHOP-2: SOUTHEAST ELEVATION



3. SHOP-2: NORTHWEST ELEVATION



SHOP-2: NORTHEAST ELEVATION

SHOP-2

SEPTEMBER 18, 2006



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KK& architects

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SEP 19 2006

SDR-16952
11/02/06 PC

CENTENNIAL HILLS RETAIL

LAS VEGAS, NV

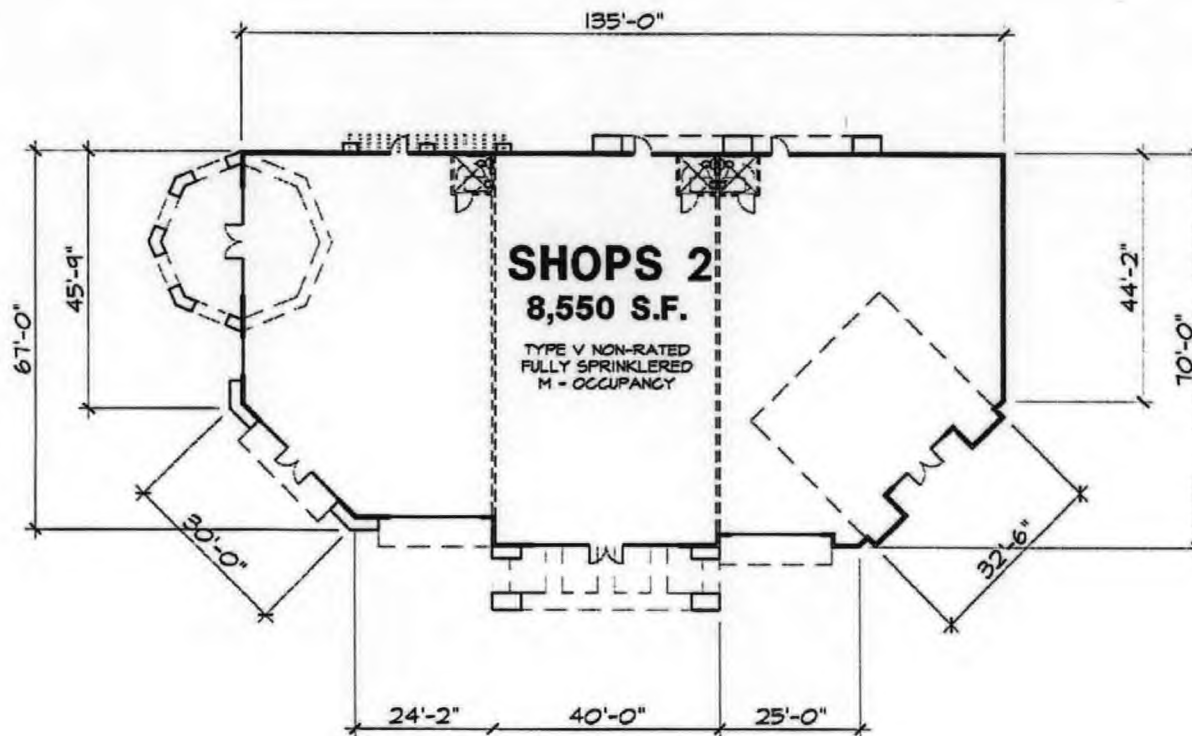
0713.1073.01

KK&A architects, INC. 575 E. Colorado Boulevard, 4th Floor, Pasadena, CA 91101 T: 626.794.5200 F: 626.794.8745

A PROJECT FOR:



5735 S. FORT APACHE RD.
SUITE A
LAS VEGAS, NV 89148
T: 702.341.8809
M: 702.604.6709



SHOP-2: FLOOR PLAN

SHOP-2

SEPTEMBER 18, 2006



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SDR-16952
11/02/06 PC



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KEY PLAN

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SEP 19 2006

CENTENNIAL HILLS RETAIL

LAS VEGAS, NV

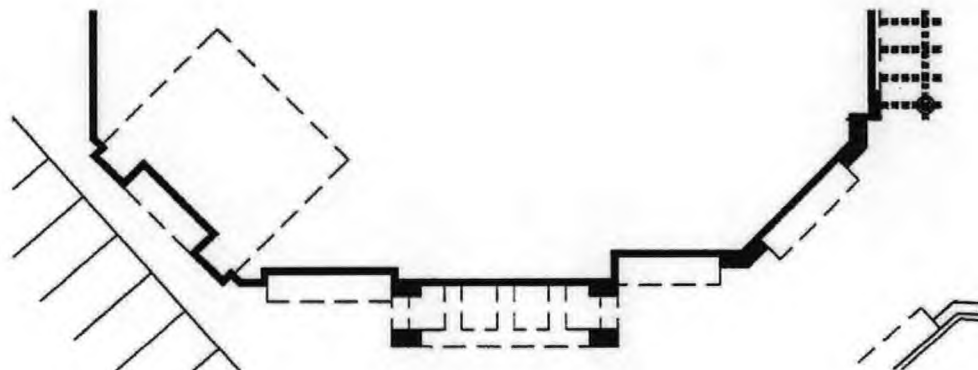
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KKK architects, Inc. 574 F. Colorado Boulevard 4th Floor Pasadena, CA 91101 T: 626.794.6200 F: 626.794.6205

A PROJECT FOR:



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SUITE A
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SHOP-3: PARTIAL PLAN PROFILE



1. SHOP-3: SOUTHEAST ELEVATION

SHOP-3

SEPTEMBER 16, 2006

NOTE: THIS DOCUMENT IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

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CENTENNIAL HILLS RETAIL

LAS VEGAS, NV

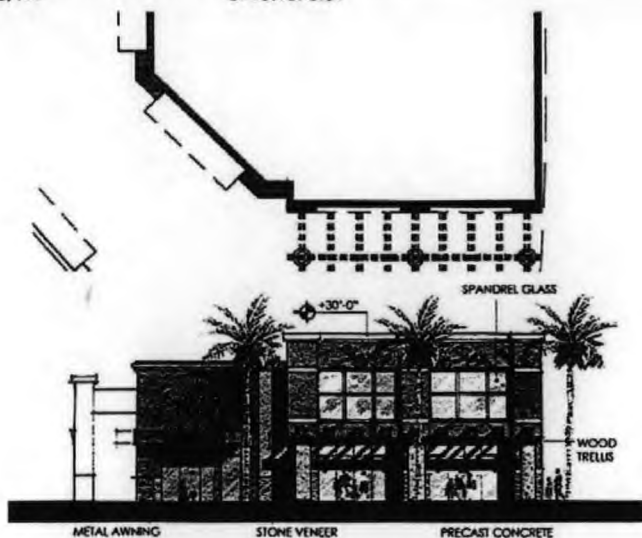
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KKA architects, inc. 525 E. Colorado Boulevard, 4th Floor, Pasadena, CA 91101 P: 626.774.8200 F: 626.774.8735

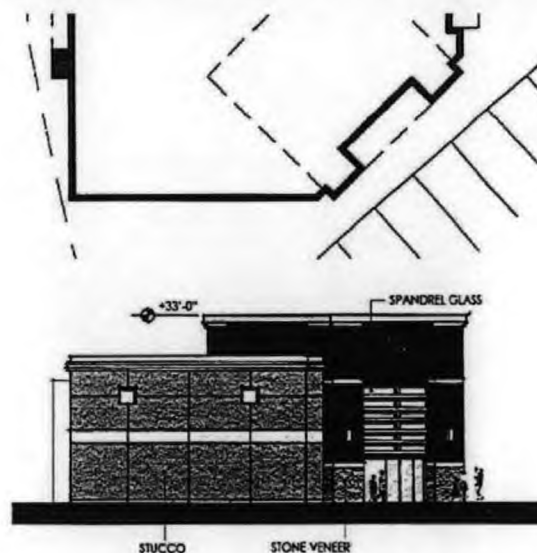
A PROJECT FOR:



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2. SHOP-3: NORTHEAST ELEVATION



4. SHOP-3: SOUTHWEST ELEVATION



3. SHOP-3: NORTHWEST ELEVATION

SHOP-3

SEPTEMBER 16, 2006



NOTES: 1. THIS DRAWING IS A PART OF THE CENTENNIAL HILLS RETAIL DEVELOPMENT. IT IS TO BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS IN THE SET. 2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. 3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. 4. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



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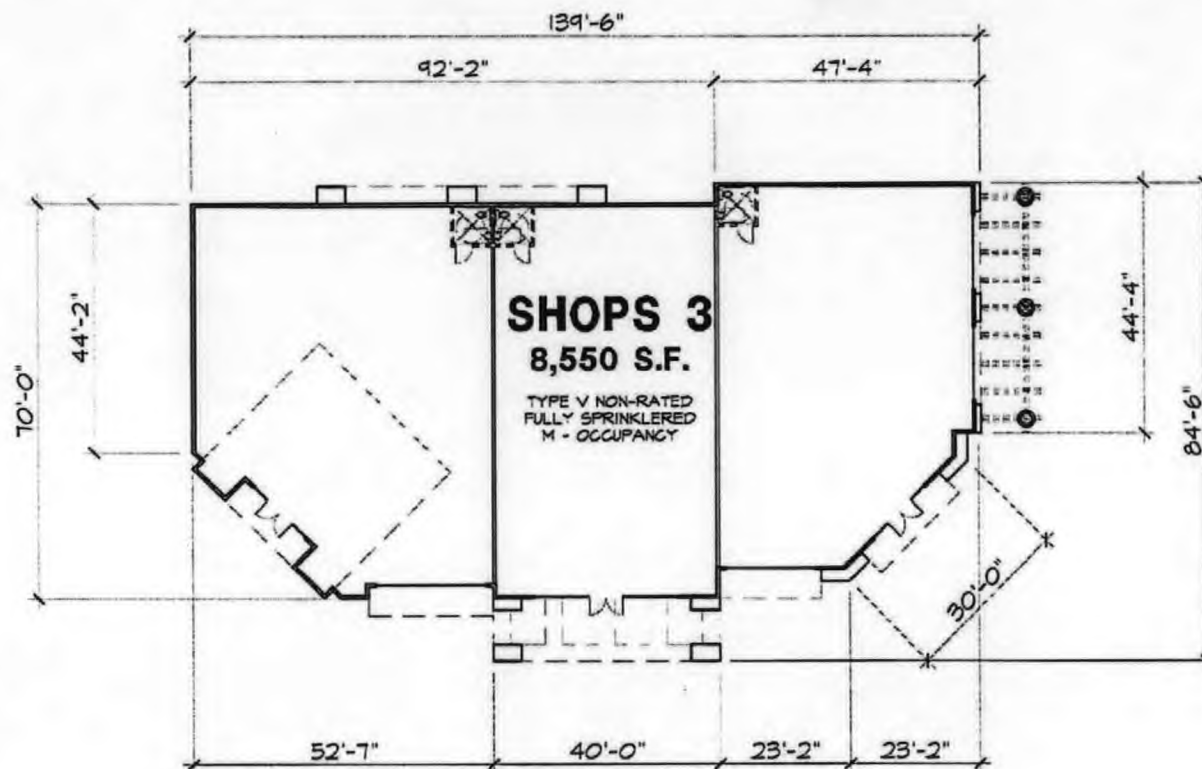
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KK&A architects, Inc. 525 E. Colorado Boulevard, 4th Floor, Pasadena, CA 91101 P: 626.774.8220 F: 626.774.1525

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SHOP-3: FLOOR PLAN

SHOP-3

SEPTEMBER 18, 2006



NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

SDR-16952
11/02/06 PC



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SEP 19 2006

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A PROJECT FOR



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4. DE5117: REDWOOD CITY



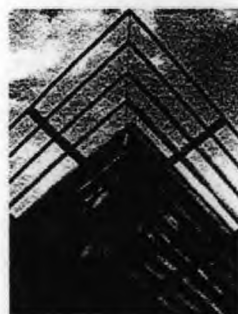
2. DE6209: ROCK 'N' OAK



5. DEA 103: STRIKING RED



3. DE5192: FRESH APRICOT



METAL LOUVER AND SCREEN



CORNER STORE/ LANDMARK



SIDEWALK CONCEPT



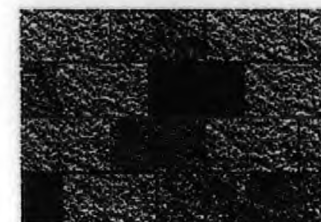
OUTDOOR
PLAZA



TRELLIS STRUCTURE



OWNENS CORNING
CULTURED STONE
CSV-2044: CEDAR LIMESTONE



ANGELUS BLOCK CMU COMBINATION:
TEXTURE: SPLIT FACE
COLORS: CHAMPAGNE, SUNSET, MARIGOLD, AND SPICE

SEPTEMBER 18, 2004

【例 1】 下列各数中, 最小的数是 ()。

A. -1 B. 0 C. 1 D. 2

【解析】 因为 $-1 < 0 < 1 < 2$, 所以最小的数是 -1 。

【答案】 A

SDR-16952
11/02/06 PC

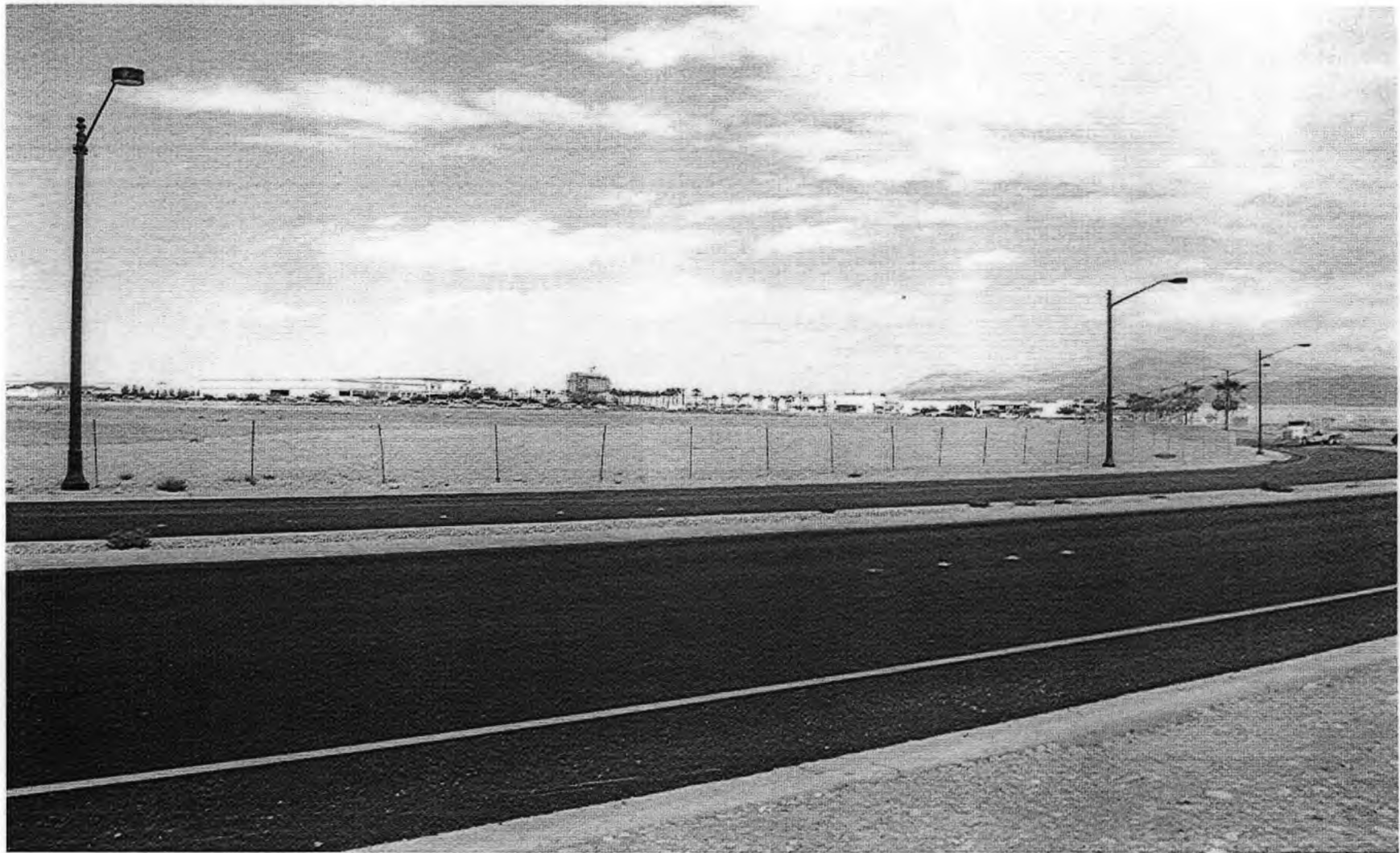
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SEP 19 2006

KK& architects

SDR 16952				
Centennial Hills Center, LLC				
NWC Durango & Grand Montecito				
Proposed 42.5 thousand square foot retail development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DRIVE-IN BANK [1000 SF]	5.5	72.79	400
AM Peak Hour			12.34	68
PM Peak Hour			8.65	48
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	37	42.94	1,589
AM Peak Hour			1.03	38
PM Peak Hour			3.75	139
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	42.5		1,989
AM Peak Hour				106
PM Peak Hour				186
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Durango Drive				
Average Daily Traffic (ADT)	18,362			
PM Peak Hour	1469			
(heaviest 60 minutes)				
Grand Montecito Parkway				
Average Daily Traffic (ADT)	1,088			
PM Peak Hour	87			
(heaviest 60 minutes)				
Centennial Parkway				
Average Daily Traffic	8,113			

(ADT)				
PM Peak Hour	649			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Durango Drive	51700			
Grand Montecito Parkway	30970			
Centennial Parkway	32600			
This project will add approximately 1,989 trips per day on Durango, Grand Montecito and Centennial. This will increase expected volumes by about 11 percent on Durango, 183 percent on Grand Montecio and 25 percent on Centennial. Durango is at about 36 percent of capacity, Grand Montecio is at about 4 percent of capacity and Centennial is at about 25 percent of capacity.				
Based on Peak Hour use, this development will add roughly 186 additional cars into the area; which works out to about three every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



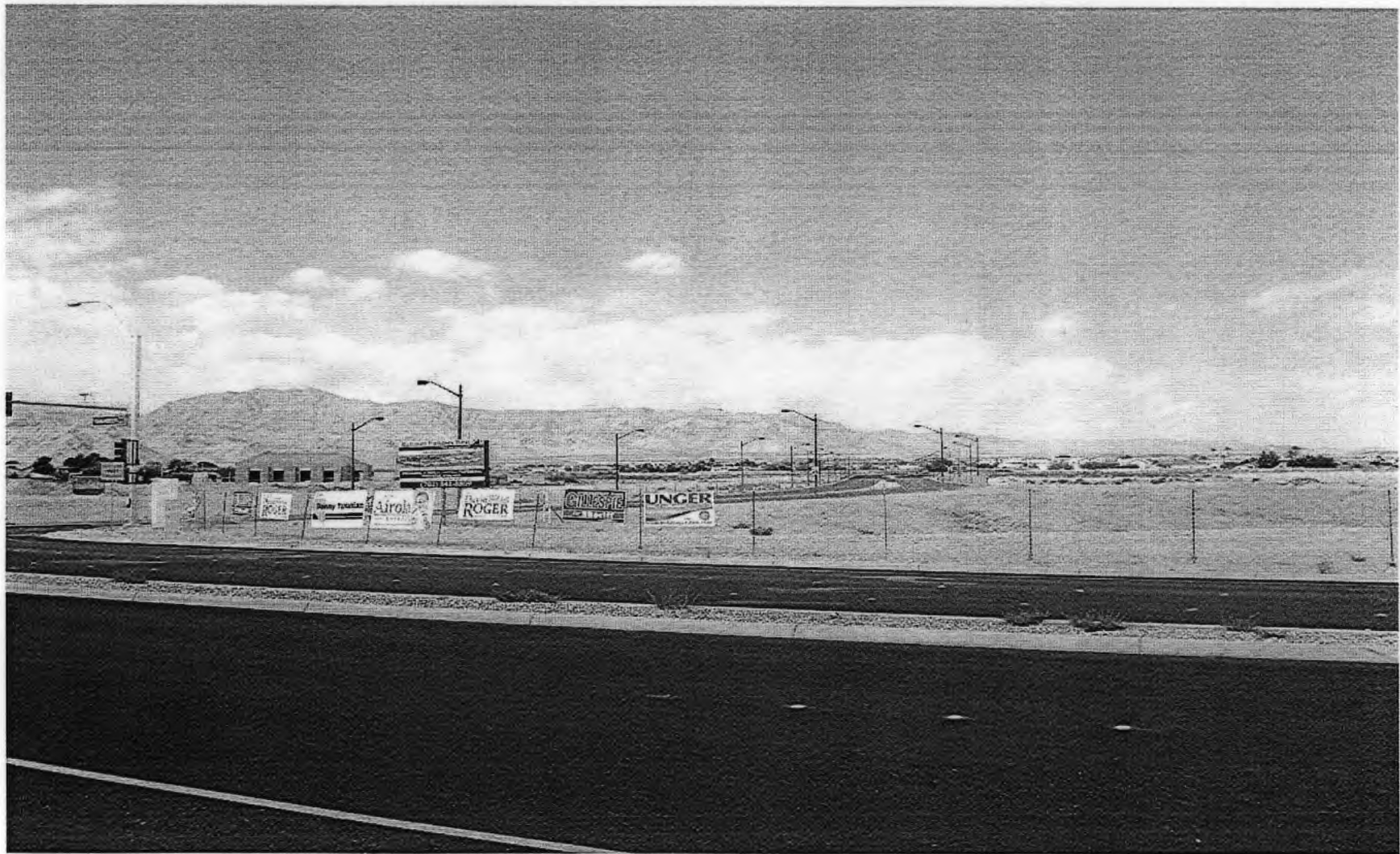
SUP-17404, SUP-17405 AND SDR-16952 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC
INTERSECTION OF DURANGO DRIVE AND GRAND MONTECITO PARKWAY
NOVEMBER 2, 2006 PLANNING COMMISSION

10/10/06



SUP-17404, SUP-17405 AND SDR-16952 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC
INTERSECTION OF DURANGO DRIVE AND GRAND MONTECITO PARKWAY
NOVEMBER 2, 2006 PLANNING COMMISSION

10/10/06



SUP-17404, SUP-17405 AND SDR-16952 - APPLICANT/OWNER: CENTENNIAL HILLS CENTER, LLC
INTERSECTION OF DURANGO DRIVE AND GRAND MONTECITO PARKWAY
NOVEMBER 2, 2006 PLANNING COMMISSION

10/10/06

September 18, 2006

Margo Wheeler, Director
Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89131

RE: Justification Letter for Site Plan Review of Retail Portion of Grand
Montecito and Durango: APN-125-29-601-020 & 002

Dear Ms. Wheeler:

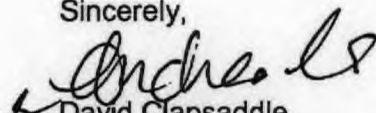
On behalf of our client Centennial Hills Center, LLC, please accept this letter as justification for a site plan review of the retail portion of the project located at the intersection of Grand Montecito Parkway and Durango. The Major Modification and Site Plan Review for the office portion of the project was approved by the City Council on December 8, 2005. At that time, our client committed to doing a separate review for the retail portion of the overall development. A Tentative Map for the overall site has also been approved.

The retail portion of the site is approximately 4.49 +/- acres located directly on the intersection of Grand Montecito and Durango. The plan shows 42,500 square feet of retail space, including a 5,500 square foot bank. Shops 1 and 2 are placed directly on the intersection, providing an attractive entry feature for the center. The building elevations for the retail are designed to provide a consistent appearance for both the office and retail areas. There are no waivers submitted with this application; it is the intent to meet the standards of the Town Center Development Standards Manual.

As noted at the pre-application conference, the approval of a commercial subdivision allows for cross-access and parking over the entire site. There are 956 parking stalls provided for the entire office and retail project, where 821 are required. The purpose of delineating the shared parking area is to provide assurance that all retail parking is in close proximity to the shops.

We believe the proposed application will be an exciting, attractive addition to this area of the Town Center plan. We respectfully request your support; please feel free to contact me if you have any questions or need additional information.

Sincerely,


David Clapsaddle
Director of Planning

GCG:mw



SDR-16952
11/02/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REVIEW OF CONDITION

ROC-17677 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - Request for a Review of Condition Number 1 of an approved Site Development Plan Review (SDR-6883) TO ALLOW TEMPORARY STRUCTURE NUMBER 2 LOCATED ON THE CORNER OF HARRIS STREET AND MANNING STREET TO BE ALLOWED TO REMAIN FOR TWO ADDITIONAL YEARS on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Reese). NOTE: THIS APPLICATION IS BEING AMENDED TO ALLOW A TEMPORARY TENT TO REMAIN FOR AN ADDITIONAL TWO YEARS. Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-6883
6. Submitted after final agenda - Revised plan by staff

Motion made by GARY REESE to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

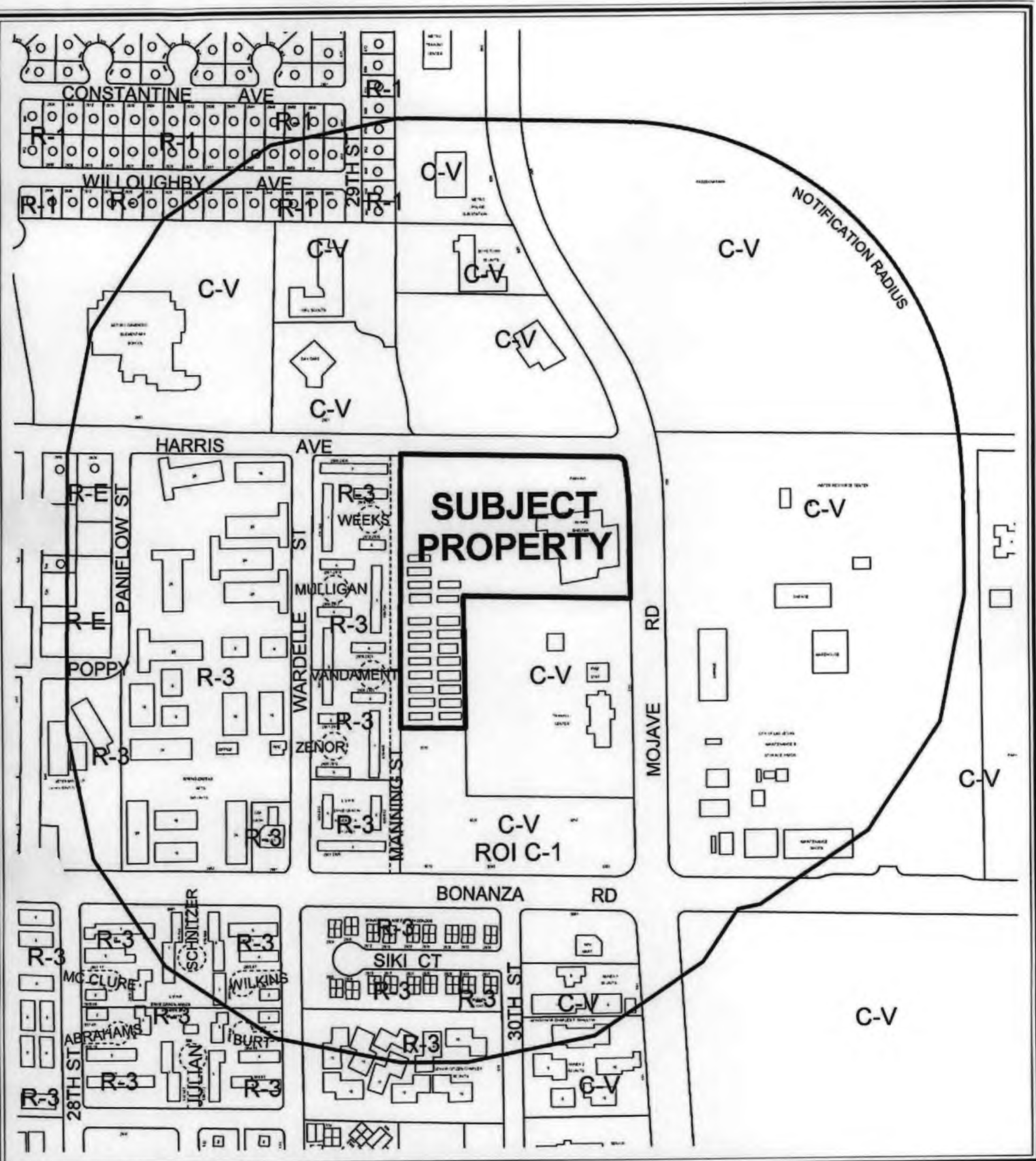
MAYOR GOODMAN declared the Public Hearing open.

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

STACIE TRUESDELL, Jones Vargas, 3773 Howard Hughes Parkway, appeared on behalf of the applicant. The request would permit the existing temporary tent structure to remain on site for an additional two years. The Animal Foundation is currently under a capital campaign to raise funding to build the additional structure needed to house the animals. The Foundation is confident that funding will be met and the structure will be built within the two year period. She respectfully requested approval.

MARGO WHEELER, Director of Planning and Development, commented that the applicant has been working with staff to ensure all temporary and permanent buildings on site are permitted and properly approved. The conditions of approval will allow the temporary structure to remain for an additional two years, as staff anticipates there will be a site plan review before Council in the future.

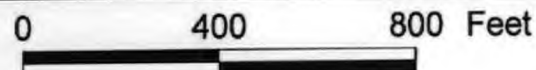
MAYOR GOODMAN declared the Public Hearing closed.



CASE: ROC-17677

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ABEYANCE - ROC-17677 - APPLICANT: ANIMAL
FOUNDATION - OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Condition Number 1 of Site Development Plan Review (SDR-6883) shall be amended to state "The temporary tent located on the corner of Harris Street and Manning Street shall remain an additional two years from City Council approval".
2. Conformance to all conditions of approval of Site Development Plan Review (SDR-6883) except as amended herein and all other subsequent related actions as required by the Planning and Development Department and the Department of Public Works.

**** STAFF REPORT ****

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/07/04	The City Council approved a Site Development Plan Review (SDR-3275) for a proposed Animal Shelter and Veterinary complex on 9.5 acres adjacent to the southwest corner of Harris Avenue and Mojave Road. The Planning Commission and staff recommended approval on 12/04/03.
08/17/05	The City Council approved a Site Development Plan Review (SDR-6883) for Temporary Structures for an Animal Shelter on 8.39 acres adjacent to the southwest corner of Mojave Road and Harris Avenue. The Planning Commission and staff recommended approval on 07/14/05.
11/01/06	The City Council approved a One Year Review (RQR-14476) of an approved Site Development Plan Review (SDR-6883) which allowed temporary structures for an animal shelter on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue. The Planning Commission and staff recommended denial on 10/15/06.
<i>Related Building Permits/Business Licenses</i>	
	There are no related permits or licenses on the subject site. A subsequent review will occur which will bring the site into compliance.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	8.39

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Animal Shelter	PF (Public Facilities)	C-V (Civic)
North	Community Recreation Facility	PF (Public Facilities)	C-V (Civic)
South	Fire Station Training/Undeveloped	SC (Service Commercial)/PF (Public Facilities)	C-V (Civic)
East	Water Resource Center/City Storage	PF (Public Facilities)	C-V (Civic)
West	Multi-family housing	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

PROJECT DESCRIPTION

This is a request for a Review of Condition Number 1 of an approved Site Development Plan Review to allow a temporary tent on the corner of Harris Street and Manning Street to remain for two additional years on 8.39 acres.

Previous Conditions of Approval from Site Development Plan Review (SDR-6883)

1. This Site Development Plan Review shall be subject to a one year review.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 05/27/05, except as amended by conditions herein.
4. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
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. The landscape plan shall include irrigation specifications.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. All temporary improvements associated with this site shall be removed at the time of termination of the temporary use.
15. All landscaping and signage 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.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

ANALYSIS

The parent Site Development Plan Review (SDR-6883) for the temporary structures was approved by the City Council on 08/17/05. A condition of approval was imposed which required the removal of individual temporary buildings; and the time at which the modular buildings were to be removed. Condition Number one from Site Development Plan Review (SDR-6883) required the following:

Temporary structure removal shall be required according to the following schedule:

- Structure Number three located on Manning Street shall be removed by September 1, 2005.
- Structure Number two located on the corner of Harris Street and Manning Street shall be removed by October 1, 2005.
- The smallest structure on Harris Street shall be removed by July 1, 2006.

Structures Number Three and Number Two have been removed. Remaining on the site are structures Number One and a Temporary Office. By reviewing the minutes of the City Council meeting of 8/17/05 staff was able to determine that the "smallest structure on Harris Street" is structure Number One, as indicated on the approved site plan (SDR-6883). There are no conditions of approval related to the Temporary Office, as indicated on the approved site plan (SDR-6883). Structure Number One and the Temporary Office have not received building permits. Staff is working with the applicant to bring them into compliance.

A site inspection indicates that an additional temporary structure and a shed have been built at the site. The applicant has submitted a revised site plan which shows the additional temporary structure (indicated as a "Pima Permitted Trailer"). The revised site plan does not indicate the location of the shed. The site inspection indicates that the shed is located south of the additional temporary structure. These new structures have not been reviewed or properly permitted. Staff is working with the applicant to bring them into compliance.

FINDINGS

The amendment to Condition Number 1 to allow the temporary tent to remain for two years is appropriate. The continued use of the temporary tent does not pose an undue hardship on the existing site or immediate area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 101

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-17677 APN: 139-25-405-008

Name of Property Owner: City of Las Vegas

Name of Applicant: The Animal Foundation

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: Robin Yakum

Print Name: Robin Yakum

Subscribed and sworn before me

This 19 day of October, 2006

JoAnn Crolli
Notary Public in and for said County and State

Clark Nevada



AS1.02

JONES VARGAS

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 882-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

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GARY R. GOODHEART
MICHAEL E. BUCKLEY
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JANET L. CHUBB
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KIRK B. LENHARD
KEVIN R. STOLWORTHY
JAMES L. WADKINS
JODI R. GOODHEART
PAUL A. LEMCKE

PHILIP M. BALLIF
MICHAEL G. ALONSO
ANN MORGAN
R. DOUGLAS KUDZIEL
KRIS T. BALLARD
CRAIG W. NORVILLE
WILLIAM C. DAVIS, JR.
KARL L. NIELSON
PATRICK A. ROSE
PATRICK J. SHEEHAN
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SCOTT M. SCHOENWALD
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MARIA-NICOLLE SCRINGER
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STACIE A. TRUEDELL
JESSE A. WADKINS
CHRISTINA H. WANG
GORDON K. WARREN
ANDREW WONG

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1988)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1963 - 1998)

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ROBERT E. BRUCE
AMANDA J. COWLEY
ALAN S. RADWIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

October 31, 2006

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

Via Facsimile
(702) 385-7268

RE: Revised Justification Letter - Review of Conditions (SDR-6883)

Dear Planning and Development Department:

Enclosed is an application for a Review of Condition from SDR-6883 requiring the removal of certain temporary structures located on that property consisting of approximately 8.39 acres located at the southwest corner of Mojave Road and Harris Street (APN 139-25-405-008) (the "Property") submitted by The Animal Foundation (the "Applicant").

The Applicant operates the Lied Animal Shelter which was created in 1989 in partnership with the City of Las Vegas to help curb animal overpopulation. The Lied Animal Shelter has a long standing policy of being a low kill animal shelter which provides care for lost, abandoned and stray animals in the Las Vegas valley while helping find new homes for these animals.

The Property is zoned C-V (Civic) and is designated PF (Public Facilities) under the General Plan. On August 17, 2005, the City Council approved SDR-6883, which allowed four temporary structures on the Property as part of the existing animal shelter. Condition number 1 of SDR-6883 required that the temporary structures be removed according to the following schedule:

- Structure number 3 located on Manning Street shall be removed by September 1, 2005.
- Structure number 2 located on the corner of Harris Street and Manning Street shall be removed by October 1, 2005.
- The smallest structure on Harris Street [structure 1] shall be removed by July 1, 2006.

RENO OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 786-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY
**LICENSED IN ILLINOIS AND WISCONSIN ONLY

ROC-17677
12-06-06 CC

October 31, 2006

Page 2

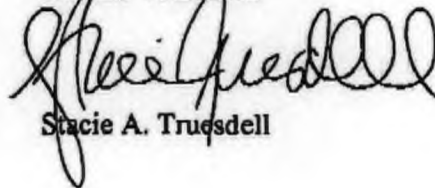
The Applicant has removed structures 1 and 3. However, structure 2 still exists on the Property. The Applicant is requesting a Review of Condition number 1 requiring the removal of structure 2. Structure 2 is currently only used to house cats that cannot be located within the permanent animal facilities.

The Applicant is currently undergoing a capital campaign to raise additional funds for the Lied Animal Shelter. These funds will be used to finance the construction of additional infrastructure on the Property. However, such funds are not yet available. Therefore, the Applicant requests that the temporary structure be permitted to remain on the Property for two (2) years while the Applicant moves forward with its fundraising efforts and subsequently constructs the permanent animal facility needed to relocate the cats.

Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS



Stacie A. Truesdell

SAT
Enclosures.

ROC-17677
12-06-06 CC



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

September 19, 2005

Mr. K. John McNellis
City of Las Vegas
400 Stewart Avenue, 4th Floor
Las Vegas, Nevada 89101

RE: SDR-6883 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 17, 2005

Dear Mr. McNellis:

The City Council at a regular meeting held August 17, 2005 APPROVED the request for a Site Development Plan Review FOR TEMPORARY STRUCTURES FOR AN ANIMAL SHELTER on 8.39 acres adjacent to the southwest corner of Mojave Road and Harris Avenue (APN 139-25-405-008), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 18, 2005. This approval is subject to:

Planning and Development

1. Temporary structure removal shall be required according to the following schedule:
 - Structure Number three located on Manning Street shall be removed by September 1, 2005.
 - Structure Number two located on the corner of Harris Street and Manning Street shall be removed by October 1, 2005.
 - The smallest structure on Harris Street shall be removed by July 1, 2006.
2. This Site Development Plan Review shall be subject to a one year review.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. All development shall be in conformance with the site plan and building elevations, date stamped 05/27/05, except as amended by conditions herein.
5. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov
18112-001-06-05
PAGE 02/04

PLANNING & DEVELOPMENT

ROC-17677
12-06-06 CC

10/17/2006 10:19 7023857268

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

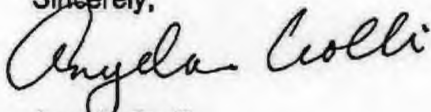
15. All temporary improvements associated with this site shall be removed at the time of termination of the temporary use.
16. All landscaping and signage installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

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12-06-06 CC

Mr. K. John McNellis
SDR-6883 – Page Three
September 19, 2005

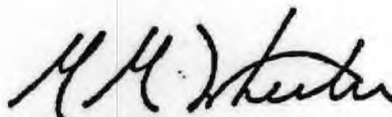
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site,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

Sincerely,



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

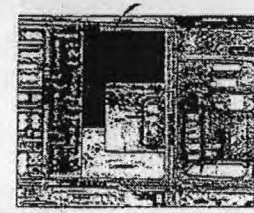
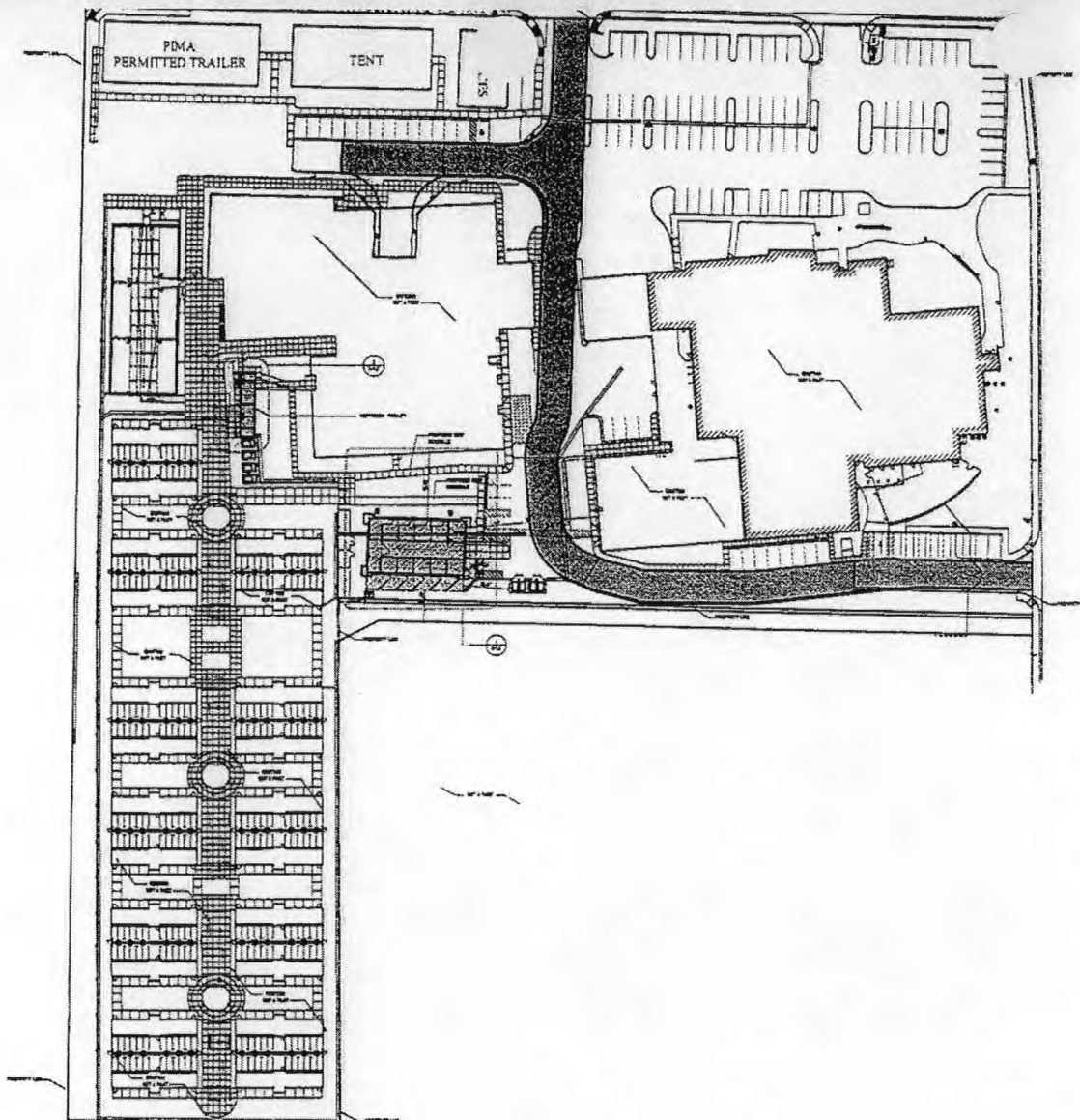
cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services



M. Margo Wheeler, AICP
Director
Planning and Development Department

Mr. Randy Spitzmesser
Tate Snyder Kimsey Architects
709 Valle Verde Court
Henderson, Nevada 89014

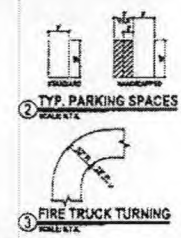
ROC-17677
12-06-06 CC



LOCATION MAP
SCALE: N.T.S.



VICINITY MAP
SCALE: N.T.S.



TYPICAL SITE DETAILS
SCALE: N.T.S.

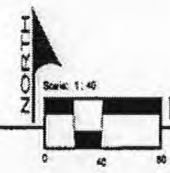
SITE INFORMATION

APR. NUMBER: 126-266-05-408
ZONING: CHIC DISTRICT (C-1)
LOT SIZE: 6.39 ACRES

Lied Animal Shelter Horse Barn

655 N. Mojave Rd., Las Vegas, NV

ROC-17677 12-20-06 CC



Scale: 1" = 40'

FRONTLINE group
MOSE architecture studio

Site Plan : Show Title
MASS-0041 : Project Number
05-18-06 : Date

RECEIVED

DEC 06 2006

Submitted after final agenda

Date 12/18/06 Item #126

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-15747 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH - Request for a Site Development Plan Review FOR A PROPOSED 31,126 SQUARE-FOOT CHURCH/HOUSE OF WORSHIP AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive (a portion of APN 138-27-802-004), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

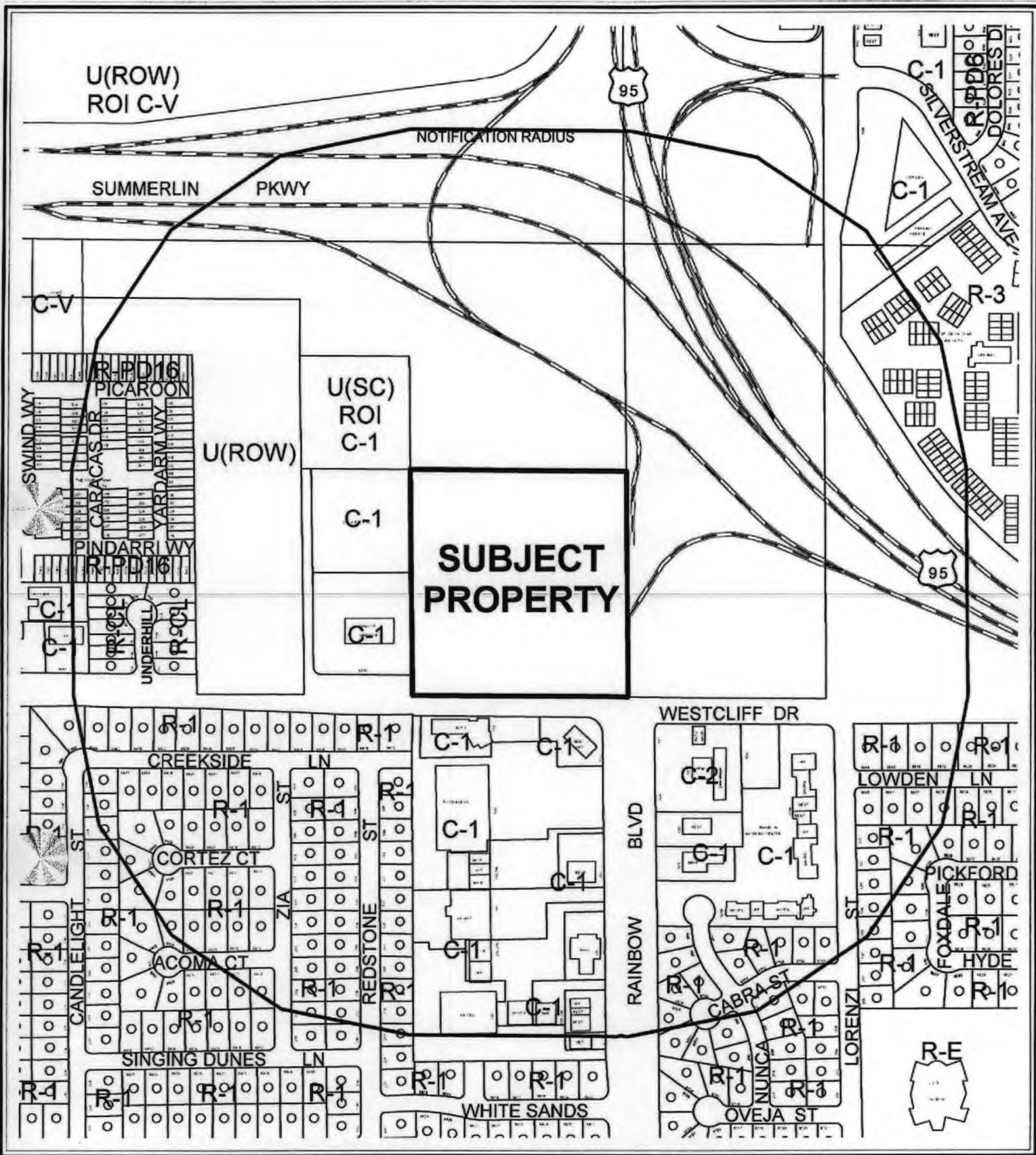
Motion made by GARY REESE to Table Item 107 [GPA-16202], Item 108 [ZON-16196], Item 109 [SUP-16198], Item 110 [SUP-16200] and Item 111 [SDR-16197]; HOLD IN ABEYANCE Item 116 [ZON-15031], Item 117 [SDR-15030], Item 132 [SDR-17298], Item 152 [RQR-17098] and Item 154 [SDR-17057] to 1/3/2007; Item 122 [VAR-16165], Item 127 [SDR-15747], Item 133 [GPA-16511], Item 134 [ZON-16519], Item 135 [VAR-16525] and Item 136 [SDR-16522] to 1/17/2007; Item 137 [GPA-16578], Item 138 [ZON-16580] and Item 139 [SDR-16581] to 2/7/2007; and Item 153 [SUP-13490] to 2/21/2007

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 89 for related discussion.



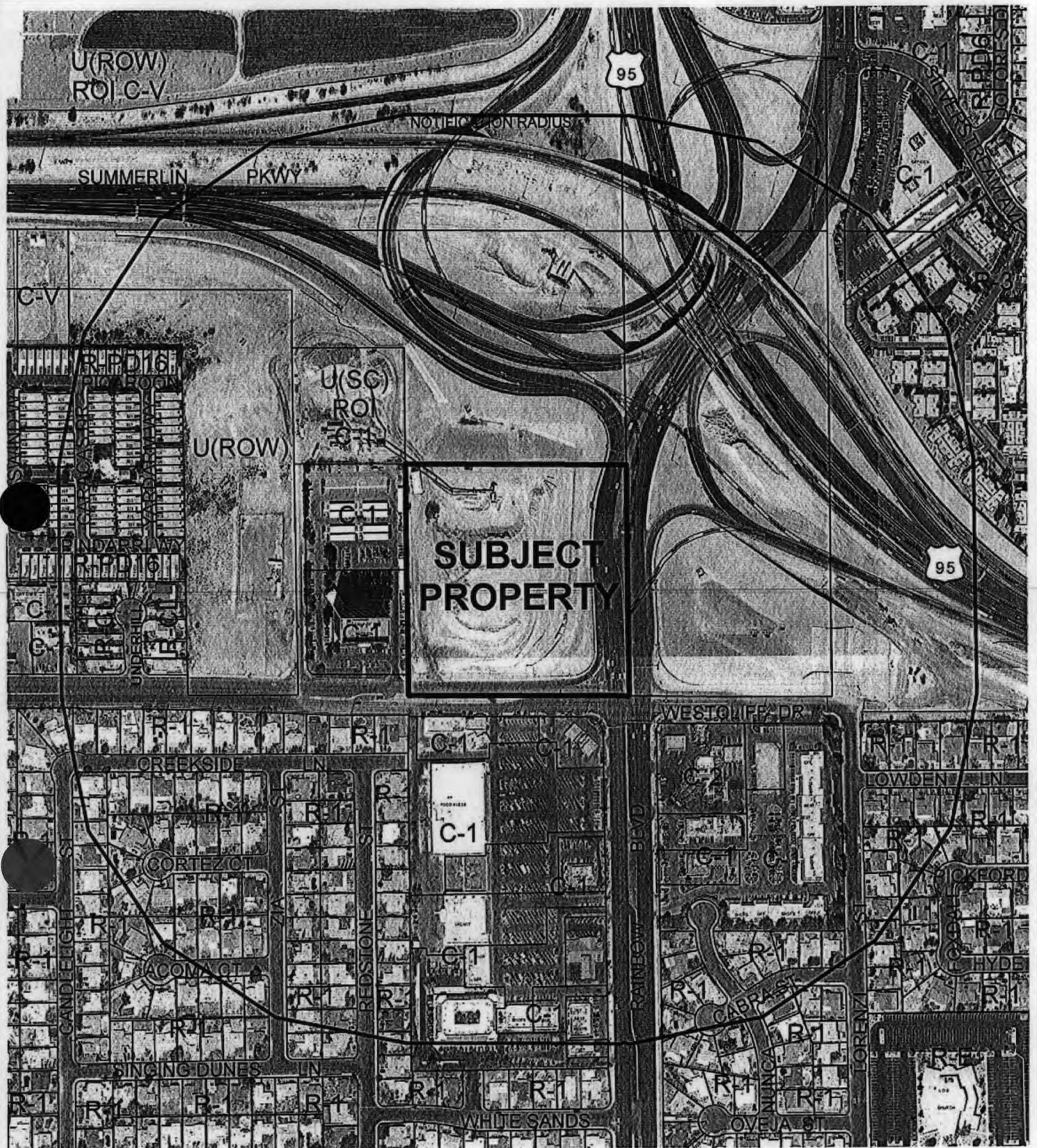
CASE: SDR-15747

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)





CASE: **SDR-15747**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION]
 UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH

THIS ITEM WAS HELD IN ABEYANCE FROM THE NOVEMBER 15, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the revised site plan, landscape plan, and building elevations, submitted to the City Clerk on 9/21/06, except as amended by conditions herein.
3. A Waiver from Title 19.12 is hereby approved, to allow a minimum zero perimeter landscape buffer where a fifteen-foot buffer is required along the southern property line along Westcliff Drive, 53 inch wide landscape fingers where 60 inch wide landscape fingers are required and to allow no parking lot landscape fingers along the foundation parking area.
4. A revised site plan shall be submitted prior to the time an application is made for a building permit to reflect a 20-foot wide Multi-Use Transportation Trail (Bonanza Trail) in accordance with the Las Vegas 2020 Master Plan along the northern and eastern boundaries of the site.
5. A Site Development Plan Review application for Phase II of the project shall be submitted and scheduled for hearing by the Planning Commission prior to the issuance of any permits for that part of the project.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan.

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. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate appropriate right-of-way for Rainbow Boulevard adjacent to this site prior to the issuance of any permits unless otherwise allowed by the City Engineer.
15. 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.
16. Construct all incomplete half-street improvements on Rainbow Boulevard and Westcliff Drive adjacent to this site concurrent with development of this site.

17. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
18. Provide proof to the Land Development Section of the Department of Public Works that the Nevada Department of Transportation has approved the design of the offsite improvements and driveway cuts adjacent to this site on Rainbow Boulevard and Westcliff Drive prior to the submittal of any construction drawings.
19. Coordinate with the Right-of-Way Section of the Department of Public Works to determine the application submittal requirements for Bureau of Land Management (BLM) applications for a portion of the trail path across BLM Parcel #138-27-802-006 on the northern side of this site as shown on the submitted site plan. A copy of the plant survey (if applicable), approved right-of-way grant issued by BLM, receipt for tortoise mitigation fee payment and notice to proceed issued by BLM (if applicable) shall be submitted to the Right-of-Way Section prior to approval of construction drawings for this site or the issuance of any permits, whichever may occur first.
20. Coordinate with the City Engineer's Office regarding the Bonanza Trail project. The trail shall be designed to connect with the portions of the trail being constructed by the City west and east of this site and shall be constructed to a minimum width of 12 feet and match the cross section being constructed by the City concurrent with development of this site.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction drawings for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. Site development to comply with all applicable conditions of approval of the previous approval and all other applicable site-related actions, except as amended herein.
23. Unless otherwise allowed by the City Engineer, remove the western most driveway accessing Westcliff Drive.

**** STAFF REPORT ****

APPLICATION REQUEST

The applicant requests a Site Development Plan Review for a proposed 31,126 square-foot church/house of worship and a Waiver of the perimeter landscaping requirements on 8.55 acres at the northwest corner of Rainbow Boulevard and Westcliff Drive.

EXECUTIVE SUMMARY

The proposed two story building will be located on the northeast portion of the site. The first floor will consist of 19,224 square feet, with a 490-seat sanctuary, office space, classrooms and work rooms. The second floor is 11,902 square feet in area, with a 208-seat balcony and additional classroom space. A multi-use trail is provided along the north and east boundaries of the site.

The applicant has requested a Waiver of the perimeter landscape buffer requirement along the Westcliff Drive and a Waiver of the parking area landscape fingers. The applicant does not provide any landscaping on the south side of the property along Westcliff Drive which staff cannot support. Therefore, denial of this project is recommended

BACKGROUND INFORMATION

A) *Related Actions*

- | | |
|----------|--|
| 11/27/90 | The Board of Zoning Adjustment approved a Special Use Permit (U-0168-90) to allow the construction of a church on this property. This was final action; staff recommended approval. |
| 05/05/04 | The City Council approved a Site Development Plan Review (SDR-3997) for a 40,649 square-foot church/house of worship and a 1,200 square-foot temporary modular building. A Rezoning (ZON-3995) from U (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff Drive. The Planning Commission and staff recommended approval on 04/08/04. |
| 06/07/06 | The City Council approved an Extension of Time (EOT-13291) of an approved Rezoning (ZON-3995) from (Undeveloped) [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) on 12.50 acres adjacent to the northwest corner of Rainbow Boulevard and Westcliff. |
| 09/21/06 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #37/jm). |

B) Pre-Application Meeting

08/08/06 In the pre-application meeting, submittal requirements were discussed as were the determination of previous cases and their effect on this submittal. The applicant is submitting a new site plan; therefore, the applicant has allowed the approved Site Development Review (SDR-3997) to expire (5/5/06). However, the applicant has filed an Extension of Time on the Rezoning (ZON-3995) which the City Council approved on 06/07/06. In addition, the Bonanza Trail and its location were discussed.

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Net Acres: 8.55 acres

B) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Commercial Establishment
East: Undeveloped
West: Financial Institution

C) Planned Land Use

Subject Property: SC (Service Commercial)
North: ROW (Right-of-Way)
South: SC (Service Commercial)
East: ROW (Right-of-Way)
West: SC (Service Commercial)

D) Existing Zoning

Subject Property: U (Undeveloped) under Resolution of Intent to
C-1 (Limited Commercial)
North: U (Undeveloped) [ROW (Right-of-Way)]
South: C-1 (Limited Commercial)
East: U (Undeveloped) [ROW (Right-of-Way)]
West: C-1 (Limited Commercial)

E) General Plan Compliance

The subject site is located in the Southwest Sector of the General Plan. The existing C-1 (Limited Commercial) zoning designation is in conformance with the SC (Service Commercial) category of the General Plan land use designation. This site is adjacent to a Multi-Use Transportation Trail (Bonanza Trail). The City is currently designing and constructing portions of this trail adjacent to this site to provide trail connectivity at the Rainbow interchange.

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District	X	
Airport Overlay District	X	
Trails (Bonanza Trail)	X	
Rural Preservation Overlay District		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

PROJECT DESCRIPTION

The proposed two story church will be located on the northeast portion of the site, with the remainder of the parcel, with the exception of the two pads adjacent to the south property line, proposed to be paved for parking. The first floor of the church will consist of 19,224 square feet, with a 490-seat sanctuary, office space, classrooms and work rooms. The second floor is 11,902 square feet in area, with a 208-seat balcony and additional classroom space.

Two driveways provide egress and ingress into the site. A 32-foot wide driveway provides ingress access to Westcliff Drive, while a 32-foot drive provides egress to the site. A 20-foot wide landscape planter is provided along the north, east and west property lines, while no landscaping is provided along Westcliff, the south property line.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required	Provided	Compliance
Min. Lot Width	100 Feet	492 Feet	Y
Min. Setbacks			
• Front	20 Feet	320 Feet	Y
• Side	10 Feet	70 Feet	Y
• Corner	N/A	---	N/A
• Rear	20 Feet	25 Feet	Y
Max. Lot Coverage	50 %	17	Y
Max. Building Height	None	Two Stories	Y
Trash Enclosure	Y	Y	Y

The request meets or exceeds Title 19 Development Standards.

A2) Residential Adjacency Standards

Residential Adjacency Standards to no apply to the subject development.

A3) Parking and Traffic Standards

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

Uses	GFA	Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handicap	Regular	Handicap
Church	698 seats	1 per 4 fixed seats	175			
	25,566	1/300 for office	85			
Total			260	15	263	15

The project meets the parking standards per Title 19.10

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area Landscape Fingers	1 Tree/6 Spaces	60 Trees	61 Trees
Min. Trees - Perimeter	1 Tree/30 Feet	62 Trees	57 Trees
Min. Zone Depth Adjacent to Right-of-Way	15 Feet		0 Feet
Min. Zone Depth – Interior Lot Lines	8 Feet		20 Feet

The applicant provides adequate perimeter landscaping along the north and east boundaries of the site. The applicant does not provide any landscaping on the south side of the property along Westcliff Drive and is requesting a Waiver of the perimeter landscape buffer requirements which staff cannot support.

Along the 31,126 square foot worship center, the applicant provides foundation landscaping but does not show the required one landscape island for every six parking spaces. In addition, the applicant is proposing 53 inch wide landscape fingers where 60 inch wide landscape fingers are required. A Waiver of parking lot landscape fingers has also been requested as part of this application. While the applicant does not meet the required landscape island requirements, the applicant does provide foundation landscaping and 61 trees in the parking area where 60 are required. If the applicant were to replace the parking spaces with landscape fingers to meet the required number per Title 19.12., they would be deficient in parking. Therefore, staff supports the waiver of parking lot landscape fingers.

B) General Analysis and Discussion

- Zoning

The property is zoned C-1 (Limited Commercial). The proposed house of worship is a permitted use in this zoning district.

- Site Plan

The site development plan meets Title 19 Development Standards in terms of setbacks and parking.

- Waivers

Title 19.12	Required	Provided	Staff Recommendation
Minimum Zone Depth Adjacent to Right-of-Way	15 Feet of perimeter landscaping	0 Feet of perimeter landscaping (Westcliff Drive)	Staff does not support
Parking area landscape fingers	1 per every 6 parking spaces	No fingers along the foundation parking spaces, however applicant does exceed the total of trees required and provides adequate foundation landscaping	Staff supports

- Landscape Plan

The applicant provides adequate perimeter landscaping along the north and east boundaries of the site. The applicant does not provide any landscaping on the south side of the property along Westcliff Drive and is requesting a Waiver of the perimeter landscape buffer requirements.

Along the church, the applicant provides foundation landscaping but does not show the required one landscape island for every six parking spaces. A Waiver of parking lot landscape fingers has also been requested as part of this application. While the applicant does not meet the required landscape island requirements, the applicant does provide foundation landscaping and 61 trees in the parking area where 60 are required. If the applicant were to replace the parking spaces with landscape fingers to meet the required number per Title 19.12., they would be deficient in parking.

- Elevation

The building elevations show the building to be 45 feet, five inches in height to the top of the roof line; the steeple projects to a height of 77 feet, eight inches. The façade consists of foam cornices with stucco and kite shaped decorative insets. A metal ribbed roof will be constructed; the steeple is pre-fabricated.

- Floor Plan

The floor plan provides detail on the number and square footage of each classroom and seating area.

FINDINGS

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

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

The proposed church is compatible with adjacent development, as it is in close proximity to the freeway and other commercial uses.

2. **"The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;"**

The use is consistent with the goals, objectives and policies of the General Plan; however, the landscaping is consistent with Title 19.12 and cannot be supported.

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

The project will have access to Westcliff Drive, a 100-foot Primary Arterial, which should not negatively impact adjacent roadways or adjacent traffic.

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

The height and building elevations are appropriate for this area of the City.

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

The building elevations and design characteristics will contribute to an orderly and pleasing environment and are harmonious and compatible with other development in the area; however, the lack of landscaping along Westcliff is unsightly and not harmonious with the surrounding area.

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

Building inspections will take place to ensure conformance to the building code.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 234 by Planning Department

APPROVALS 0

PROTESTS 0



RECEIVED
AUG 08 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-15747** APN: 13827802004
Name of Property Owner: TWIN LAKES BAPTIST CHURCH
Name of Applicant: CARL FLEMING

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 _____

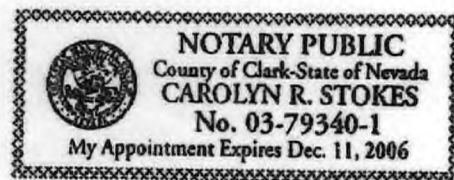
Signature of Property Owner: Carl Fleming

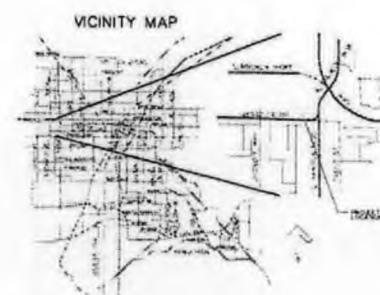
Print Name: Carl Fleming

Subscribed and sworn before me

This 24th day of July, 2006
Carolyn R. Stokes

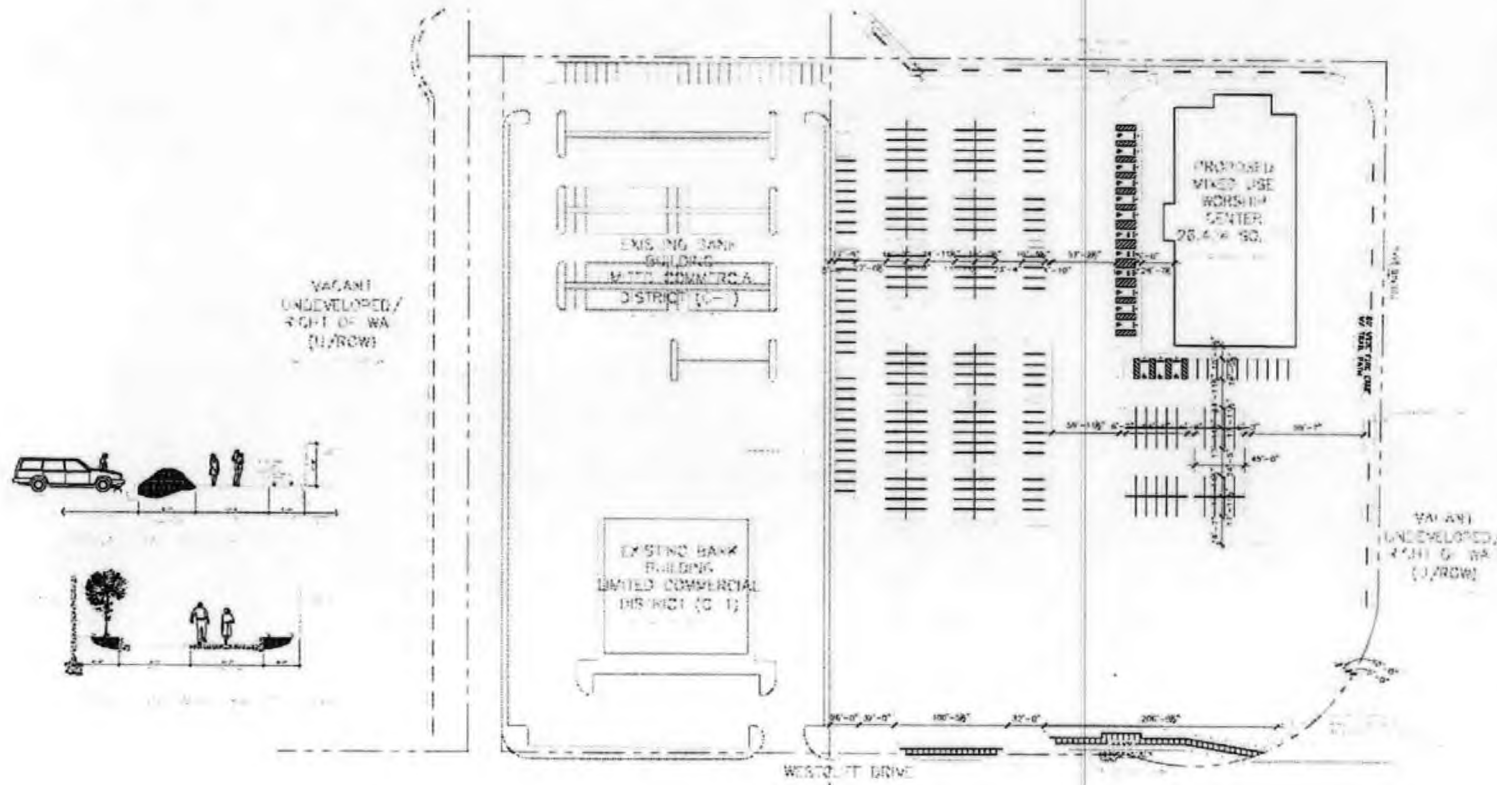
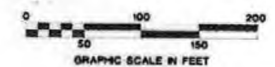
Notary Public in and for said County and State





PROJECT SUMMARY

PROJECT NO. 15747
 DATE: 09/21/06
 SHEET NO. 1 OF 1
 PROJECT NAME: TWIN LAKES BAPTIST CHURCH
 PROJECT LOCATION: 15747 WESTPORT DRIVE, TWIN LAKES, WY 82513
 PROJECT TYPE: CHURCH
 PROJECT STATUS: PRELIMINARY
 PROJECT DESCRIPTION: A new church building with a parking lot and a playground.



TWIN LAKES BAPTIST CHURCH

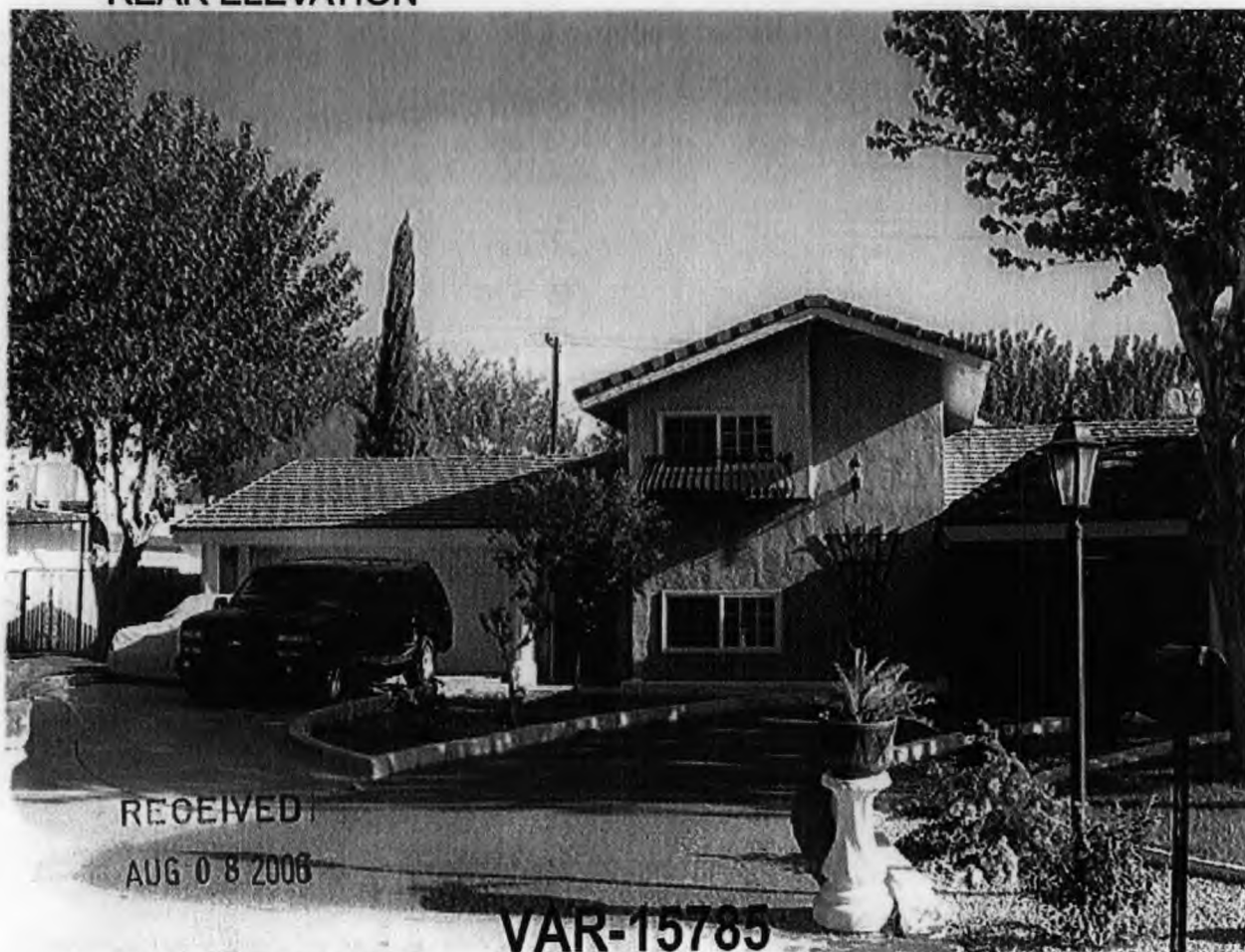
**SDR-15747
 REVISED
 09/21/06 PC**

LENDALL MAINS
 ARCHITECT
 15747 WESTPORT DRIVE
 TWIN LAKES, WY 82513
 TEL: 307.546.1234
 FAX: 307.546.1235

AS-1



REAR ELEVATION

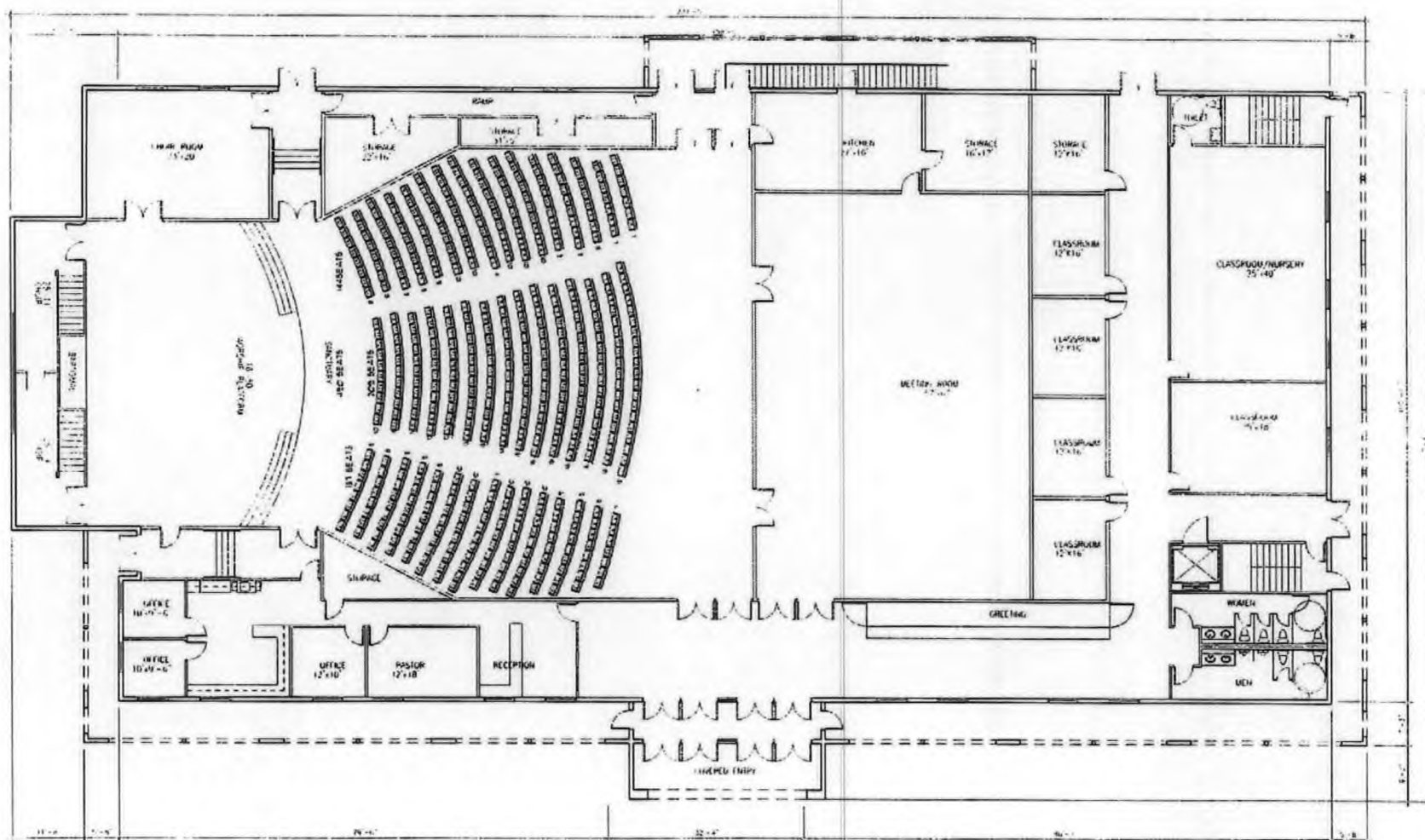


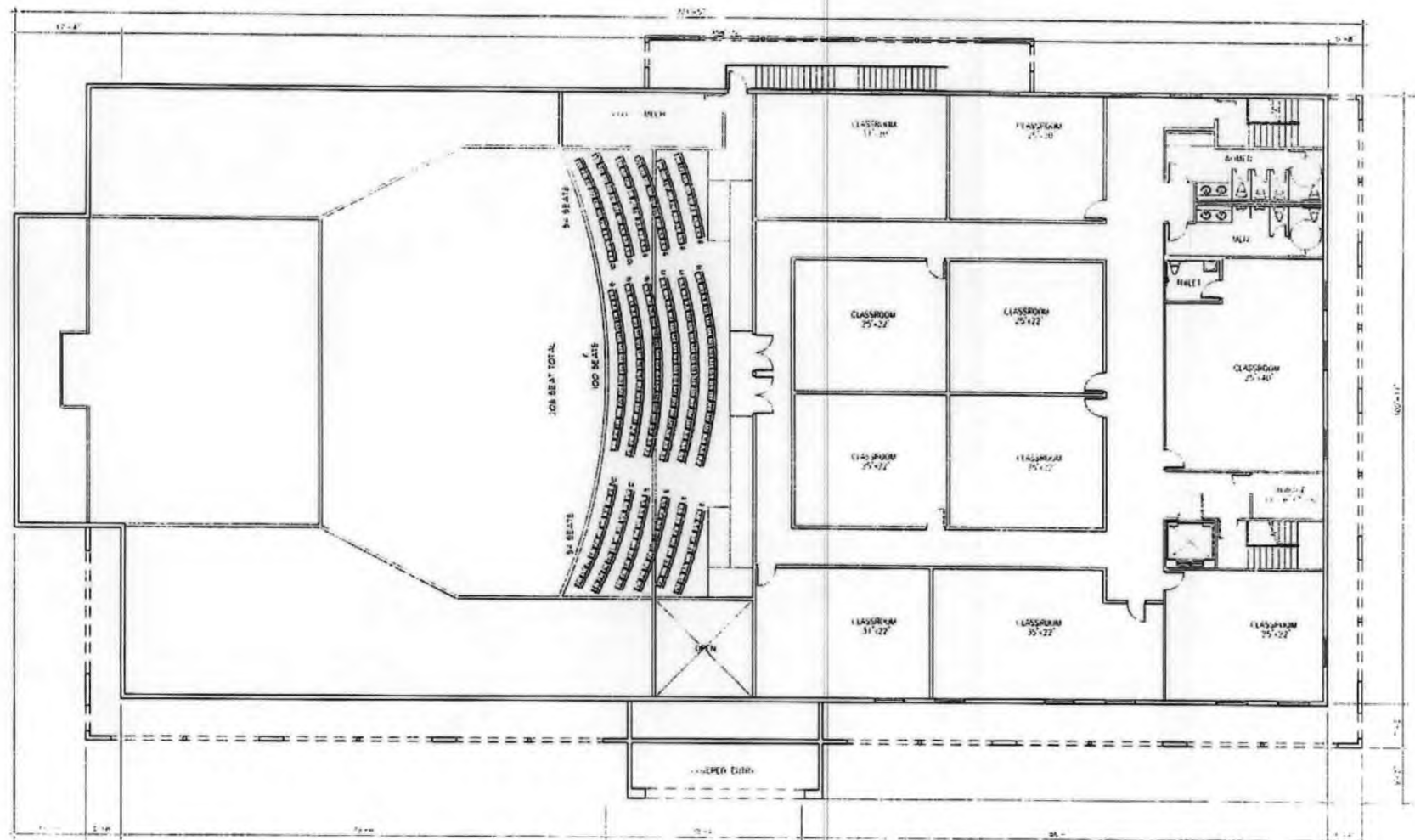
RECEIVED

AUG 08 2006

FRONT ELEVATION

VAR-15785
09/21/06 PC





4. 4TH FLOOR PLAN - 11,902 SF

TWIN LAKES BAPTIST CHURCH

SDR-15747

09/21/06 PC



ARCHITECTS

ACEI 10

RECEIVED

AUG 8 2006

A-2

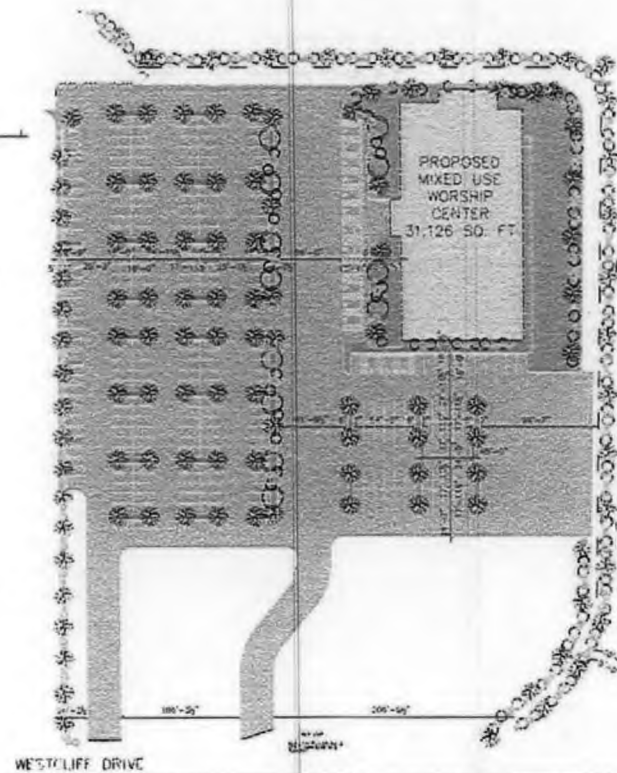


A-3

VACANT
UNDEVELOPED/
RIGHT OF WAY
(U/ROW)

EXISTING BANK
BUILDING
LIMITED COMMERCIAL
DISTRICT (C-1)

EXISTING BANK
BUILDING
LIMITED COMMERCIAL
DISTRICT (C-1)



PLANT LEGEND

SIZE	BOTANICAL NAME	COMMON NAME
TREES		
24" DIA	FRAXINUS	AMERICAN HICKORY
24" DIA	QUERCUS VITIFOLIA	DOWNY OAK
SHRUBS/ACCENTS		
5" DIA	QUERCUS VITIFOLIA	DOWNY OAK
5" DIA	QUERCUS VITIFOLIA	DOWNY OAK
5" DIA	QUERCUS VITIFOLIA	DOWNY OAK

NOTES:
1. ALL LANDSCAPING SHALL MEET THE REQUIREMENTS OUTLINED IN THE SITE SPECIFICATIONS & GENERAL NOTES, AND SHALL BE DONE IN ACCORDANCE WITH THE CITY OF TWIN LAKES LANDSCAPE DESIGN STANDARDS.
2. ALL PLANTINGS SHALL BE DONE BY AN APPROVED LANDSCAPE CONTRACTOR.
3. ALL PLANTINGS SHALL BE MAINTAINED BY AN APPROVED LANDSCAPE CONTRACTOR.
4. COORDINATION TO LIAISON ALL PLANT MATERIALS TO THE DESIGN OF THE PLANT MATERIALS, WHICH IS THE SIZE OF THE PLANT MATERIALS, AND OTHER, DIFFERENTIALLY PLANT MATERIALS.

RECEIVED
AUG 8 2006

PROPOSED LANDSCAPE

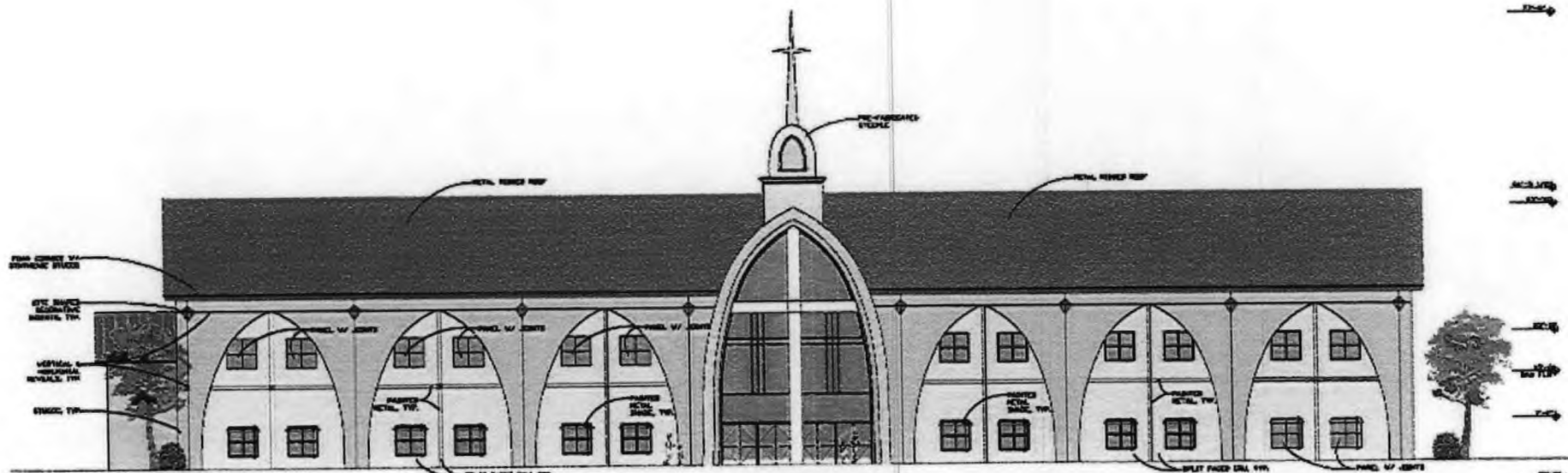
TWIN LAKES BAPTIST CHURCH

SDR-15747
09/21/06 PC

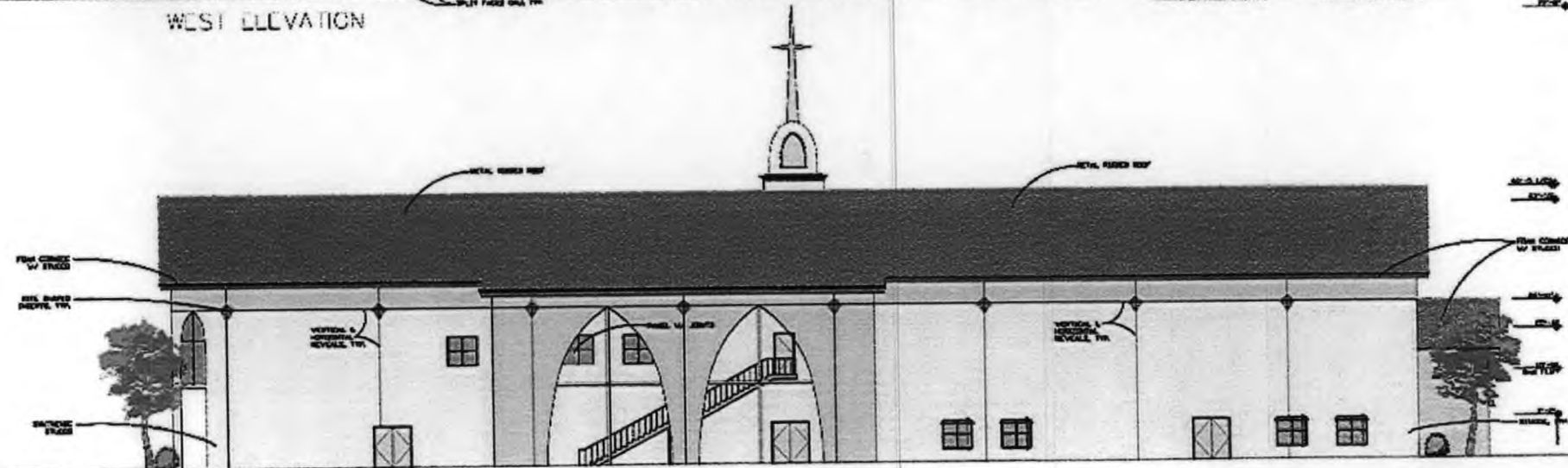
LENDALL MAINS
ARCHITECT
2000 East Polaris Lane
Suite #1
Twin Lakes, Nevada 89120
Phone: 702-437-5624
Fax: 702-437-5625

SHEET NO.

L-1



WEST ELEVATION



EAST ELEVATION

TWIN LAKES BAPTIST CHURCH



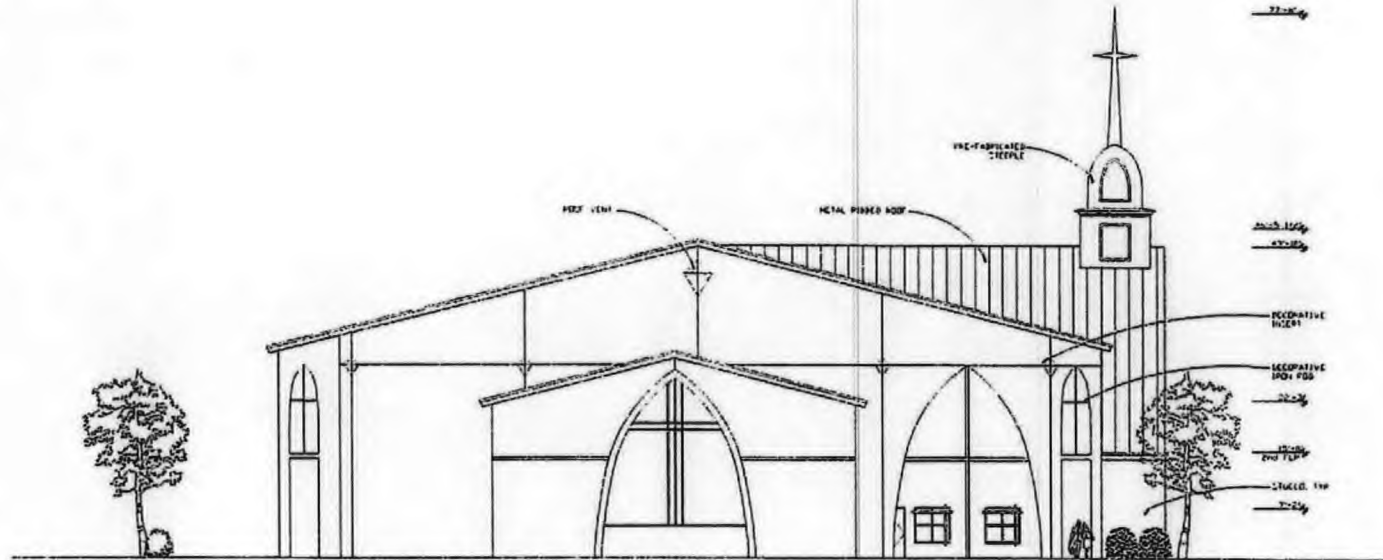
LENDALL MAINS
ARCHITECT
1001 S. 1st St.
S.W. 433
Tulsa, Oklahoma 74103
Phone: 773-610-0800
Fax: 773-610-1034

SHEET No.

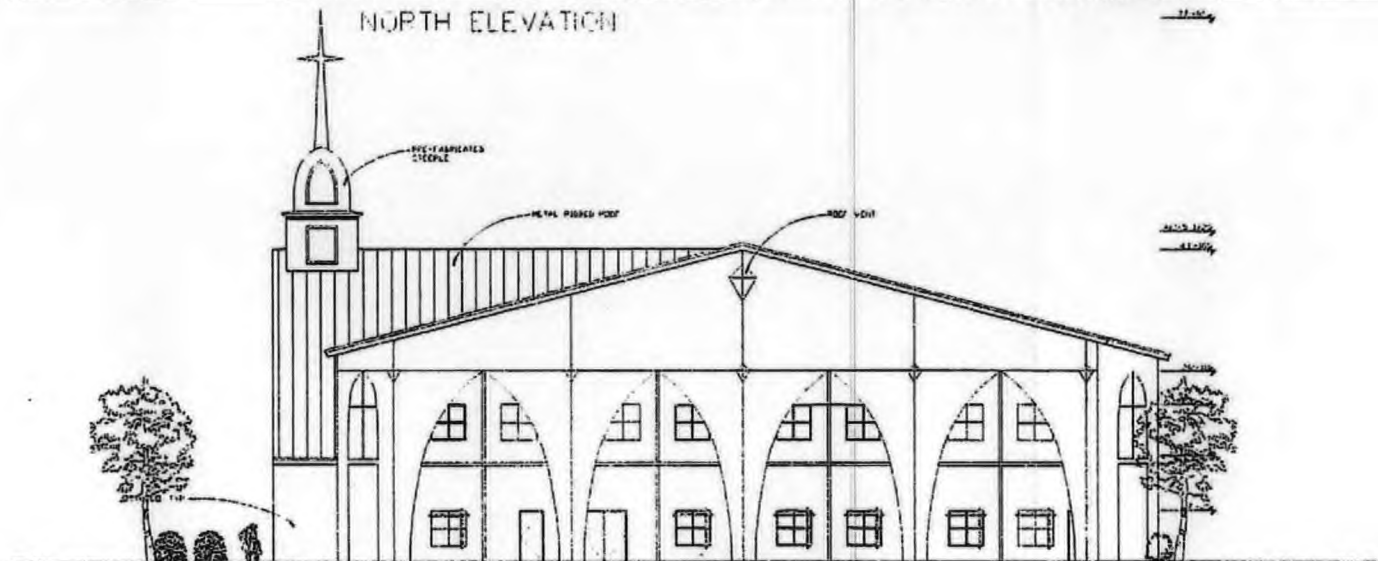
A-3

SDR-15747
09/21/06 PC

RECEIVED
AUG 8 2006



NORTH ELEVATION



SOUTH ELEVATION

RECEIVED
AUG 8 2006

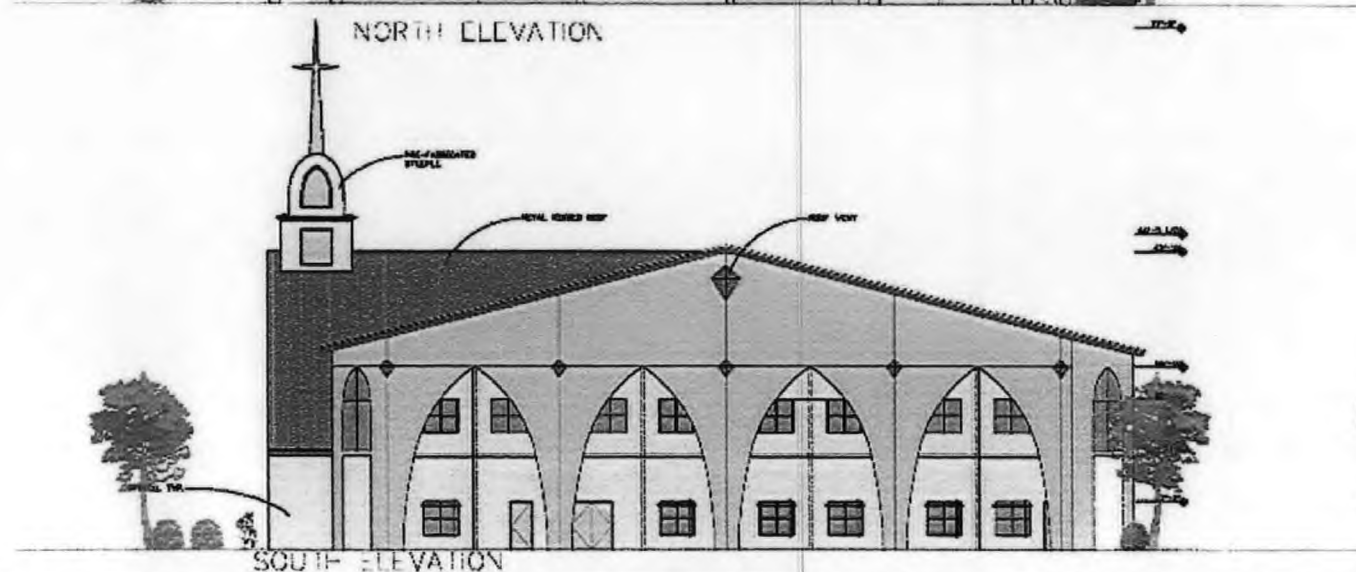
TWIN LAKES BAPTIST CHURCH

SDR-15747
09/21/06 PC



LENDALL MAINS
ARCHITECT
1000 S. 10th St.
Tulsa, OK 74106
918.438.1234
www.lendallmains.com

SHEET NO.
A-4



RECEIVED
AUG 8 2006

GRAPHIC SCALE IN FEET

SDR-15747
09/21/06 PC

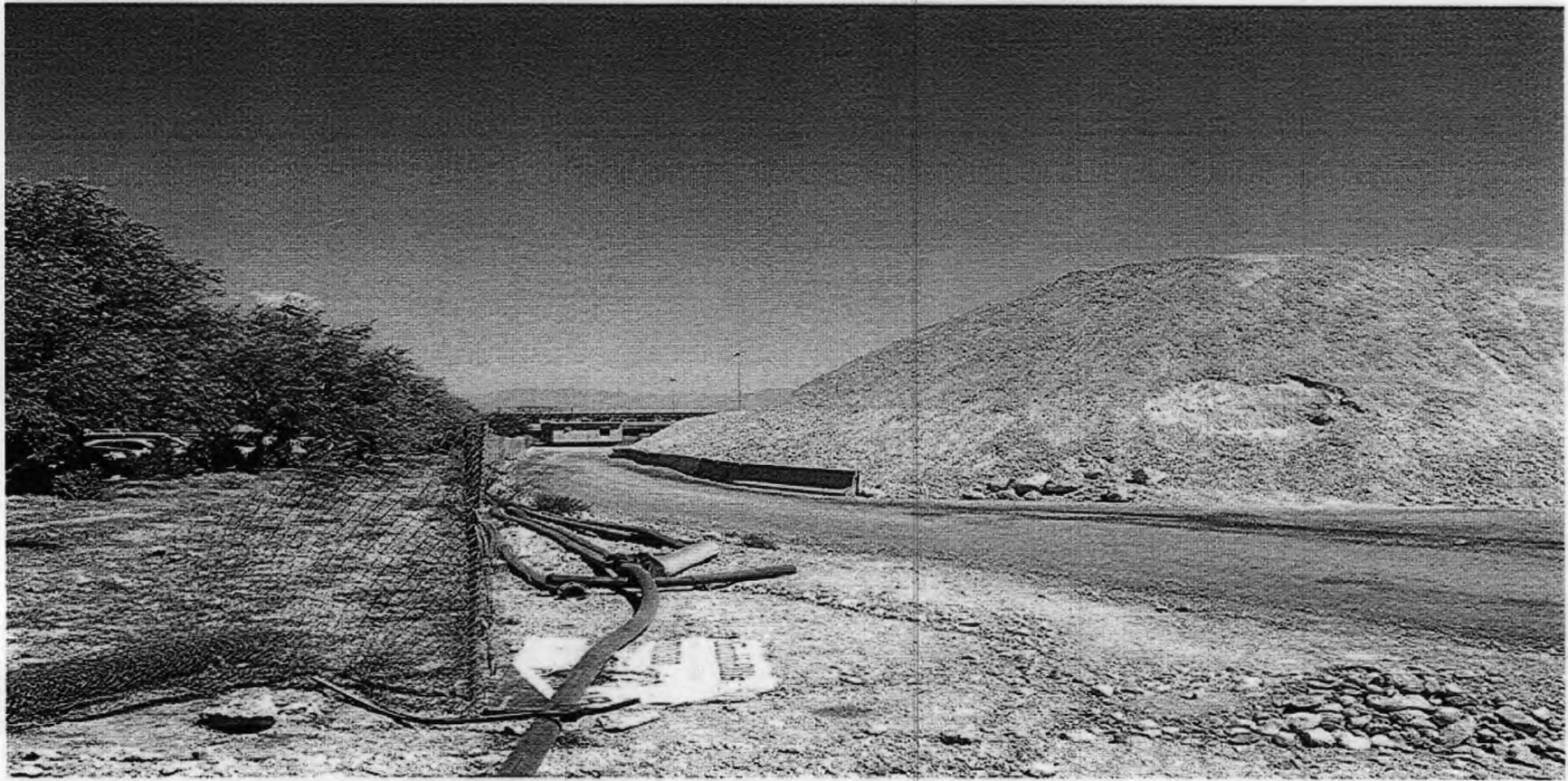
**LENDALL MAINS
ARCHITECT**
10274 N. Eastern Ave.
Suite 412D
Tomball, Texas 77375
Phone: 713/613-6200
Fax: 713/613-1634

SHEET NO.

A-4

SDR 15747				
Twin Lakes Baptist Church				
NWC Westcliff & Rainbow				
Proposed 31.126 thousand square foot church.				
Traffic produced by proposed development:				
New development	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CHURCH [1000 SF]	31.126	9.11	284
AM Peak Hour			0.72	22
PM Peak Hour <i>(heaviest 60 minutes)</i>			0.66	21
Existing traffic on all nearby streets:				
Westcliff Drive				
Average Daily Traffic (ADT)	13,204			
PM Peak Hour <i>(heaviest 60 minutes)</i>	1056			
Rainbow Boulevard				
Average Daily Traffic (ADT)	62,699			
PM Peak Hour <i>(heaviest 60 minutes)</i>	5016			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT Capacity			
Westcliff Drive	34300			
Rainbow Boulevard	51700			
This project will add approximately 284 trips per day on Westcliff and Rainbow.				
This will increase expected volumes by about 2 percent on Westcliff and less than one percent on Rainbow. Westcliff is at about 39 percent of capacity and Rainbow is over capacity.				
Based on Peak Hour use, this development will add roughly 21 additional cars into the area; which works out to about one every three minutes.				

Note that this report assumes all traffic from this development uses all named streets.				



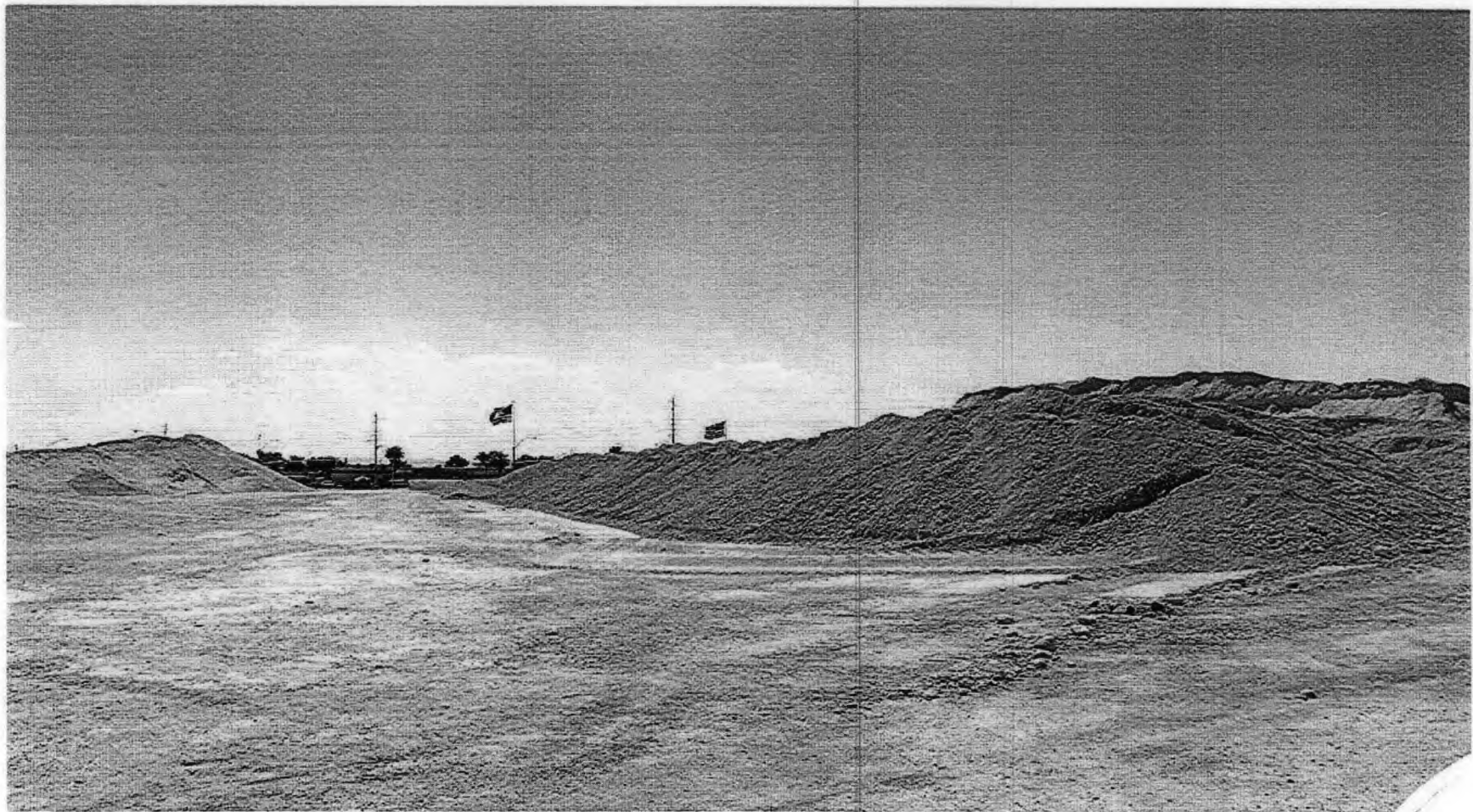
SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



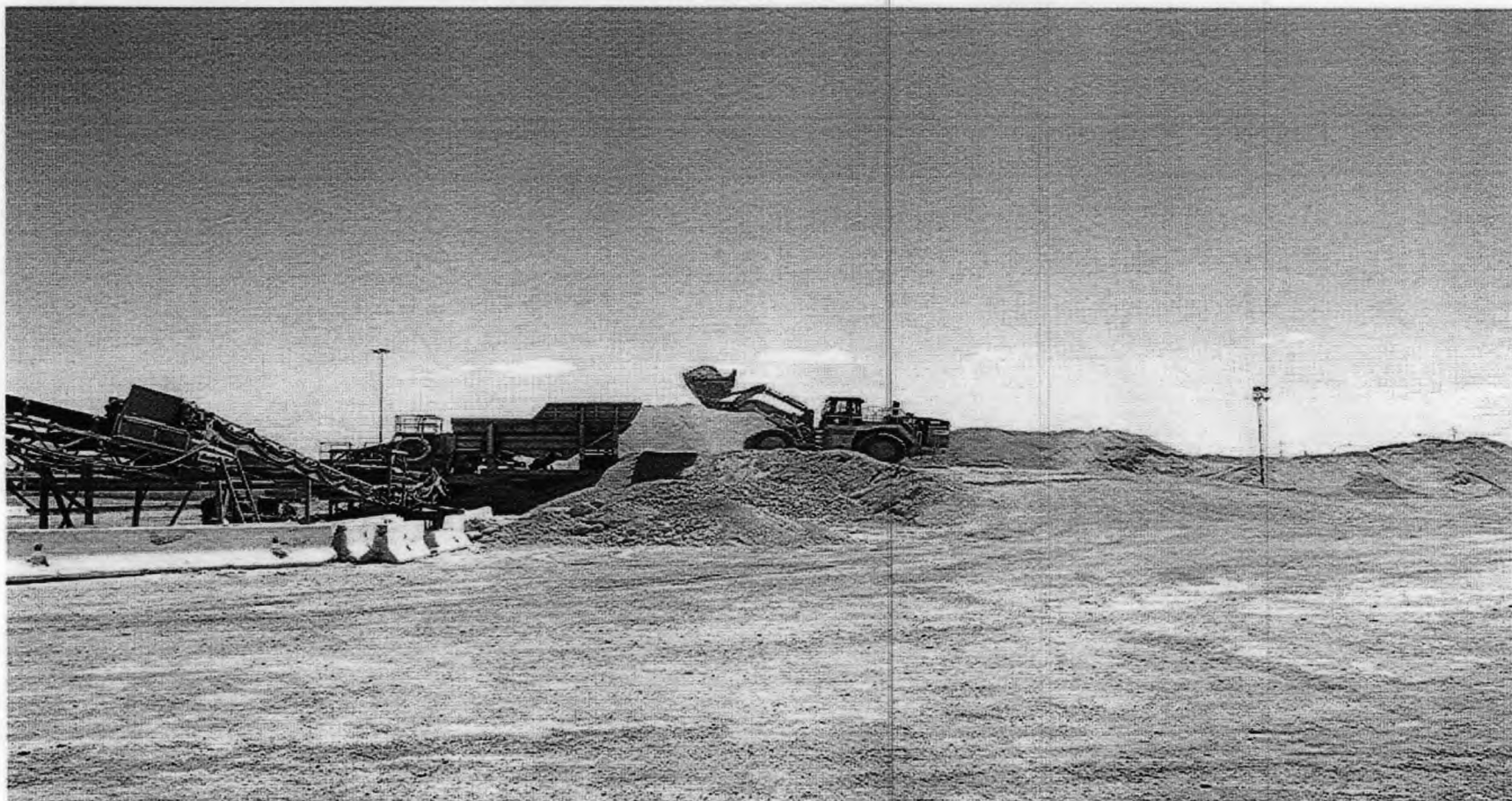
SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



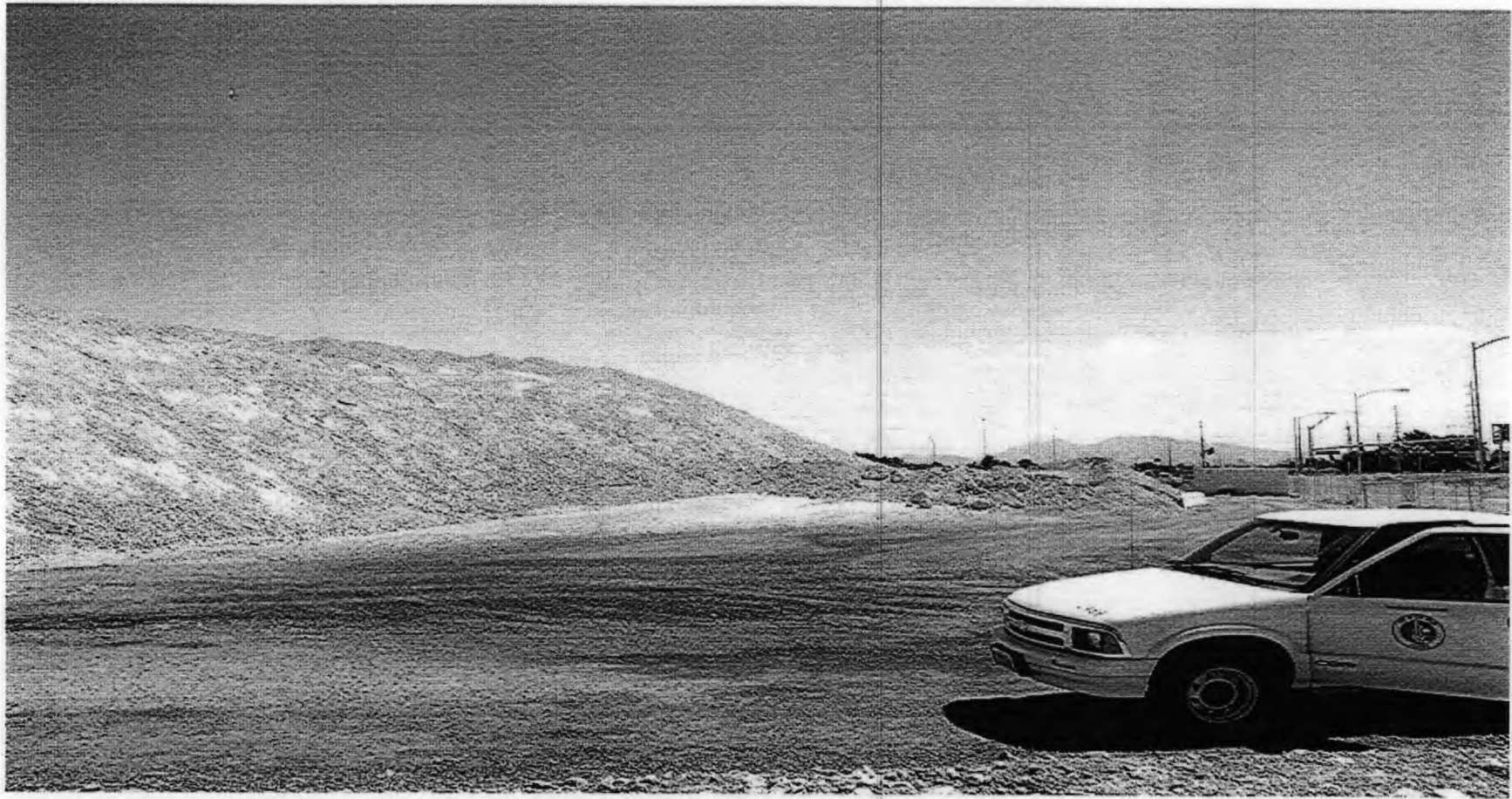
SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06

LENDALL MAINS ARCHITECT

RECEIVED
AUG 08 2006

August 7, 2006

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

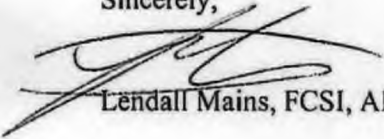
RE: Twin Lake Baptist Church
Request for Design and Site Review

Please accept this letter as justification for design and site review to A.P.No. 38-27-802-004.

We request that A.P. No. 38-27-802-004 for design and site review. Currently, parcel A.P. No. 138-27-802-004 is zoned C-1 Commercial with non-limited building height with our setbacks as follows: front yard- 20 feet; side yards- 10 feet; and rear yards- 10 feet. This project was previously reviewed by the City of Las Vegas in 2004 where the building was on the northwest parcel. The trail will remain as planned and we will comply with all C-1 requirements on the parcel. The parcel will be used for a proposed two-story mixed-used worship center of approximately 31,126 square feet. The previously approved building is being moved to the larger parcel for phase one of the development.

The church is also requesting to leave the previously approved modular building adjacent to the area that will be the west of the building of the project. The Phase I building will be open December 2007. The Church presently has facility on Vegas Drive and is requesting the use of the modular building be allowed to be placed on the site as shown on the attached drawings, for office and conference meeting space until their Phase I building is constructed.

Sincerely,



Lendall Mains, FCSI, AIA

SDR-15747
09/21/06 PC

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

REQUIRED ONE YEAR REVIEW

RQR-17040 - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO AIR CENTER, INC. - Required One-Year Review of an approved Special Use Permit (U-0059-01) WHICH ALLOWED TWO (2) 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS at the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-18-410-007), C-M (Commercial/ Industrial) Zone under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial, Separation and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Approval Letter for RQR-6794
5. City Council Approval Letter for RQR-4239
6. Backup referenced from the 11-16-06 Planning Commission Meeting Item 2

Motion made by LAWRENCE WEEKLY to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

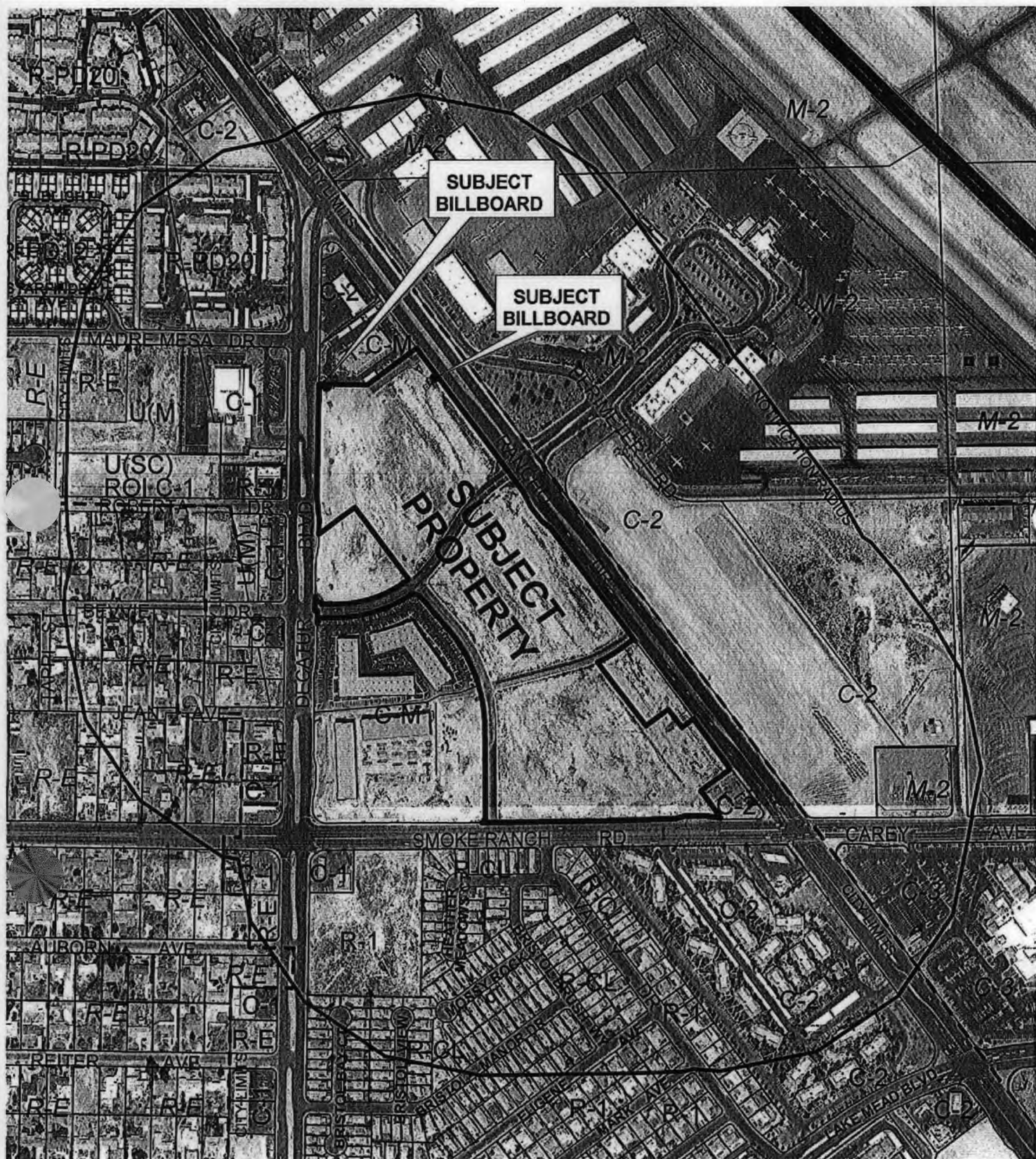
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He appreciated staff's recommendation for approval and concurred with all conditions.

MAYOR GOODMAN declared the Public Hearing closed.



CASE: **RQR-17040**

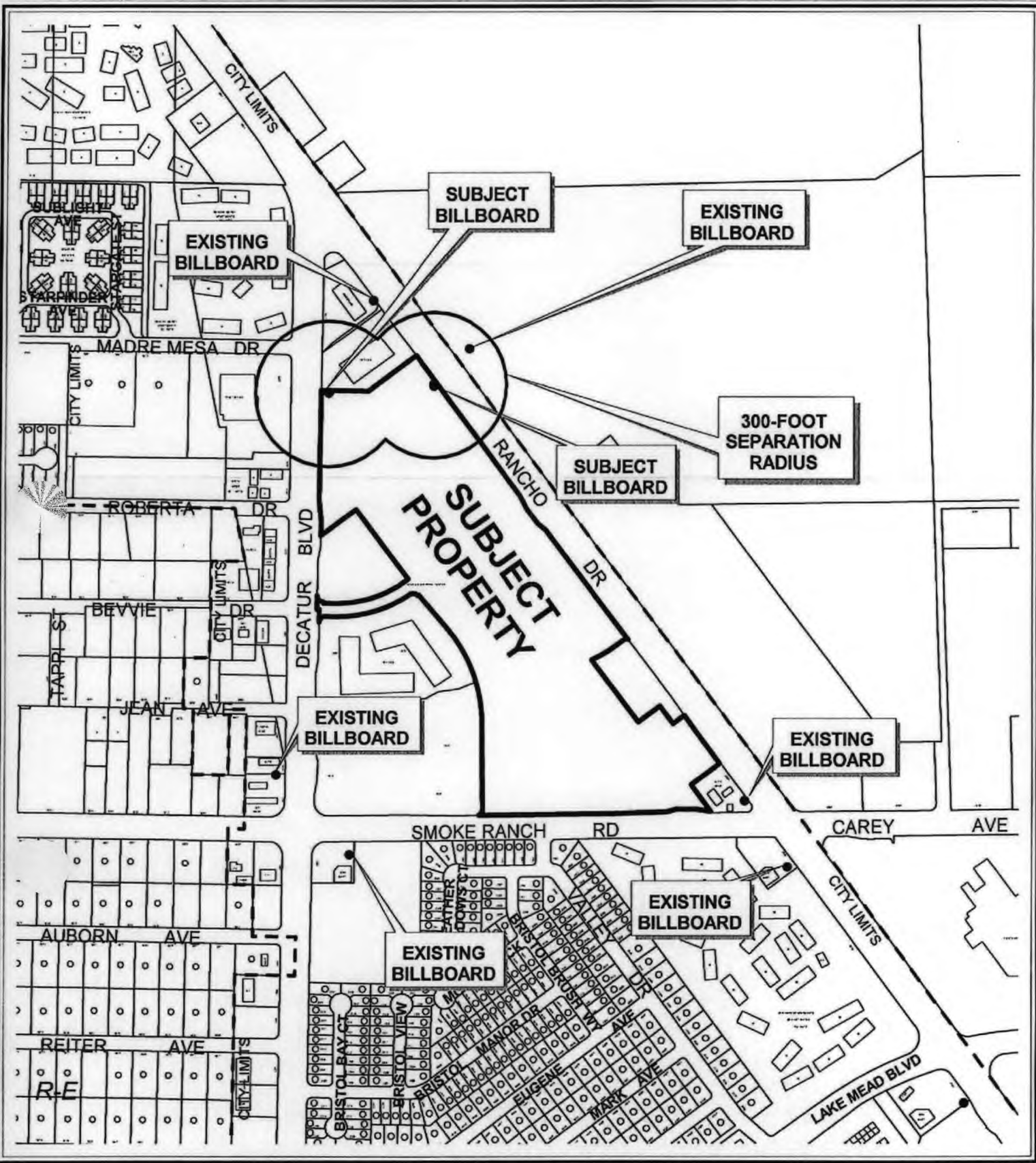
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-M (COMMERCIAL/INDUSTRIAL) UNDER RESOLUTION OF INTENT TO R-PD16
(RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE)

0 800 1600 Feet



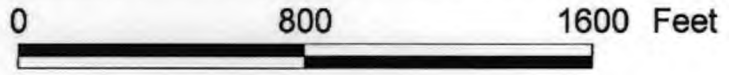


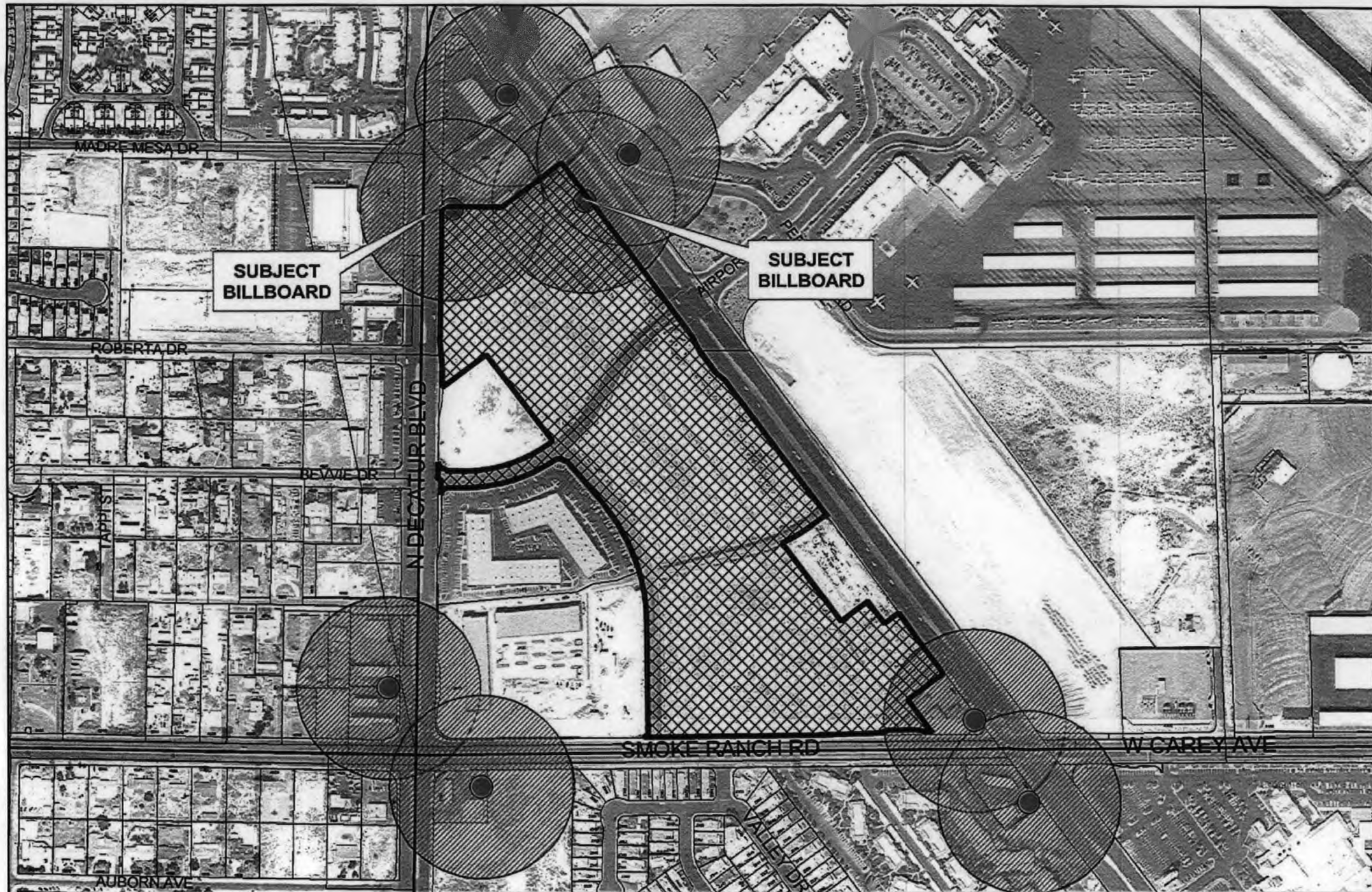
CASE: RQR-17040

SEPARATION RADIUS: 300 FT

ZONING OF SUBJECT PROPERTY:

**C-M (COMMERCIAL/INDUSTRIAL) UNDER RESOLUTION OF INTENT TO R-PD16
(RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE)**





RQR-17040

City of Las Vegas Billboard Data

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: RQR-17040 - APPLICANT: LAMAR OUTDOOR
ADVERTISING - OWNER: RANCHO AIR CENTER, INC.

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. The subject billboards shall comply with condition of approval number four (4) from Site Development Plan Review (SDR-10806), which stated "The two existing billboards located on the subject property shall be removed prior to the time application is made for a building permit".
2. The Special Use Permit shall be reviewed in one (1) year if no building permits have been issued on the subject site. At which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Advertising (Billboard) Sign is removed.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
4. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, and (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
5. All City Code requirements and design standards of all City Departments shall be satisfied.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a required One-Year Review of an approved Special Use Permit (U-0059-01) which allowed two (2) 14-foot x 48-foot Off-Premise Advertising (Billboard) Signs at the northeast corner of Smoke Ranch Road and Decatur Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/88	The City Council approved a Special Use Permit (U-0157-88) for two 40-foot tall, 12-foot by 24-foot Off-Premise Advertising (Billboard) Signs on the subject site, subject to review in five years. The Board of Zoning Adjustment and staff recommended approval.
06/21/89	The City Council approved a Special Use Permit (U-0054-89) to allow an additional Off-Premise Advertising (Billboard) Sign on this site. The Board of Zoning Adjustment and staff recommended approval.
08/21/91	The City Council approved a Variance (V-0081-91) to allow a three-sided Off-Premise Advertising (Billboard) Sign on this site. This Variance was never exercised. The Board of Zoning Adjustment took no action due to a tie vote. Staff recommended approval.
01/19/94	The City Council approved a Five Year Review [U-0157-88(1)] of an approved Special Use Permit, which allowed two 40-foot tall, 12-foot by 24-foot Off-Premise Advertising (Billboard) Signs on the subject site, subject to review in five years. The Board of Zoning Adjustment and staff recommended approval.
07/20/94	The City Council approved a Five Year Review [U-0054-89(1)] on an approved Off-Premise Advertising (Billboard) Sign on this site. The Board of Zoning Adjustment and staff recommended approval.
09/20/95	The City Council approved a Special Use Permit (U-0092-95) for two (2) 12-foot by 24-foot Off-Premise Advertising (Billboard) Signs on this site. The Board of Zoning Adjustment and staff recommended approval.
02/16/00	The City Council approved the appeal of the Planning Commission denial of a Five Year Review [U-0157-88(2)] of an approved Special Use Permit, which allowed two 40-foot tall, 12-foot by 24-foot Off-Premise Advertising (Billboard) Signs on the subject site, subject to review in two years. Staff had recommended denial.
11/01/00	The City Council accepted the Withdrawal of a Five-year Review [U-0092-95(1)] for two (2) Off-Premise Advertising (Billboard) Signs on this site. The Planning Commission and staff had recommended approval.

08/01/01	The City Council approved an appeal of the Planning Commission denial of a Special Use Permit (U-0059-01) to allow six (6) 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Signs on this site. The approval was amended to five off-premise signs by the City Council, subject to review in two years. Staff recommended approval.
05/21/03	The City Council approved a Two Year Review (RQR-1994) of an approved Special Use Permit (U-0059-01), which allowed five 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Signs on the subject site, subject to review in one year. The Planning Commission and staff recommended approval on 04/24/03.
07/07/04	The City Council approved a Required Review (RQR-4239) of an approved Special Use Permit (U-0059-01) for five (5) 14-foot x 48-foot Off-Premise Advertising (Billboard) Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission and staff recommended approval on 05/27/04.
09/07/05	The City Council approved a Required Review (RQR-6794) of an approved Special Use Permit (U-0059-01) for two (2) 14-foot x 48-foot Off-Premise Advertising (Billboard) Signs adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard. The Planning Commission and staff recommended denial of the request 07/28/05.
03/01/06	The City Council approved a General Plan Amendment (GPA-10799) to amend a portion of the Southeast Sector Plan of the Master Plan from L-I/R (Light Industrial/Research) to M (Medium Density Residential); Rezoning (ZON-10803) from C-M (Commercial/Industrial) to R-PD16 (Residential Planned Development - 16 Units per Acre); and a Site Development Plan Review (SDR-10806) for a 513 unit Condominium Development; 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. The Planning Commission recommended approval, but staff recommended denial on 01/26/06.
03/23/06	The Planning Commission approved a Tentative Map (TMP-11703) for a 513-unit condominium subdivision on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road. Staff recommended approval of the request.
11/16/06	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #2/bts).
<i>Related Building Permits/Business Licenses</i>	
12/10/01	Two building permits were issued on 10/17/01 and finalized on 12/10/01. The permit numbers are L-4947-01 and L-5158-65.
<i>Pre-Application Meeting</i>	
	A pre-application meeting is not required for the subject required review.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for the subject required review.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	30.08

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped (Approved Site Development Plan Review (SDR- 10806)	M (Medium Density Residential)	C-M (Commercial/Industrial) under Resolution of Intent to R-PD16 (Residential Planned Development – 16 Units Per Acre)
North	Office	LI/R (Light Industrial/Research)	C-M (Commercial/Industrial)
South	Undeveloped/Offices	LI/R (Light Industrial/Research)	C-M (Commercial/Industrial)
East	North Las Vegas	North Las Vegas	North Las Vegas
West	Post Office/Multi- tenant retail	SC (Service Commercial) M (Medium Density Residential)	C-1 (Limited Commercial) R-3 (Medium Density Residential)

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

Airport Overlay District

The subject property is directly across Rancho Drive from the North Las Vegas Airport and is in the 35-foot notification zone. The proposal calls for a maximum building height of 34 feet and is in compliance with this requirement.

Project of Regional Significance

The proposed development is deemed to be a Project of Regional Significance due to the project being a residential development consisting of more than 500 units. The applicant has completed the proper forms and is in compliance with the requirements pertaining to a Project of Regional Significance.

ANALYSIS

This is the fourth review for the subject Special Use Permit (U-0059-01). Building permits were issued for the subject billboards on 10/17/01 and finalized on 12/10/01. A Site Development Plan Review (SDR-10806) was recently approved by the City Council on 03/01/06. Condition of approval number four (4) stated "The two existing billboards located on the subject property shall be removed prior to the time application is made for a building permit". No building permits have been issued on the subject site. A condition of approval has been included, which requires a review of the billboards in one year, if no permits have been issued on the subject site. Therefore, staff is recommending approval of the Required Review as conditioned.

CONDITIONS OF APPROVAL FROM REQUIRED REVIEW (RQR-6794)

1. Denial is recommended only for the Off-Premise Advertising (Billboard) Sign along Decatur Boulevard. A recommendation for approval is given for the Off-Premise Advertising (Billboard) Sign along Rancho Drive. This billboard shall be subject to review in one (1) year, 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 be removed.
2. This Special Use Permit shall be reviewed in one (1) year, 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 be removed.
3. All embellishments not in compliance with Title 19.14 and 19.20 on any sign shall be removed within 90 days of final approval.
4. Double sign faces shall be replaced by single advertisements within 30 days of final approval.
5. Bird deterrent devices shall be installed on the sign within 90 days of final approval.
6. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Advertising (Billboard) Sign.
7. 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.

8. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City of Las Vegas, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
9. All City Code requirements and design standards of all City departments must be satisfied.

FINDINGS

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

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

Title 19.14.100 allows the removal of an Off-Premise Advertising (Billboard) Sign if conditions in the surrounding area have changed such that the off-premise sign no longer meets the standards of the Code. The continued use of the Off-Premise Advertising (Billboard) Sign on the subject site is appropriate; however, the site recently received approval for a 513 unit condominium development. The billboards have been conditioned to be removed upon issuance of building permits. Staff has recommended that this use be subject to a review again in one year if no permits are issued.

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

The site is physically suitable for the proposed Off-Premise Advertising (Billboard) Signs use.

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

The Off-Premise Advertising (Billboard) Sign use does not generate any additional traffic to this site and will not require provisions for additional access.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

The Off-Premise Advertising (Billboard) Sign use does not compromise the public health, safety, and welfare, as it is subject to the provisions of the Sign Code and the Uniform Building Code.

PLANNING COMMISSION ACTION

The Planning Commission made conditions changes as shown. There was one speaker in protest.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 249 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-17040** APN: 139-18-410-007
Name of Property Owner: Rancho Air Center Inc
Name of Applicant: _____

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: Scott Nafziger

Subscribed and sworn before me

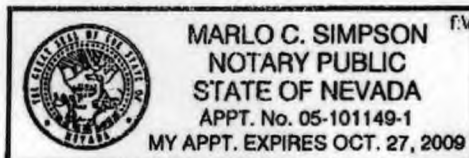
on behalf of owner

This 14th day of September, 2006
Marlo C. Simpson

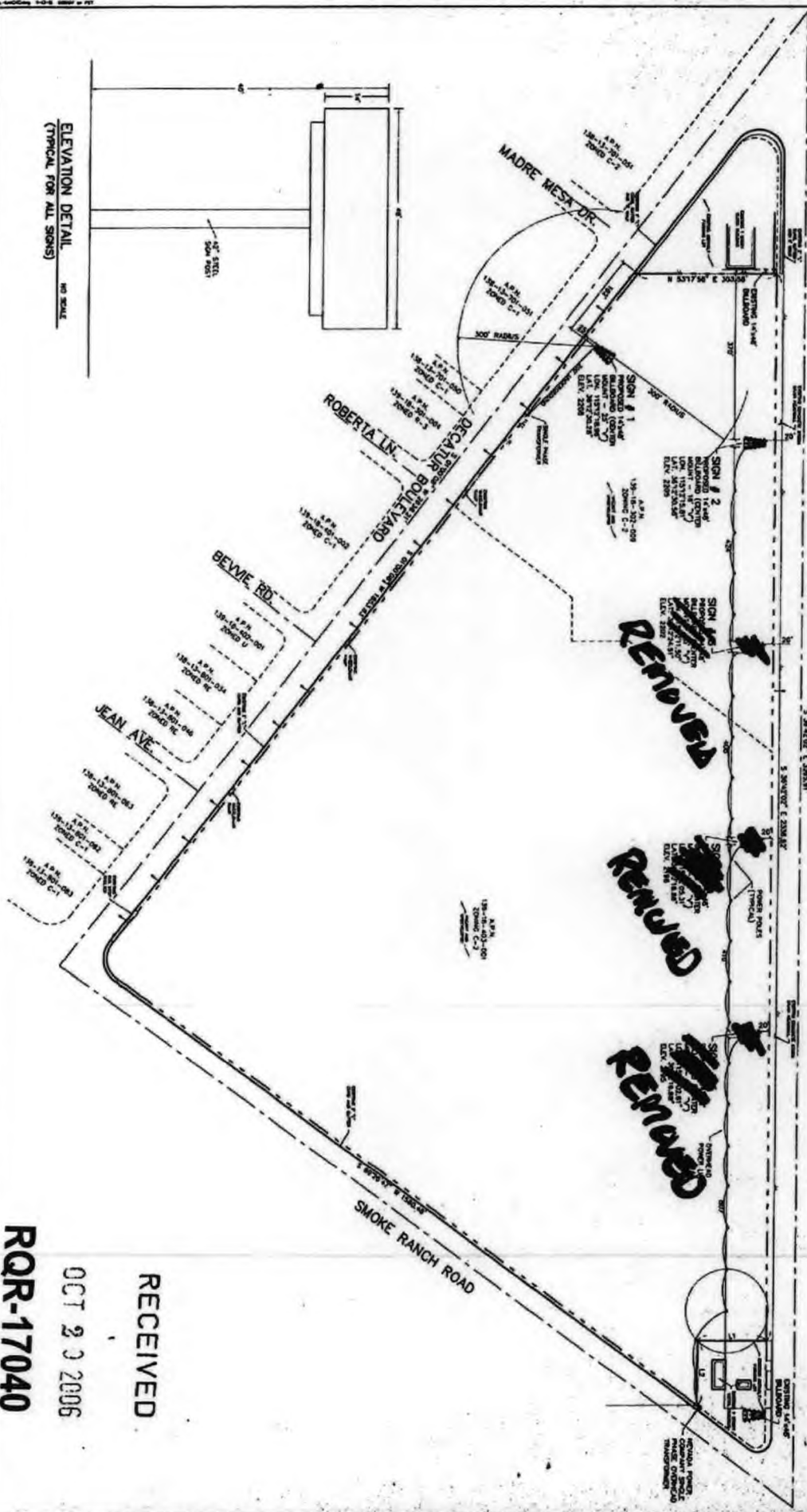
Notary Public in and for said County and State

RECEIVED

SEP 21 2006



ELEVATION DETAIL
(TYPICAL FOR ALL SIGNS)



APN	Area	Remarks
12B-12-100-001	12B-12-100-001	12B-12-100-001
12B-12-100-002	12B-12-100-002	12B-12-100-002

LEGEND

---	STREET CENTERLINE
---	PROPERTY LINE
---	LINE OF ADJACENT
---	STREET LIGHT
---	STREET LIGHT
---	STREET LIGHT
---	STREET LIGHT



SCALE 1" = 100'

RECEIVED

OCT 20 2006

RQR-17040

REVISED

11/16/06 PC

BILLBOARD APPLICATION MAP
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 18,
TOWNSHIP 23 SOUTH, RANGE 01 EAST, N.E.B.M.
CITY OF LAS VEGAS CLARK COUNTY NEVADA



BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND PLANNERS
1200 HUNTER STREET
LAS VEGAS, NEVADA 89102
(702) 870-8773

DATE: JULY 2001
BY: JAB
CHECKED: JAB
SCALE: 1" = 100'

PREPARED FOR:
LAMAR ADVERTISING COMPANY



RQR-17040 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO AIR CENTER, INC.
NORTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



RQR-17040 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO AIR CENTER, INC.
NORTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



RQR-17040 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO AIR CENTER, INC.
NORTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



October 3, 2005

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Rancho Air Center
2300 West Sahara Avenue
Las Vegas, Nevada 89102

RE: RQR-6794 - REQUIRED REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 7, 2005

Dear Applicant:

The City Council at a regular meeting held September 7, 2005 APPROVED the Required One-Year Review of an approved Special Use Permit (U-0059-01) FOR TWO (2) 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-18-410-007), C-M (Commercial/ Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2005. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in one (1) year, 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 be removed.
2. All embellishments not in compliance with Title 19.14 and 19.20 on any sign shall be removed within 90 days of final approval.
3. Bird deterrent devices shall be installed on the sign within 90 days of final approval.
4. 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.
5. 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.

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

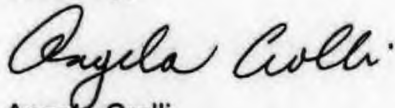
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

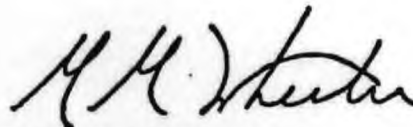
RQR-17040
11/16/06 PC

6. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City of Las Vegas, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Scott Naftgzer
Lamar Outdoor Advertising Company
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-17040
11/16/06 PC



July 12, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM
LARRY BROWN
WRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Rancho Aircenter
2300 West Sahara Avenue
Las Vegas, Nevada 89102

RE: RQR-4239 - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF JULY 7, 2004

Dear Applicant:

The City Council at a regular meeting held July 7, 2004 APPROVED the request for Required Two Year Review of an approved Special Use Permit (U-0059-01) FOR FIVE (5) 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the northeast corner of Smoke Ranch Road and Decatur Boulevard (APN: 139-18-410-003), C-M (Commercial/ Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 8, 2004. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. Prior to the submittal of a building permit, the applicant shall submit to the Planning and Development Department a site plan that depicts the location of all existing off-premise advertising (billboard) signs with an overlay of the developments approved as part of SDR-1404. The Planning and Development Department will review the site plan to ensure compatibility. If conflicts exist, the Planning and Development Department may impose adequate measures to ensure the billboards do not compromise public health, safety, and welfare.
3. If a Site Development Plan Review for new development includes property in which an off-premise advertising (billboard) sign is located, the billboard(s) shall be reviewed as part of the site development plan review for compatibility with the proposed development. Conditions of approval may be imposed that require the removal of some or all of the off-premise advertising (billboard) signs.
4. If a existing off-premise advertising sign structure is removed, this Special Use Permit will not pertain to the removed sign, a new off-premise

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

VOICE 702.229.6011
TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-6/04

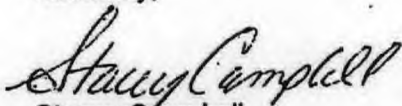
RQR-17040
11/16/06 PC

Rancho Aircenter
RQR-4239 - Page Two
July 12, 2004

advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

5. 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.
6. 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 sign.
7. Only one advertising sign is permitted per sign face.
8. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-17040
11/16/06 PC

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

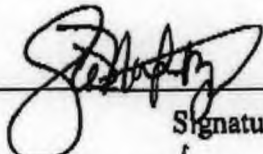
Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: RQR-17040 - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: RANCHO AIR CENTER, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **November 16, 2006** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney** at **385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.


Signature

11/10/06
Date

Scott Nafziger
Please print name

Lamar Advertising
Company Name

* Lamar agrees to
the conditions in the
staff report with the
exception of condition #4
which we ask to be
deleted.

Sincerely,

Douglas J. Rankin, Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-17308 - PUBLIC HEARING - APPLICANT: EMAD KASHAT - OWNER: GERVASIA ENTERPRISE LIVING 1993 TRUST - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RETAIL STORE at 6595 Smoke Ranch Road, Suites #140, #145, and #150 (APN 138-23-110-034), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). [NOTE: To be heard in conjunction with Morning Session Item 59]. The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 11-16-06 Planning Commission Meeting Item 3

Motion made by LAWRENCE WEEKLY to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-OSCAR B. GOODMAN); (Did Not Vote-None); (Excused-None)

NOTE: MAYOR GOODMAN abstained from voting, as he and ATTORNEY JAY BROWN have common ownership in property on West Charleston Boulevard.

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Item 129 [SUP-17308] and Item 59 [6595 Smoke Ranch Road, Suite 140] and expressed his abstention.

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

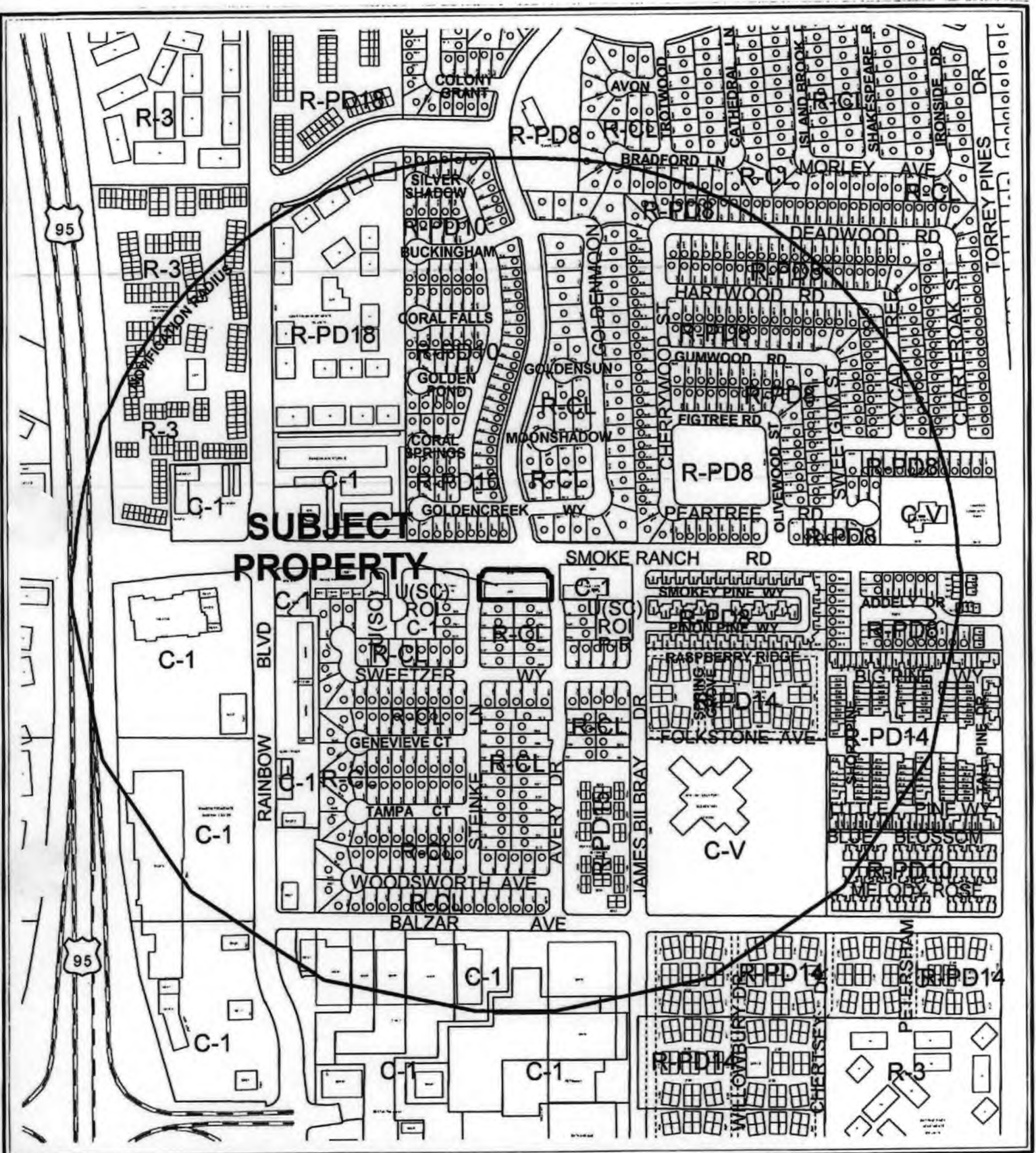
ATTORNEY JAY BROWN, 520 South 4th Street, appeared on behalf of the applicant and expressed appreciation for staff's recommendation for approval. ATTORNEY BROWN questioned Council if the item should be trailed until JIM DiFIORE was present for comments.

After the item was trailed, ATTORNEY BROWN respectfully requested approval.

JIM DiFIORE, Business Services Manager, confirmed there are no areas of concern and the recommendation is for approval.

COUNCILMAN WEEKLY noted that he has spoken with some area residents and concurred that there are no concerns. He recognized JIM CHIRO, who is on the board of the Tanglewood Homeowner's Association. The Councilman clarified for MR. CHIRO that the application is not for a packaged liquor license but rather a temporary beer and wine license. COUNCILMAN WEEKLY thanked MR. DiFIORE and his staff for their efforts.

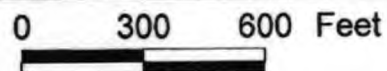
COUNCILMAN REESE declared the Public Hearing closed.

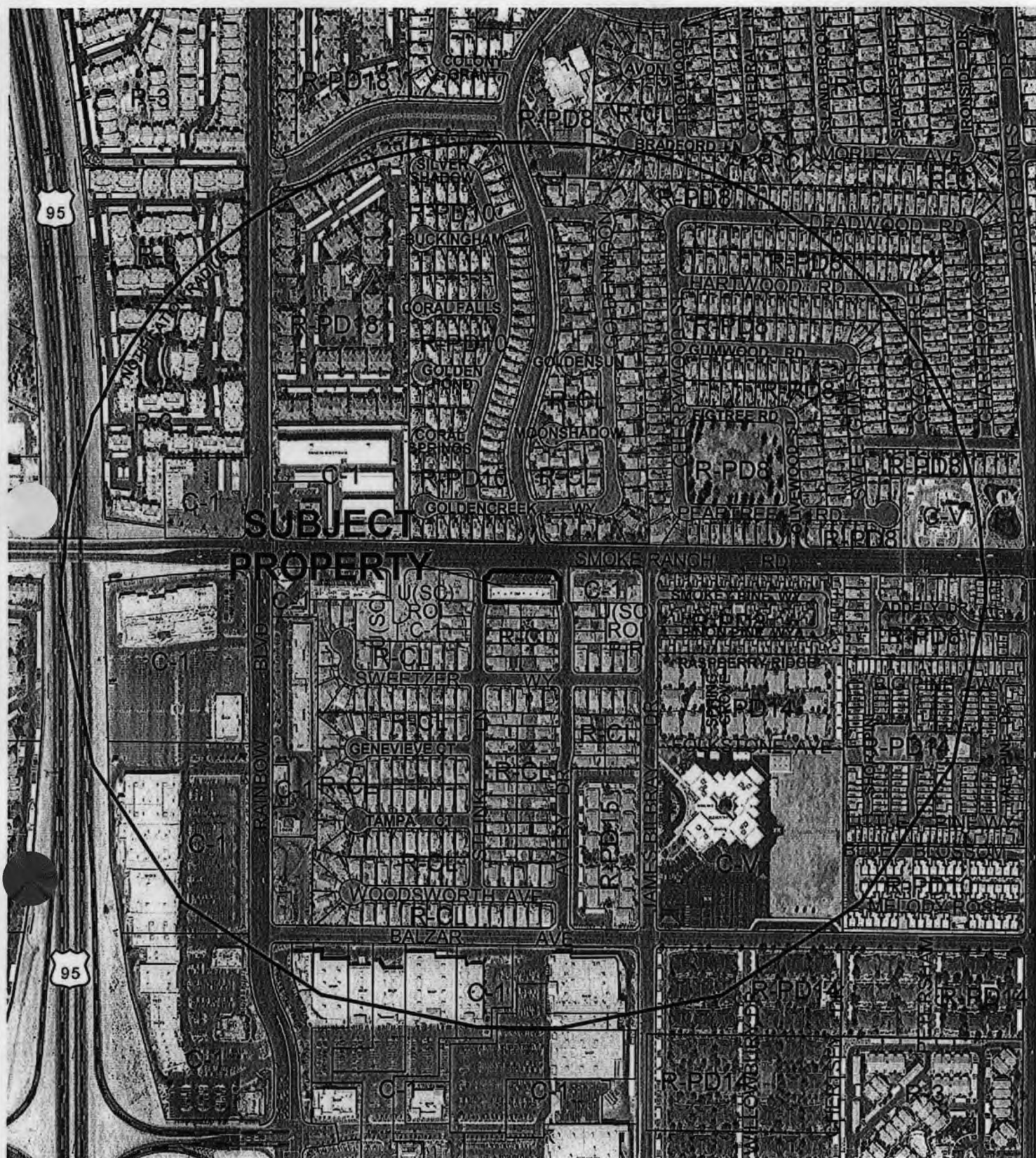


CASE: SUP-17308

RADIUS: 1500 FT

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





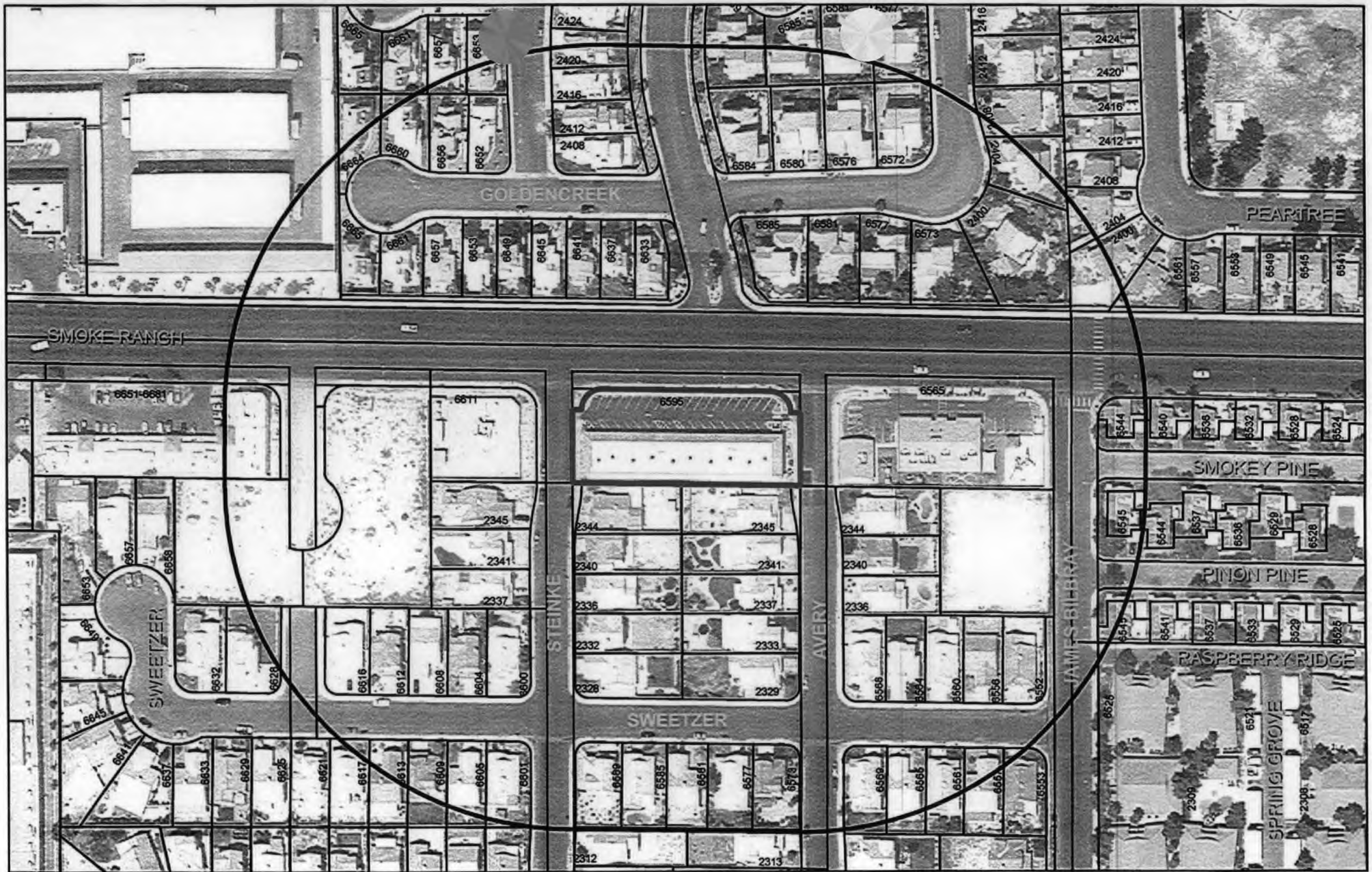
CASE: **SUP-17308**

RADIUS: 1500 FT

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

0 300 600 Feet





SUP-17308

**BEER/WINE/COOLER
OFF-SALE ESTABLISHMENT**

Business Licenses

- Child Care/Children Facility
- Tavern
- Supper Club/Restaurant Service Bar
- Liquor on/off Sales

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- 400 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-17308 - APPLICANT: EMAD KASHAT - OWNER:
GERVASIA ENTERPRISE LIVING 1993 TRUST**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Beer/Wine/Cooler off-sale establishment use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-1385) and Variance (VAR-1763) shall be required.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
8. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project requests approval of Special Use Permit for the operation of a Beer/Wine/Cooler Off-sale establishment in an existing commercial tenant office structure located at 6595 Smoke Ranch Road - Suites #140, #145, and #150.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/07/03	The City Council approved a request for a Variance (VAR-1763) allowing 45 parking spaces where 61 parking spaces are the minimum required on 2 acres adjacent to the south side Smoke Ranch Road between Avery Drive and Steinke Lane. Staff and Planning Commission recommended approval.
02/19/03	The City Council reviewed a Site Development Plan Review (SDR-1385) for a proposed 10,000 square foot retail building; a waiver to allow a 15 foot front setback where 20 feet is required and a 15 foot rear yard setback where 20 feet is required; a waiver to allow no landscaping between the parking area and the building; a waiver of the requirement to have all parking in the rear or sides of the lot, and a waiver to allow 10 feet of landscaping along smoke ranch road where 15 feet is required on two acres adjacent to the south side Smoke Ranch Road, between Avery Drive and Steinke Lane. The Planning Commission recommended no recommendation on 01/23/03. City council unanimously recommended approval.
11/16/06	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #3/ja).
<i>Pre-Application Meeting</i>	
09/08/06	A Pre-application meeting was held with the applicant. The applicant was informed of the previous approvals (VAR-1763, SDR-1385) for the site.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application type nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.65 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail	Office	C-1 (Limited Commercial)
North	Single Family Residential	Residential	R-CL (Residential Compact Lot)
South	Single Family Residential	Residential	R-CL (Residential Compact Lot)
East	Vacant Daycare Facility (license expired 8/2006)	Commercial	C-1 (Limited Commercial)
West	Public Utility	Public Utility	C-V (Civic)

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Beer/Wine/Cooler Off sales establishment	3,000	1 space/175 square feet of gross floor area	17	1	32 for entire multi-tenant commercial office structure	2	Y
SubTotal			17	1	32	2	
TOTAL				18		34	Y

ANALYSIS

The proposed project is an application for a Special Use Permit to allow for operation of a Beer/Wine/Cooler off-sale establishment in an existing commercial tenant office building. The project site is surrounded by single family residential uses to the north, south; a former child

daycare facility to the east; and city utility land to the west. The project site is located within the C-1 (Limited Commercial) Zone, the Airport Overlay District for North Las Vegas operations, Southwest Sector of the City of Las Vegas Master Plan.

- Zoning

The project site is located within the C-1 (Limited Commercial) Zone.

- Use

The proposed alcohol sales use is compatible with the Service Commercial land use designation of the general plan.

- Special District/Plan Overlay

The subject site is located within the Airport Overlay District for North Las Vegas Airport. No new development is proposed and the use will not involve operation of any equipment that would generate electrical interference with airport operations.

- Minimum Separation Distance

The business license for the vacant daycare center located at 6565 Smoke Ranch Road expired on August 19, 2006 therefore no protected land uses would be affected by the proposed project and no distance separation is required.

- Parking:

The proposed 3,000 square foot Beer/Wine/Cooler off-sales establishment will occupy three tenant suites within a 10,000 square foot commercial office building approved under Site Development Plan Review (SDR-1385). Per Title 19, the retail project requires 17 regular spaces and 1 handicapped space.

Subsequent to completion of the Variance (VAR-1763) project review by development services staff, the applicant submitted revised property dimensions (April 11, 2003). Discrepancies between the dimensions of the Assessor's map and data collected from an updated property survey determined the lot width to be less than the measurements provided for the initial project review. This reduction is attributed to a required 20 Right-of-Way along Smoke Ranch Road further reducing parking and landscape areas. As such, the applicant requested additional relief in required parking from 45 to 36 spaces. The City Council recommended approval while Staff and Planning Commission recommended the request be denied. Presently, the site contains 32 regular parking spaces and 2 handicapped spaces which constitutes a 5 percent (2 spaces) parking deficiency under the previously approved variance (36 spaces). In accordance with Title 19 – Section 19.10, the project site is considered parking impaired.

Two other tenants (insurance business and consulting firm) currently operate at the project site. Adequate parking is available on the project site for the proposed special use.

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 project location is surrounded by existing residential, commercial, and public utility development. The proposed retail store is a use consistent with the underlying C-1 (Limited Commercial) Zone and the SC (Service Commercial) and Neighborhood Center land use designations of the General Plan. The C-1 (Limited Commercial) Zoning District is intended to provide retail shopping and personal services located on the periphery of residential neighborhoods. The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and does not include more intense general commercial characteristics. The proposed use is compatible with existing and future commercial, office, and residential uses within the immediate vicinity.

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

The proposed alcohol retail store will be established in three adjoining tenant suites located within an existing 10,000 square foot one-story commercial office structure with a 34 space surface parking lot. The existing commercial tenant office is parking deficient. However, adequate parking is provided on-site to accommodate the requested use. No new development will occur with this proposal.

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

The proposed use is located on Smoke Ranch Road which is classified as a four lane major thoroughfare. Driveway access to the project site will be provided on Steinke Lane and Avery Drive and will therefore avoid adverse effects to traffic along Smoke Ranch Road.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

The proposed retail store use will be located along the periphery of residential uses, adjacent to public utility land, and property designated for commercial use. The proposed use is consistent with the underlying C-1 (Limited Commercial) Zone and the Service Commercial land use designation. As such, the proposed retail use will not negatively affect human health and public safety.

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

The project is consistent with all C-1 (Limited Commercial) Zone requirements for Beer/Wine/Cooler off-sale establishments.

PLANNING COMMISSION ACTION

There was one speaker in protest at the Planning Commission meeting. The applicant agreed to all conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

NOTICES MAILED 1,113 by City Clerk

APPROVALS 0

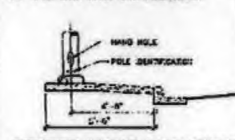
PROTESTS 0

BUILDING INFO.

THE FLOW REQUIREMENT IS 2.750 GALLONS PER MINUTE AT 20 POUNDS PER SQUARE INCH PRESSURE.
BASED ON:
SINKS: 10
TOILETS: 10
SHOWER: 10
TUBS: 10
LAUNDRY: 10
KITCHEN: 10
BATH: 10
TYPE OF CONSTRUCTION: 10
DRAINAGE SYSTEM: 10
OCCUPANCY: 10
FLOOR FINISH: 10
WALL FINISH: 10
CEILING FINISH: 10
FLOOR COVERING: 10
WALL COVERING: 10
CEILING COVERING: 10
FLOOR FINISH: 10
WALL FINISH: 10
CEILING FINISH: 10
FLOOR COVERING: 10
WALL COVERING: 10
CEILING COVERING: 10

STREET LIGHT NOTE.

ALL HAND HOLES MUST BE INSTALLED.
POLE CAPS POURED. AND POLE BUT LBS
BOLTED DOWN PRIOR TO ENERGIZING CIRCUIT.
ALL TIE MUST HAVE TIE REGULATION.



STREET LIGHT LOCATION

ESTIMATE OF WATER QUANTITIES

6" PVC WATER
1 1/2" R.R.P.A.
1 1/2" RAIN RUNOFF W/ 1 1/2" R.R.
2" R.P.A. FOR LANDSCAPE

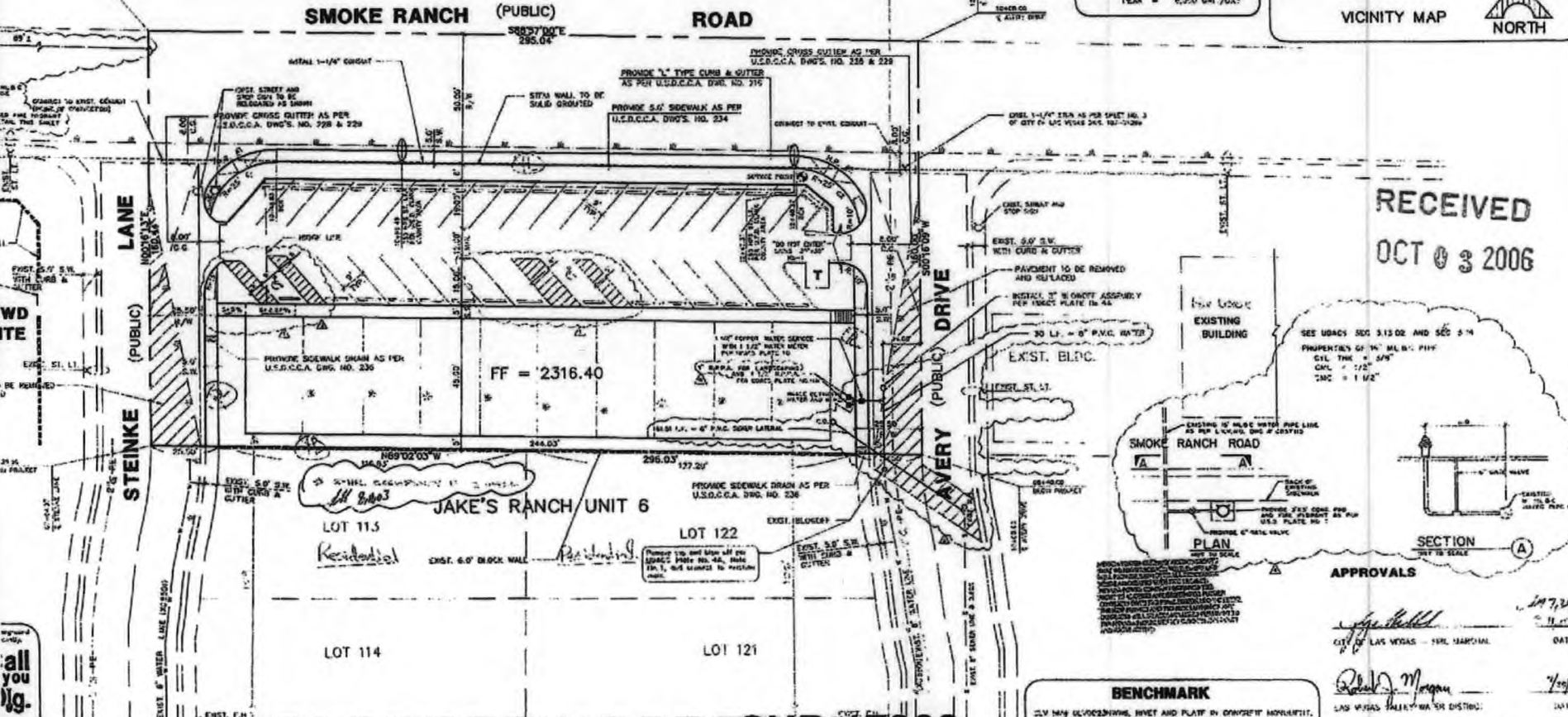
LEGEND

PROPOSED	EXISTING
TYPE CURB 1/2" x 4"	TYPE CURB 1/2" x 4"
WATER LINE	WATER LINE
SEWER LINE	SEWER LINE
SEWER LATERAL	SEWER LATERAL
DATE VALVE	DATE VALVE
SEWER MANHOLE	SEWER MANHOLE
20" W R/W LATERAL	20" W R/W LATERAL
20" W R/W LATERAL	20" W R/W LATERAL
STREET LIGHT OR LIGHT	STREET LIGHT OR LIGHT
STREET SIGN	STREET SIGN
EXIST. PAVEMENT	EXIST. PAVEMENT
EXIST. UTILITY DRAIN	EXIST. UTILITY DRAIN

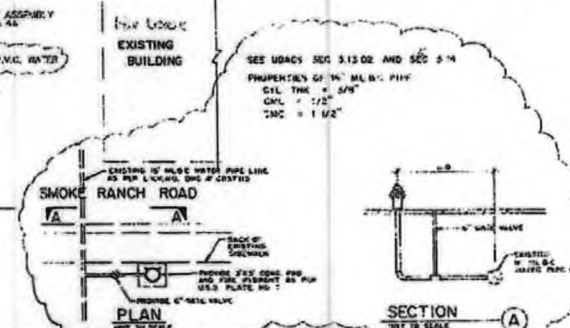


PROJECTED SEWER FLOWS

AVE. DAILY = 2,500 GAL/DAY
PEAK = 6,500 GAL/DAY



RECEIVED
OCT 03 2006



BASIS OF BEARING

THE BEARING OF SOUTH 89°50'00" EAST, AS BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (1/4), OF THE NORTHWEST QUARTER (1/4) OF SECTION 23, TOWNSHIP 29 NORTH, RANGE 69 EAST, N.E.M., AS SHOWN BY A MAP ON FILE WITH THE CLARK COUNTY RECORDS' OFFICE AS BOOK 74, PAGE 20 OF PLATS.

DATE	LENGTH	BEARING	AREA
01/01/00	26.74'	81.00'	81.00'
01/01/00	26.74'	81.00'	81.00'

SUP-17308
11/16/06 PC

BENCHMARK

20' W. 1/2" R/W LATERAL, R/WET AND PLAT IN CONCRETE MONUMENT, NORTHEAST CORNER RETIRED 15' HARBOR BOULEVARD AND DALZAR AVENUE.
ELEVATION = 2442.00 FEET
7/24/06 METERED BY ROYAL

BENCHMARK NOTE

THESE PLANS REFLECT 1982 DATUM, TO CORRECT FROM HAYDEN DATUM YOU MUST SUBTRACT 2.147 FEET.

APPROVALS

[Signature]
CITY OF LAS VEGAS - FIRE MARSHAL
DATE: 11/16/06

[Signature]
LAS VEGAS FIRE DEPT. DISTRICT
DATE: 11/16/06

THIS APPROVAL IS FOR THE PLACEMENT AND CLEARANCE OF UTILITY (LIGHT AND SIGNAL) INSTALLATION ONLY.

[Signature]
NEVADA POWER COMPANY
DATE: 11/16/06

RECOMMENDED FOR THE CITY OF LAS VEGAS

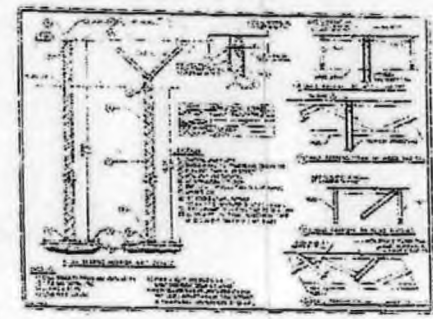
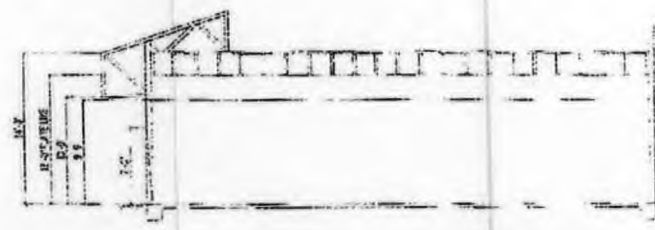
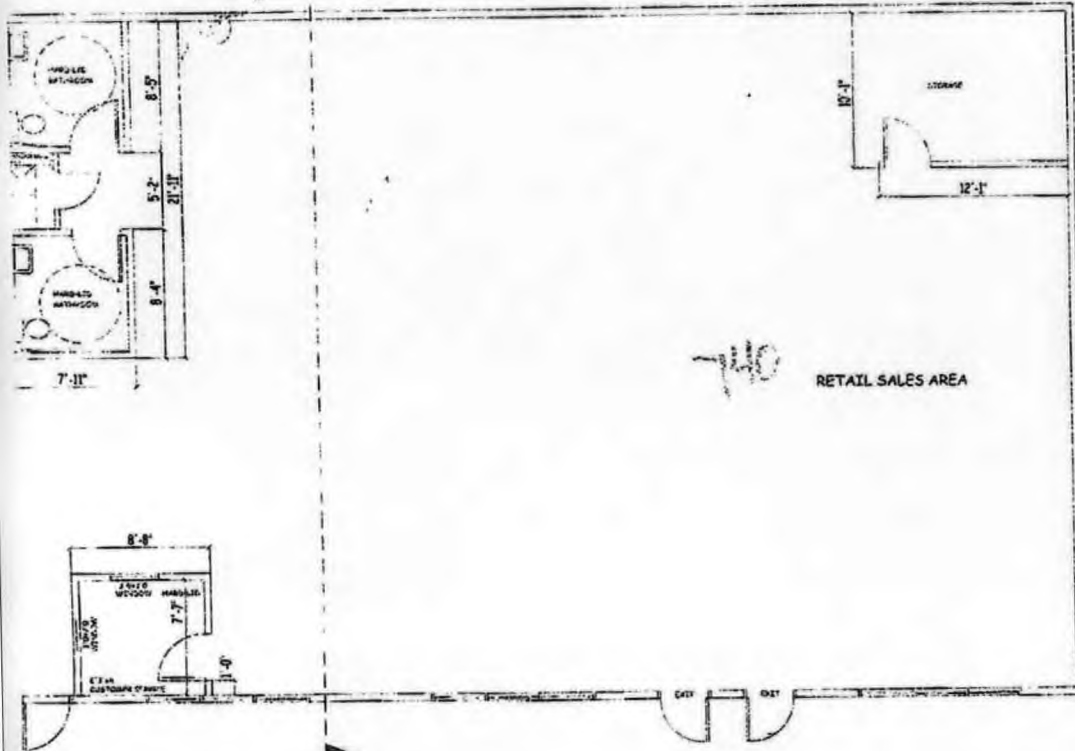
REVISIONS

REV.	DATE	DESCRIPTION
1	11/16/06	ISSUED FOR PERMIT
2	11/16/06	REVISIONS TO PERMIT

DE LUNA, INC.
ENGINEERING • PLANNING • SURVEYING
4011 W. CHEYENNE AVE., STE. 101, W. LAS VEGAS, NV. 89103
(702) 895-8949

MALIBU DEVELOPMENT, INC.
SMOKE RANCH OFFICE PLAZA
UTILITY PLAN

SHEET CONTENTS:
SHEET 4
OF 7 SHEETS



TOILET & BATHROOMS

GENERAL:
ACCESSIBLE TOILET AND BATHROOM SHALL COMPLY WITH SECTION 503

CLEARANCES:
WHEELCHAIR TURNING SPACE:
WHEELCHAIR TURNING SPACE COMPLYING WITH SECTION 304 SHALL BE PROVIDED WITHIN THE ROOM.

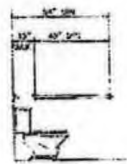
OVERLAP:
CLEAR FLOOR OR GROUND SPACES, CLEARANCES AT FIXTURES, AND WHEELCHAIR TURNING SPACES SHALL BE PERMITTED TO OVERLAP.

DOORS:
DOORS SHALL NOT SWING INTO THE CLEAR FLOOR OR GROUND SPACE OR CLEARANCE FOR ANY FIXTURE.

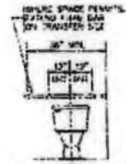
EXCEPTIONS:
WHERE THE ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 305.3 IS PROVIDED WITHIN THE ROOM, BEYOND THE ARC OF THE DOOR SWING.

MIRRORS:
MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTING SURFACE 40 INCHES MAX. ABOVE THE FLOOR OR GROUND.

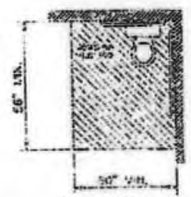
COAT HOOKS & SHELVES:
COAT HOOKS PROVIDED WITHIN TOILET ROOMS SHALL ACCOMMODATE A FORWARD REACH OR SIDE REACH COMPLYING WITH SECTION 308. WHERE PROVIDED, A FOLD-DOWN SHELF SHALL BE 40 INCHES MIN. & 40 INCHES MAX. ABOVE THE FLOOR OR GROUND.



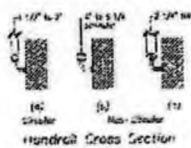
(a) Side View Toilet for Water Closet



(b) Front View Toilet for Water Closet



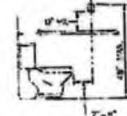
Size of Clearance for Water Closet



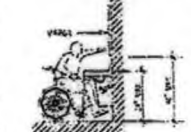
Handrail Cross Section



(c) Side View Toilet for Water Closet



(d) Front View Toilet for Water Closet



Height of Lavatories and Sinks



Water Closet Location

DOOR NOTES

- COORDINATE DOOR AND FRAME FINISH WITH BUILDING OWNER. ALL DOORS HAVE NO WINDOWS OR SIDELITES.
- DOOR HARDWARE, CONTRACTOR GRADE OR BETTER.
- PROVIDE PANIC HARDWARE AS REQUIRED BY CODE.
- COORDINATE ALL KEYING REQUIREMENTS WITH BUILDING OWNER.
- ALL DOORS IN MEANS OF EGRESS SYSTEM TO BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- THE MAXIMUM EFFORT TO OPERATE DOORS CANNOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5.0 POUNDS FOR INTERIOR DOORS.
- THE BOTTOM 10" ON THE PUSH SIDE OF THE DOOR SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE THAT ALLOWS THE DOOR TO BE OPENED BY A WHEEL CHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITIONS.
- DOOR TO RESTROOM TO BE 32" CLEAR PER A.D.A. STANDARDS - FIELD VERIFY AND REPLACE IF NECESSARY.

RECEIVED
11/16/06
11/17/06
OFF OF LAS VEGAS
PERSONNEL

SUP-17308
11/16/06 PC



SUP-17308
11/16/06 PC

FIRST CLASS
INSURANCE

NON-OPEN
ADVERTISING





SUP-17308 - APPLICANT: EMAD KASHAT - OWNER: GERVASIA ENTERPRISE LIVING 1993 TRUST
6595 SMOKE RANCH ROAD, SUITES #140, #145, AND #150
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



SUP-17308 - APPLICANT: EMAD KASHAT - OWNER: GERVASIA ENTERPRISE LIVING 1993 TRUST
6595 SMOKE RANCH ROAD, SUITES #140, #145, AND #150
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06

LAW OFFICE

Jay H. Brown, Ltd.

A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

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

October 2, 2006

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

Re: Special Use Permit and Variance
Super Mart
6595 Smoke Ranch Road
Las Vegas, NV 89108

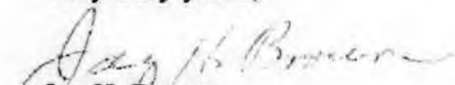
Gentlemen:

Pleased be advised that I represent Super Mart with regard to its application for a special use permit to allow off premise sale of beer/wine/cooler within its convenience store.

The convenience store is located at 6595 Smoke Ranch Road, Las Vegas, NV 89108 and this use is allowed under the existing C-1 zoning. My client seeks to have off premise sale of beer/wine/cooler. There will be no added impact on the site by allowing this use.

If you have any questions, please contact me or my assistant, Carol Caldwell.

Very truly yours,


Jay H. Brown

JHB:cc

SUP-17308
11/16/06 PC

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

The Officer-In-Charge
Planning And Development Department
Current Planning Division
Development Services Center

2345 Avery Drive
Las Vegas, NV 89108

13 November 2006

RE: SUP-17308

Dear Sir/Ma'am:

I am writing to express my objection to SUP-17308, request for a special use permit for BEER/WINE/COOLER ESTABLISHMENT at 6595 Smoke Ranch Road.

First, that Establishment with the same address was approved by the Planning Commission sometime in 1998 as professional/office building and not for use as retail stores.

Second, FONG, LILLY AND WING ELEMENTARY SCHOOL is very close to that Establishment.

Third, if you will notice that the Establishment is the only commercial building surrounded by homes from left to right and front to back and that majority of the students living in the neighborhood attending classes in 3 schools namely 1) FONG, LILLY AND WING ELEMENTARY SCHOOL, 2) BRINLEY, J HAROLD MIDDLE/JUNIOR HIGH SCHOOL 3) CIMMARON-MEMORIAL HIGH SCHOOL are passing or walking by along the Establishment on their way to school and home.

Fourth, I do not like to live adjacent to a retail stores especially one selling alcohol drink and had I known that this would happen I would have chosen a house not close the it.

My neighborhood is a quiet and peaceful one and I hope you will zone that commercial area in question as a professional/office building.

Thank you for protecting my rights and for your attention on my concerns.

Very truly yours,


ROSIE MANIA

Submitted after final agenda

Date 11/16/06 Item #3

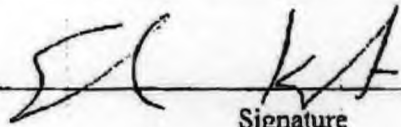
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Current Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax	

SUBJECT: SUP-17308 - APPLICANT: EMAD KASHAT - OWNER: GERVASIA ENTERPRISE LIVING 1993 TRUST

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **November 16, 2006** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Carman Burney at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

 _____ Signature	<u>11/13/06</u> _____ Date
<u>Emad KASHAT</u> _____ Please print name	
<u>CK KASHAT INC</u> _____ Company Name	

Sincerely,

Douglas J. Rankin, Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-17310 - PUBLIC HEARING - APPLICANT: V'S CHOC'LET CITY, INC. - OWNER: 7TH STREET PROPERTIES, LLC - Request for a Special Use Permit FOR A PROPOSED TAVERN-LIMITED ESTABLISHMENT at 115 North 7th Street (APN 139-34-612-007), C-2 (General Commercial) Zone, Ward 5 (Weekly). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 11-16-06 Planning Commission Meeting Item 4

Motion made by LAWRENCE WEEKLY to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

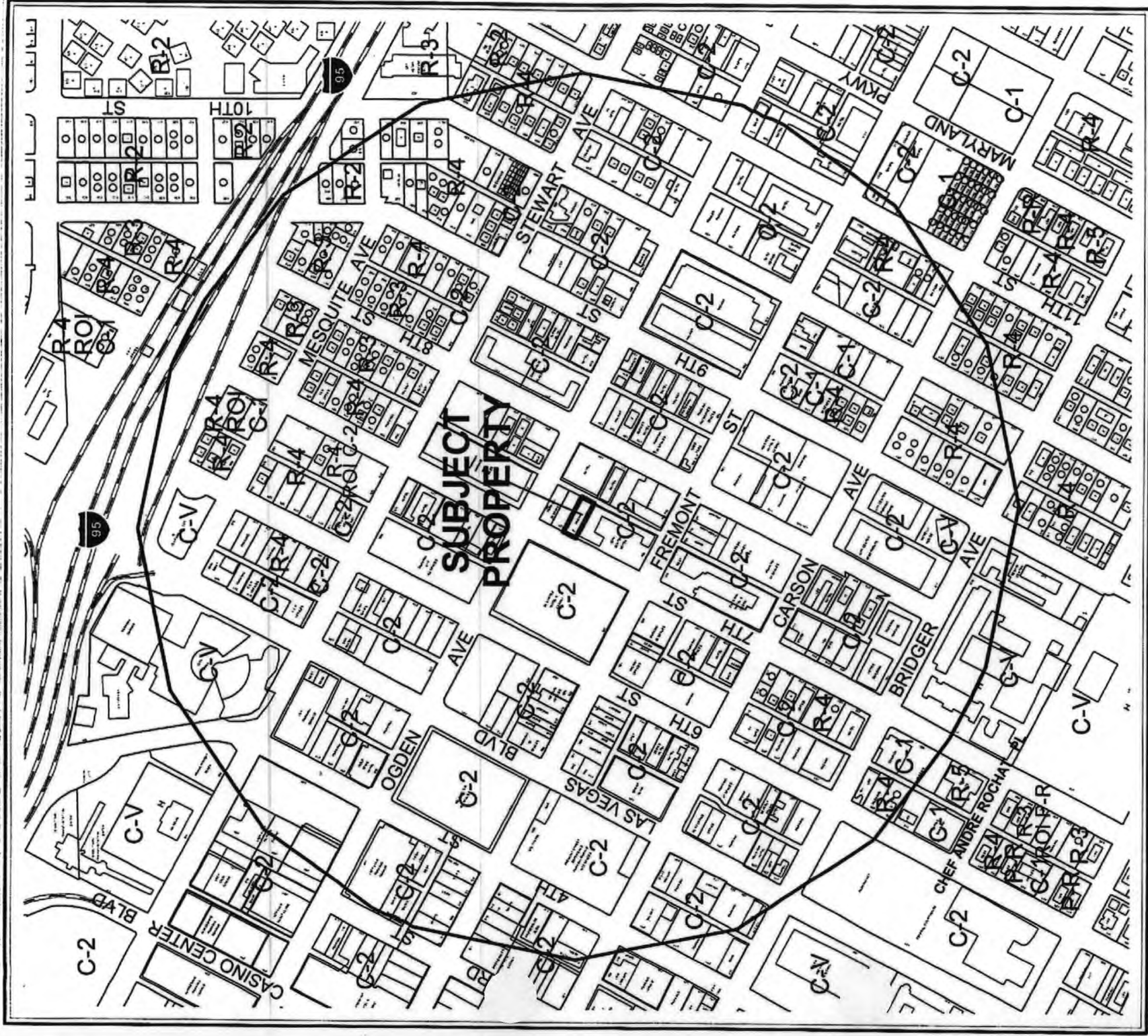
MAYOR GOODMAN declared the Public Hearing open.

VERA BUSICK, President and CEO of V's Choc'let City, 3638 Duneville Street, respectfully requested Council to follow staff's recommendation for approval. MS. BUSICK informed MAYOR GOODMAN that the signature drink will be a martini.

FRANK ELAM, owner of the subject property, appeared to answer any questions from Council.

COUNCILMAN WEEKLY extended best wishes to MS. BUSICK.

MAYOR GOODMAN declared the Public Hearing closed.



CASE: **SUP-17310**

RADIUS: 1500 FT

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

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-17310 - APPLICANT: V'S CHOC'LET CITY, INC. -
OWNER: 7TH STREET PROPERTIES, LLC**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Tavern-Limited Establishment use.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use permit for a proposed tavern-limited establishment at 115 North 7th Street. The proposed project is a 9,000 square-foot restaurant, nightclub, and internet café. Parking for this project is available in the public parking garage located in a casino across Seventh Street. Previous uses of the building were a print shop and warehouse. Modifications to the building are primarily interior with minor exterior changes to the facade.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a Rezoning to C-2 (General Commercial) on the subject site as part of a larger request (Z-0100-64).
11/16/06	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #4/jm).
<i>Related Building Permits/Business Licenses</i>	
No building permits pertain to this site.	
<i>Pre-Application Meeting</i>	
8/18/06	The applicant was informed at the pre-application meeting that their proposed project would require a Special Use Permit for liquor sales as a tavern-limited establishment use. Staff then outlined for the applicant the various items required for a submittal.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	C (Commercial)	C-2 (General Commercial)
North	Vacant	C (Commercial)	C-2 (General Commercial)
South	Motel	C (Commercial)	C-2 (General Commercial)
East	Motel	C (Commercial)	C-2 (General Commercial)
West	Hotel & Casino	C (Commercial)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Redevelopment Plan Area	X		Y
Downtown Centennial Plan – East Fremont	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		Y
Downtown Entertainment Overlay District	X		Y
Downtown 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

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
Tavern Limited Establishment	5,040 SF	1:50 (Seating)	101				
	3,960 SF	1:200 (Other)	20				
SubTotal	9,000 SF		121	5			
TOTAL			121		0		Y

The proposed use would typically require 121 parking spaces. The applicant intimates in their justification letter that there is available public parking garage located in a casino across Seventh Street and at the northwest corner of Las Vegas Boulevard and Carson. As this project is located in the Downtown Centennial Plan Area, it is exempt from the automatic application of Title 19.10 parking requirements.

ANALYSIS

- Zoning

Redevelopment Plan Area

The parcel is within the boundaries of the Las Vegas Redevelopment Area, with a C (Commercial) land use designation. The proposed uses are in conformance with the Redevelopment Plan.

Downtown Centennial Plan Area (East Fremont)

The parcel is within the Downtown Centennial Plan boundaries, and is located in the East Fremont District. The East Fremont District is the logical extension of the Fremont Street Experience eastward and includes the El Cortez Hotel and Casino, other small casinos, and supporting commercial, motel, and residential uses. This transitional district is bound by the centerline of Las Vegas Boulevard on the west, the centerline of Ogden Avenue on the north, the centerline crossing of Eastern Avenue and Charleston Boulevard on the east and the centerline of Carson Avenue on the south. The East Fremont District will present future opportunities for new commercial ventures and the integration of medium density mixed-income residential neighborhoods. The potential for open space to center these new neighborhoods should be investigated in the area of Fremont Street and Maryland Parkway.

Downtown Overlay District

In order to encourage the development of a complex, visually interesting and urbane walkable mixed-use environment, and to encourage transit-oriented development as future transit routes and stations develop within the Downtown area, properties within the Downtown Overlay District are exempt from the automatic application of the mandatory maximum building height, required building setback, maximum lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements in Section 19.08.040, Section 19.08.050, Section 19.08.060, Chapter 19.10, and Chapter 19.12.

Downtown Entertainment Overlay District

The subject property is located within the Downtown Entertainment Overlay District, which sets forth sign requirements and allows waivers from the liquor establishment separation distance requirements.

- Use

A Tavern-Limited Establishment is a permitted use in this zoning district with the approval of a Special Use Permit.

- Site Plan

The applicant is requesting a Special Use Permit for a tavern-limited establishment on the site. The proposed project is a 9,000 square-foot restaurant, nightclub, and internet café. Parking for this project is available in the public parking garage located in a casino across Seventh Street. Previous uses of the building were a print shop and warehouse. Changes to the building are primarily interior with minor exterior changes to the facade.

- Conditions

The use shall conform to the provisions of LVMC Chapter 6.50.

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 land use can be conducted in a manner that is harmonious and compatible with the surrounding land uses. This area is intended for this and other similar type uses that offer food, drink, and entertainment. The proposal is in compliance with the area and the General Plan.

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.

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

The street and highway facilities providing access to the property are adequate for this type of development.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

This Special Use Permit request is in compliance with all applicable plans and policies and will not adversely affect the public health or the general welfare.

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

This Special Use Permit request is in compliance with all the conditions of Title 19.04

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 222 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-17310** APN: 139-34-612-007

Name of Property Owner: 77th STREET PROPERTIES

Name of Applicant: VERA K. BUCEK

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: Frank J. [Signature], MANAGER
7TH STREET PROPERTIES, LLC

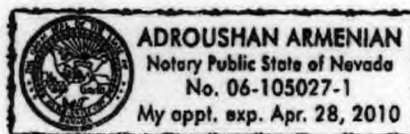
Print Name: FRANKLIN J. ELAN

Subscribed and sworn before me

This 10 day of August, 2006

CLARK, NEVADA

Notary Public in and for said County and State



v's choclet city

115 n. seventh street

general notes

1. DRAWINGS REFLECT THE CURRENT REGULATORY REQUIREMENTS OF THE CITY OF LAS VEGAS AND THE STATE OF NEVADA. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE.
2. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS AND THE STATE OF NEVADA. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LAS VEGAS AND THE STATE OF NEVADA. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE.
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15. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE.

project information

Project Name: v's choclet city
 Project Address: 115 N. Seventh Street, Las Vegas, NV 89104
 Project Owner: [REDACTED]
 Project Architect: [REDACTED]

sheet index

Sheet No. 01.00
 Date: 10/03/06



studio

architecture
interior design

100 E. Charleston Suite 106
 Las Vegas NV 89104
 Tel: 702.698.1723
 Fax: 702.698.1724
 mol@jawa-studio.com

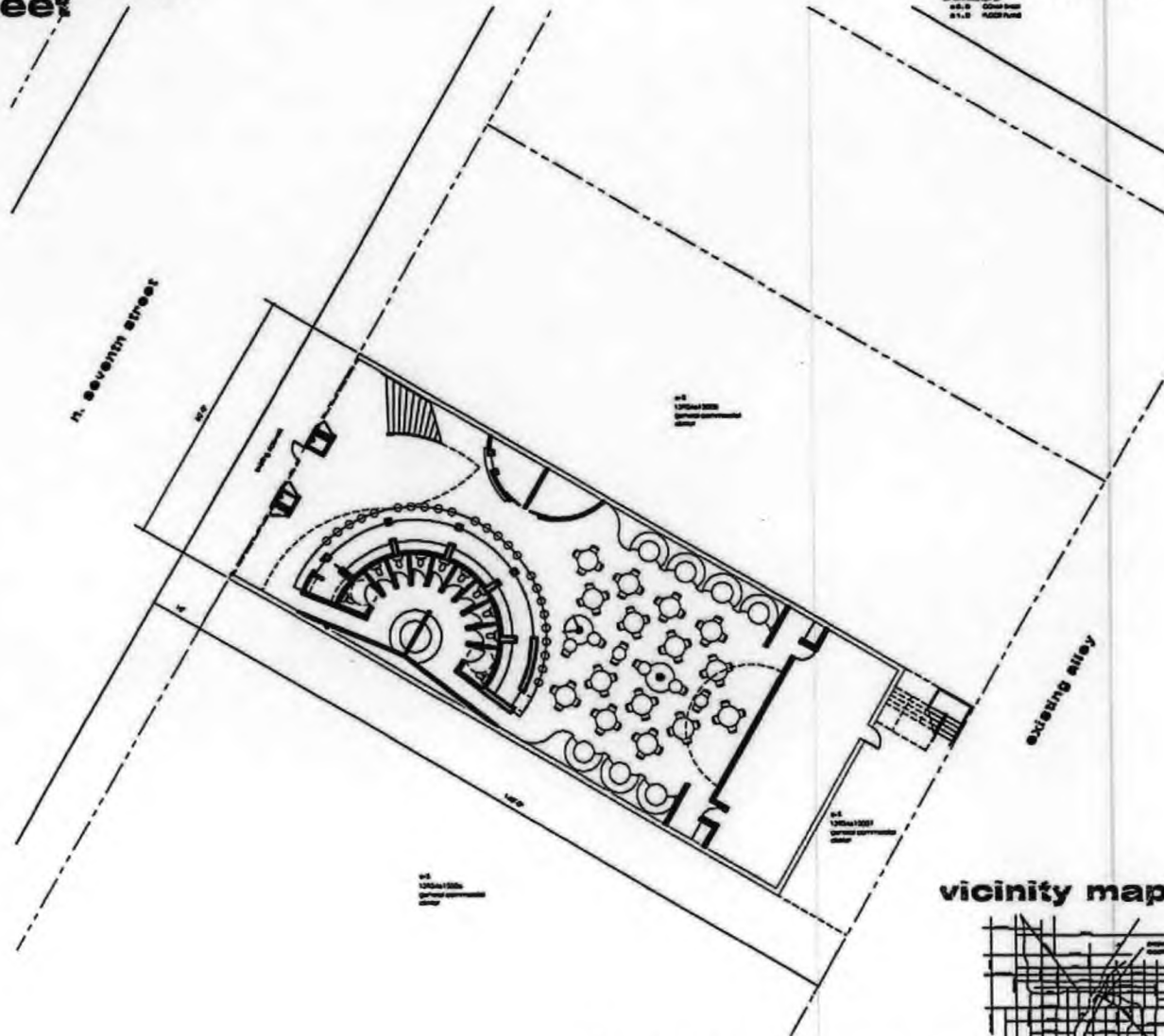
Author	
Editor	
Checker	
Printer	
Scale	

Drawings prepared by the author
 and are not to be used for any other
 purpose without the written consent
 of the author. The author assumes
 no responsibility for the accuracy
 of the information provided by any
 other source.

Sheet No.	Description
01.00	General Notes
02.00	Site Plan
03.00	Foundation Plan
04.00	Floor Plan
05.00	Section
06.00	Detail
07.00	Exterior Elevation
08.00	Interior Elevation
09.00	Roof Plan
10.00	Other

Project Name: v's choclet city
 Project Address: 115 N. Seventh Street, Las Vegas, NV 89104
 Project Owner: [REDACTED]
 Project Architect: [REDACTED]

Project Name	v's choclet city
Project Address	115 N. Seventh Street, Las Vegas, NV 89104
Project Owner	[REDACTED]
Project Architect	[REDACTED]
Project Date	10.03.06
Project No.	00000
Project Sheet	01.00
Project Scale	AS SHOWN



vicinity map



A1 site plan

SUP-17310
 11/16/06 PC

RECEIVED
 OCT 03 2006



SUP-17310 - APPLICANT: V'S CHOC'LET CITY, INC. - OWNER: 7TH STREET PROPERTIES, LLC
115 NORTH 7TH STREET
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



SUP-17310 - APPLICANT: V'S CHOC'LET CITY, INC. - OWNER: 7TH STREET PROPERTIES, LLC
115 NORTH 7TH STREET
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06

10.03.06
planning & development
development services center
city of las vegas

re: special use permit
downtown
las vegas, nv
apn: 139-34-612-007

this submittal is to request a special use permit for liquor sales at the above referenced site. the proposed project is a 9,000 s.f. restaurant, nightclub and internet cafe located in the building situated on the parcel referenced above. parking for this project is available in the public parking garage at the north west corner of las vegas blvd. and carson as well as the parking garage located across seventh street in the el cortez. the proposed use complies with applicable provisions of the development code and the general plan; is compatible with adjacent uses in terms of scale, site design and operating characteristics; and will not cause substantial diminution of the value of other properties in the area it is located. public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

please call if you have any questions or need additional information

thank you,



j. david ellertsen

SUP-17310
11/16/06 PC

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE****Planning and Development Department****Current Planning Division****731 South Fourth Street****Las Vegas, Nevada 89101****(702) 229-6301 Phone (702) 385-7268 Fax**

SUBJECT: SUP-17310 - APPLICANT: V'S CHOC'LET CITY, INC. - OWNER: 7TH STREET PROPERTIES, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **November 16, 2006** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to **Carman Burney** at **385-7268**. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.


Signature

11/13/06
Date

FRANKLIN J. RANKIN
Please print name

7th STREET PROPERTIES, LLC
Company Name

Sincerely,

Douglas J. Rankin, Planning Supervisor
Current Planning Division

Miracle Realty & Investment LLC

6399 Wilshire Blvd, Suite 507

Los Angeles, Ca 90048

Tel: 323-651-9373

braffi@yahoo.com

Nov 9 ,2006

City council chambers
400 Stewart ave
Las Vegas NV

Re; Sup-16515, Sup 17310

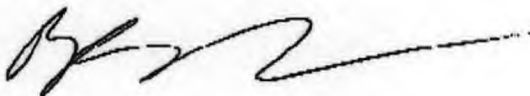
Owner of 310-314 N 7th st and 220 N 8th st

I strongly oppose these two zoning changes. It appears there is too many of these coming to this area; I get one almost every other month. I think the area is going to be attracting drunks and crime and will not be suitable for more residential development if it continues to have so many taverns, bars and liquor stores.

I propose that you put a moratorium on these requests for this area for the next 3 years.

Thank you

Ben Raffi



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VACATION

VAC-17077 - PUBLIC HEARING - APPLICANT: PULTE HOMES - OWNER: PN II, INC. -
Petition to Vacate U.S. Government Patent Easements generally located south of Centennial
Parkway, west of Schaumber Road, Ward 6 (Ross). The Planning Commission (6-0 vote) and
staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 11-16-06 Planning Commission Meeting Item 5

Motion made by STEVEN D. ROSS to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

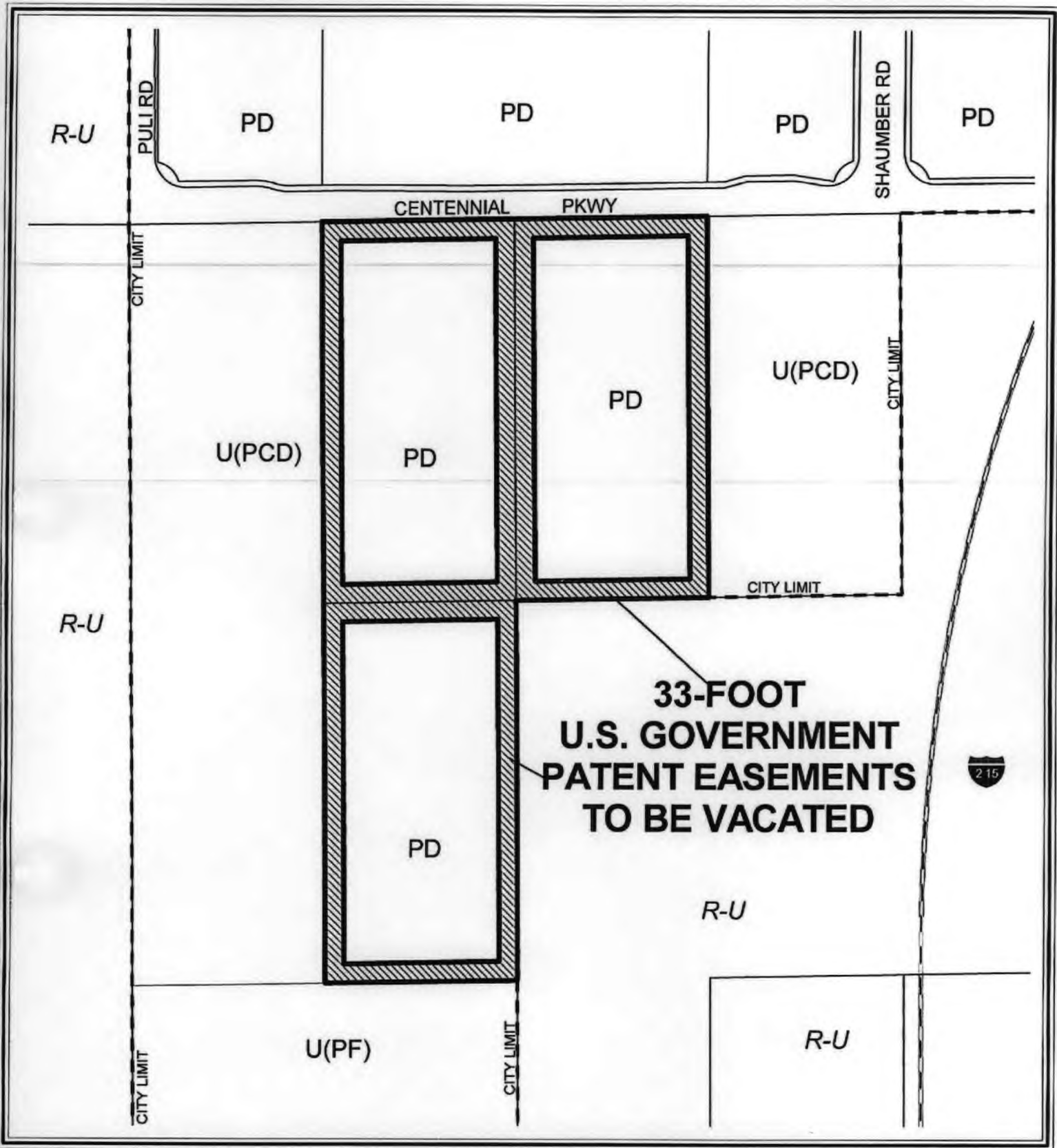
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

CRAIG CHURNEY appeared on behalf of Pulte Homes, 8345 West Sunset Road, and requested
approval.

MAYOR PRO TEM REESE declared the Public Hearing closed.



CASE: VAC-17077

0 100 200 Feet





CASE: VAC-17077

0 100 200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-17077 - APPLICANT: PULTE HOMES - OWNER: PN II, INC.

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Public Works

4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-12345 may be used to satisfy this requirement provided that it addresses the area to be vacated.
5. Coordinate with the Collection Systems Planning section of the Department of Public Works to provide an alternate sanitary sewer path for this site; grant necessary easements prior to or concurrent with recordation of an Order of Relinquishment of Interest.
6. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.

** STAFF REPORT **

PROJECT DESCRIPTION

Petition to Vacate U.S. Government Patent Easements generally located south of Centennial Parkway, west of Schaumber Road. The proposal would vacate 33 foot wide patent easements along perimeter property lines for 3 parcels (APN 126-25-101-001, 126-25-101-002, and 126-25-101-005).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/07/06	City Council approved a request for a Site Development Plan Review (SDR-12342) for a proposed 118-lot single-family residential development on 15 acres adjacent to the south side of Centennial Parkway, approximately 340 feet west of Schaumber Road. Staff and Planning Commission recommended approval
06/07/06	City Council approved a request for a Rezoning (ZON-12345) from U (Undeveloped) [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) to PD (Planned Development) on 15 acres adjacent to the south side of Centennial Parkway, approximately 340 feet west of Schaumber Road. Staff and Planning Commission recommended approval.
11/16/06	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #5/ja).
<i>Pre-Application Meeting</i>	
A Pre-application meeting was not held nor is one required for this type of request.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held for this request.	

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped - Vacant	Planned Community Development	Planned Development
North	Undeveloped - Vacant	Planned Community Development	Planned Development
South	Undeveloped - Vacant	Planned Community Development	Undeveloped
East	Undeveloped - Vacant	Planned Community Development	Undeveloped
West	Undeveloped - Vacant	Planned Community Development	Undeveloped

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

DETAILS OF APPLICATION REQUEST

The property is legally described as the north, east, south, and west 33.00 feet of the West Half (W½) of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of the northwest quarter (NW¼) of Section 25, Township 19 South, Range 59 East, M.D.M.; and

The north, east, south, and west 33.00 feet of the East Half (E½) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 25, Township 19 South, Range 59 East, M.D.M.; and

The north, east, south, and west 33.00 feet of the East Half (E½) of the Southwest Quarter (SW¼) of the Northwest Quarter (NW¼) of the Northwest Quarter (NW¼) of Section 25, Township 19 South, Range 59 East, M.D.M.

ANALYSIS

Planning

Planning staff has no objection to the Vacation request. Access to the project parcels will be available via Centennial Parkway. Development of the project parcels is proposed as single-family residential in accordance with SDR-12342 and ZON-12345.

Public Works

We have no objection to the vacation application request to vacate U.S. Government Patent Reservations generally located south of Centennial Parkway, west of Shaumber Road.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 4 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-17077** APN: 125.25.101-001, 002 & 005

Name of Property Owner: PN II Inc

Name of Applicant: Pulte Homes

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

☐ Yes

☒ 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): _____

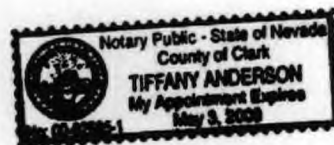
APN: _____

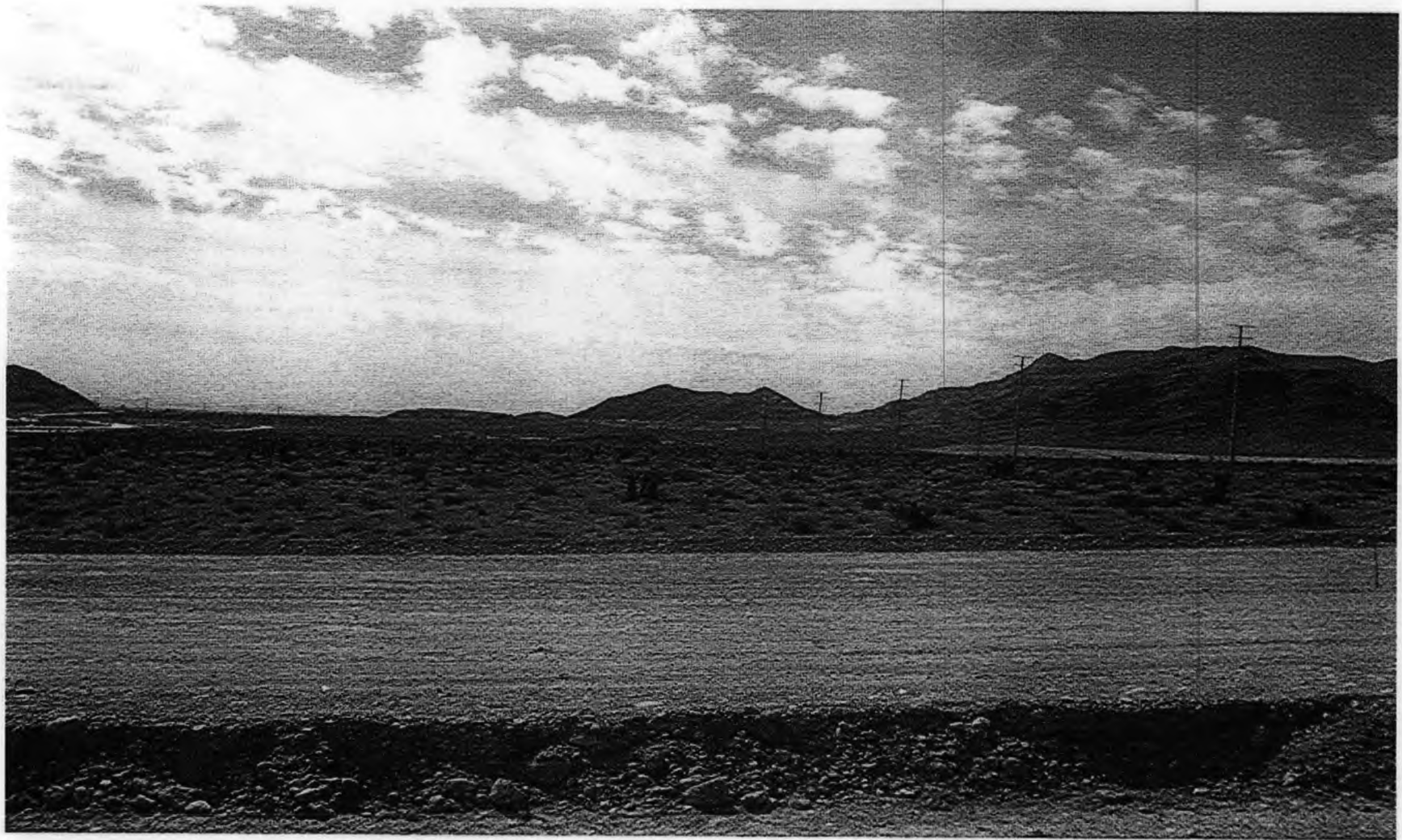
Signature of Property Owner: *Don Boettcher*

Print Name: Don Boettcher

Subscribed and sworn before me

This 5th day of September, 20 06
Tiffany Anderson
Notary Public in and for said County and State





VAC-17077 - APPLICANT: PULTE HOMES - OWNER: PN II, INC.
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



VAC-17077 - APPLICANT: PULTE HOMES - OWNER: PN II, INC.
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



ENGINEERS PLANNERS SURVEYORS

G. C. WALLACE, INC.

Writer's Contact Information:

September 21, 2006

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

RE: Justification Letter – Centennial 15 – Vacation Request
APN's: 126-25-101-001; 126-25-101-002 & 126-25-101-005

To whom it may concern:

On behalf of our Client PN II, Inc. dba Pulte Homes, G.C. Wallace Inc., requests the review and approval of this Vacation Application for a single-family residential project generally located west of Shaumber Road and south of Cimarron.

The zoning (ZON-12345) and Site Development Review (SDR-12342) for this project were both approved by City Council on June 22, 2006.

We are requesting to vacate 33' wide patent easements along the property lines for each 5-acre parcel as no utilities or roadways are required for these portions of the development. This vacation package includes copies of the original Patent Reservation Documents, APN map, vacation exhibits and the legal descriptions showing the locations of the areas to be vacated.

If you should need any additional information or have any questions, please feel free to contact us.

Sincerely,
G.C. Wallace, Inc.

Jodi Bennett
Project Coordinator

CC: Aaron Schwerman, Pulte Homes
John Moran, Pulte Homes
Rick Read, GCW
Tabitha Keetch, KKBRF

VAC-17077 RECEIVED
11/16/06 PC SEP 22 2006

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: VAC-17077 - APPLICANT: PULTE HOMES - OWNER: PN II, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *November 16, 2006* Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

Enclosed please find the proposed conditions of approval. If you agree to these conditions, please sign this form and fax it to Carman Burney at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

Please sign and date that you have read and agree to the conditions.

A handwritten signature in black ink, appearing to read "Tim Washburn", is written over a horizontal line.

Signature

11-9-06

Date

Tim Washburn

Please print name

Pulte Homes INC.

Company Name

Sincerely,

Douglas J. Rankin, Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT**CITY COUNCIL MEETING OF: DECEMBER 20, 2006****DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW

SDR-17298 - PUBLIC HEARING - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT AND A WAIVER TO ALLOW A REDUCTION OF THE PERIMETER LANDSCAPING BUFFERING REQUIREMENTS on 0.52 acres adjacent to the north side of Sahara Avenue, approximately 600 feet east of 6th Street (APN 162-03-801-018), C-1 (Limited Commercial) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

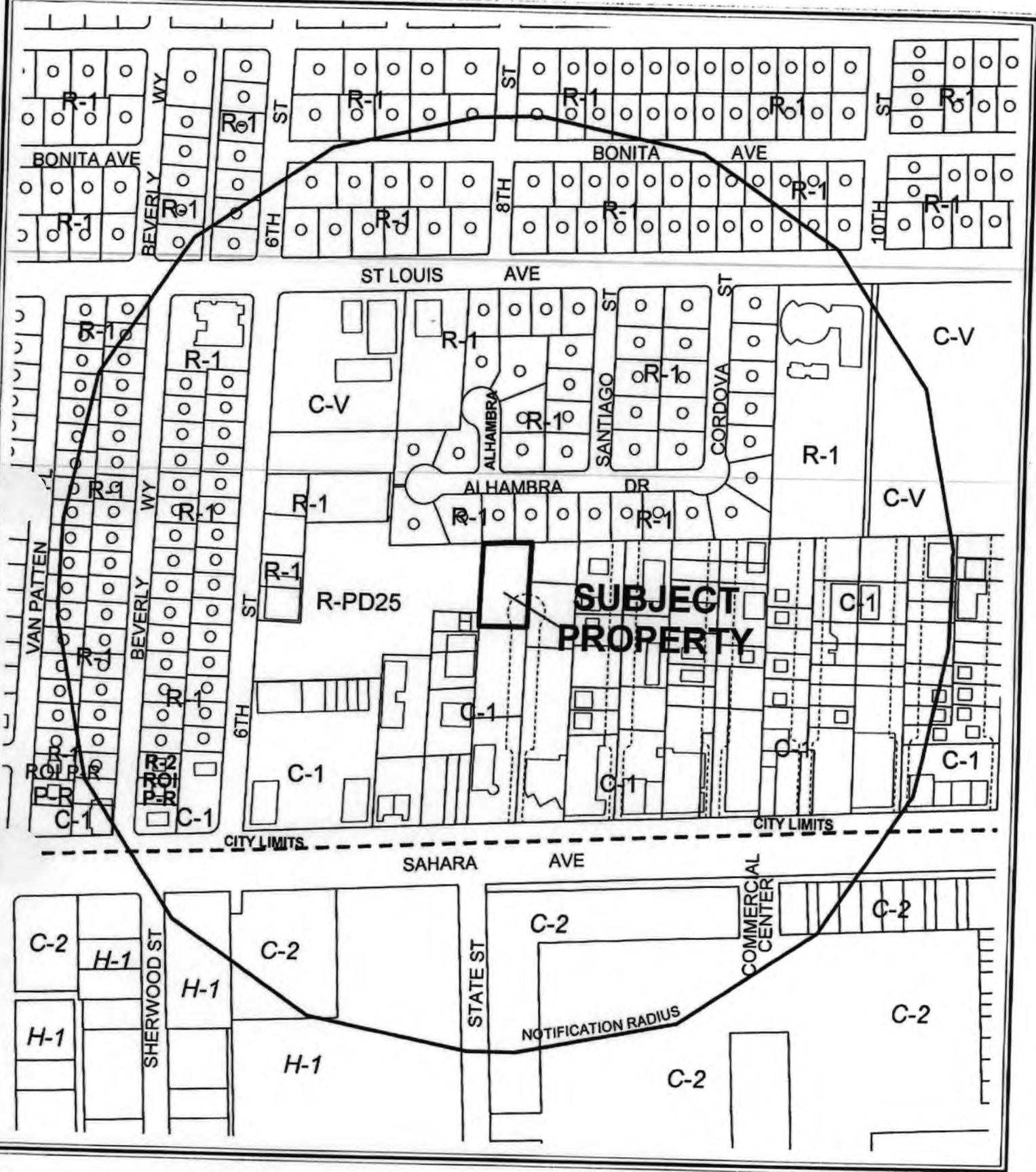
BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by Attorney Stephanie H. Allen

Motion made by GARY REESE to Table Item 107 [GPA-16202], Item 108 [ZON-16196], Item 109 [SUP-16198], Item 110 [SUP-16200] and Item 111 [SDR-16197]; HOLD IN ABEYANCE Item 116 [ZON-15031], Item 117 [SDR-15030], Item 132 [SDR-17298], Item 152 [RQR-17098] and Item 154 [SDR-17057] to 1/3/2007; Item 122 [VAR-16165], Item 127 [SDR-15747], Item 133 [GPA-16511], Item 134 [ZON-16519], Item 135 [VAR-16525] and Item 136 [SDR-16522] to 1/17/2007; Item 137 [GPA-16578], Item 138 [ZON-16580] and Item 139 [SDR-16581] to 2/7/2007; and Item 153 [SUP-13490] to 2/21/2007

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)



CASE: **SDR-17298**

RADIUS: 1000 FEET

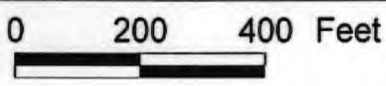
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

0 200 400 Feet





CASE: **SDR-17298**
RADIUS: 1000 FEET
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17298 - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/03/06, except as amended by conditions herein.
3. A Waiver from 19.12 is hereby approved, to allow a reduction in the perimeter landscape buffer widths where 8 feet is the minimum width allowed. Landscape buffer zone widths will be 2 feet along the east, 7 feet to the north, and 0 feet along the south property line.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: (1) Add one 24 inch box trees within the landscape buffer along the western property line and two 24 inch box trees within the landscape buffer along the eastern property boundary.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Site Development Plan Review for a 38 space parking lot with a Waiver of the perimeter landscaping requirements on an undeveloped 0.52 acre site located on the north side of Sahara Avenue, approximately 600 feet east of 6th Street. The parking lot will provide parking for employees of the adjacent commercial office located southeast of the project site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/20/04	City Code Enforcement reported site violations involving litter, trash, debris, weeds, and other waste on the project site.
11/16/06	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #6/ja).
<i>Pre-Application Meeting</i>	
09/20/06	A Pre-Application Meeting was held with the applicant. The applicant was informed of the Title 19 landscape perimeter buffer zone as well as parking lot landscape requirements.
<i>Neighborhood Meeting</i>	
This application does not require a neighborhood meeting nor was one held	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.52

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant lot	Commercial	C-1 (Limited Commercial)
North	Residential	Residential	R-1 (Single Family Residential)
South	Vacant lot	Commercial	C-1 (Limited Commercial)
East	Surface Parking and public right-of-way	Commercial	C-1 (Limited Commercial)
West	Vacant lot	Residential	R-PD (Residential Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Beverly Green Southridge Neighborhood Plan	Y		Y
Las Vegas 2020 Master Plan – Revitalization Area	Y		Y
Las Vegas Redevelopment Plan	Y		Y
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	Y		Y
Trails		N	Y
Rural Preservation Overlay District		N	Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	Y
Min. Lot Width	100	NA	Y
Min. Setbacks • Front • Side • Corner • Rear	20 10 15 20	Not applicable as no new building(s) is included in this proposal	Y
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	NA	NA	Y
Max. Building Height	NA	NA	Y
Trash Enclosure	NA	NA	Y
Mech. Equipment	NA	NA	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 tree for every 6 spaces	6	8	Y
Buffer: Min. Trees	1 per 30 Linear Feet	13 Trees	13	N
TOTAL		19	21	N
Min. Zone Width	8 Feet		8 Feet on West property line; 7 Feet along the North property line; 2 feet along the east property line; 0 feet along the southern property line.	N
Wall Height	NA		Y	Y

Waivers		
Request	Requirement	Staff Recommendation
Waive the requirement for perimeter landscape buffer zone.	8 feet	Approve the Waiver

ANALYSIS

The proposed project is for the approval of a Site Development Plan Review to construct a new 38 space parking lot on an undeveloped parcel. Surrounding land uses include single family residential to the north, a surface parking lot to the east, and undeveloped dirt lots to the west and south. The project site is located in the C-1 (Limited Commercial) Zone, Beverly Green Southridge Plan Area, Las Vegas Redevelopment Plan Area – Downtown Revitalization, and the Airport Overlay District.

The project plans were reviewed and development service staff determined that the landscape buffer zones along the north, south, and east property lines are not consistent with Title 19 Landscape Standards. Title 19 Perimeter Landscape Buffer Widths require a minimum zone depth of 8 feet for interior lot lines. The landscaping plan shows a 2 foot buffer along the east property line; a 7-15 foot buffer along the northern property lines; and a 0-15 foot buffer along the southern property line. As such, the project requires a Waiver of perimeter landscaping buffers.

The project parcel received a violation from city code enforcement on 04/21/04 related to illegal dumping of trash, debris and other associated waste and accumulation of weeds and grasses. Development of the project site as a parking lot would be an improvement over existing conditions and would be consistent with the intent of city revitalization efforts.

- Zoning:

The project is consistent with Title 19 Commercial Development Standards for the C-1 (Limited Commercial) Zone, and on-site parking standards.

- Special Area Plan:

The project is located within the Las Vegas Redevelopment Plan Area, and the Revitalization Area of the City Master Plan.

- Landscaping plan:

The project landscape plan does not meet the buffer zone requirements. Title 19 Landscape buffer standards require a minimum 8-foot zone depth for commercial uses. The project landscape plans show buffer widths of 8 feet along the western property line, 7-15 feet along the northern property line, 2 feet along the eastern property line, and 0-15 feet along the southern boundary. As such, a Waiver of the perimeter landscape buffer zone requirement is included with this development proposal.

Project landscaping will include Mondel pine and honey mesquite trees; cassia, Texas Ranger, and wheelers dwarf pitosporum for shrubs; new gold lantana for ground cover, and 2-inch deep rock mulch.

FINDINGS

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

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

The proposed parking lot is compatible with development in the immediate vicinity.

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

The proposal meets the intent of the General Plan – Revitalization area goals, Title 19, Las Vegas Redevelopment Plan, and Commercial Development Design Standards and the landscape standards. The requested Waiver of the landscape buffer zones is acceptable as the project would improve an underutilized site, address a history of code compliance concerns, and provide an upgraded surface parking area for an existing business.

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

Vehicular access to the project site would not adversely affect traffic movements along East Sahara Boulevard or residential neighborhoods.

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

Landscaping would be appropriate for the area.

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

The proposed parking lot would complement existing commercial and adjacent residential development in the immediate area by providing and maintaining landscaped areas.

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

No detrimental effects to Public health and safety would result with development of this site as a surface parking and landscaping.

PLANNING COMMISSION ACTION

At the Planning Commission meeting the applicant agreed with all proposed conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

14

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 220 by Planning and Development

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-17298

Case Number: _____ APN: 162-03-801-018

Name of Property Owner: Stanley M. Zurawski Jr. IRA

Name of Applicant: Republic Services of Southern 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: _____

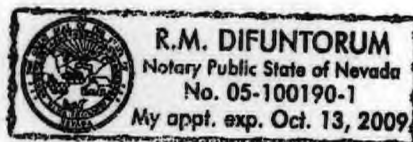
Signature of Property Owner: _____

Stacy Libbey, AVP/Trust Officer
Print Name: Premier Trust Inc, custodian
for Stanley M. Zurawski Jr. IRA

Subscribed and sworn before me

This 2nd day of October, 2006

R.M. Difuntorum
Notary Public in and for said County and State





PRODUCT NO. L-5	DATE	CITY OF
--------------------	------	---------

LANDSCAPE IMPROVEMENT PLANS FOR
SAHARA PARKING LOT
PLANTING PLAN

CITY OF LAS VEGAS

NEVADA


WOOD ADDERS
IN VOLUME • IN SERVICE • IN PLACE • IN QUALITY
1620 Goshen Green St. S.W. Rd. 101.204.1254
Las Vegas, NV. 89104 Fax 702.426.7021

AUTO MATCHEM & FORD
 MAKE M V
 MODEL W
 LICENSE P. DORNEY
 OWNER P. DORNEY

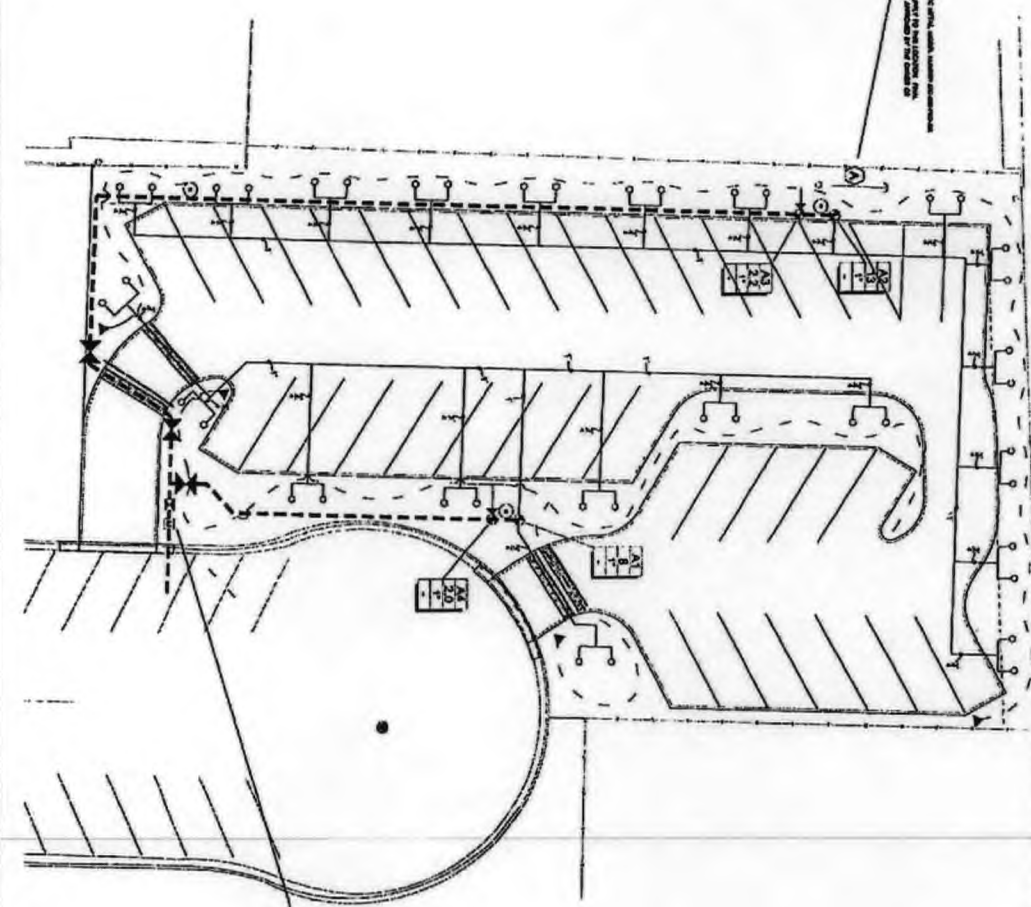
PRELIMINARY - INITIAL SUBMITTAL

REC'D
OCT 03 2004

SDR-17298

11/16/06 PC

1. The irrigation system is designed to provide adequate water to the plants, with a minimum of water waste.
 2. The system is designed to provide adequate water to the plants, with a minimum of water waste.
 3. The system is designed to provide adequate water to the plants, with a minimum of water waste.



1. The irrigation system is designed to provide adequate water to the plants, with a minimum of water waste.
 2. The system is designed to provide adequate water to the plants, with a minimum of water waste.
 3. The system is designed to provide adequate water to the plants, with a minimum of water waste.

NOTE: IRRIGATION PLAN IS QUANTITATIVE.
 CONTRACTOR TO PLACE MANHOLE AND
 REPAIR EQUIPMENT IN PLANTERS.
 See Sheet L-1 for Irrigation
 Legend and Notes



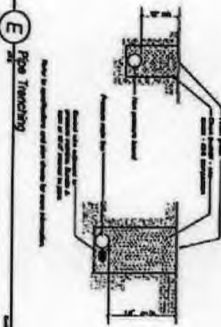
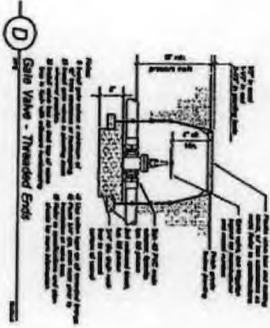
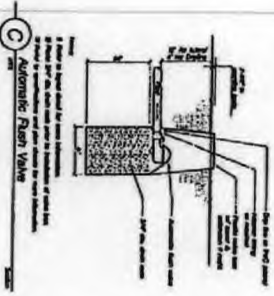
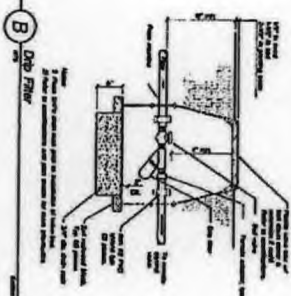
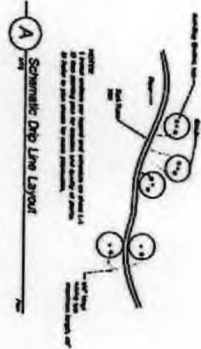
WOOD RODGERS
 LANDSCAPE IMPROVEMENT PLANS FOR
SAHARA PARKING LOT
 IRRIGATION PLAN
 CITY OF LAS VEGAS
 NEVADA

WOOD RODGERS
 2000 S. LAS VEGAS BLVD. SUITE 100
 LAS VEGAS, NV 89102
 PHONE: 702-735-1111
 FAX: 702-735-1112

DATE	BY	REVISION
11/16/06	J. RODGERS	PRELIMINARY - INITIAL SUBMITTAL

P
 OCT 0 3 06

SDR-17298
 11/16/06 PC



IRRIGATION SCHEDULE

CONTINUED FROM SHEET L-1

Zone	Area	Flow	Pressure	Flow	Pressure
1	1000	100	100	100	100
2	1000	100	100	100	100
3	1000	100	100	100	100
4	1000	100	100	100	100
5	1000	100	100	100	100
6	1000	100	100	100	100
7	1000	100	100	100	100
8	1000	100	100	100	100
9	1000	100	100	100	100
10	1000	100	100	100	100

Notes:
1. The irrigation schedule shall be installed in accordance with the City of Las Vegas Standard Specifications for Public Works.
2. The irrigation schedule shall be installed in accordance with the City of Las Vegas Standard Specifications for Public Works.
3. The irrigation schedule shall be installed in accordance with the City of Las Vegas Standard Specifications for Public Works.

See Sheet L-1 for Irrigation Legend and Notes



PROJECT: SAHARA PARKING LOT
SHEET: L-2
DATE: 11/16/06

LANDSCAPE IMPROVEMENT PLANS FOR
SAHARA PARKING LOT
IRRIGATION SCHEDULE, WATER CALCS, AND DETAILS
CITY OF LAS VEGAS

WOOD RODGERS
1000 South Las Vegas Blvd., Suite 100
Las Vegas, NV 89101
Phone: 702.251.1000

DESIGNED BY: J. ROBERT
CHECKED BY: J. ROBERT
DATE: 11/16/06

PRELIMINARY - INITIAL SUBMITTAL

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/16/06

RECEIVED
OCT 03 2006

SDR-17298
11/16/06 PC



SDR-17298 - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 600 FEET EAST OF 6TH STREET
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



SDR-17298 - APPLICANT: REPUBLIC SERVICES OF SOUTHERN NEVADA - OWNER: PREMIER TRUST OF NEVADA
NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 600 FEET EAST OF 6TH STREET
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



October 2, 2006

City of Las Vegas
731 S. 4th Street
Las Vegas, Nevada 89101

SDR-17298
11/16/06 PC

Re: Application for Site Development Plan Review & Waiver, . P... 162-03-801-018

To Whom It May Concern:

On behalf of the Republic Services of Southern Nevada (Republic Services), Wood Rodgers Inc. respectfully submits the attached application for a site development plan review. The proposed project is exclusively located at APN 162-03-801-018 and will include the construction of an employee parking lot.

Mr. Stanley Zurawski Jr., as owner of the parcel in question, maintains a lease agreement with Republic Services and has given consent for the proposed parking lot use. The subject parcel is currently unimproved, unoccupied and is accessed by a paved private drive owned by Republic Services of Southern Nevada, and Mr. Stanley Zurawski Jr. Both parties agree to maintain access to the site as it is today.

The proposed parking lot will be for the use of Republic Services of Southern Nevada employees who work at 770 East Sahara Avenue, Las Vegas, Nevada. In total, there will be 38 parking spaces constructed, with all parking slots being numbered and assigned. The lot will include drought resistant landscaping to exceed the City of Las Vegas (City) requirements, landscape buffers as required by the City, an automatic drip irrigation system, and lighting to exceed the City requirements. There will be no compact car spaces provided within the new parking lot, and two additional handicapped access parking spaces (one van accessible) will be provided in the current handicapped parking location adjacent to the main door of the Republic Services of Southern Nevada office building. Additionally, the current parking on the West side, running North/South along the private drive will be eliminated, and those employees will be assigned parking spaces in the proposed lot.

Waiver Request: We respectfully request a waiver of the landscape island requirements within the parking lot defined by the City of Las Vegas "Urban Design and Guideline Standards".

Justification: We are providing a tree every twenty (20) feet along the perimeter of the parking lot, and within the proposed island within the parking lot. Additionally, we are providing over twenty five (25) clusters of drought resistant shrubs and bushes throughout the parking lot. This proposed landscape scheme exceeds all City requirements. As the adjacent properties are currently zoned residential, we paid particular attention to the North and West border of the proposed parking lot. We feel that

the proposed landscape scheme will significantly beautify the area, more than adequately buffer the existent residential zoned parcels and significantly improve the esthetics of the area.

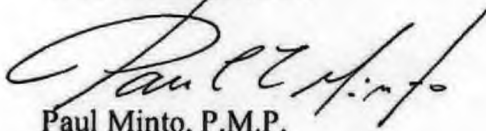
Waiver Request: We respectfully request a waiver for the requirement of two (2) handicapped parking spaces within the proposed parking lot as described in the City of Las Vegas "Urban Design and Guideline Standards".

Justification: We will provide two (2) handicapped parking spaces (one van accessible) in the current handicapped parking area adjacent to the main door of the Republic Services of Southern Nevada offices. These proposed spaces will be in addition to the twelve existing handicap spaces and meet ADA requirements.

This proposed parking lot will eliminate the current parking along the West side of the private drive at 770 East Sahara Avenue, and will significantly improve the esthetics of the area in general. We respectfully request approval of our application.

Thank you for your time and attention to our request.

Sincerely,
Wood Rodgers, Inc.



Paul Minto, P.M.P.
Principal

SDR-17298
11/16/06 PC

**KUMMER
KAEMPFER**
**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE H. ALLEN

sallen@kkbrf.com
702.792-7000
 LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

 RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

 SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4260
Fax: 702.939.6457

 CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

December 19, 2006

VIA FACSIMILE

382-4803

 Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

**Re: Republic Services of Southern Nevada
SDR-17298**

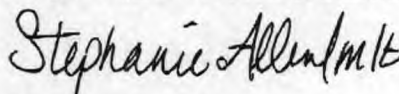
Dear Ms. Ronemus:

Our office represents the property owner in the above-referenced matter. We respectfully request that this item be continued from the presently scheduled City Council hearing of December 20, 2006 until January 3, 2007. The additional time is needed to revise plans.

Thank you for your cooperation and please call if you have any questions.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO



Stephanie H. Allen

SHA/mlt

 RECEIVED
CITY CLERK
2006 DEC 20 A 7:55

Submitted after final agenda

Date 12-20-06 item #132

276543_1.DOC

10757 Sahnon

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-16511 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend DENIAL.

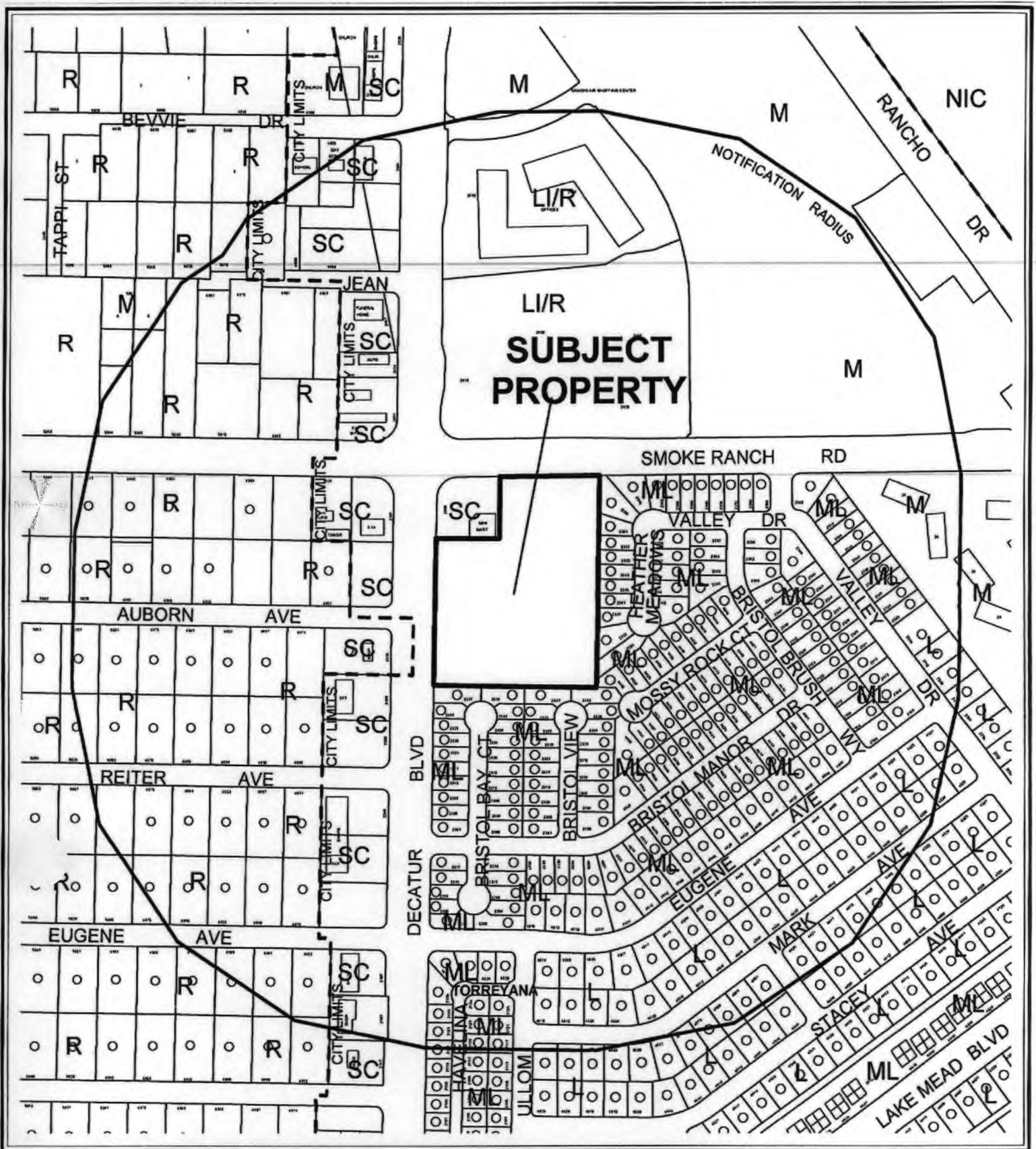
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Submitted after final agenda - Abeyance request by Russell Skuse for Items 133-136

Motion made by GARY REESE to Table Item 107 [GPA-16202], Item 108 [ZON-16196], Item 109 [SUP-16198], Item 110 [SUP-16200] and Item 111 [SDR-16197]; HOLD IN ABEYANCE Item 116 [ZON-15031], Item 117 [SDR-15030], Item 132 [SDR-17298], Item 152 [RQR-17098] and Item 154 [SDR-17057] to 1/3/2007; Item 122 [VAR-16165], Item 127 [SDR-15747], Item 133 [GPA-16511], Item 134 [ZON-16519], Item 135 [VAR-16525] and Item 136 [SDR-16522] to 1/17/2007; Item 137 [GPA-16578], Item 138 [ZON-16580] and Item 139 [SDR-16581] to 2/7/2007; and Item 153 [SUP-13490] to 2/21/2007

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)



CASE: GPA-16511

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-16511 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: SCHNIPPLE FAMILY TRUST

**** CONDITIONS ****

The Planning Commission (6-1/ds vote) and staff recommend DENIAL.

**** STAFF REPORT ******PROJECT DESCRIPTION**

The applicant is requesting to amend a portion of the Southwest Sector Plan of the Master Plan from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential).

The proposed MLA (Medium-Low Attached Density Residential) Land Use Designation is not considered appropriate for this location. The surrounding area is ML (Medium-Low Density Residential) and L (Low Density Residential). The proposed designation allows up to four units per acre more than what is currently permitted on the site. This General Plan Amendment would allow 25 lots more than the current land-use designation and zoning. The additional density is not compatible with the area and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/05	The Planning Commission tabled a request for a Rezoning (ZON-5669) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property. Staff recommended approval.
11/16/05	The City Council approved a General Plan Amendment (GPA-7678) from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential); a Waiver (WVR-9060) of Title 18.12.160 to allow 88 feet between street intersections where 220 feet is the minimum separation required; a Site Development Plan Review (SDR-9061) for a 50-lot single-family residential development; and a Rezoning (ZON-9058) from R-1 (Single-Family Residential) to R-PD8 (Residential Planned Development - 8 Units Per Acre). The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission approved a Tentative Map (TMP-9764) for a 50-lot, single-family residential subdivision. Staff recommended approval.
11/16/06	The Planning Commission recommended denial of companion items ZON-16519, VAR-16525 and SDR-16522 concurrently with this application.
11/16/06	The Planning Commission voted 6-1/ds to recommend DENIAL (PC Agenda Item #7/ng)..
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this application.	
<i>Pre-Application Meeting</i>	
08/14/06	A pre-application meeting was held and the following items were noted: A bus turnout and a drainage study are required. The General Plan Amendment was discussed. A knuckle deviation would be necessary. The homes would be sprinkled.

Neighborhood Meeting	
09/26/06	A neighborhood meeting was held at Brinley Middle School, 2480 Maverick Street, Las Vegas, Nevada. In attendance were the applicant, one staff member, and one member of the public. Concerns regarding the density of the project, lack of open space, and an increase in traffic were discussed.

Details of Application Request	
Site Area	
Gross Acres	6.19
Net Acres	5.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium-Low Density Residential)	R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development, 8 Units per Acre) Zone
North	Storage	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	Convenience Store Single-Family Residential	SC (Service Commercial)	C-1 (Limited Commercial) R-E (Residence Estates)

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

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-1 (Single Family Residential) under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre)	8.49 Units Per Acre	52 Units under the R-PD8 (Residential Planned Development - 8 Units Per Acre) Designation	R-PD12 (Residential Planned Development - 12 Units Per Acre)	12.49 Units per Acre	MLA (Medium-Low Attached Density Residential)	12.49 Units Per Acre 77 Units under the R-PD12 Designation (Residential Planned Development - 12 Units Per Acre)

ANALYSIS

The proposed General Plan Amendment would allow up to 12.49 units per acre. Currently 8.49 units per acre are permitted on the subject property. The adjacent property also carries a land-use designation that permits 8.49 units per acre. While the increase is only one land-use category more intense than what is currently permitted, the change would permit an additional 25 homes on the site. The increase in density will have an overall negative affect on the area and denial of this request is recommended.

FINDINGS

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

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

In regard to "1":

The density and intensity of the proposed General Plan Amendment are not compatible with the adjacent land-use designations. The adjacent property carries a ML (Medium-Low Density Residential) land-use designation. The ML category permits up to 8.49 units per acre. The proposed MLA (Medium-Low Attached Density Residential) land-use designation permits up to 12.49 units per acre. The additional density would permit an additional 25 homes on this property and is not considered appropriate.

In regard to "2":

The proposed R-PD12 (Residential Planned Development – 12 Units Per Acre) District is not compatible with the surrounding uses. The R-PD12 (Residential Planned Development – 12 Units Per Acre) District would feature lot sizes that are approximately half the size of the smallest lots on adjacent properties.

In regard to "3":

The site gains access from Smoke Ranch Road a 100-foot Primary Arterial. A crash gate is provided from Decatur Boulevard. Smoke Ranch Road will provide adequate access to and from the subject property.

In regard to "4":

There are no additional plans and policies that affect the proposed General Plan Amendment. It is noted that the project related to this General Plan Amendment does not conform to Title 19.06 requirements for open space and a Variance (VAR-16525) is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 349 by Planning Department

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

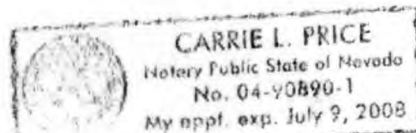
Name of Applicant: Richmond American Homes

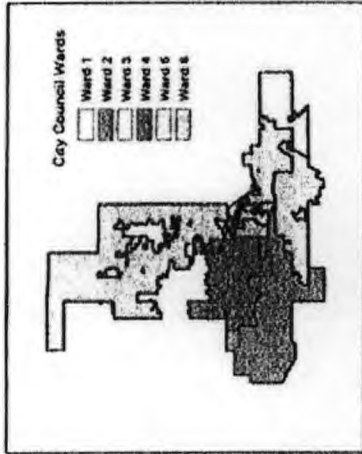
X No

APN: _____

Mark A Schnipper

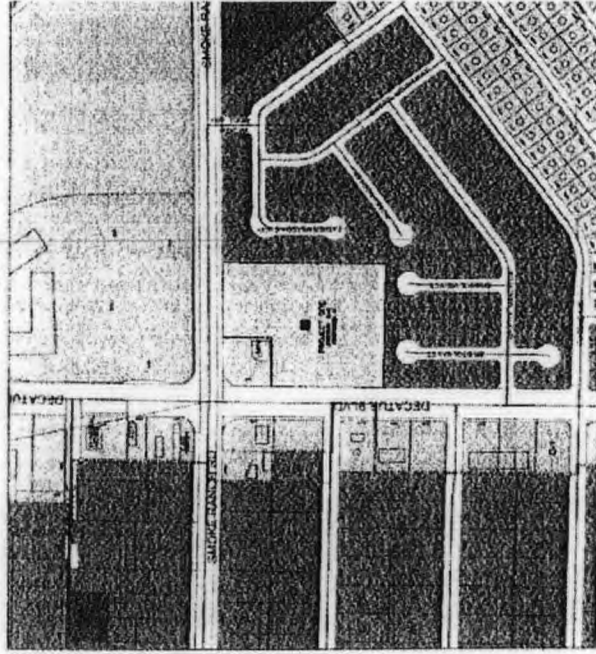
Notary Public in and for said County and State



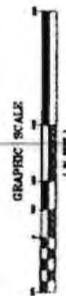


- ☐ Rural Estates
- ☐ Desert Rural
- ☐ Rural
- ☐ Low
- ☐ Medium - Low
- ☐ Medium - Low Attached
- ☐ Medium
- ☐ High
- ☐ Office
- ☐ Service Commercial
- ☐ General Commercial
- ☐ Town Commercial
- ☐ Las Vegas Medical District
- ☐ Light Industrial / Warehouse
- ☐ Planned Community Development
- ☐ Planned Redevelopment Area
- ☐ Park / Recreation / Open Space
- ☐ Public Facility
- ☐ Public Facility - School
- ☐ Public Facility - Clark County
- ☐ Town Center
- ☐ Resource Conservation
- ☐ Downtown - Commercial
- ☐ Downtown - Mixed Use
- ☐ Not in City
- ☐ Unplanned - Other

General Plan Designations



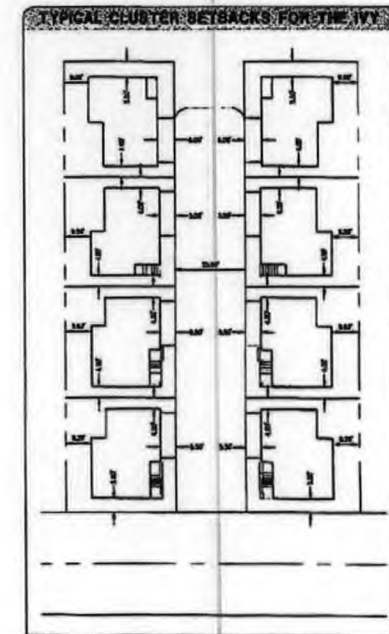
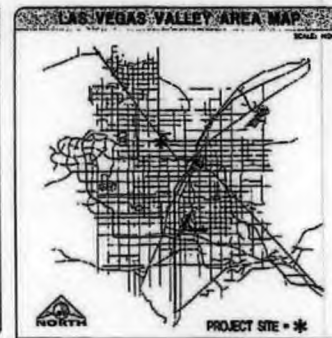
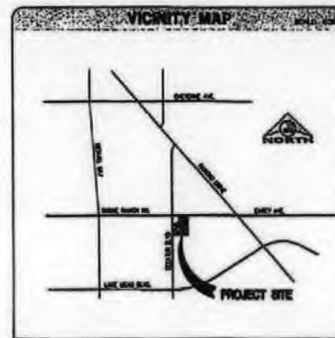
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SEP 06 2009



GPA-16511

11/16/06 PC

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.



LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE SEVENTH QUARTER
FROM 1/4 OF THE NORTH HALF OF 1/4 OF SECTION 16,
T4S, R2E, S10E, 20S BLK. 100, E. 100, N.E.A., CITY OF
LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER

TETSON ENGINEERING
2752 N. CHARLOTTE BLVD., SUITE B
LAS VEGAS, NV 89104
OFFICE: (702) 339-1485
FAX: (702) 339-3962

BENCHMARK

CLARK COUNTY VERPOK CONTROL POINT "BLVD" (1988)
CITY OF ST. LOUIS, MISSOURI AND CLARK COUNTY,
MISSOURI
CONCRETE CULVERT, NORTHEAST CORNER OF JONES BL.
AND RACEL STREET.

ELEVATION: 1287.22 (FEET)
FOR SALE (OVERFLOW)

CLARK COUNTY VERPOK, CLARK COUNTY, MISSOURI
CLARK COUNTY VERPOK, CLARK COUNTY, MISSOURI
CLARK COUNTY VERPOK, CLARK COUNTY, MISSOURI

ASSESSOR'S PARCEL NUMBER
130-10-001-000

OWNER
 WINDHOLE FAMILY TRUST
 8800 CHEYENNE AVENUE, SUITE 200
 LAS VEGAS, NV 89129
 OFFICE (702) 204-1047

BASIS OF BEARING

NORTH QUARTER 1/4, BEING THE BEARING OF THE EAST LINE OF THE SOUTHWEST QUARTER (2E 1/4) OF THE SOUTHWEST QUARTER (2E 1/4) OF SECTION 12, TOWNSHIP 13 NORTH, RANGE 10 EAST, PLAIN, AS SHOWN IN MAPS 100, PAGE 21 OF PLATS IN THE AT THE CLARK COUNTY, INDIANA RECORDS OFFICE.

SHEET INDEX

1. COVER SHEET

2. SITE PLAN

DEVELOPER
 RESEARCH AMERICAN VEHICLES OF MICHIGAN, INC.
 2490 FORD VEHICLE PARKWAY, SUITE 120
 HENRIEVILLE, NY 12534
 OFFICE: (716) 617-8400

COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT "A"	2,504 SF	6,780 SF	11,205 SF
COMMON LOT "B"	1,784 SF	24,335 SF	35,289 SF
COMMON LOT "C"	2,794 SF	0 SF	2,794 SF
COMMON LOT TOTAL	7,082 SF	31,115 SF	45,298 SF

LAND-USE TABULATION		
LAND-USE DESCRIPTION		
FRESH EARTH PROPOSED ZONING	R-99 (RESIDENTIAL PLANNED DEVELOPMENT) R-99D (RESIDENTIAL PLANNED DEVELOPMENT)	
SITE SUMMARY		
TOTAL WATS		77.16 AC
CONTRIBUTING WATS		6.18 AC
ORDS AGENCY BODIFY (PROG)		12.62 LOTS / AC
USABLE OPEN SPACE		
TOTAL REQUIRED		10,375 SF
TOTAL PROVIDED		11,275 SF

SETBACK REQUIREMENTS	
CLARK COUNTY TITLE 20	
ZONING	R-20
TYPICAL LOT SIZE (SF)	1,600 SF
FRONT TO BUILDING	2' MIN
FRONT TO GARAGE	5' - 6' ON 15' PLUS
SIDE TO BUILDING	2' MIN.
SIDE TO ROOF EAVE	2' MIN.
SIDE ON CORNER	4' MIN.
REAR	2' MIN.

SURVEYOR

28-GINE SURVEYOR
6753 W. OAKLEIGH BLVD., SUITE A
LAS VEGAS, NV 89145
OFFICE: (702) 641-1304
FAX: (702) 670-4578

RECEIVED
OCT 25 2006

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

Triton
Engineering



RICHMOND AMERICAN HOMES OF NEVADA, INC.

SMOKE RANCH / DECATUR, GA

COVER SHEET

CLV. DWG.



December 20, 2006

VIA FAX - 382-4803

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

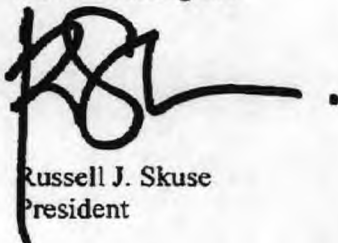
Attention: City of Las Vegas City Clerk

Reference: Smoke Ranch-Decatur GPA/Rezoning/Variance and Site Development Plan Review
APN #139-19-101-002

On behalf of Richmond American Homes, we respectfully request that the above listed General Plan Amendment (*GPA-16511*), Zone Change (*ZON-16519*), Variance (*VAR-16525*) and Site Development Plan Review (*SDR-16522*) that are scheduled to be heard at the December 20, 2006 City Council meeting be **HELD** until your January 17, 2006 meeting. We would like the opportunity to continue our discussions and meet with Council and staff with respect to our project and its bearing on the surrounding community.

If you have any questions or require additional information, please feel free to call me at my office, 384-7701, or on my cell phone, 580-1146.

Sincerely,
RS Consulting Inc



Russell J. Skuse
President

RECEIVED
CITY CLERK
2006 DEC 20 A 8:18

RS CONSULTING, INC.
702.384.7701 (Office) 702.384.7702 (Fax)
rsconsulting-inc@cox.net

Continued after final agenda

Date 12/20/06 Item #133-136

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

REZONING RELATED TO GPA 16511

ZON-16519 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) TO: R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

Motion made by GARY REESE to Table Item 107 [GPA-16202], Item 108 [ZON-16196], Item 109 [SUP-16198], Item 110 [SUP-16200] and Item 111 [SDR-16197]; HOLD IN ABEYANCE Item 116 [ZON-15031], Item 117 [SDR-15030], Item 132 [SDR-17298], Item 152 [RQR-17098] and Item 154 [SDR-17057] to 1/3/2007; Item 122 [VAR-16165], Item 127 [SDR-15747], Item 133 [GPA-16511], Item 134 [ZON-16519], Item 135 [VAR-16525] and Item 136 [SDR-16522] to 1/17/2007; Item 137 [GPA-16578], Item 138 [ZON-16580] and Item 139 [SDR-16581] to 2/7/2007; and Item 153 [SUP-13490] to 2/21/2007

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 133 for related backup.





CASE: ZON-16519

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

0 400 800 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 20, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-16519 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: SCHNIPPLE FAMILY TRUST**

**** CONDITIONS ****

The Planning Commission (6-1/ds vote) and staff recommend DENIAL.

Planning and Development

1. A General Plan Amendment (GPA-16511) to a Medium-Low Attached Density Residential Land Use Designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-16522) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate all additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes and additional right-of-way for a bus turnout on Smoke Ranch Road unless otherwise allowed by the City Traffic Engineer.
5. Construct all incomplete half-street improvements on Smoke Ranch Road and Decatur Boulevard adjacent to this site concurrent with development of this site.
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study

concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single-Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone to R-PD12 (Residential Planned Development - 12 Units Per Acre).

The proposed rezoning is not considered appropriate for this location. The lot sizes and density that would be permitted by the proposed rezoning are not compatible with surrounding development. The project calls for lots that are approximately half the size of the smallest adjacent lots. While the single-family use is considered appropriate for this location, a design that features lots more comparable to the adjacent development and that meets open space requirements is sought. Due to these factors, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/05	The Planning Commission tabled at the request of the applicant an application for a Rezoning (ZON-5669) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property. Staff recommended approval.
11/16/05	The City Council approved a General Plan Amendment (GPA-7678) from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential); a Waiver (WVR-9060) of Title 18.12.160 to allow 88 feet between street intersections where 220 feet is the minimum separation required; a Site Development Plan Review (SDR-9061) for a 50-lot, single-family residential development; and a Rezoning (ZON-9058) from R-1 (Single Family Residential) to R-PD8 (Residential Planned Development - 8 Units per Acre). The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission Approved a Tentative Map (TMP-9764) for a 50-lot, single-family residential subdivision. Staff recommended approval.
11/16/06	The Planning Commission recommended denial of companion items GPA-16511, VAR-16525 and SDR-16522 concurrently with this application.
11/16/06	The Planning Commission voted 6-1/ds to recommend DENIAL (PC Agenda Item #8/ng)..

Related Building Permits/Business Licenses	
There are no building permits or business licenses related to this application.	
Pre-Application Meeting	
08/14/06	A pre-application meeting was held and the following items were noted. A bus turnout and drainage study is required. The General Plan change was discussed. A knuckle deviation would be necessary. The homes would be sprinkled.

Neighborhood Meeting	
09/26/06	A neighborhood meeting was held at Brinley Middle School, 2480 Maverick Street, Las Vegas, Nevada. In attendance were the applicant, one staff member, and one member of the public. Concerns regarding the density of the project, lack of open space, and an increase in traffic were discussed.

Details of Application Request	
Site Area	
Gross Acres	6.19
Net Acres	5.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium-Low Density Residential)	R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development, 8 Units Per Acre) Zone
North	Storage	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	Convenience Store Single-Family Residential	SC (Service Commercial)	C-1 (Limited Commercial) R-E (Residence Estates)

<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 Title 19.06 the following Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1,468 SF	Y
Min. Lot Width	N/A	31 Feet	Y
Min. Setbacks			
• Front	N/A	3 Feet	Y
		5 Feet or 18 Feet (Garage)	Y
• Side	N/A	3 Feet	Y
• Corner	N/A	4 Feet	Y
• Rear	N/A	3 Feet	Y
Min. Distance Between Buildings	N/A	6 Feet	Y
Max. Building Height	N/A	3 Stories/35 Feet	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-1 (Single-Family Residential) under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre)	8.49 Units Per Acre	52 Units under the R-PD8 Designation	R-PD12 (Residential Planned Development - 12 Units Per Acre)	12.49 Units per Acre	MLA (Medium-Low Attached Density Residential)	12.49 Units Per Acre 77 Units under the R-PD12 (Residential Planned Development - 12 Units Per Acre) Designation

Per Title 19.12 the following Landscape Standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/30 Linear Feet	69 Trees	96 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 Feet	Y

<i>Open Space</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
6.19 Acres	12.44	1.65	20.53	1.27 Acres or 55,321 SF	12.28	0.76 Acres or 33,226 SF	N

ANALYSIS

The proposed Rezoning to an R-PD12 (Residential Planned Development – 12 Units Per Acre) District is not considered appropriate for the area. The site was previously approved for an R-PD8 (Residential Planned Development – 8 Units Per Acre) zone; however, that proposal met open space requirements and included larger lot sizes that were more compatible with adjacent development. The current proposal calls for lot sizes that are less than half the size of the smallest adjacent lots and fails to meet open space requirements, which is covered in Variance (VAR-16525). The R-PD12 (Residential Planned Development – 12 Units Per Acre) District is considered too intense for this location and denial of this request is recommended.

FINDINGS

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

1. “The proposal conforms to the General Plan.”

This proposal requires a General Plan Amendment (GPA-16511) to a Medium-Low Attached Density (MLA) land-use designation. The requested General Plan Amendment to an MLA land-use designation is considered inappropriate for this location as the proposed development contains lot sizes that are less than half the size of the smallest adjacent lots and lacks the required amount of open space. Denial of the General Plan Amendment is recommended.

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

The single-family use is considered appropriate for the site; however, due to the small lot sizes and increased density this proposal is not compatible with surrounding development. A single-family development with a lower density and larger lots that meets Title 19 requirements would be more appropriate for this location.

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

Growth and development factors in the community do not indicate the need for this rezoning. The property is currently under Resolution of Intent to an R-PD8 (Residential Planned Development – 8 Units Per Acre) District. This is considered an appropriate threshold for density on this site as these lot sizes are more compatible with adjacent development.

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

The site gains access from Smoke Ranch Road a 100-foot Primary Arterial. A crash gate is provided from Decatur Boulevard. Smoke Ranch Road will provide adequate access to and from the subject property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 349 by Planning Department

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Richmond American Homes

 Yes No

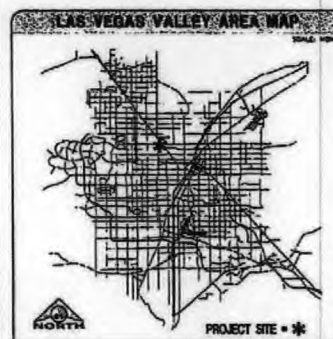
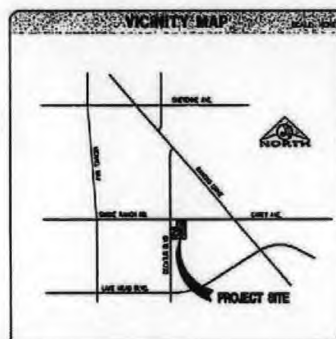
APN: _____

Print Name: _____

Notary Public in and for said County and State



A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.



LEGAL DESCRIPTION

THE NESS HALF (W 1/2) OF THE NORTHWEST QUARTER
IN 1/4) OF THE NORTH HALF (N 1/2) OF SECTION 19,
TOWNSHIP 36 SOUTH, RANGE 61 EAST, N.M.S., CITY OF
LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER
TRUCK ENGINEERING
 6707 W. CHARLINGTON BLVD., SUITE 8
 LAS VEGAS, NV 89148
 OFFICE: (702) 254-1400
 FAX: (702) 254-5062

BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "BLVD 1250W" IS A CITY OF LAS VEGAS STREET AND REBAR PLATE IN CONCRETE CHIMNEY, NORTHEAST CORNER OF JONES BLVD AND RINCEL STREET.

ELEVATION: 1267.2033 (FEET)
321.625 (METERS)

CLARK COUNTY VERTICAL CONTROL "BLVD 1250W" BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ASSESSOR'S PARCEL NUMBER
130-10-001-000

OWNER
SOMMERLY FAMILY TRUST
8940 CHICAGO AVE., SUITE 250
LAKELAND, FL 33859
OFFICE: (813) 266-1947

SHEET INDEX

1. COVER SHEET

2. SITE PLAN

DEVELOPER
 IMPROVED AMERICAN POWER OF NEWARK, INC.
 2486 PARK HENGE Parkway, Suite 120
 Henderson, NV 89004
 OFFICE (702) 817-8400

BASIS OF BEARING
NORTH 09°00'18" WEST, BEING THE BEARING OF THE
EAST LINE OF THE SOUTHEAST QUARTER (BE 1/4) OF
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12,
TOWNSHIP 10 SOUTH, RANGE 40 EAST, MERIDIAN, AS
SHOWN IN BOOK 100, PAGE 31 OF PLATS ON FILE AT
THE CLARK COUNTY, NEVADA RECORDS OFFICE.

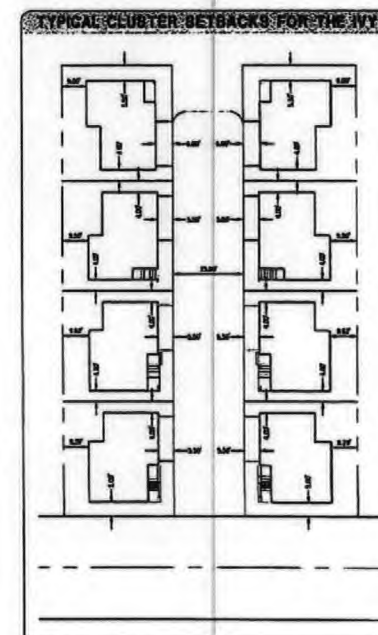
LAND-USE TABULATION	
LAND-USE DESIGNATION	
PRESENT ZONING	R-400 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED ZONING	R-700 (RESIDENTIAL PLANNED DEVELOPMENT)
SITE SUMMARY	
TOTAL ACRES	77.1002
SUBSTANTIAL ACRES	NONE
CRACK AVERAGE DENSITY (DROG)	6.18 ACRES
	12.42 10/5 / ACRES
USABLE OPEN SPACE	
TOTAL REQUIRED	55.250 SF
TOTAL PROVIDED	33.200 SF

SETBACK REQUIREMENTS	
CLARK COUNTY TIRE 30	
2000G	R-FR
TYPICAL LOT SIZE (SF)	1,000 SF
FRONT TO BUILDING	3' MIN.
FRONT TO CURB/EDGE	5' - 6' OR 10' PLUS
SIDE TO BUILDING	3' MIN.
SIDE TO NEIGH. SAME	3' MIN.
SIDE ON CORNER	4' MIN.
REAR	3' MIN.

SURVEYOR

TR-CORE SURVEYING
8703 W. CHARLESTON BLVD., SUITE A
LAS VEGAS, NV 89146
OFFICE (702) 821-1556
FAX (702) 870-4378

COMMON LOT AREAS			
COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT "C"	2,594 SF	6,781 SF	11,205 SF
COMMON LOT "B"	1,764 SF	24,525 SF	26,289 SF
COMMON LOT "A"	2,794 SF	0 SF	2,794 SF
COMMON LOT TOTAL	7,152 SF	31,306 SF	40,700 SF



RECEIVED
OCT 25 2006

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC



Project Name:

Sunny Hills

(Smoke Ranch/Decatur)
Richmond American Homes
Las Vegas, Nevada

#	Revisions	Date:	By:
1	rendering	08.09.04	mh
2	buffer	10.10.05	mh
3	base revision	01.11.06	adw
4	base revision	02.01.06	adw
5	engineering	02.20.06	nf
6	base revision	08.30.06	mh
7	base revision	10.21.06	mh

This landscape drawing is for design/build use by Landscap Landscaping and Grading only. Landscap Landscaping and Grading does not assume any responsibility for projects created by any contractor other than Landscap Landscaping and Grading.

Drawing:

Common Area Landscape Plan

Date: 07.12.05

Scale: 1" = 30'-0"

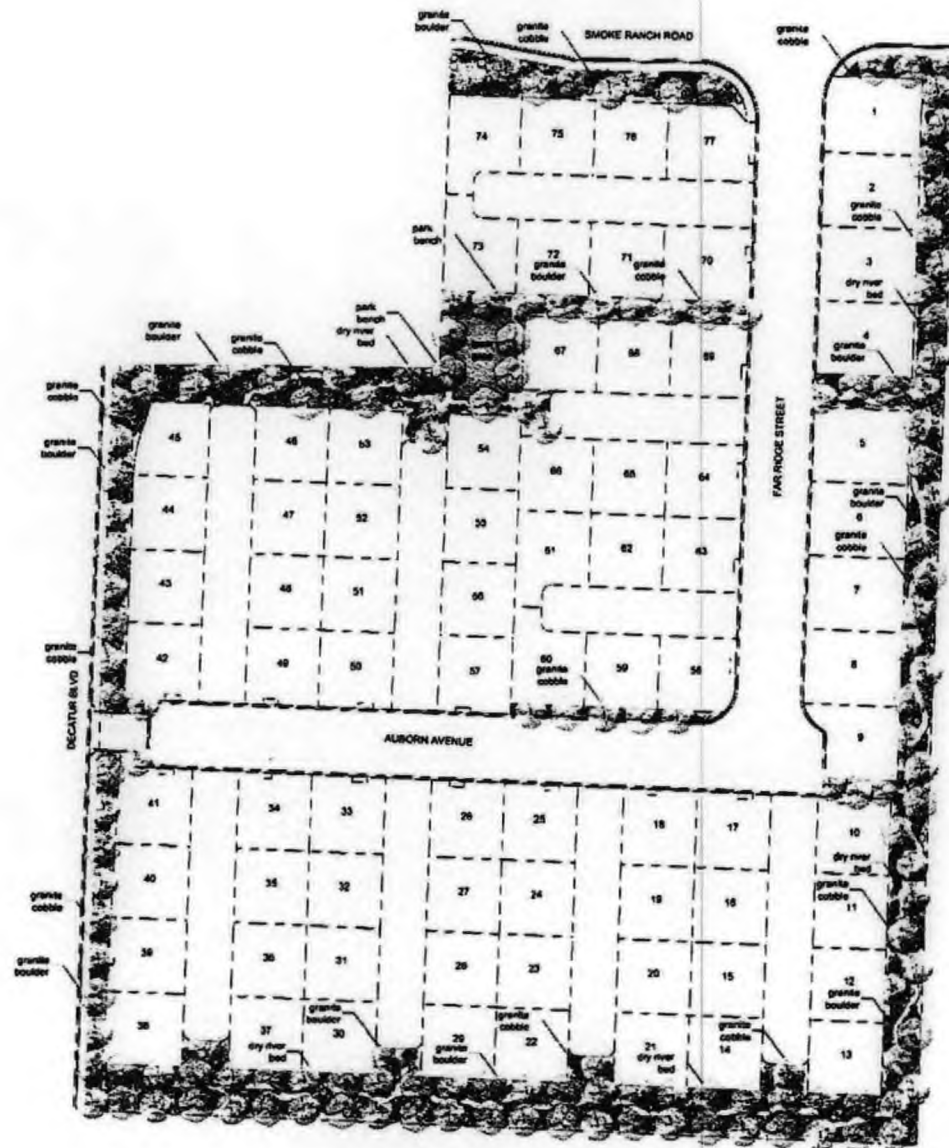
Drawn By: kd

Checked By: kny

Project #

Sheet # 1 of 1

L-1



Plant Schedule

Change	Year	Domestic Sales	Foreign Sales
1st	Box	Academy Award	Showering Awards
2nd	Box	Chicago Tribune	Good Will
3rd	Box	Chicago Tribune	Chicago Tribune
4th	Box	Little sign in road	Creative Team
5th	Box	Academy Award	Showering Awards

Landscape Schedule

54 Description Box (2' depth)

Overestimated Volume

2' Water Bank

P.P. Granite Columns

Granite Columns (note on vol)

Site Amenities

I have a Message Your Midway will tell or approximate on it

RECEIVED
OCT 25 2006

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC



Triton Engineering

October 16, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Site Development Review
Smoke Ranch / Decatur II
APN # 139-19-101-002**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 77 lot single family project called "Smoke Ranch/ Decatur II".

The applicant is requesting a Site Development Review for a proposed 77 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NEC – Light Industrial (C-M)
NWC – Service Commercial and Rural (C-1 & R-E)
SEC – Medium – Low, High & Service Commercial (R-CL, C-2 & C-1)
SWC – Service Commercial (C-1)

We are requesting the following setbacks for the RPD-12:

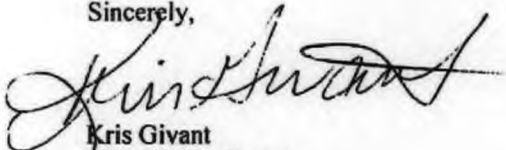
Typical Lot Size:	1,500 sq ft
Front to Roof Edge/Building:	3' Minimum
Front to Garage:	5' to 6' Min. or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	4' feet
Rear Yard	3' feet

RECEIVED
OCT 1 2006

Richmond American Homes believes that requesting RPD-12 zoning will compliment the area and would be a proposed buffer between the R-CL SFR's and the C-1 Commercial Property.

Please place the attached request on the Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,


Kris Givant
Project Coordinator

**GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED**

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE RELATED TO GPA-16511 AND ZON-16519

VAR-16525 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Variance TO ALLOW 35,642 SQUARE FEET OF OPEN SPACE WHERE 53,370 SQUARE FEET IS THE MINIMUM REQUIRED on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly). NOTE: THIS APPLICATION IS BEING AMENDED FROM 35,642 SQUARE FEET OF OPEN SPACE WHERE 53,370 SQUARE FEET IS THE MINIMUM REQUIRED TO 33,226 SQUARE FEET OF OPEN SPACE WHERE 55,321 SQUARE FEET IS THE MINIMUM REQUIRED. The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

Motion made by GARY REESE to Table Item 107 [GPA-16202], Item 108 [ZON-16196], Item 109 [SUP-16198], Item 110 [SUP-16200] and Item 111 [SDR-16197]; HOLD IN ABEYANCE Item 116 [ZON-15031], Item 117 [SDR-15030], Item 132 [SDR-17298], Item 152 [RQR-17098] and Item 154 [SDR-17057] to 1/3/2007; Item 122 [VAR-16165], Item 127 [SDR-15747], Item 133 [GPA-16511], Item 134 [ZON-16519], Item 135 [VAR-16525] and Item 136 [SDR-16522] to 1/17/2007; Item 137 [GPA-16578], Item 138 [ZON-16580] and Item 139 [SDR-16581] to 2/7/2007; and Item 153 [SUP-13490] to 2/21/2007

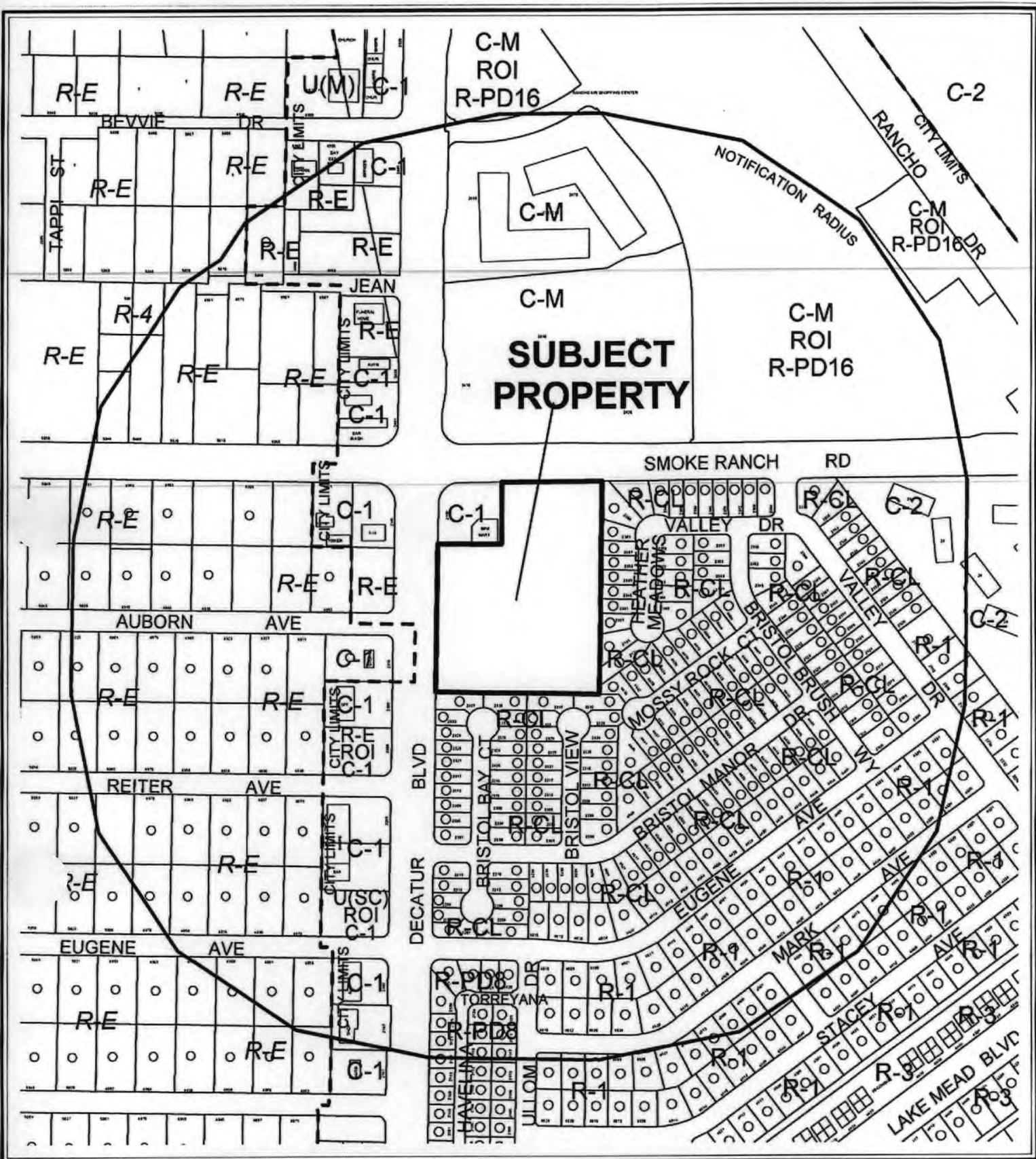
Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

See Item 133 for related backup.



CASE: VAR-16525

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 20, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: VAR-16525 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: SCHNIPPLE FAMILY TRUS**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend DENIAL, subject to:

Planning and Development

1. Conformance to the conditions for General Plan Amendment (GPA-16511), Rezoning (ZON-16519), and Site Development Plan Review (SDR-16522) 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. The applicant shall make a contribution To Whom It May Concern: the City of Las Vegas Parks CIP Fund in the amount of \$88,380 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is requesting to provide 33,226 square feet of open space where 55,321 square feet is the minimum amount of open space required. This is a 40 percent deviation from requirements. The open space does not provide an adequate amount of useable space and is primarily a buffer between the proposed development and adjacent properties. The nearest park is approximately one mile from the site. This is considered a self-imposed hardship and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/05	The Planning Commission tabled at the request of the applicant an application for a Rezoning (ZON-5669) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property. Staff recommended approval.
11/16/05	The City Council approved a General Plan Amendment (GPA-7678) from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential); a Waiver (WVR-9060) of Title 18.12.160 to allow 88 feet between street intersections where 220 feet is the minimum separation required; a Site Development Plan Review (SDR-9061) for a 50-lot, single-family residential development; and a Rezoning (ZON-9058) from R-1 (Single Family Residential) to R-PD8 (Residential Planned Development - 8 Units per acre). The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission Approved a Tentative Map (TMP-9764) for a 50-lot, single-family residential subdivision. Staff recommended approval.
11/16/06	The Planning Commission recommended denial of companion items GPA-16511, ZON-16519 and SDR-16522 concurrently with this application.
11/16/06	The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #9/ng)..
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this application.	
<i>Pre-Application Meeting</i>	
08/14/06	A pre-application meeting was held and the following items were noted. A bus turnout and drainage study is required. The General Plan change was discussed. A knuckle deviation would be necessary. The homes would be sprinkled.

Neighborhood Meeting	
09/26/06	A neighborhood meeting was held at Brinley Middle School, 2480 Maverick Street, Las Vegas, Nevada. In attendance were the applicant, one staff member, and one member of the public. Concerns regarding the density of the project, lack of open space, and an increase in traffic were discussed.

Details of Application Request	
Site Area	
Gross Acres	6.19
Net Acres	5.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium-Low Density Residential)	R-1 (Single-Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units per Acre) Zone
North	Storage	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	Convenience Store Single-Family Residential	SC (Service Commercial)	C-1 (Limited Commercial) R-E (Residence Estates)

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 Title 19.12 the following Landscape Standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/30 Linear Feet	69 Trees	96 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 Feet	Y

<i>Open Space</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
6.19 Acres	12.44	1.65	20.53	1.27 Acres or 55,321 SF	12.28	0.76 Acres or 33,226 SF	N

ANALYSIS

The open space for the proposed development does not meet Title 19.06 requirements as designed. The open space provided for the proposed development is used primarily as a buffer between this property and adjacent uses and does not include an adequate amount of useable open space. Amenities for children or other recreational areas are not provided. The nearest park is approximately one mile south of the proposed development. The provided open space constitutes a 40 percent deviation from standards. The lack of required open space is considered a self-imposed hardship and denial of this request is recommended.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship through 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.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 356 by City Clerk

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Richmond American Homes

☒ No

APN: _____

Print Name:

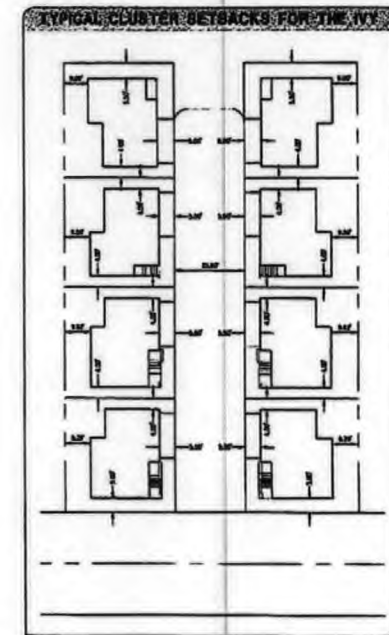
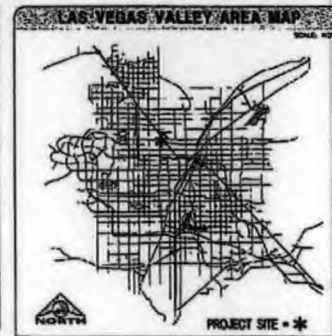
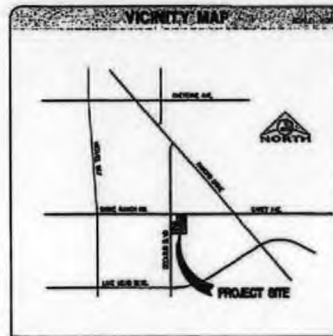
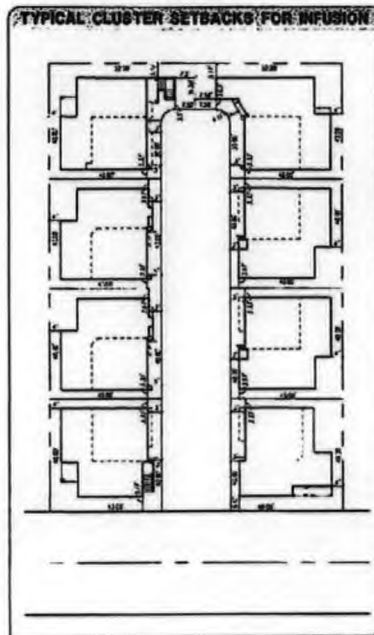
Mark A. Schnippe

Carrie L. Price
Notary Public in and for said County and State



SITE PLAN OF SMOKE RANCH / DECATUR II

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.



LEGAL DESCRIPTION
THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NUMBER
100-10-100-000

SHEET INDEX
1. COVER SHEET
2. SITE PLAN

LAND-USE TABULATION

LAND-USE DESIGNATION	AREA (ACRES)	AREA (SQ. FT.)
RESIDENTIAL (R-100)	77.18	3,350,000
RESIDENTIAL (R-100) PLANNED DEVELOPMENT	12.42	538,000
TOTAL	89.60	3,888,000
USABLE OPEN SPACE	25,257	1,092,000
TOTAL PROVIDED	33,225	1,440,000

SETBACK REQUIREMENTS
CLARK COUNTY TITLE 20

SETBACK	MINIMUM
FRONT	5' MIN.
REAR	5' MIN.
SIDE	5' MIN.
TOP OF ROOF	5' MIN.
TOP OF WALL	5' MIN.

ENGINEER
TERRY ENGINEERING
1000 S. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89104
PHONE: (702) 251-1000
FAX: (702) 251-1001

OWNER
SMOKE RANCH TRUST
1000 S. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89104
PHONE: (702) 251-1000

DEVELOPER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
1000 S. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89104
PHONE: (702) 251-1000

SURVEYOR
TERRY ENGINEERING
1000 S. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89104
PHONE: (702) 251-1000
FAX: (702) 251-1001

BENCHMARK
CLARK COUNTY RECORD, CORNER, POINT "TWO" CORNER, NEAR A CITY OF LAS VEGAS CITY AND RECORD PLANS, IN CLARK COUNTY, NORTHWEST CORNER OF JONES BLVD. AND RACE STREET.
ELEVATION: 2247.000 (FEET)
CLARK COUNTY RECORD, CORNER, POINT "TWO" CORNER, NEAR A CITY OF LAS VEGAS CITY AND RECORD PLANS, IN CLARK COUNTY, NORTHWEST CORNER OF JONES BLVD. AND RACE STREET.

BASIS OF BEARING
NORTH 0°00'00" WEST, BEING THE BEARING OF THE EAST LINE OF THE UNDIVIDED QUARTER (1/4) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, AS SHOWN ON DEED NO. 100-10-100-000, FILED IN THE CLARK COUNTY, NEVADA, RECORDS OFFICE.

COMMON LOT AREAS

COMMON LOT	NET USABLE	USABLE	TOTAL
COMMON LOT "A"	3,504 SF	6,778 SF	10,282 SF
COMMON LOT "B"	1,784 SF	3,568 SF	5,352 SF
COMMON LOT "C"	3,784 SF	7,568 SF	11,352 SF
COMMON LOT TOTAL	9,072 SF	17,914 SF	26,986 SF

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OCT 25 2006

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

Triton Engineering
1000 S. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89104
PHONE: (702) 251-1000
FAX: (702) 251-1001
WWW.TRITON-ENG.COM

RICHMOND AMERICAN HOMES OF NEVADA, INC.
SMOKE RANCH / DECATUR II
COVER SHEET

CLV, INC.

Plant Schedule

Plant	Quantity	Plant Name	Common Name
2" Box	100	Platanus racemosa	Shannon's Platanus
2" Box	100	Quercus agrifolia	Shannon's Oak
2" Box	100	Quercus laevis	Shannon's Oak
2" Box	100	Quercus macrocarpa	Shannon's Oak

Plant	Quantity	Plant Name	Common Name
2" Box	100	Quercus agrifolia	Shannon's Oak
2" Box	100	Quercus laevis	Shannon's Oak
2" Box	100	Quercus macrocarpa	Shannon's Oak
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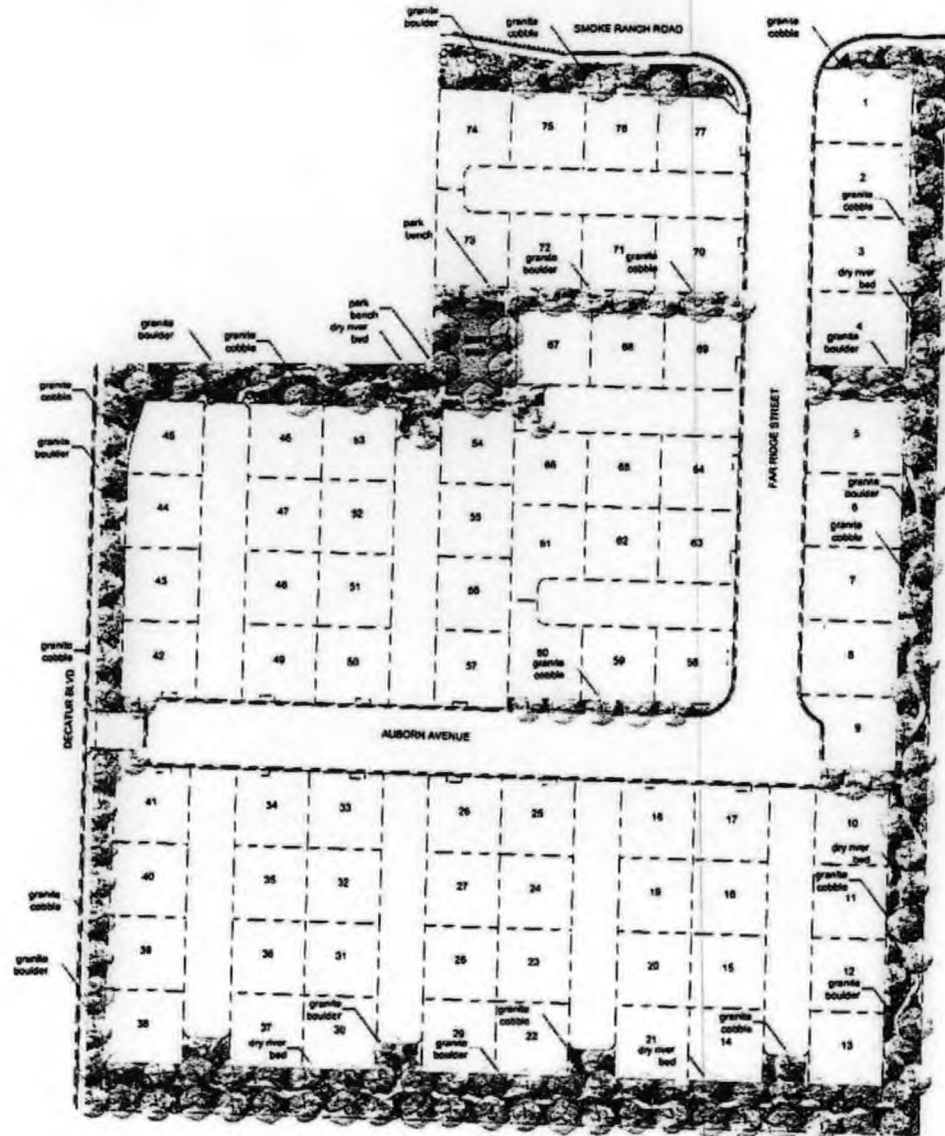
Landscape Schedule

Plant	Quantity	Plant Name	Common Name
2" Box	100	Platanus racemosa	Shannon's Platanus
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2" Box	100	Quercus laevis	Shannon's Oak
2" Box	100	Quercus macrocarpa	Shannon's Oak

Site Amenities

Plant	Quantity	Plant Name	Common Name
2" Box	100	Platanus racemosa	Shannon's Platanus
2" Box	100	Quercus agrifolia	Shannon's Oak
2" Box	100	Quercus laevis	Shannon's Oak
2" Box	100	Quercus macrocarpa	Shannon's Oak



landaco landscaping and grading
design build landscape architects
4490 South Hughes Lane, Suite 100, Las Vegas, NV 89121
702.585.7891 fax 702.585.7892

Project Name:
Sunny Hills
(Smoke Ranch/Decatur)
Richmond American Homes
Las Vegas, Nevada

#	Revisions	Date	By
1	rendering	08.08.05	mm
2	buffer	10.10.05	mm
3	base revision	01.11.06	act
4	base revision	02.01.06	act
5	engineering	02.20.06	mm
6	base revision	04.20.06	mm
7	base revision	10.23.06	mm

This landscape drawing is for design/build use by Landaco Landscaping and Grading only. Landaco Landscaping and Grading does not assume any responsibility for projects installed by any contractor other than Landaco Landscaping and Grading.

Drawing:
Common Area Landscape Plan

Date: 07.12.05
Scale: 1" = 30'-0"
Drawn By: kd
Checked By: kny
Project #

Sheet # 1 of 1

L-1

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OCT 25 2003

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

Triton

Engineering

October 25, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Variance of Open Space Requirements
Smoke Ranch / Decatur II
APN # 139-19-101-002**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Variance of Open Space Requirements for a proposed 77 lot single family project called "Smoke Ranch / Decatur II".

At this time we are requesting a variance of the required open spaces based on our re-designed plan that provides for 33,226 s.f. of open space where 53,370 s.f. is required which is a 38% reduction in open space requirements. The open spaces we are providing serves two purposes: The first is to provide a buffer from the existing C-1 convenience store adjacent to the site while two, providing amenities for the proposed 77 residential units, such as tot lots, play areas and walking paths. The open space amenities within the proposed residential subdivision have changed with the revised plan based on a new product for this site and the community. Although we are now lacking in overall open spaces for the site we are willing to accept the in-lieu of fee and plan to coordinate with the City of Las Vegas and the Councilman's office in determining a current need for additional amenities to be used for parks and/or schools in the surrounding community that may possibly need upgrades to there existing facilities. Richmond American Homes is committed to working with the City of Las Vegas and the community in providing open space for its project as well as providing for the community at large and respectfully request your approval of our open space variance.

Please place the attached request on the Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

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OCT 25 2006

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

**VAR-16525
REVISED
11/16/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16511, ZON-16519, AND VAR-16525

SDR-16522 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 77-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly). NOTE: THIS APPLICATION IS BEING AMENDED TO INCLUDE PROPOSED THREE-STORY DEVELOPMENT. The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

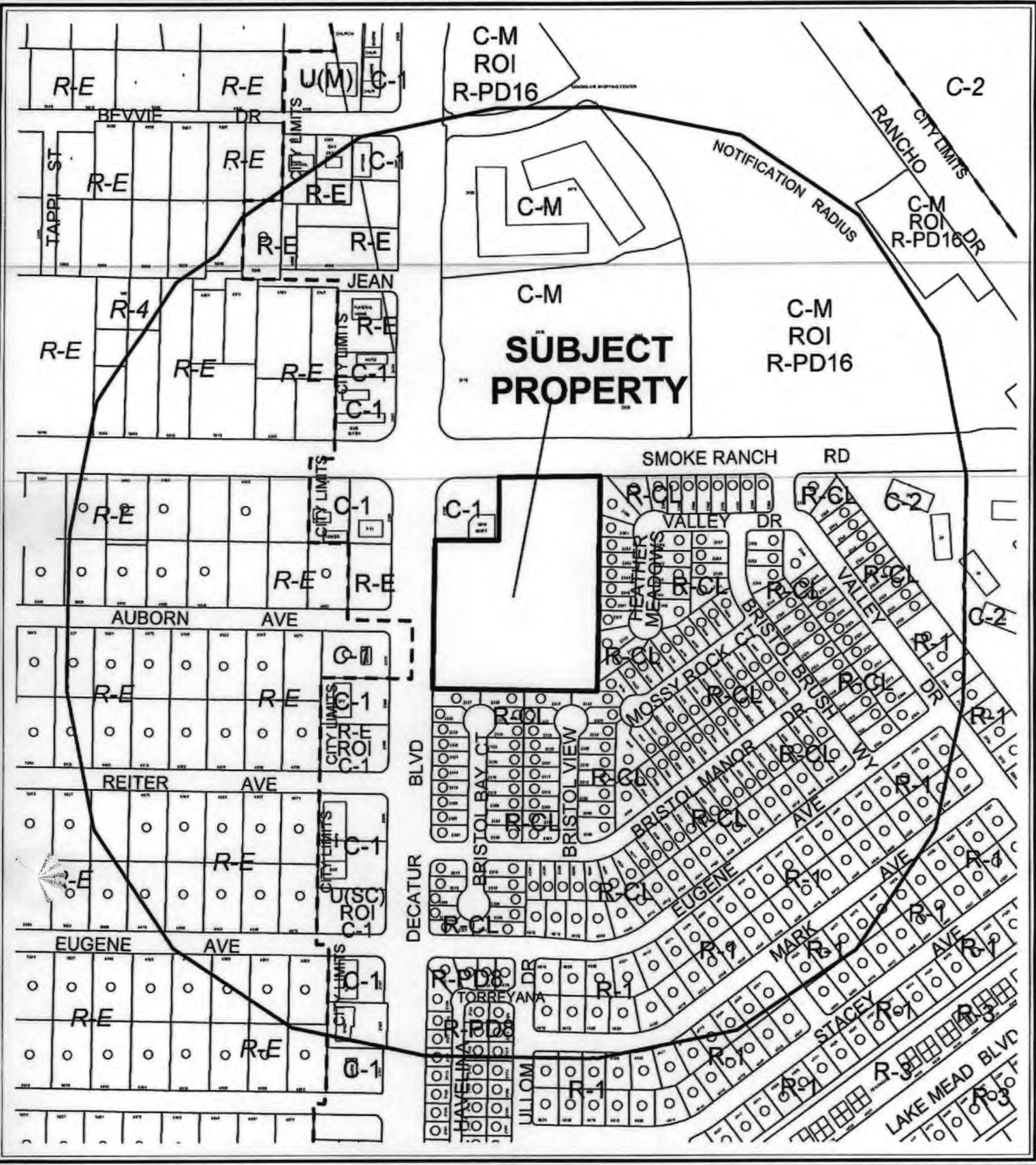
Motion made by GARY REESE to Table Item 107 [GPA-16202], Item 108 [ZON-16196], Item 109 [SUP-16198], Item 110 [SUP-16200] and Item 111 [SDR-16197]; HOLD IN ABEYANCE Item 116 [ZON-15031], Item 117 [SDR-15030], Item 132 [SDR-17298], Item 152 [RQR-17098] and Item 154 [SDR-17057] to 1/3/2007; Item 122 [VAR-16165], Item 127 [SDR-15747], Item 133 [GPA-16511], Item 134 [ZON-16519], Item 135 [VAR-16525] and Item 136 [SDR-16522] to 1/17/2007; Item 137 [GPA-16578], Item 138 [ZON-16580] and Item 139 [SDR-16581] to 2/7/2007; and Item 153 [SUP-13490] to 2/21/2007

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 133 for related backup.



CASE: SDR-16522

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 20, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-16522 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: SCHNIPPLE FAMILY TRUST**

**** CONDITIONS ****

The Planning Commission (6-1/ds vote) and staff recommend DENIAL.

Planning and Development

1. Conformance to the Conditions for General Plan Amendment (GPA-16511), Rezoning (ZON-16519), Variance (VAR-16525), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 10/25/06, except as amended by conditions herein.
4. The standards for this development shall include a minimum lot size of 1,468 square feet and building height shall not exceed three stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of three feet to the front of the house, either five feet or less or 18 feet or greater to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, three feet on the side, four feet on the corner side, and three feet in the rear.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. 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.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16519, Waiver WVR-9060 and all other applicable site-related actions.

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

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 77-lot single-family residential subdivision that includes proposed three-story development.

The proposed 77-lot single-family residential subdivision lacks the required amount of open space, would consist of lots that are less than half the size of adjacent development, contains proposed three-story development, and is considered incompatible with development in the area. A Variance (VAR-16525) has been requested to permit the deviation from open space requirements. The project also requires a Rezoning (ZON-16519) and a General Plan Amendment (GPA-16511) that are considered inappropriate as they would permit a density that is greater than adjacent development. Due to the incompatibility with the area and lack of required open space, denial of this application is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/05	The Planning Commission tabled at the request of the applicant an application for a Rezoning (ZON-5669) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property. Staff recommended approval.
11/16/05	The City Council approved a General Plan Amendment (GPA-7678) from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential); a Waiver (WVR-9060) of Title 18.12.160 to allow 88 feet between street intersections where 220 feet is the minimum separation required; a Site Development Plan Review (SDR-9061) for a 50-lot, single-family residential development; and a Rezoning (ZON-9058) from R-1 (Single-Family Residential) to R-PD8 (Residential Planned Development - 8 Units per acre). The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission Approved a Tentative Map (TMP-9764) for a 50-lot, single-family residential subdivision. Staff recommended approval.
11/16/06	The Planning Commission recommended denial of companion items GPA-16511, ZON-16519 and VAR-16525 concurrently with this application.
11/16/06	The Planning Commission voted 6-1/ds to recommend DENIAL (PC Agenda Item #10/ng)..
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this application.	

NG

Pre-Application Meeting

08/14/06	A pre-application meeting was held and the following items were noted. A bus turnout and drainage study is required. The General Plan change was discussed. A knuckle deviation would be necessary. The homes would be sprinkled.
----------	---

Neighborhood Meeting

09/26/06	A neighborhood meeting was held at Brinley Middle School, 2480 Maverick Street, Las Vegas, Nevada. In attendance were the applicant, one staff member, and one member of the public. Concerns regarding the density of the project, lack of open space, and an increase in traffic were discussed.
----------	--

Details of Application Request**Site Area**

Gross Acres	6.19
Net Acres	5.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium-Low Density Residential)	R-1 (Single-Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development, 8 dwelling units per acre) Zone
North	Storage	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	Convenience Store Single-Family Residential	SC (Service Commercial)	C-1 (Limited Commercial) R-E (Residence Estates)

<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 Title 19.06 the following Development Standards apply:

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	1,468 SF	Y
Min. Lot Width	31 Feet	Y
Min. Setbacks		
• Front	3 Feet	Y
	5 Feet or 18 Feet (Garage)	Y
• Side	3 Feet	Y
• Corner	4 Feet	Y
• Rear	3 Feet	Y
Min. Distance Between Buildings	6 Feet	Y
Max. Building Height	3 Stories/35 Feet	Y

Per Title 19.12 the following Landscape Standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer:				
Min. Trees	1 Tree/30 Linear Feet	69 Trees	96 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 Feet	Y

<i>Open Space</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
6.19 Acres	12.44	1.65	20.53	1.27 Acres or 55,321 SF	12.28	0.76 Acres or 33,226 SF	N

NG

ANALYSIS

The proposed single-family residential subdivision consists of 77 lots. The lots range from approximately 1,468 square feet to 2,120 square feet. The elevations show two and three story buildings with a maximum height of approximately 35 feet. Three-story development is not permitted in a single-family residential development of comparable and adjacent zoning districts, such as R-CL. The floor plans show three and four bedroom models. Building materials will consist of stucco and Spanish tile. The color palate will be desert southwest. Both the material and color palate are consistent with typical single-family residential development in the City of Las Vegas. The open space for the proposed development does not meet Title 19.06 requirements and a Variance (VAR-16525) is required, as designed. The open space for the proposed development is primarily used to provide a buffer between this property and the adjacent uses and does not include adequate usable open space. Amenities for children or other recreational areas are not provided. Access to this development is provided from Smoke Ranch Road with a crash gate from Decatur Boulevard.

The lots in the adjacent single-family development range from 4,000 square feet to 6,000 square feet. The largest lots in this development are approximately half the size of the smallest adjacent lots. The density of this development is greater than the surrounding development. Therefore; the proposed development is not compatible with the adjacent uses. Due to the incompatibility with the area and lack of required open space, denial of this application is recommended.

FINDINGS

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

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

The proposed development is not compatible with development in the area. The lot sizes proposed as part of this development are less than half the size of the adjacent single-family development.

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

The proposed development requires a Variance from the open space requirements of Title 19.06. Denial of this Variance is recommended as the lack of open space is due to the overbuilding of the site and is considered a self-imposed hardship.

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

The site gains access from Smoke Ranch Road a 100-foot Primary Arterial. A crash gate is provided from Decatur Boulevard. Smoke Ranch Road will provide adequate access to and from the subject property.

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

Building and landscape materials are appropriate for the area and the City of Las Vegas.

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

The elevation plans show two and three-story homes with a maximum height of approximately 35 feet. There are six models to choose from that range from 1,262 square feet to 1,730 square feet. These are three and four bedroom models. The design features are not unsightly nor are they undesirable; however, the development is considered out of character as the lot sizes, overall density of the project, and three-story development are not appropriate for this location.

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

The proposed development will not endanger the public health or the general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 349 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-16522

Case Number: _____ APN: 139-19-101-002

Name of Property Owner: SCHNIPPLE FAMILY TRUST

Name of Applicant: Richmond American Homes

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

_____ Yes

_____ 8 No

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

City Official: _____

Partner(s): _____

APN: _____

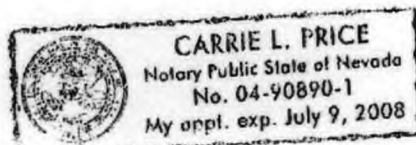
Signature of Property Owner: [Signature]

Print Name: Mark A. Schnipple

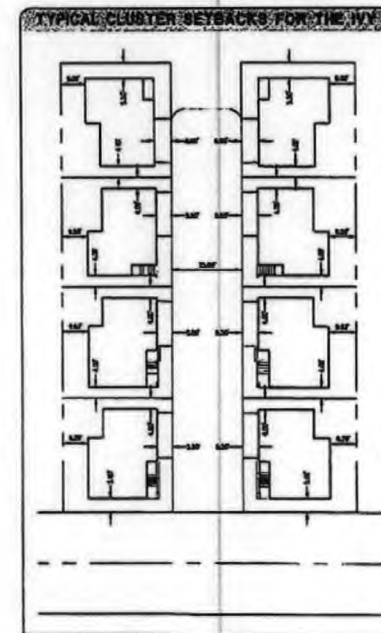
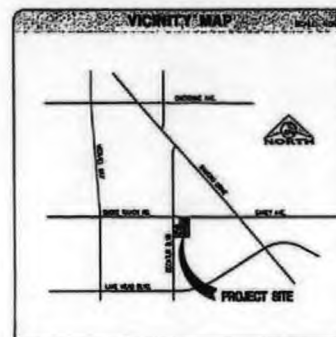
Subscribed and sworn before me

This 1st day of September 2006

Carrie L. Price
Notary Public in and for said County and State



**A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.**



LEGAL DESCRIPTION.
THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER
(NW 1/4) OF THE NORTH HALF (N 1/2) OF SECTION 14,
TOWNSHIP 20 SOUTH, RANGE 31 EAST, N.M.M., CITY OF
LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER

THOMAS ENGINEERING
6762 N. OAKLAWN BLVD., SUITE 20
LAS VEGAS, NV 89148
OFFICE: (702) 254-1408
FAX: (702) 254-3082

BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "N1000" (SHOWING
BENCH A CITY OF LAS VEGAS BENCH) AND ROUND PLATE IN
CONCRETE CURBING, NORTHEAST CORNER OF JONES BLVD
AND RACEL STREET.

ELEVATION: 2183.2003 (FEET)
731.625 (METERS)

CLARK COUNTY VERTICAL CONTROL POINT "N1000" BUILT ON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ASSESSOR'S PARCEL NUMBER

OWNER
SCOTTLE FAMILY TRUST
5540 OXING AVENUE, SUITE 200
LAS VEGAS, NV 89120
OFFICE (702) 266-1947

BASIS OF BEARING

NORTH QUARTER 1/4 NE 23, USING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (E 1/4) OF THE SOUTHWEST QUARTER (E 1/4) OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 40 EAST, NAD 83, AS SHOWN IN BOOK 126, PAGE 31 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDS OFFICE.

SHEET INDEX

1. COVER SHEET

2. SITE PLAN

DEVELOPER

ROBERTSON AMERICAN PRINTER OF NEWADA, INC.
2450 RAISED VOICE PARKWAY, SUITE 120
HENDERSON, NV 89074
OFFICE (702) 817-5000

SETBACK REQUIREMENTS	
CLARK COUNTY FILE 20	
20' MIN.	6'-10'
10' MIN. (OFF SIDE OF)	1,500 SF
FRONT TO BUILDING	2' MIN.
FRONT TO GARAGE	2' - 6" OR 10' PLUS
SIDE TO BUILDING	2' MIN.
SIDE TO ROOF EDGE	2' MIN.
SIDE ON CORNER	2' MIN.
REAR	2' MIN.

SURVEYOR

NO-CODE SURVEYING
6730 E. CHARLESTON BLVD., SUITE A
LAKESIDE, CO 80401
OFFICE: (303) 596-1334
FAX: (303) 596-4378

COMMON LOT AREAS			
	NET USABLE	USABLE	TOTAL
CONCRETE LOTS			
CONCRETE LOT "A"	2,504 SF	4,701 SF	11,200 SF
CONCRETE LOT "B"	1,764 SF	34,520 SF	26,289 SF
CONCRETE LOT "C"	2,784 SF	0 SF	2,784 SF
CONCRETE LOT TOTAL	7,052 SF	39,221 SF	40,788 SF

LAND USE TABULATION	
LAND USE INFORMATION	
PRECINCT 22000	R-400 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED 22046	R-700 (RESIDENTIAL PLANNED DEVELOPMENT)
SITE SUMMARY	
TOTAL UNITS	77 LOTS
SUBDIVISION UNITS	ONE
ACRES ACROSS	6.81 ACRES
DEVELOP (GROSS)	12.42 LOTS / ACRE
USABLE OPEN SPACE	
TOTAL REQUIRED	21,571 SF
TOTAL PROVIDED	11,376 SF

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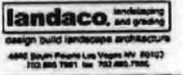
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~~ZON-16519 SDR-16522~~
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AMERICAN HOMES OF NEVADA, INC.

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DATE 1
CLV ENG



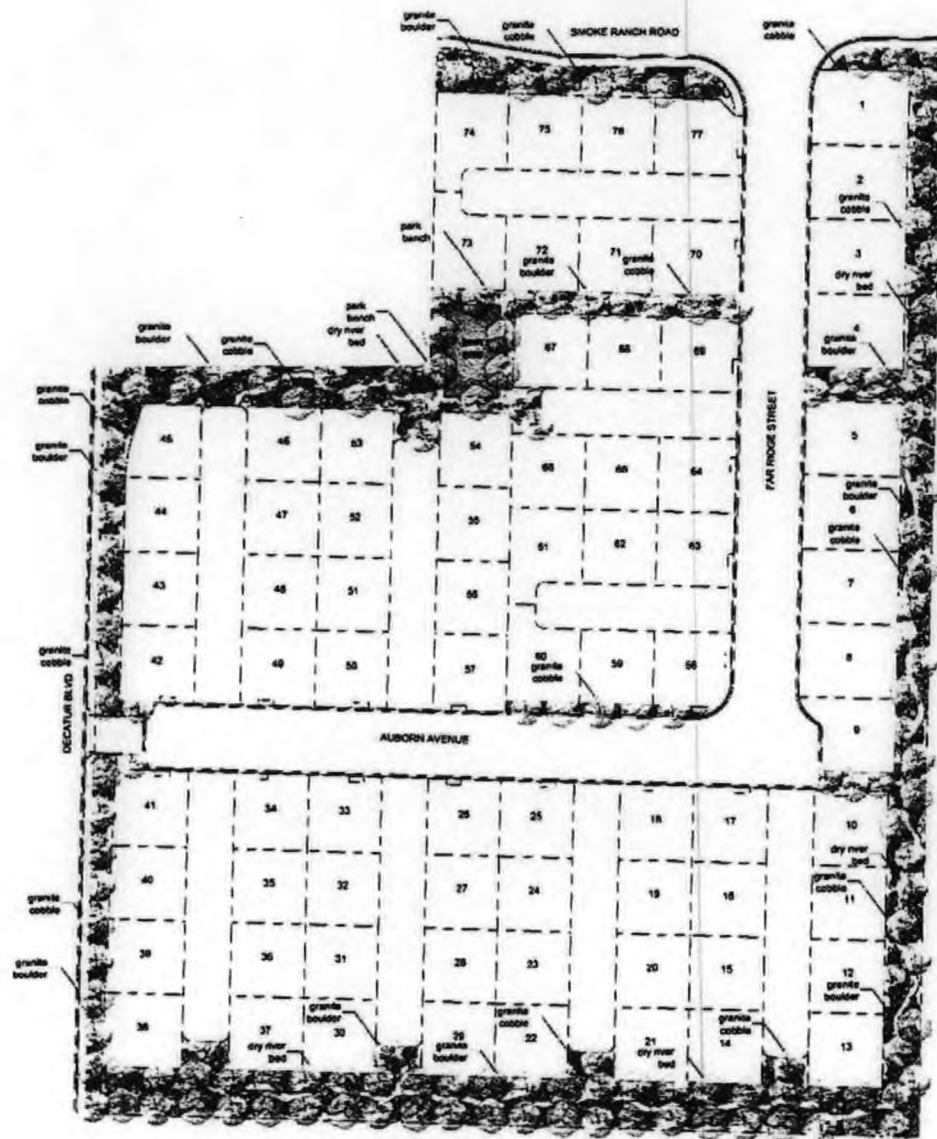
Sunny Hills
(Smoke Ranch/Decatur)
Richmond American Homes
Las Vegas, Nevada

#	Revisions	Date:	By:
1	rendering	08.09.05	mh
2	buffer	10.10.05	mh
3	base revision	01.11.06	adw
4	base revision	02.01.06	adw
5	engineering	02.20.06	rf
6	base revision	08.30.06	mh
7	base revision	10.23.06	mh

Drawing:
**Common Area
Landscape
Plan**

Sheet # 1 of 1

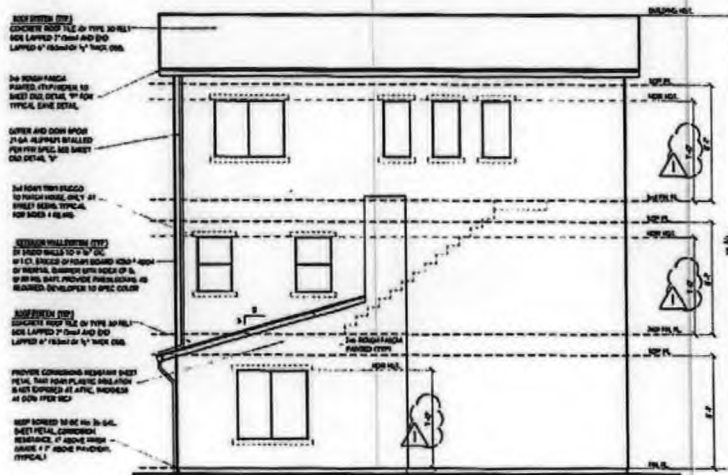
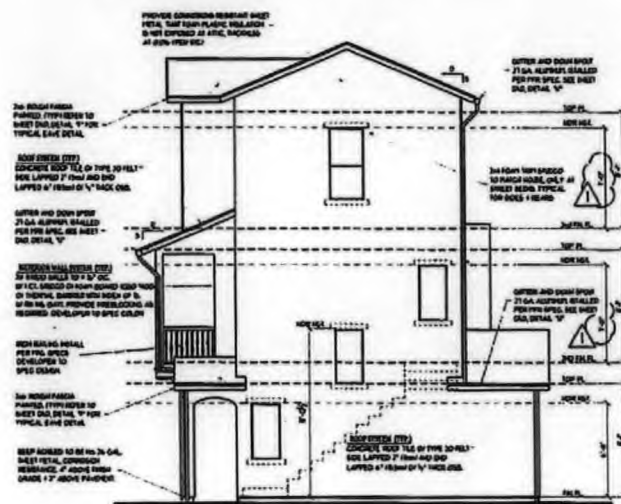
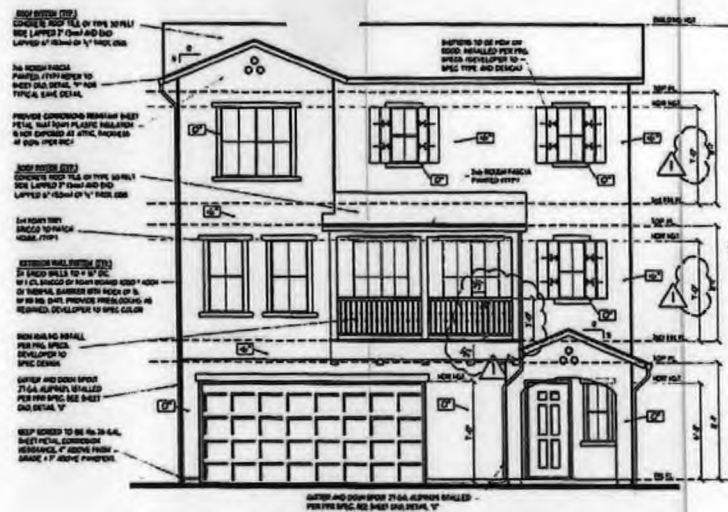
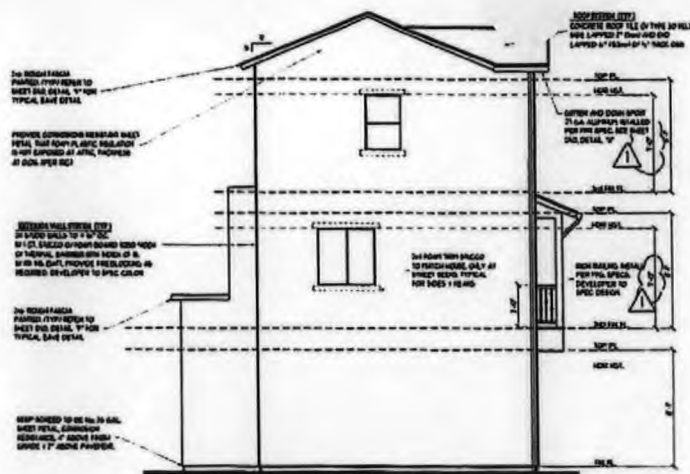
L-1

[illegible][illegible]

8. Name of Hospital: MAHARAJA GANPATI or nearest etc.

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AMERICAN HOMES
CLARK COUNTY, HENDERSON, KY
BASIC & MODULAR HOMES

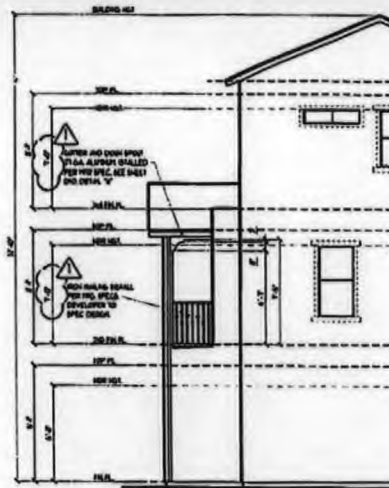
ELEVATION - A
THE
should be expressed in feet above sea level.

R.M.O.	
Date 10/10/19	
Roll No.	Seat
1	21/30
2	—
3	—
4	—
5	—
6	—

1283

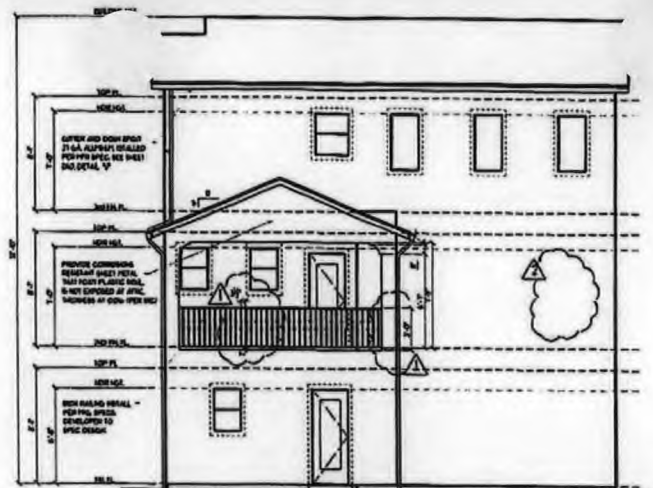
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LANE**

A2.2



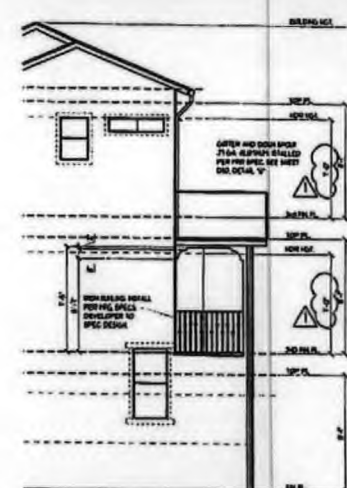
Typical Left Elevation

Opt. Covered Balcony



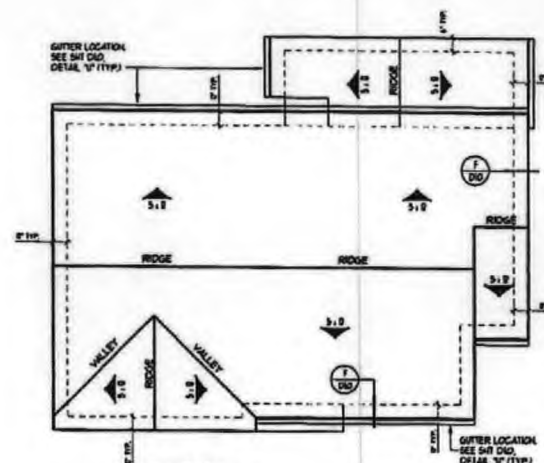
Typical Rear Elevation

Opt. Covered Balcony



Typical Right Elevation

Opt. Covered Balcony



Roof Plan

Opt. Covered Balcony

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

ATC VENTILATION CALCULATION		VENT TYPE	
1/2000 (Minimum) Rule		✓	CLOSED TILE 0.7
AREA SINE	18.0	✓	1/2" SCREEN 0.63
AREA SINE	200		
Area Sine = 200	1/2000 (Minimum) Rule		
Area Sine = 1.75	AREA SINE		18.0
Area Sine = 1.75	AREA SINE		18.0
Area Sine = 1.75	AREA SINE		18.0
Area Sine = 1.75	AREA SINE		18.0
Area Sine = 1.75	AREA SINE		18.0
Area Sine = 1.75	AREA SINE		18.0
Area Sine = 1.75	AREA SINE		18.0
Area Sine = 1.75	AREA SINE		18.0

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV 89128 (702) 540-5000

RICHMOND
AMERICAN HOMES
CLASSIC COUNTRY HOMES
LAS VEGAS & NORTH LAS VEGAS

OPTIONS
ELEVATIONS AND ROOF PLAN

PLAN 1430

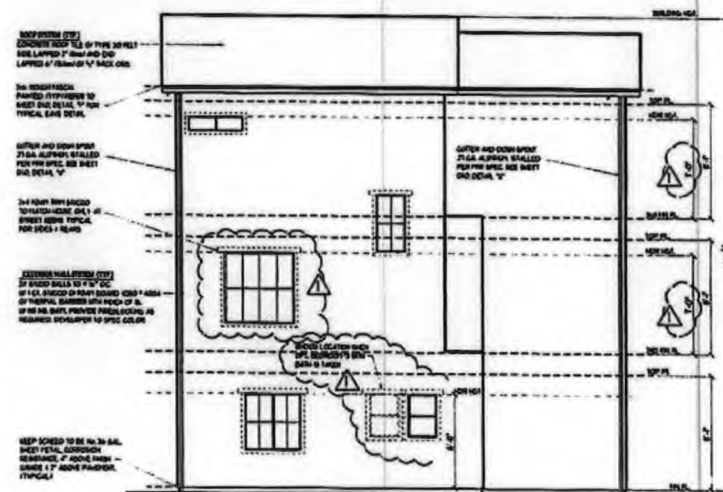
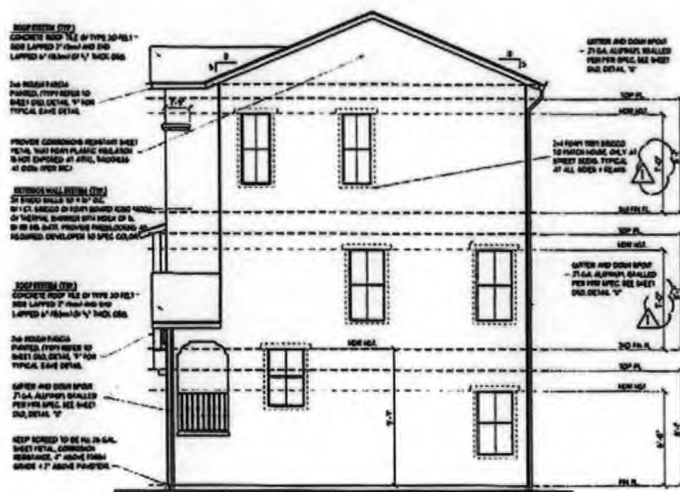
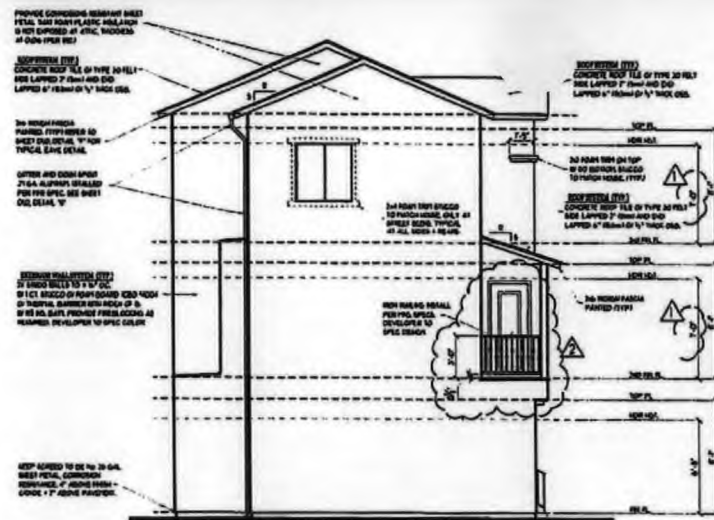
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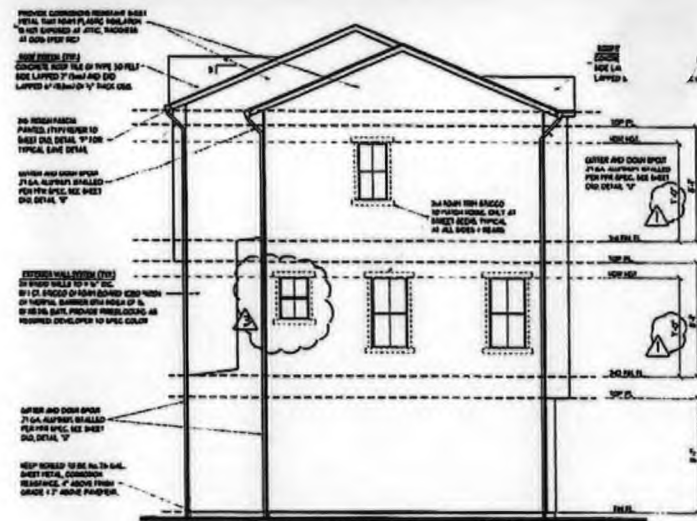
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV 89128 (702) 240-5600

RICHMOND
AMERICAN HOMES
CLARK COUNTY, HENDERSON, NV
LAS VEGAS, NV 89012

ELEVATION - A
TITLE

Drawn By: R. M. D.
Date: 10/16/06
Scale: 1/4" = 1'-0"
Sheet: 1 of 1
Project: 1532
Client: Picket Lane
Architect: A2.a

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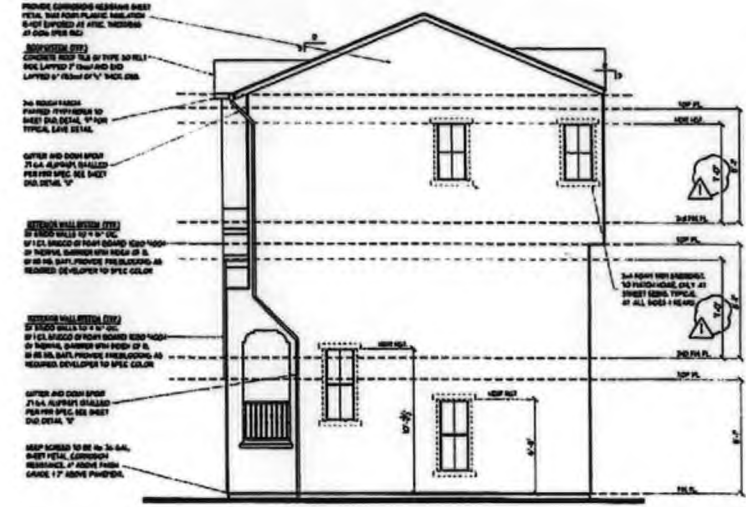
Left Elevation - A

SCALE 1/4" = 1'-0"



Front Elevation - A

SCALE 1/4" = 1'-0"



Right Elevation - A

SCALE 1/4" = 1'-0"



Rear Elevation - A

SCALE 1/4" = 1'-0"

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7250 West Peak, Suite 212
LAS VEGAS, NV 89128 (702) 240-5000

RICHMOND
AMERICAN HOMES
CLARK COUNTY - HENDERSON
LAS VEGAS & NORTH LAS VEGAS

ELEVATION - A
TITLE

DATE: 10/25/06
BY: J. J. J. J.
CHECKED: J. J. J. J.
APPROVED: J. J. J. J.

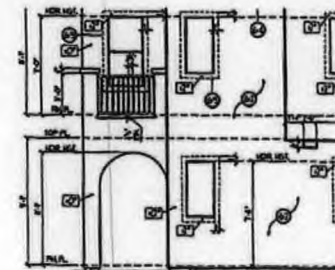
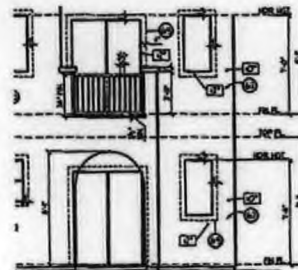
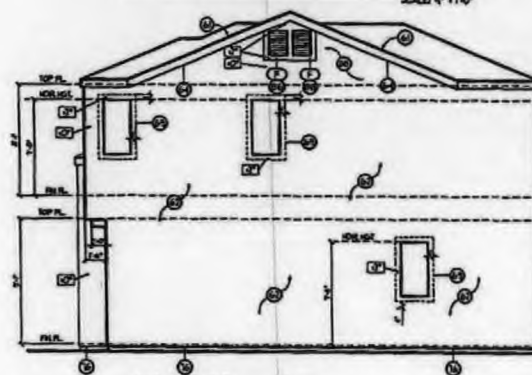
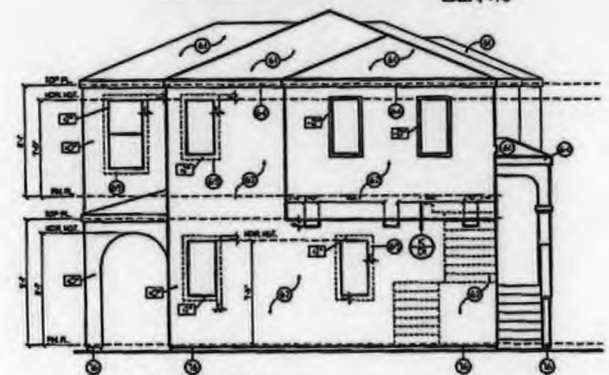
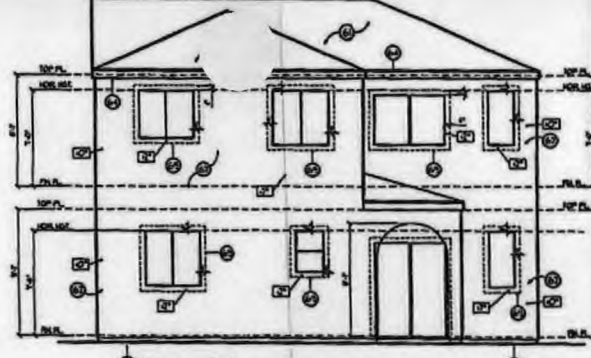
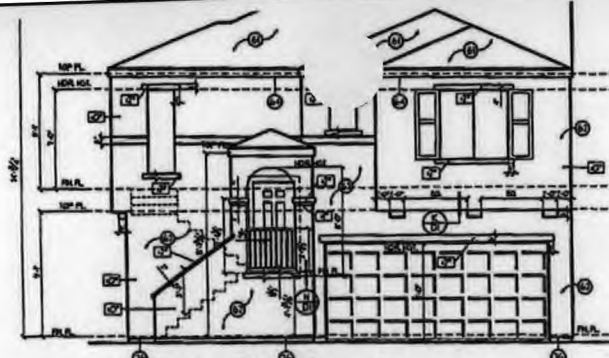
1730

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LANE

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ZON-16519 SDR-16522
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Optional Deck Rear Elevation

Typical (rear elevations)

Optional Deck

Typical (side elevations)

Q KEYNOTES

[illegible][illegible]

LAS VEGAS DIVISION
6970 E. Cheyenne Ave., Suite 100
LAS VEGAS, NV. 89129 (702) 240-5600

RICHMOND
AMERICAN HOMES
STATE CONTRACTOR LICENSE #00204117

**ROOF FRAMING, FRONT, REAR, & SIDE
OF ELEVATION "A"**

R.M.O.	
DATE: 06/22/09	
1	DATE
2	
3	
4	
5	
6	

1343

Kenneth
Squire

A2.A

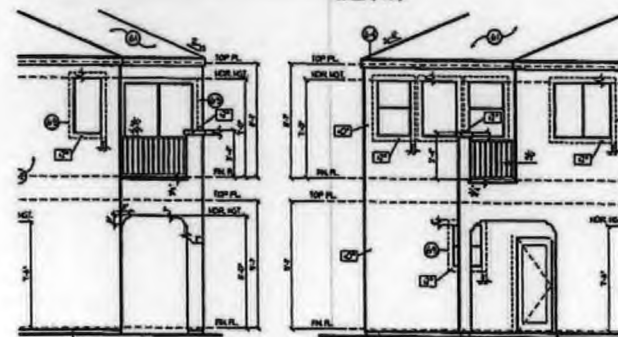
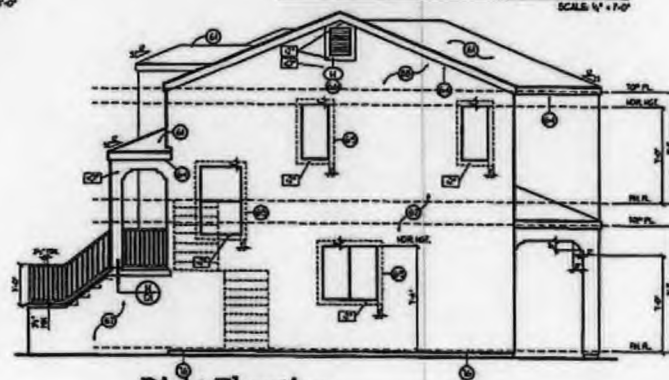
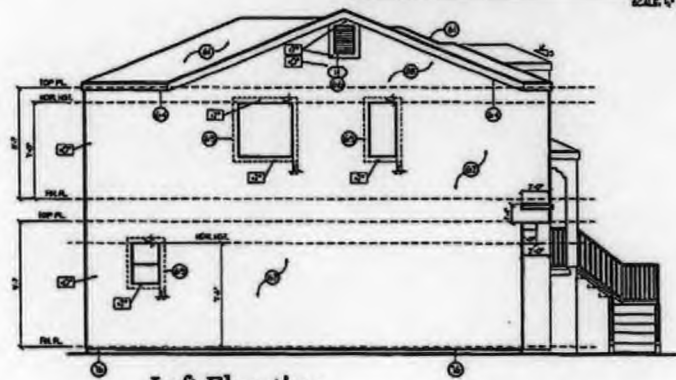
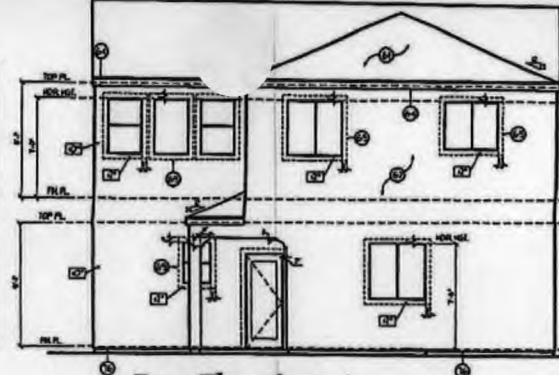
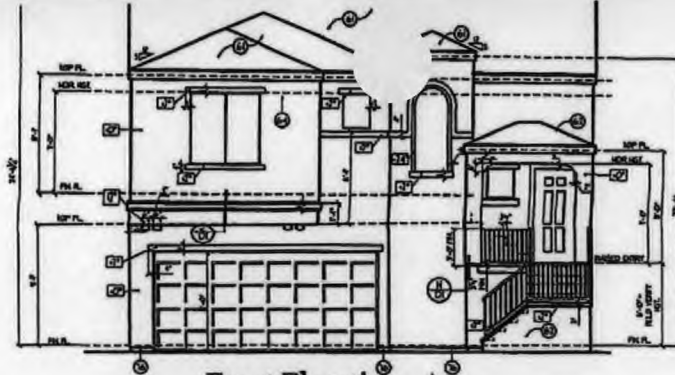
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ZON-16519 SDR-16522
REVISED 11/16/06 PC



- A2.A**

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC



Opt. Deck (Typical)

Rear and side elevations

- [illegible]

LAS VEGAS DIVISION
9170 W. Cheyenne Ave., Suite 100
LAS VEGAS, NV. 89129 (702) 240-5600

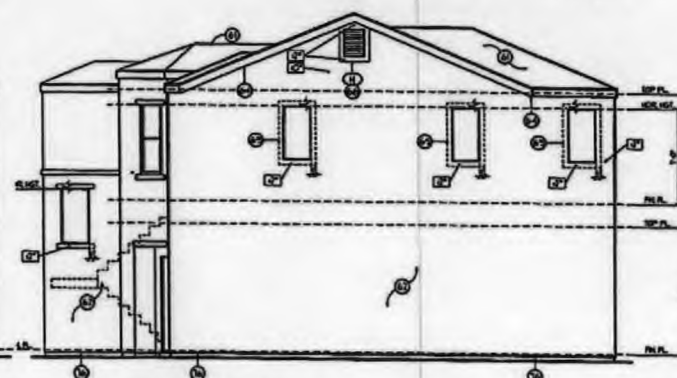
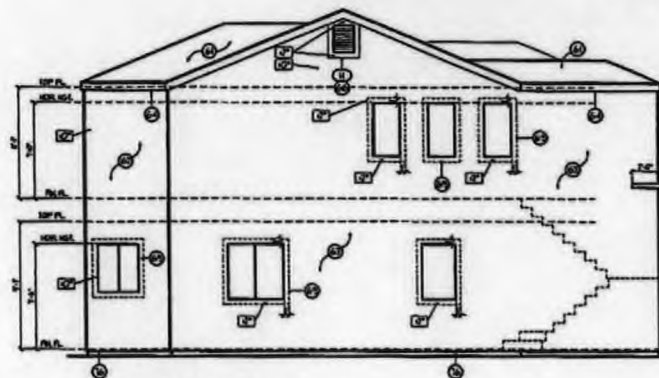
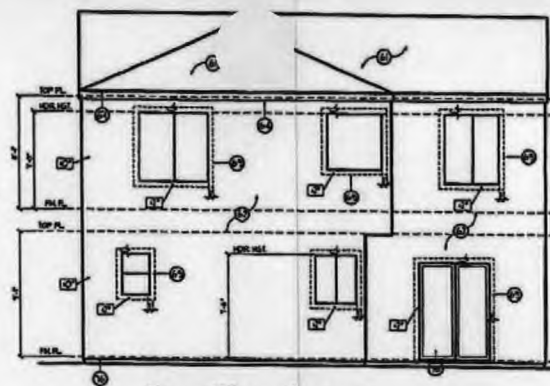
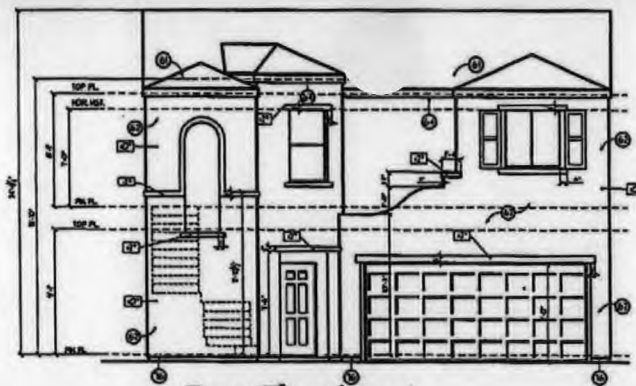
RICHMOND
AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT
— ERNEST J. DELAIR, JR.

NOT FOR CONSTRUCTION
 ROOF FRAMING, FRONT, REAR, & SIDE
 OF ELEVATION "A"

Name: _____
 Date: _____
 Class: _____
 Section: _____
 Teacher: _____
 Student ID: _____
 School: _____
 Address: _____
 City: _____
 State: _____
 Zip: _____
 Phone: _____
 Email: _____
 Signature: _____
 Date: _____

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GPA-16511 VAR-16525
ZON-16519 SDR-16522
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- [illegible]

LAS VEGAS DIVISION
9970 W. Cheyenne Ave., Suite 100
LAS VEGAS, NV. 89129 (702) 240-5800

RICHMOND
AMERICAN HOMES
STATE CONTRACTOR LICENSE #0004417
DIVISION PRESIDENT
— ERNEST A. BELAIR, JR.

Roof Framing, Front, Rear, & Side

NAME	
F. M. C.	
DOB 06/12/58	
NO.	DATE
1	
2	
3	
4	
5	
6	

1.636

Address:
Kenneth
Square

A2.A

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GPA-16511 VAR-16525
ZON-16519 SDR-16522
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KENNETH SQUARE

RICHMOND - LAS VEGAS



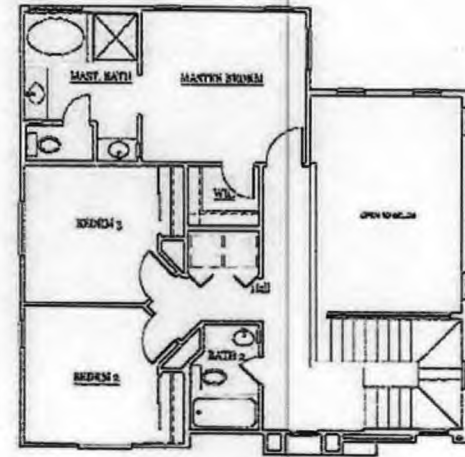
PLAN 2A
Front Elevation



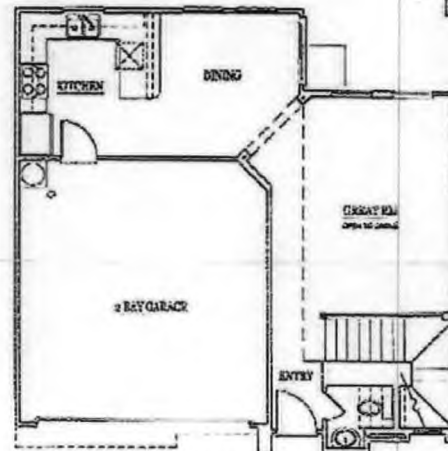
PLAN 2B
Front Elevation



PLAN 2C
Front Elevation



PLAN 2A
Second Floor Plan



PLAN 2A
First Floor Plan

PLAN 2
FIRST FLOOR - 592 SF
SECOND FLOOR - 718 SF
TOTAL - 1,310 SF

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WILKINSON
ARCHITECTURAL
GROUP, INC.

4111 South Valley Road, Suite 200
Las Vegas, NV 89149
Tel: 702.734.1111
Fax: 702.734.1112

1111 Flamingo Ave., Suite 200
Las Vegas, NV 89119
Tel: 702.734.1111
Fax: 702.734.1112

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

KENNETH SQUARE

RICHMOND - LAS VEGAS



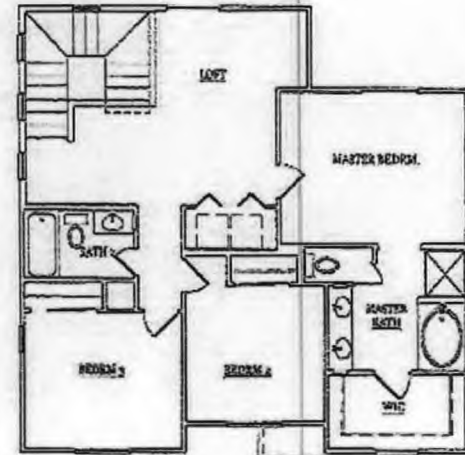
PLAN 4A
Front Elevation



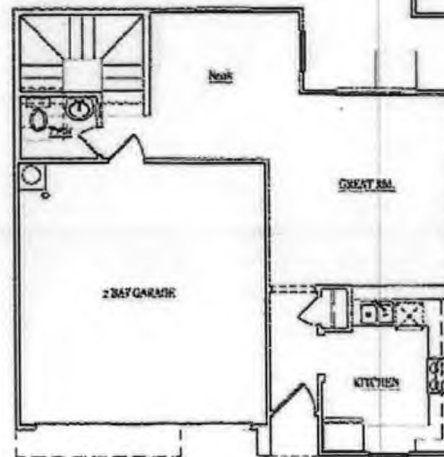
PLAN 4B
Front Elevation



PLAN 4C
Front Elevation



PLAN 4A
Second Floor Plan



PLAN 4A
First Floor Plan

PLAN 4
FIRST FLOOR - 606 SF
SECOND FLOOR - 923 SF
TOTAL - 1,523 SF

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WOODLEY
ARCHITECTURAL
DESIGN, INC.

W

1117 Highland Boulevard, Suite 100
Richmond, VA 23131
(804) 261-1117
Fax: (804) 261-1118
www.woodleyarchitect.com

83 Lexington Highway, Suite 100, Lexington, VA 24303
www.woodleyarchitect.com

GPA-16511 VAR-16525
ZON-16519 SDR-16522
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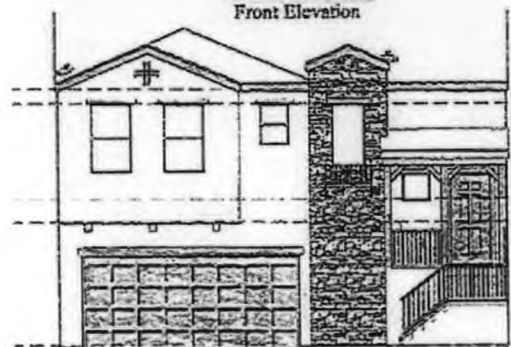
RICHMOND - LAS VEGAS



PLAN 5A
Front Elevation



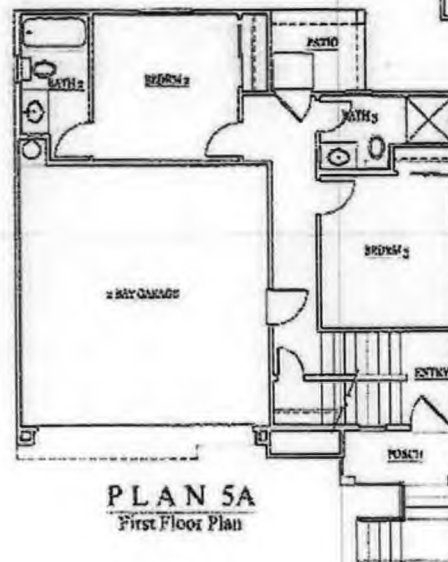
PLAN 5B
Front Elevation



PLAN 5C
Front Elevation



PLAN SA
Second Floor Plan



PLAN 5A
First Floor Plan

PLAN 5
FIRST FLOOR - 566 SF
SECOND FLOOR - 989 SF
TOTAL - 1,555 SF

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

REC
OCT 25 2006

WOOLLEY
ARCHITECTURAL
GROUP, INC.

WAF (Amplified Fragment Length Polymorphism) Analysis
 of the *hprt* gene in the *hprt* gene
 of the *hprt* gene
 of the *hprt* gene

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PLAN 6A
Front Elevation



PLAN 6B
Front Elevation



PLAN 6C
Front Elevation

96 • 16 • 2006

KENNETH SQUARE

RICHMOND - LAS VEGAS



PLAN 6A
Second Floor Plan



PLAN 6A
First Floor Plan

PLAN 6
FIRST FLOOR - 648 SF
SECOND FLOOR - 988 SF
TOTAL - 1,636 SF

WOODLEY
ARCHITECTURAL
GROUP, INC.

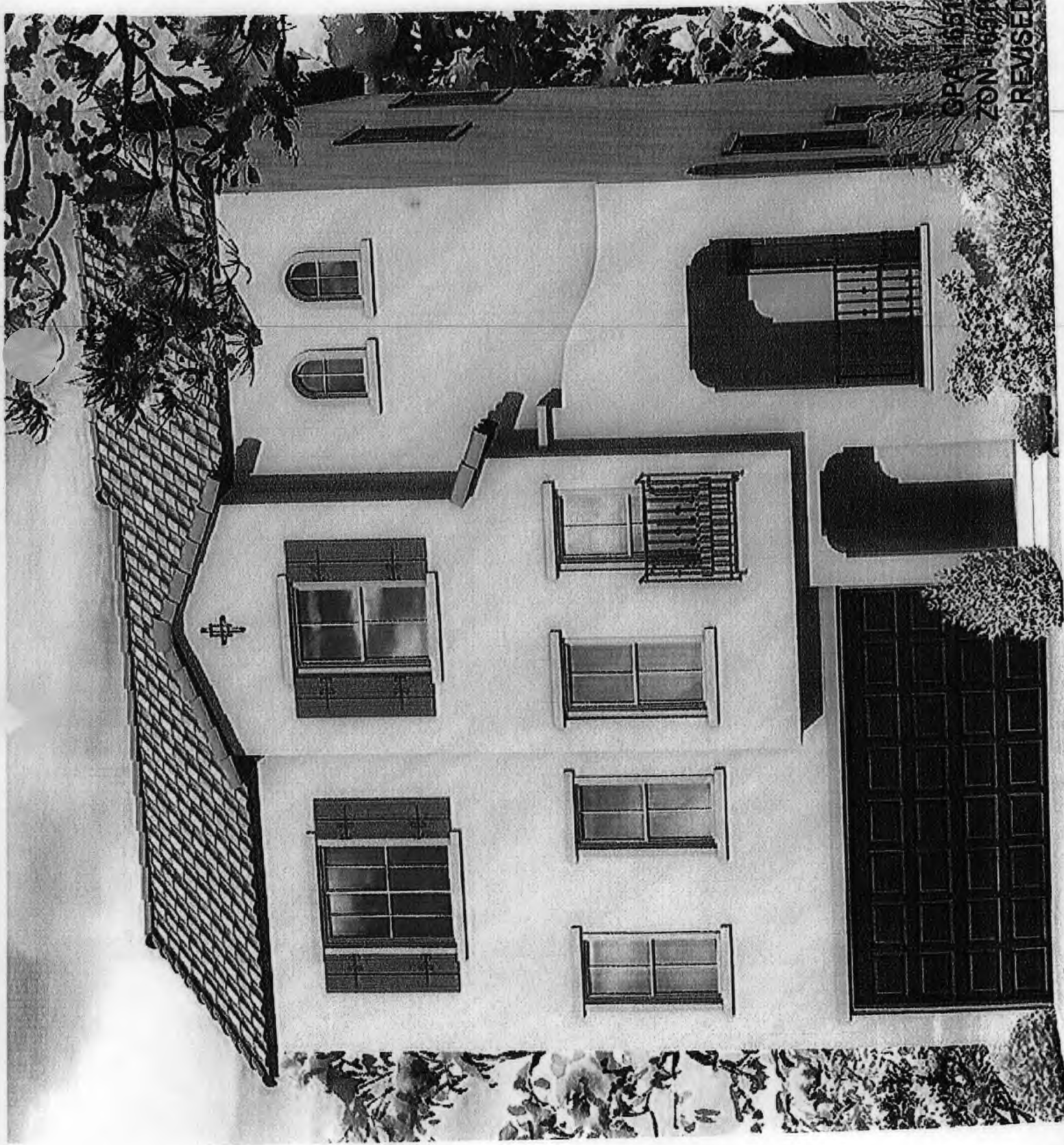
10000 W. Sahara Blvd., Suite 200
Las Vegas, NV 89135
702.441.1231
Fax 702.441.1232

1277 Sunset Dr., Suite 200
Las Vegas, NV 89135
702.441.1231
Fax 702.441.1232

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CPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC



CRA-16511 VAR-16525
CRA-16519 SDR-16522
REVISED 11/16/06 PC

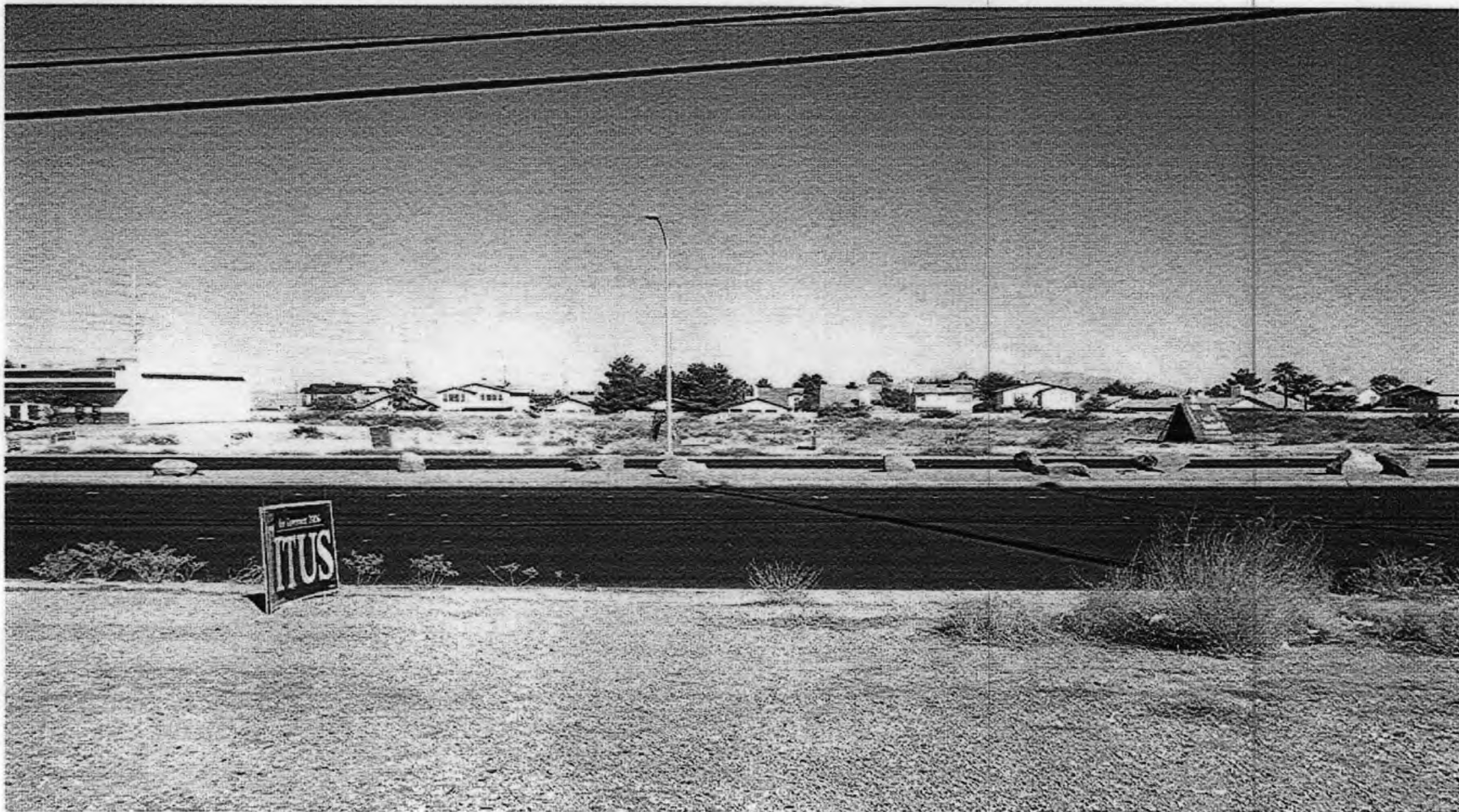


CPA-16521 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC



CPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 1/16/06 PC

SDR 16522				
Richmond American Homes				
SEC Smoke Ranch & Decatur				
Proposed 77 single family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	77	9.57	737
AM Peak Hour			0.75	58
PM Peak Hour			1.01	78
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Smoke Ranch Road				
Average Daily Traffic (ADT)	14,661			
PM Peak Hour	1173			
(heaviest 60 minutes)				
Decatur Boulevard				
Average Daily Traffic (ADT)	26,972			
PM Peak Hour	2158			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Smoke Ranch	32585			
Decatur	51700			
This project will add approximately 737 trips per day on Smoke Ranch and Decatur. This will increase expected volumes by about five percent on Smoke Ranch and about three percent on Decatur. Smoke Ranch is at about 45 percent of capacity and Decatur at about 52 percent of capacity.				
Based on Peak Hour use, this development will add roughly 78 additional cars into the area; which works out to about four every three minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



GPA-16511, ZON-16519, VAR-16525, & SDR-16522 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: SCHNIPPLE FAMILY TRUST
SOUTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/16/06



GPA-16511, ZON-16519, VAR-16525, & SDR-16522 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: SCHNIPPLE FAMILY TRUST
SOUTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/16/06

Triton

Engineering

October 16, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Site Development Review
Smoke Ranch / Decatur II
APN # 139-19-101-002**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 77 lot single family project called "Smoke Ranch/ Decatur II".

The applicant is requesting a Site Development Review for a proposed 77 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NEC – Light Industrial (C-M)
NWC – Service Commercial and Rural (C-1 & R-E)
SEC – Medium – Low, High & Service Commercial (R-CL, C-2 & C-1)
SWC – Service Commercial (C-1)

We are requesting the following setbacks for the RPD-12:

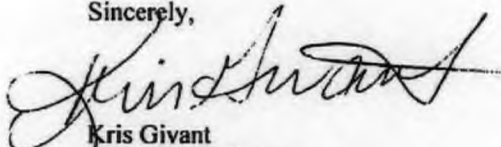
Typical Lot Size:	1,500 sq ft
Front to Roof Edge/Building:	3' Minimum
Front to Garage:	5' to 6' Min. or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	4' feet
Rear Yard	3' feet

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OCT 1 2006

Richmond American Homes believes that requesting RPD-12 zoning will compliment the area and would be a proposed buffer between the R-CL SFR's and the C-1 Commercial Property.

Please place the attached request on the Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

**GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-16578 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. ADDITIONAL NOTE: THE APPLICANT IS REQUESTING AN ABEYANCE TO THE 02-07-07 CITY COUNCIL MEETING. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

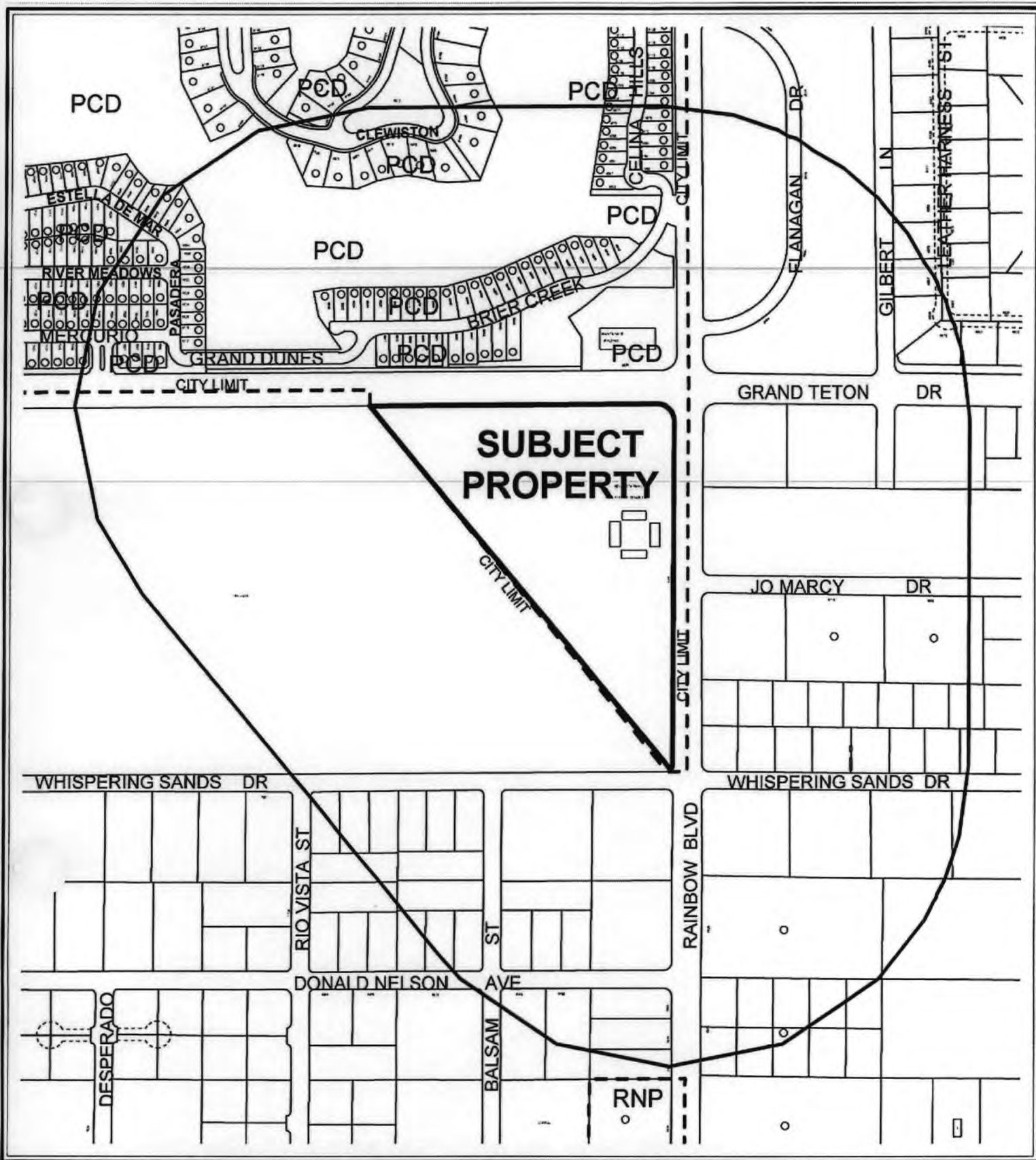
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Abeyance request from Kummer Kaempfer Bonner Renshaw & Ferrario

Motion made by GARY REESE to Table Item 107 [GPA-16202], Item 108 [ZON-16196], Item 109 [SUP-16198], Item 110 [SUP-16200] and Item 111 [SDR-16197]; HOLD IN ABEYANCE Item 116 [ZON-15031], Item 117 [SDR-15030], Item 132 [SDR-17298], Item 152 [RQR-17098] and Item 154 [SDR-17057] to 1/3/2007; Item 122 [VAR-16165], Item 127 [SDR-15747], Item 133 [GPA-16511], Item 134 [ZON-16519], Item 135 [VAR-16525] and Item 136 [SDR-16522] to 1/17/2007; Item 137 [GPA-16578], Item 138 [ZON-16580] and Item 139 [SDR-16581] to 2/7/2007; and Item 153 [SUP-13490] to 2/21/2007

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)



CASE: GPA-16578

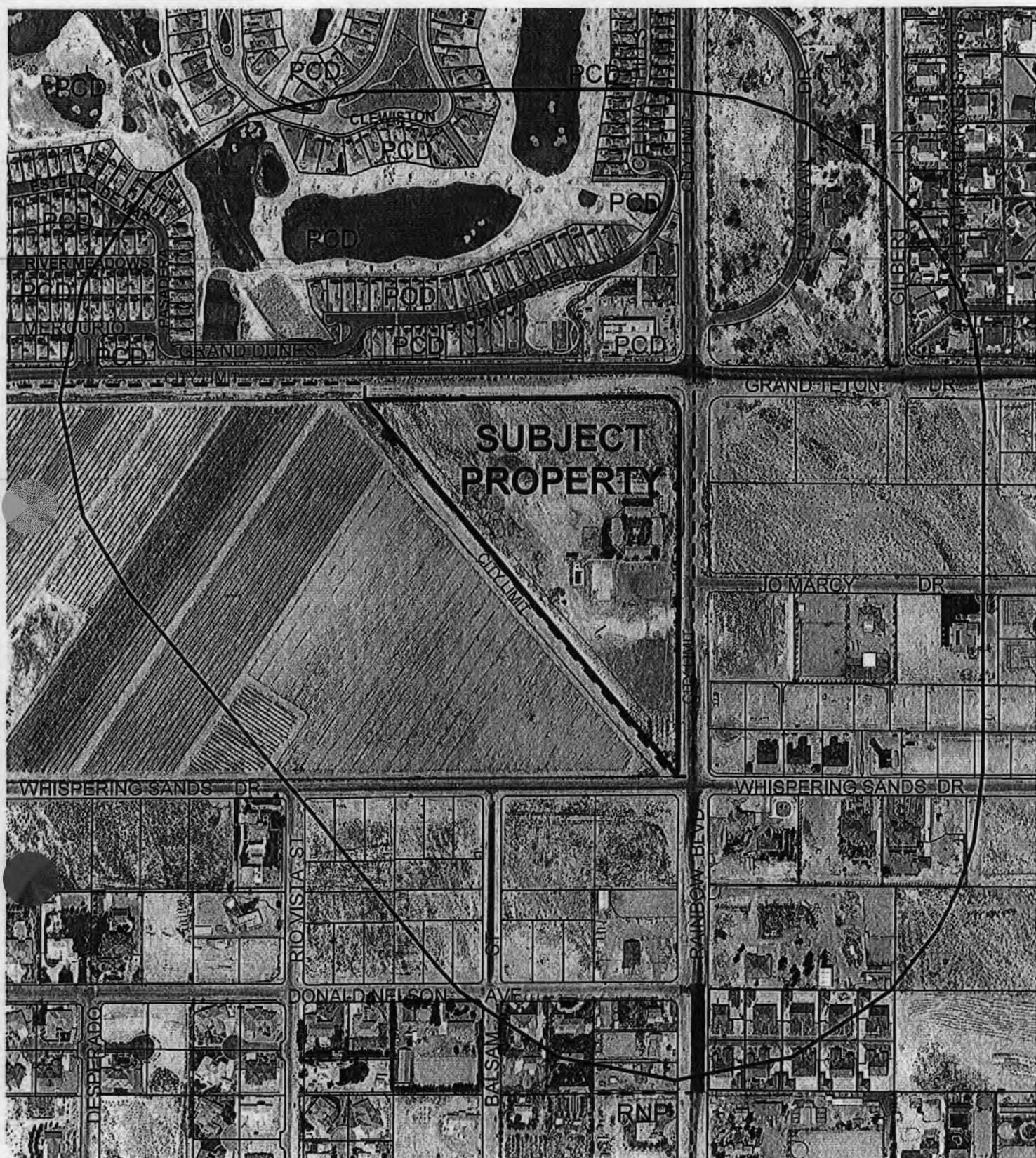
RADIUS: 1000 FT

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

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
PCD (PLANNED COMMUNITY DEVELOPMENT)

0 300 600 Feet





CASE: GPA-16578

RADIUS: 1000 FT

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

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
PCD (PLANNED COMMUNITY DEVELOPMENT)



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-16578 – APPLICANT/OWNER: NEW VISTA RANCH, INC.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-0-1/sd vote) recommends APPROVAL.

**** STAFF REPORT ******PROJECT DESCRIPTION**

This is a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan from DR (Desert Rural Density Residential) to PCD (Planned Community Development).

The proposed development does not meet the intent of the PCD (Planned Community Development) land use designation. The project is a large scale development located in a primarily single-family residential neighborhood. As the project does not meet the intent of the General Plan, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/16/06	The Planning Commission recommended approval of companion items ZON-16580 and SDR-16581 concurrently with this application.
11/16/06	The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #11/ng).
<i>Related Building Permits/Business Licenses</i>	
There is an active business license on the property for a homeless shelter/rescue mission.	
<i>Pre-Application Meeting</i>	
06/01/06	A pre-application meeting was held. It was noted that a drainage study, off-site improvements, and a neighborhood meeting would be required. Trails may be required.
<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Silverstone Golf Club, 8600 Cupp Drive, Las Vegas, Nevada. In attendance were five members of the applicant's team, a Council liaison, one staff member, and 17 members of the public. The following concerns were raised: • There should be no retail or commercial uses on the site • The facilities should not be rented to the general public • Financial support for the facility (and whether they would need to add commercial uses to support the operating costs of the facilities) • The height of the structures are excessive and don't fit in with the rural neighborhood • Concerns about the number of driveways/traffic on Rainbow • Residents would prefer to see the number of parking spaces reduced • The parking lot shouldn't be paved - it should be left in a natural state so that it blends in with the rural character of the neighborhood

	- Concerns about drainage across the site and the existing drainage problems at Rainbow and Whispering Sands The applicant agreed to the following: - Only the gym will be 35' high; all other structures will be under 30' high - Buildings will have a residential appearance - Main access to the site will be from Grand Teton, with overflow access from Rainbow - The applicant will submit a Variance application for a 50% parking reduction - The trail feature along Rainbow will be increased to 25' in width to allow horse path per City approval - Parking lot light will be low-intensity, downward-directed fixtures with the height of the fixtures as low as the City will allow - The applicant will request that there be no street lighting (rural standards), subject to Public Works and City approval - The applicant will attempt to architecturally reduce the massing of the community center/recreation center - Any change in use will require a full public hearing/notification process
--	---

Details of Application Request**Site Area**

Gross Acres	15.05
Net Acres	14.80

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Homeless Shelter	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) land use designation]
North	Single-Family Residential	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
South	Undeveloped	Clark County (RNP)	Clark County
East	Undeveloped	Clark County (RE) and (RNP)	Clark County
West	Orchard	Clark County (RE)	Clark County

<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		
PD Planned Development District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
U (Undeveloped) [DR (Desert Rural Density Residential) land use designation]	2.49 Units Per Acre	37 Units under the current designation	PD (Planned Development)	8 Units Per Acre	PCD (Planned Community Development)	8 Units Per Acre 120 units under the proposed designation

ANALYSIS

The PCD (Planned Community Development) land use designation is intended to be used primarily for residential development. This land use designation is also intended to be used for commercial, public facilities and office developments when the development is used as a buffer. The proposed development does not meet the intent of the PCD land use designation. The project is a large scale development located in a primarily single-family residential neighborhood. As the project does not meet the intent of the General Plan, denial of this request is recommended.

FINDINGS

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

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

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

In regard to "1":

The proposed use as an assisted living center with a community recreational facility is considered too intense for the adjacent land uses. The area is primarily single-family residential and a project of this size is out of character with the surrounding uses and land use designations.

In regard to "2":

The PCD (Planned Community Development) land use designation correlates with the PD (Planned Development) District. The PD (Planned Development) district allows for a variety of uses and is intended to promote creative design incorporating multiple uses on large tracts of land that assist in buffering small infill tracts and adjacent uses. The proposed project does not act as a buffer. Rather the proposed development is a large development in the midst of a single-family residential area. Therefore; the proposed project is considered inappropriate for this location and the companion Rezoning to a PD (Planned development) District is also considered inappropriate.

In regard to "3":

The site gains access from Grand Teton Drive a 120-foot Parkway Arterial. This street will provide adequate access to and from the proposed development. A secondary point of ingress/egress is provided from Rainbow Boulevard. This access point is proposed to be gated and will only be used for special events.

In regard to "4":

The proposed General Plan Amendment is not affected by any other plans or policies. Although not required in the PD (Planned Development) zoning district the site does not meet the requirements of Title 19.12 for similar development, as designed. Conditions of approval have been added to the Site Development Plan review addressing these issues.

PLANNING COMMISSION ACTION

There were eight speakers in protest at the Planning Commission meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 138 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-16578** APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH, INC.

Name of Applicant: JOHN DAVID BURKE ARCHITECT

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: SAMUEL INNAM, PLANNING COMMISSIONER

Partner(s): JOHN DAVID BURKE, BAAD INVESTMENTS, LLC

APN: 162-32-2027009

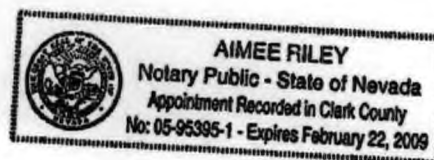
Signature of Property Owner: JOHN DAVID BURKE, MANAGING PARTNER
FXAD INVESTMENTS,
 Print Name: LLC

Print Name: _____

Subscribed and sworn before me,

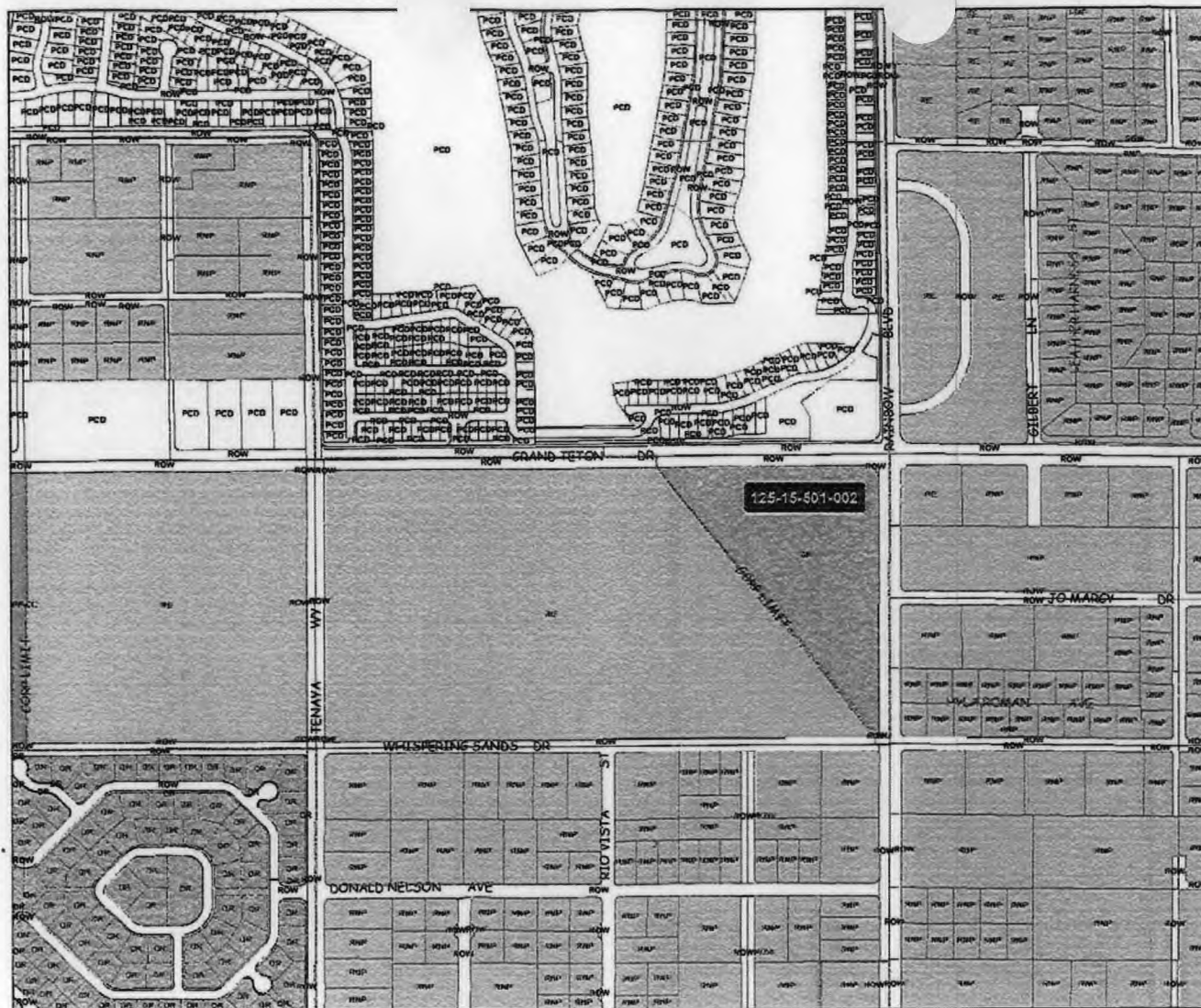
This 6th day of September, 2006

Aimee R. [Signature]
Notary Public in and for said County and State



City of Las Vegas

Future Land Use Map



- City Limits
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Research
- Planned Community Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facility
- Public Facility - School
- Public Facility - Clark County
- Town Center
- Resource Conservation
- Downtown - Commercial
- Downtown - Mixed Use
- Not in City
- Right - of - Way

Map Printed: June 1, 2006



GIS maps are normally produced
only to meet the needs of the City.
Due to continuous development activity
this map is for reference only.
Geographic Information System
Planning & Development Dept
702-799-6301



GPA-16578
11/16/06 PC

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SEP 06 2006

SEP 06 2006

September 5, 2006

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

**Re: Justification Letter – General Plan Amendment – DR to PCD
Zone Change – U to PD
Site Plan Development Review
Variance to reduce required parking**

**New Vista Community
Assisted Living Apartments
Community and Recreation Center
SW corner Rainbow and Grand Teton
Tax Assessor's Parcel No.: 125-15-501-002**

Overview

The plans and documents we are submitting today for your review depict proposed assisted living apartments (56 units) and a proposed community/recreation center. This is a 15.05 net acre, 17.81 gross acre site on the southwest corner of Rainbow Boulevard and Grand Teton Drive in the City of Las Vegas.

General Plan Amendment (DR to PCD) and Rezone (U to PD)

The is a request to amend the General Plan from DR (Desert Rural – 2 residential units per acre) to PCD (Planned Commercial District) and rezone from district U (Undeveloped) to PD (Planned Development). The range of uses being requested (see section 3.4 of the "Master Development Plan Document" for full description) requires the PD rezone and the PCD General Plan designation. The density of residential units being requested is 4.93 DUA.

Per the intent of the PD zoning district and PCD General Plan designation, the goals of this project are to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The General Plan Amendment of property to the PCD

**GPA-16578
11/16/06 PC**

designation and the PD zoning may be deemed appropriate if the development if the development proposed can accomplish one or more of the following goals:

1. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
2. Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.
3. Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.
4. Promoting or allowing development to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.
5. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.
6. Encouraging area sensitive site planning and design.

Contribution to the health, safety and general welfare of the community and providing development, which is compatible with the City's goals and objectives

We believe these goals will be met by the proposed project as described in the "Master Development Plan Document".

Site Plan Development Review

The documents submitted depict a one and two story residential project with community and recreational facilities. All of the buildings are designed with consistent "Western" detail –

- | | | |
|----|-----------------|--|
| 1. | Exterior Walls: | Stucco, Stone veneer, Painted concrete tilt-up walls,
Split face masonry |
| 2. | Glazing: | Green reflective/tinted glass |
| 3. | Roofing: | Existing sloped roof s are to remain as is
New sloped roofs to be concrete tile
New flat roof are to be built-up roofing |

**GPA-16578
11/16/06 PC**

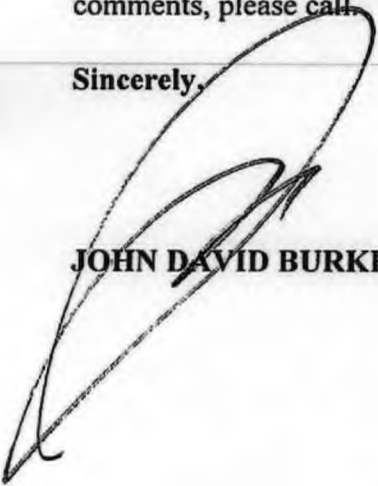
Page 3 of 3

All setbacks and design criteria are further described in the "Master Development Plan Document". There will be approximately half of the site fully landscaped with a desert tolerant plant palette. The project presents an attractive, consistent residential style that is appropriate to the neighborhood.

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, ARCHITECT

GPA-16578
11/16/06 PC

**KUMMER
KAEMPFER**

ATTORNEYS AT LAW

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

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Fax: 702.939.8457

LAS VEGAS OFFICE
WWW.KKBFP.COM

TABITHA F. KEETCH
tkeetch@kkbrf.com
702.792.7051

RECEIVED
CITY CLERK
DEC - 7 P 3:20

December 7, 2006

VIA FACSIMILE -- 382-4803

Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

***Re: City of Las Vegas, City Council Hearing, Wednesday, December 20, 2006
GPA-16578; ZON-16580; SDR-1658***

Dear Ms. Ronemus:

This office represents the applicant in the above-referenced matter. We respectfully request this matter be continued from the presently scheduled City of Las Vegas, City Council hearing of Wednesday, December 20, 2006, until Wednesday, February 7, 2007.

Thank you for your consideration of our request.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO


Tabitha F. Keetch

TFK/laj



272937

13583 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

REZONING RELATED TO GPA-16578

ZON-16580 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. ADDITIONAL NOTE: THE APPLICANT IS REQUESTING AN ABEYANCE TO THE 02-07-07 CITY COUNCIL MEETING. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

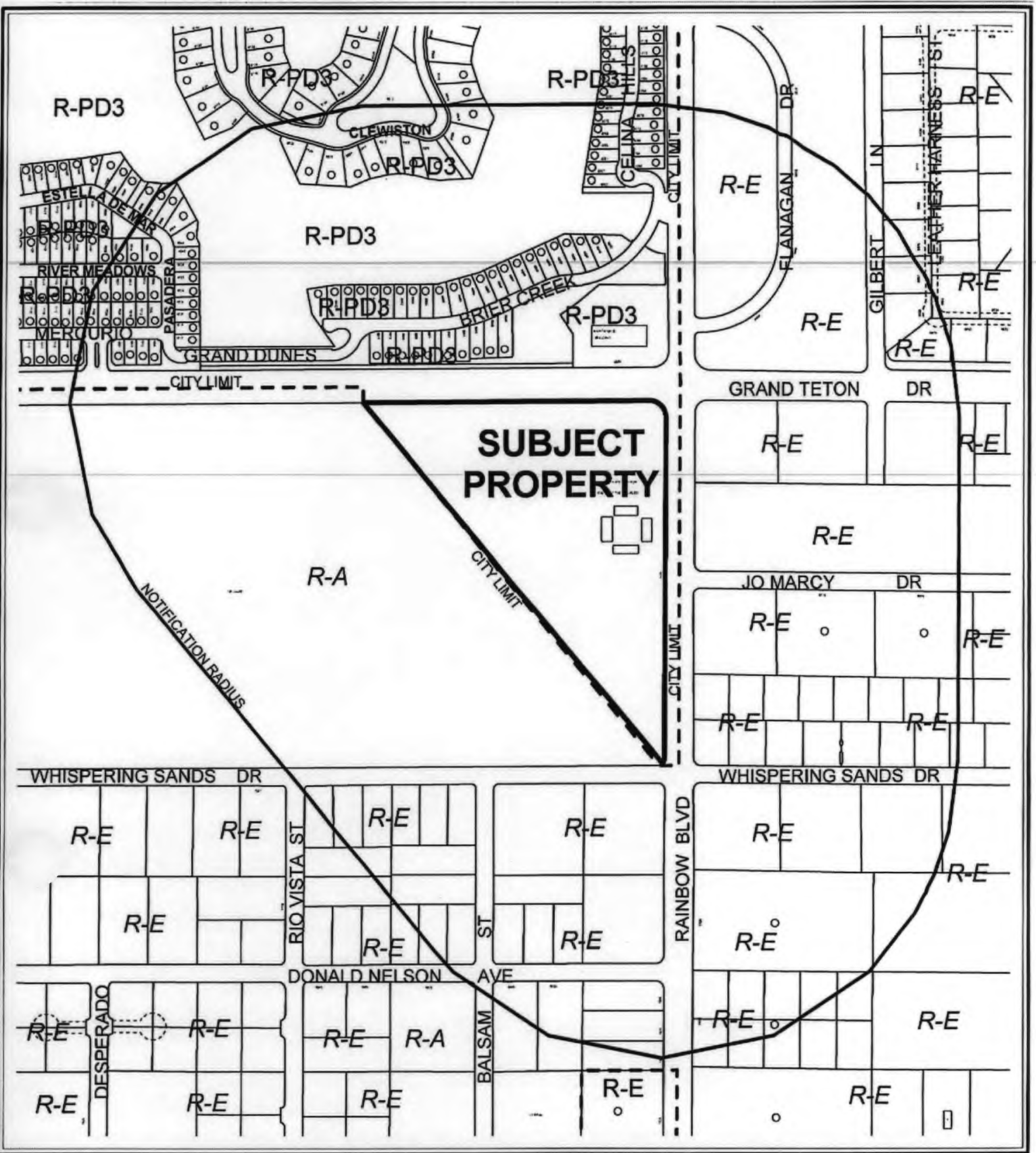
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Abeyance letter from Kummer Kaempfer Bonner Renshaw & Ferrario
6. Backup referenced from the 11-16-06 Planning Commission Meeting Item 12

Motion made by GARY REESE to Table Item 107 [GPA-16202], Item 108 [ZON-16196], Item 109 [SUP-16198], Item 110 [SUP-16200] and Item 111 [SDR-16197]; HOLD IN ABEYANCE Item 116 [ZON-15031], Item 117 [SDR-15030], Item 132 [SDR-17298], Item 152 [RQR-17098] and Item 154 [SDR-17057] to 1/3/2007; Item 122 [VAR-16165], Item 127 [SDR-15747], Item 133 [GPA-16511], Item 134 [ZON-16519], Item 135 [VAR-16525] and Item 136 [SDR-16522] to 1/17/2007; Item 137 [GPA-16578], Item 138 [ZON-16580] and Item 139 [SDR-16581] to 2/7/2007; and Item 153 [SUP-13490] to 2/21/2007

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)



CASE: ZON-16580

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

P-C (PLANNED COMMUNITY)

0 300 600 Feet





CASE: ZON-16580

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

P-C (PLANNED COMMUNITY)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****CITY COUNCIL MEETING DATE: DECEMBER 20, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-16580 – APPLICANT/OWNER: NEW VISTA RANCH, INC.**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-0-1/sd vote) recommends APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-16578) to PCD (Planned Community Development) land use designation approved by the City Council.
2. A Site Development Plan Review (SDR-16581) 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.
3. The parking that is specified for the site be restricted to 100 spaces for daily use and the applicant must submit a design of the site plan that incorporates that.
4. The height of the parking lot lighting shall be restricted to 20 feet and that proper shrubs be incorporated into the design so as to eliminate any light pollution that might reach on the north side of Grand Teton Drive or on the east side of Rainbow Boulevard.
5. A revised landscape plan shall be submitted prior to the time application is made for a building permit depicting a 20-foot multi-use transportation trail consisting of a five foot landscaped corridor, a 10-foot sidewalk, and a 5-foot transition strip along Rainbow Boulevard and Grand Teton Drive.
6. There will be no retail uses on this site.
7. The City Attorney must review the Development Agreement.

Public Works

8. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive and the additional right-of-way necessary to maintain a 54-foot radius at the southwest corner of Grand Teton Drive and Rainbow Boulevard adjacent to this site prior to the issuance of any permits. In addition, dedicate all additional rights-of-way required for a bus turnout on Rainbow Boulevard prior to the issuance of any permits unless otherwise allowed by the City Traffic Engineer.
9. Construct all incomplete half-street improvements, including appropriate transition paving and overpaving (if legally able), on Grand Teton Drive and Rainbow Boulevard adjacent to this site concurrent with development of this site. Sidewalk improvements may be deferred at this time on Rainbow Boulevard, provided a Covenant Running with Land Agreement is recorded for all such improvements deferred. Streetlights on Rainbow Boulevard may also be deferred, provided the applicant provides such streetlights to the City for future installation, and constructs all needed underground infrastructure necessary for such future installation. Alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the City Engineer. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
11. All discussion regarding Summerlin style lighting refers to internal lighting only; not exterior street lighting. Lighting on Grand Teton Drive would match the City's current plan.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Rezoning from U (Undeveloped) [DR (Desert Rural Density Residential)] to PD (Planned Development).

The proposed rezoning is not considered appropriate for this location. Although the parcel meets the minimum size requirements for the proposed PD (Planned Development) District, the site does not meet with the intent of the implementation of a planned development. The proposed development is too intense for this location within a single-family residential area. The development will not act as a buffer between residential and more intense uses; rather it stands out as being drastically different than any other development in the vicinity. The proposed development will not enhance the area and would have a negative effect on the adjacent single-family neighborhoods. Due to these factors denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/16/06	The Planning Commission recommended approval of companion items GPA-16578 and SDR-16581 concurrently with this application.
11/16/06	The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #12/ng).
<i>Related Building Permits/Business Licenses</i>	
There is an active business license on the property for a homeless shelter/rescue mission.	
<i>Pre-Application Meeting</i>	
06/01/06	A pre-application meeting was held. It was noted that a drainage study, off-site improvements, and a neighborhood meeting would be required. Trails may be required.
<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Silverstone Golf Club, 8600 Cupp Drive, Las Vegas, Nevada. In attendance were five members of the applicant's team, a Council liaison, one staff member, and 17 members of the public. The following concerns were raised: • There should be no retail or commercial uses on the site • The facilities should not be rented to the general public • Financial support for the facility (and whether they would need to add commercial uses to support the operating costs of the facilities) • The height of the structures are excessive and don't fit in with the rural neighborhood

	- Concerns about the number of driveways/traffic on Rainbow - Residents would prefer to see the number of parking spaces reduced - The parking lot shouldn't be paved - it should be left in a natural state so that it blends in with the rural character of the neighborhood - Concerns about drainage across the site and the existing drainage problems at Rainbow and Whispering Sands The applicant agreed to the following: - Only the gym will be 35' high; all other structures will be under 30' high - Buildings will have a residential appearance - Main access to the site will be from Grand Teton, with overflow access from Rainbow - The applicant will submit a Variance application for a 50% parking reduction - The trail feature along Rainbow will be increased to 25' in width to allow horse path per City approval - Parking lot light will be low-intensity, downward-directed fixtures with the height of the fixtures as low as the City will allow - The applicant will request that there be no street lighting (rural standards), subject to Public Works and City approval - The applicant will attempt to architecturally reduce the massing of the community center/recreation center - Any change in use will require a full public hearing/notification process
--	---

Details of Application Request**Site Area**

Gross Acres	15.05
Net Acres	14.80

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Homeless Shelter	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) land use designation]
North	Single-Family Residential	PCD (Planned Community Development)	R-PD3 (Residential Planned Development - 3 Units Per Acre)
South	Undeveloped	Clark County (RNP)	Clark County
East	Undeveloped	Clark County (RE) and (RNP)	Clark County
West	Orchard	Clark County (RE)	Clark County

<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		
PD Planned Development District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.06 the following Development Standards are proposed:

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	655,314 SF	Y
Min. Lot Width	993 Feet	Y
Min. Setbacks		
• Front	20 Feet	Y
• Side	56 Feet	Y
• Corner	53 Feet	Y
• Rear	N/A	N/A
Min. Distance Between Buildings	14 Feet	Y
Max. Lot Coverage	15.9 %	Y
Max. Building Height	35 Feet	Y
Trash Enclosure	Two	Y
Mech. Equipment	Screened	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
U (Undeveloped) [DR (Desert Rural Density Residential) land use designation]	2.49 Units Per Acre	37 Units under the current designation	PD (Planned Development)	8 Units Per Acre	PCD (Planned Community Development)	8 Units Per Acre 120 units under the proposed designation

<i>Landscaping and Open Space Standards</i>		
<i>Standards</i>	<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	
Parking Area	42 Trees	N
Buffer:	59 Trees	N
Min. Trees	Zero Trees	N
TOTAL	101 Trees	N
Min. Zone Width	10 Feet	Y
	8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Assisted Living	56 Units	1 Space per 3 Residents	19				
Residence	4 Units	2 Spaces per Unit	8				
Community Recreational Facility and Additional Uses	83,681 SF	1:200	419				
Subtotal			446	9	533	9	Y
TOTAL			446		533		Y

ANALYSIS

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

NG

The proposed development does not meet many of these criteria. The project is out of character with the area due to its large scale and commercial nature. Despite not being open to the public, the proposed development will create an increased traffic flow that will be inconsistent with the surrounding neighborhood. The existing buildings on the site are small ranch style homes and are clustered in a similar manner to the surrounding development. The proposed structures are much larger, resembling a large apartment building and commercial center. The project is inappropriate for this location and will not enhance the surrounding single-family residential development.

The development standards within the development agreement mostly comply with Title 19 development standards for similar type development. However, the parking section allows non-paved surfaces to be used for the overflow parking lot. Staff cannot support this request as there are potential hazards such as dust that could result from the use of this material. It is noted that the applicant is intending to use this parking lot for overflow and "special vent" parking. The applicant has not stated what a special event would consist of or how often these events would occur.

It is noted that modifications are required to the development agreement in order to bring it into compliance with the submitted plans and elevations. Section 4.1 shall be modified to eliminate the sentence that states: "Any portion of a building over 35 feet in height shall be setback an additional one-foot for each foot of height in excess of 35 feet." This is required as the applicant has agreed to a maximum building height of 35 feet and this language is not necessary and causes confusion. Also Section 5.3 shall be modified to eliminate #2 that states "The Community/Recreation Building shall not exceed 55 feet in height" Again the applicant has agreed to a maximum height off 35 feet and this is an incorrect statement. Elevations show building heights with a 35-foot maximum height.

FINDINGS

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

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

The PCD (Planned Community Development) land use designation is intended to be used primarily for residential development. This land use designation is also intended to be used for commercial, public facilities and office developments when the development is used as a buffer. The proposed development does not meet the intent of the PCD land use designation. The project is a large scale development located in a primarily single-family residential neighborhood. As the project does not meet the intent of the General Plan, denial of this request is recommended.

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

As this is a Planned Development all uses must be called out in the Development Agreement. The proposed uses are listed in section 3.4 of the New Vista Community Master Development Plan and Development Standards. The surrounding neighborhood is primarily single-family residential development. The uses associated with the community recreational facility are commercial in nature, even though they are not open to the general public. The scale of the project is also out of character with the area. The proposed development is not considered compatible with the surrounding land uses and zoning districts.

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

Growth and development factors in the community do not indicate the need for or appropriateness of the rezoning. The development would be better located in an area that is not primarily single-family residential.

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

The site gains access from Grand Teton Drive a 120-foot Parkway Arterial. This street will provide adequate access to and from the proposed development. A secondary point of ingress/egress is provided from Rainbow Boulevard. This access point is proposed to be gated and will only be used for special events.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 138 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-16580** APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH, INC.

Name of Applicant: JOHN DAVID BURKE ARCHITECT

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?

X 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: SAMUEL DUNNAN, PLANNING COMMISSIONER

Partner(s): JOHN DAVID BURKE, BAAD INVESTMENTS, LLC

APN: 162-32-202-009

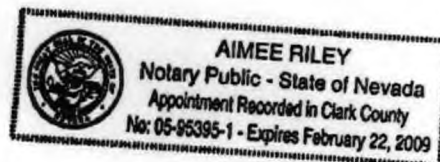
Signature of Property Owner: JOHN DAVID BURKE, MANAGING PARTNER
BAAD INVESTMENTS, LLC

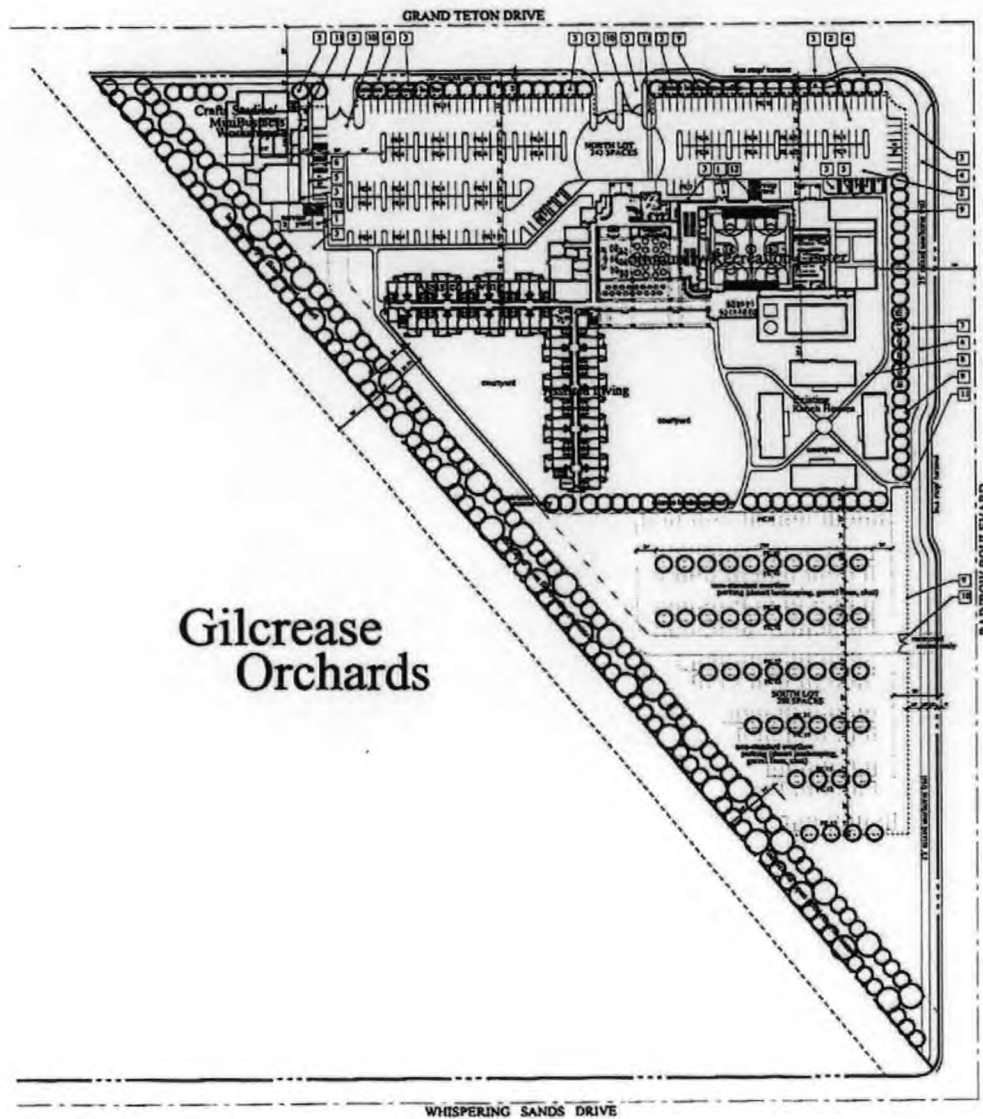
Print Name: _____

Subscribed and sworn before me

This 6th day of September, 2006

Aimee Riley
Notary Public in and for said County and State





1 CONCEPTUAL SITE & LANDSCAPING PLAN
SCALE: 1" = 60'-0"

RECEIVED
OCT 30 2006

GPA-16578 ZON-16580
SDR-16581 11/16/06 PC

REVISED

KEYNOTES

#	description
1	6" TIGHT CONCRETE BLOCK FENCE ENCLOSURE WITH PAIR OF STEEL TUBES GATES WITH STAMPED METAL BACKING AND LEFT PIN LOCK LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	SIDEWALK CURB & GUTTER
5	6" CONCRETE SIDEWALK W/ROCKSALT FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESSIBLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECORATIVE # FENCE/WALL
10	DECORATIVE AUTOMATIC GATES
11	DECORATIVE MAIN GATE
12	15' x 25' LOADING DOCK

PROJECT DATA

EXISTING ZONING:	GP-DRU ZONING
REQUIRED ZONING:	GP-LPD ZONING
EXISTING USE:	RESIDENTIAL HOUSING
PROPOSED USE:	ASSISTED LIVING COMMUNITY RECREATIONAL CENTER

AREA SUMMARY:	
	AREA
ASSISTED LIVING APARTMENTS:	4,113 S.F.
EXISTING RESIDENTIAL HOUSING:	4,200 S.F.
COMMUNITY REC. CENTER:	11,000 S.F.
MNH-BUSINESS/WORKSHOP:	16,140 S.F.
TOTAL BUILDING AREA:	35,453 S.F.

PARKING SUMMARY:		
	FACTOR	REQ.
SENIOR CITIZEN APPT.	1.0 UNIT/11 GUESTS/50 UNITS	48
RESIDENTIAL HOUSING:	SAINT	8
COMMUNITY REC. CENTER:	1,000 GFA	346
MNH-BUSINESS/WORKSHOP:	1,000 GFA	43
TOTAL PARKING REQUIRED:		445

PARKING PROVIDED:	333 SPACES (243 STANDARD SPACES) (90 NON-STANDARD SPACES)
TOTAL SITE AREA:	455,214 S.F. (15.09 A.C.) - net 775,989 S.F. (17.81 A.C.) - gross
BUILDING FOOTPRINT:	104,240 S.F.
BUILDING COVERAGE:	15.9%
APN:	125-155-01-002

LOCATION



revisions

john
dawn
burke, architect

301 W. COLEMAN RD. JOLIET, ILL. 61781-1400

New Vista Community
Assisted Living Residential Unit/
Community & Recreational Center
City of Las Vegas Nevada

date
proj. no.
dwg. by
chkd. by

sheet no.
A1

September 5, 2006

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

**Re: Justification Letter – General Plan Amendment – DR to PCD
Zone Change – U to PD
Site Plan Development Review
Variance to reduce required parking**

**New Vista Community
Assisted Living Apartments
Community and Recreation Center
SW corner Rainbow and Grand Teton
Tax Assessor's Parcel No.: 125-15-501-002**

Overview

The plans and documents we are submitting today for your review depict proposed assisted living apartments (56 units) and a proposed community/recreation center. This is a 15.05 net acre, 17.81 gross acre site on the southwest corner of Rainbow Boulevard and Grand Teton Drive in the City of Las Vegas.

General Plan Amendment (DR to PCD) and Rezone (U to PD)

The is a request to amend the General Plan from DR (Desert Rural – 2 residential units per acre) to PCD (Planned Commercial District) and rezone from district U (Undeveloped) to PD (Planned Development). The range of uses being requested (see section 3.4 of the "Master Development Plan Document" for full description) requires the PD rezone and the PCD General Plan designation. The density of residential units being requested is 4.93 DUA.

Per the intent of the PD zoning district and PCD General Plan designation, the goals of this project are to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The General Plan Amendment of property to the PCD

**ZON-16580
11/16/06 PC**

designation and the PD zoning may be deemed appropriate if the development if the development proposed can accomplish one or more of the following goals:

1. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
2. Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.
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6. Encouraging area sensitive site planning and design.

Contribution to the health, safety and general welfare of the community and providing development, which is compatible with the City's goals and objectives

We believe these goals will be met by the proposed project as described in the "Master Development Plan Document".

Site Plan Development Review

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- | | | |
|----|-----------------|--|
| 1. | Exterior Walls: | Stucco, Stone veneer, Painted concrete tilt-up walls, Split face masonry |
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| 3. | Roofing: | Existing sloped roof s are to remain as is
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New flat roof are to be built-up roofing |

**11/16/06 PC
ZON-16580**

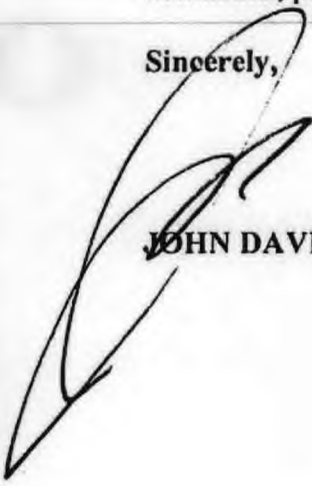
Page 3 of 3

All setbacks and design criteria are further described in the "Master Development Plan Document". There will be approximately half of the site fully landscaped with a desert tolerant plant palette. The project presents an attractive, consistent residential style that is appropriate to the neighborhood.

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, ARCHITECT

11/16/06 PC
ZON-16580

**KUMMER
KAEMPFFER**

ATTORNEYS AT LAW

**KUMMER KAEMPFFER BONNER
RENSHAW & FERRARIO**

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89109-0907
Tel: 702.792.7000
Fax: 702.796.7191

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Las Vegas, NV 89129-5074
Tel: 702.893.4260
Fax: 702.939.8457

LAS VEGAS OFFICE
WWW.KKBRF.COM

TABITHA F. KEETCH
tkeetch@kkbrf.com
702.792.7051

RECEIVED
CITY CLERK
DEC -7 P 3:20

December 7, 2006

VIA FACSIMILE - 382-4803

Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

**Re: City of Las Vegas, City Council Hearing, Wednesday, December 20, 2006
GPA-16578; ZON-16580; SDR-1658**

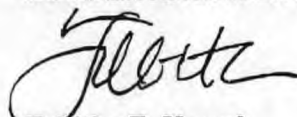
Dear Ms. Ronemus:

This office represents the applicant in the above-referenced matter. We respectfully request this matter be continued from the presently scheduled City of Las Vegas, City Council hearing of Wednesday, December 20, 2006, until Wednesday, February 7, 2007.

Thank you for your consideration of our request.

Sincerely,

KUMMER KAEMPFFER BONNER RENSCHAW & FERRARIO


Tabitha F. Keetch

TFK/ljsj



272937

13593 1

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

November 9, 2006

Councilman Steven D. Ross
City Hall - 10th floor
400 Stewart Ave
Las Vegas, NV 89101

NEW VISTA COMMUNITY EXPANSION - YES!

Via fax:
702-464-2556

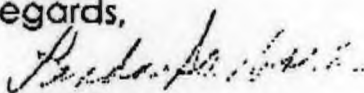
Dear Councilman Ross,

We are parents of a resident at New Vista Ranch, on 7875 North Rainbow Blvd in Ward 6. We are writing to you in support of the New Vista Community expansion plans. New Vista has had a facility in that neighborhood since 1984 providing an independent living facility for the disabled.

They are now ready to expand their facilities providing a much-needed service to the disabled community both young and old.

I strongly urge you to support their application for a zone change being heard by the Las Vegas City Planning Commission on November 16th.

Regards,



Linda J. Sanborn
10243 Andante Court
Las Vegas, NV 89135

Submitted after final agenda

11/13/06 11:12 AM

November 13, 2006

Councilman Steven D. Ross
City Hall, Tenth Floor
400 Stewart Ave
Las Vegas, NV 89101

RE: NEW VISTA COMMUNITY EXPANSION

Via fax: 702-464-2556

Dear Councilman,

I am a friend of the parents of a resident at New Vista Ranch, on 7875 North Rainbow Blvd in Ward 6. I am writing to you in support of the New Vista Community expansion plans. New Vista has had a facility in that neighborhood since 1984 providing an independent living facility for the disabled.

They are now ready to expand their facilities providing a much-needed service to the disabled community both young and old.

I strongly urge you to support their application for a zone change being heard by the Las Vegas City Planning Commission on November 16th.

Regards,

Jinny Schilling
4445 Regalo Bello St.
LV NV 89135

November 11, 2006

Councilman Steven D. Ross
City Hall, Tenth Floor
400 Stewart Ave
Las Vegas, NV 89101

NEW VISTA COMMUNITY EXPANSION -- YES!

Via fax: 702-464-2556

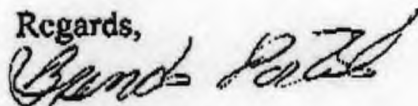
Dear Councilman,

I am a friend of the parents of a resident at New Vista Ranch, on 7875 North Rainbow Blvd in Ward 6. I am writing to you in support of the New Vista Community expansion plans. New Vista has had a facility in that neighborhood since 1984 providing an independent living facility for the disabled.

They are now ready to expand their facilities providing a much-needed service to the disabled community both young and old.

I strongly urge you to support their application for a zone change being heard by the Las Vegas City Planning Commission on November 16th.

Regards,



Brenda Portela
7500 Mountain Quail
Las Vegas, NV. 89131

November 13, 2006

Councilman Steven D. Ross
City Hall, Tenth Floor
400 Stewart Ave
Las Vegas, NV 89101

Via fax: 702-464-2556

Dear Councilman,

I am a step-parent of a disabled adult living at New Vista Ranch in your Ward. I would very much appreciate your support of their expansion plans. New Vista has provided an independent living facility for the disabled since 1984.

They are now ready to expand their facilities providing a much-needed service to the disabled community both young and old.

I strongly urge you to support their Zone Change Application that will be heard by the Las Vegas City Planning Commission on November 16th.

Regards:



Donald R. Sanborn
10243 Andante Ct
Las Vegas, NV 89135

11.13.06

Dear Council Members:

I am the sibling of a resident of New Vista Ranch. My sister, Melissa Lofchie, is 31. She has been fortunate to have lived there for two years. She works off-site during the day at Opportunity Village.

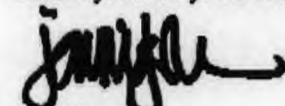
Thanks are due to the individuals who have taken on the building of such facilities. Not only do residential living facilities for the handicapped help the individual foster an independent lifestyle and feeling of self worth, but they ease the burden on the state to manage their care and provide such opportunities. It is not an easy task to provide clean, safe and properly supervised housing for challenged individuals.

The expansion of the New Vista Ranch campus to include a facility that can care for Melissa as she grows older is very important. If we do not allow such places to grow and succeed, where will these special citizens go?

We are striving to get the funds through our capital campaign drive; the land is in place through a generous land grant many years ago. The fact that the neighborhood has expanded rapidly, around New Vista Ranch, and the "new" residents don't want our handicapped family members lowering property values is a sad statement on our inclusion policies for the retarded. PLEASE help this cause and let us protect our children and give them a future as elderly citizens.

The core issue here must be decided from a humanitarian perspective, not a fiscal one. This is bigger than "property values", it is "people values".

Thank you for your consideration,



Jennifer Sher
9121 Eagle Hills Drive
Las Vegas, NV 89134

November 9, 2006

Councilman Steven D. Ross
City Hall, Tenth Floor
400 Stewart Ave
Las Vegas, NV 89101

Via fax: 702-464-2556

Dear Councilman Ross,

We are residents of Ward 6 and are writing to you in support of the New Vista Community expansion plans. New Vista has had a facility in our neighborhood since 1984 providing an independent living facility for the disabled.

They are now ready to expand their facilities providing a much-needed service to the disabled community both young and old.

I strongly urge you to support their application for a zone change being heard by the Las Vegas City Planning Commission on November 16th.

Regards,

Scott & Natalie

Scott & Natalie Gingerich
7253 Lansbrook Avenue
Las Vegas, NV 89131
702-270-0131

submitted after final agenda

Date 11/16/06 Item #12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT REVIEW RELATED TO GPA-16578 AND ZON-16580

SDR-16581 - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request for a Site Development Review FOR A PROPOSED TWO-STORY, 56-UNIT ASSISTED LIVING APARTMENT DEVELOPMENT WITH A 43,283 SQUARE-FOOT COMMERCIAL AMUSEMENT/RECREATION (INDOOR) FACILITY, 3,024 SQUARE FEET OF MEDICAL OFFICE SPACE, AND 1,382 SQUARE FEET OF RETAIL SPACE on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) Master Plan Designation] [PROPOSED: PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone] Ward 6 (Ross). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. ADDITIONAL NOTE: THE APPLICANT IS REQUESTING AN ABEYANCE TO THE 02-07-07 CITY COUNCIL MEETING. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

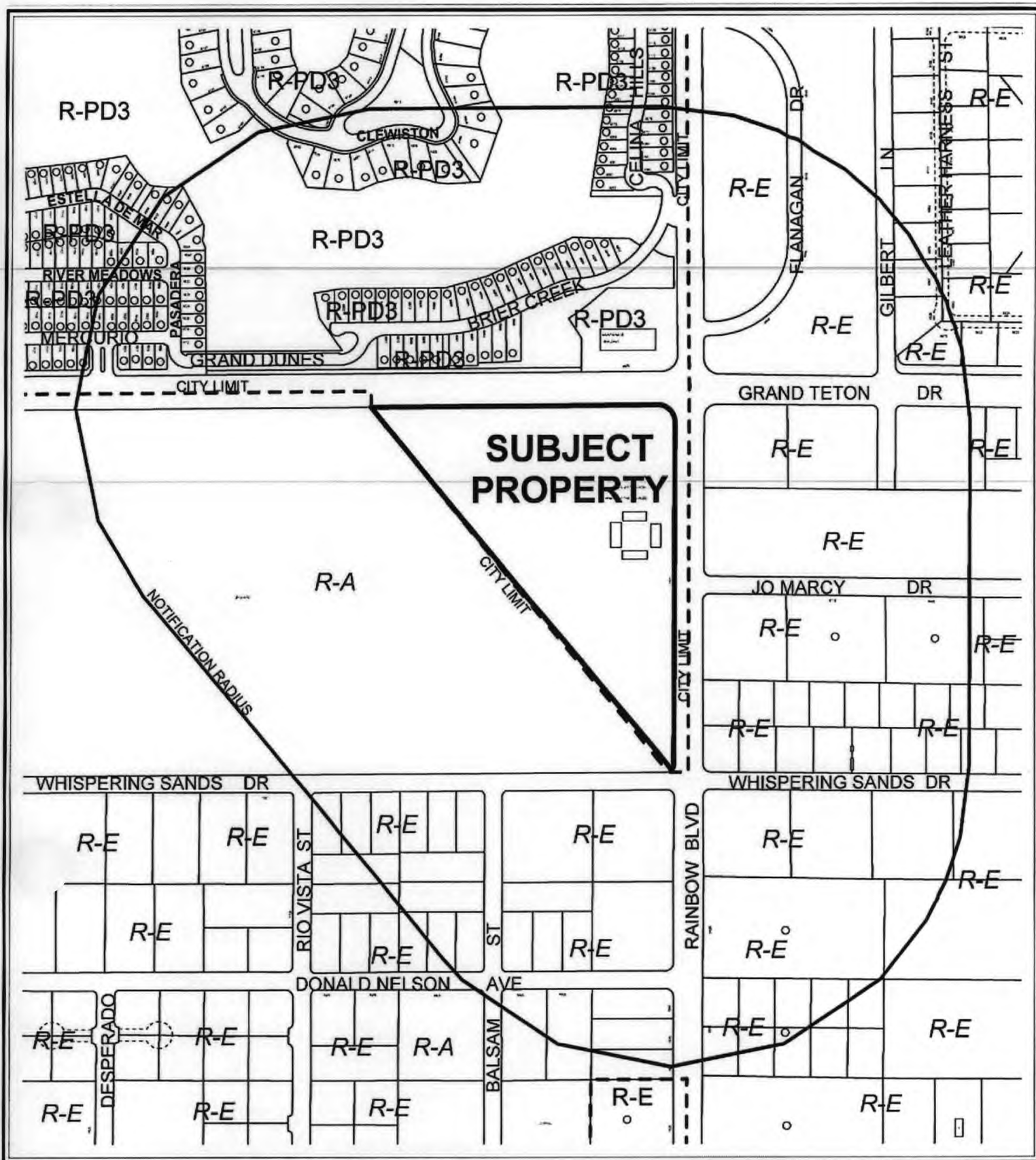
1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Abeyance letter from Kummer Kaempfer Bonner Renshaw & Ferrario

Motion made by GARY REESE to Table Item 107 [GPA-16202], Item 108 [ZON-16196], Item 109 [SUP-16198], Item 110 [SUP-16200] and Item 111 [SDR-16197]; HOLD IN ABEYANCE Item 116 [ZON-15031], Item 117 [SDR-15030], Item 132 [SDR-17298], Item 152 [RQR-17098] and Item 154 [SDR-17057] to 1/3/2007; Item 122 [VAR-16165], Item 127 [SDR-15747], Item 133 [GPA-16511], Item 134 [ZON-16519], Item 135 [VAR-16525] and Item 136 [SDR-16522] to 1/17/2007; Item 137 [GPA-16578], Item 138 [ZON-16580] and Item 139 [SDR-16581] to 2/7/2007; and Item 153 [SUP-13490] to 2/21/2007

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)



CASE: SDR-16581

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

P-C (PLANNED COMMUNITY)

AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16581 – APPLICANT/OWNER: NEW VISTA RANCH, INC.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-0-1/sd vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-16578) and Rezoning (ZON-16580) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/30/06, except as amended by conditions herein.
4. The Site Plan must incorporate the amended design standards set forth in the zoning
5. The site plan shall be revised in accordance with the master development and standards agreement as approved
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: The applicant shall provide an additional 47 trees in the parking lot area; an additional 50 trees in the perimeter landscape buffer along the right-of-way; and an additional 54 trees in an eight-foot wide landscape buffer along the eastern edge of the flood control channel.
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. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. Landscape and maintain all unimproved rights-of-way, if any, on Grand Teton Drive and Rainbow Boulevard adjacent to this site.
17. Submit an Encroachment Agreement for all landscaping, if any, located in the Grand Teton Drive and Rainbow Boulevard public rights-of-way adjacent to this site prior to occupancy of this site.
18. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
20. Site development to comply with all applicable conditions of approval for ZON-16580 and all other applicable site-related actions.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed development will consist of a 56-unit assisted living complex attached to a large community recreation facility. The overall floor area of the entire development is proposed to be 143,498 square feet. The community recreational facility will consist of several uses including a pool, gymnasium, snack bar, banquet facility, beauty salon, and a craft shop and would be used by the residents of this assisted living facility and which are to be used by the residents of other similar facilities operated by the same group. This facility would not be open to the general public.

The proposed development is considered inappropriate for the area as it is out of scale with surrounding development. The facility would generate a large amount of traffic. The surrounding area is primarily single-family residential and this facility would have similar characteristics to that of a commercial development. Denial of this project is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/16/06	The Planning Commission recommended approval of companion items GPA-16578 and ZON-16580 concurrently with this application.
11/16/06	The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #13/ng).
<i>Related Building Permits/Business Licenses</i>	
There is an active business license on the property for a homeless shelter/rescue mission.	
<i>Pre-Application Meeting</i>	
06/01/06	A pre-application meeting was held. It was noted that a drainage study, off-site improvements, and a neighborhood meeting would be required. Trails may be required.
<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Silverstone Golf Club, 8600 Cupp Drive, Las Vegas, Nevada. In attendance were five members of the applicant's team, a Council liaison, one staff member, and 17 members of the public. The following concerns were raised: • There should be no retail or commercial uses on the site • The facilities should not be rented to the general public • Financial support for the facility (and whether they would need to add commercial uses to support the operating costs of the facilities) • The height of the structures are excessive and don't fit in with the rural neighborhood

	- Concerns about the number of driveways/traffic on Rainbow - Residents would prefer to see the number of parking spaces reduced - The parking lot shouldn't be paved - it should be left in a natural state so that it blends in with the rural character of the neighborhood - Concerns about drainage across the site and the existing drainage problems at Rainbow and Whispering Sands The applicant agreed to the following: - Only the gym will be 35' high; all other structures will be under 30' high - Buildings will have a residential appearance - Main access to the site will be from Grand Teton, with overflow access from Rainbow - The applicant will submit a Variance application for a 50% parking reduction - The trail feature along Rainbow will be increased to 25' in width to allow horse path per City approval - Parking lot light will be low-intensity, downward-directed fixtures with the height of the fixtures as low as the City will allow - The applicant will request that there be no street lighting (rural standards), subject to Public Works and City approval - The applicant will attempt to architecturally reduce the massing of the community center/recreation center - Any change in use will require a full public hearing/notification process
--	---

Details of Application Request

Site Area

Gross Acres	15.05
Net Acres	14.80

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Homeless Shelter	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) land use designation]
North	Single-Family Residential	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
South	Undeveloped	Clark County (RNP)	Clark County
East	Undeveloped	Clark County (RE) and (RNP)	Clark County
West	Orchard	Clark County (RE)	Clark County

<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		
PD Planned Development District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.06 the following Development Standards are proposed:

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	655,314 SF	Y
Min. Lot Width	993 Feet	Y
Min. Setbacks		
• Front	20 Feet	Y
• Side	56 Feet	Y
• Corner	53 Feet	Y
• Rear	N/A	N/A
Min. Distance Between Buildings	14 Feet	Y
Max. Lot Coverage	15.9 %	Y
Max. Building Height	35 Feet	Y
Trash Enclosure	Two	Y
Mech. Equipment	Screened	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
U (Undeveloped) [DR (Desert Rural Density Residential) land use designation]	2.49 Units Per Acre	37 Units under the current designation	PD (Planned Development)	8 Units Per Acre	PCD (Planned Community Development)	8 Units Per Acre 120 units under the proposed designation

<i>Landscaping and Open Space Standards</i>		
<i>Standards</i>	<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	
Parking Area	42 Trees	N
Buffer:	59 Trees	N
Min. Trees	Zero Trees	N
TOTAL	101 Trees	N
Min. Zone Width	10 Feet	Y
	8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement</i>							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Assisted Living	56 Units	1 Space per 3 Residents	19				
Residence	4 Units	2 Spaces per Unit	8				
Community Recreational Facility and Additional Uses	83,681 SF	1:200	419				
Subtotal			446	9	533	9	Y
TOTAL			446		533*		Y

* The parking lot will consist of 290 spaces with a chat surface. Per Title 19.10 these are not typically counted toward the total parking as the surface is not paved. However, the applicant has requested this surface as part of their development agreement. Staff does not support this request.

ANALYSIS

The proposed planned development calls for a 56-unit assisted living complex and a large community recreational facility. The community recreational facility will have several uses including a gymnasium (10,796 SF), pool with a snack bar and locker rooms (19,876 SF), craft studio (10,582 SF), beauty salon (1,154 SF), medical and corporate offices (16,609 SF). The total floor area of the buildings will be 143,498 square feet. The applicant has stated in their development agreement that the site is not open to the general public.

The proposed development requires several revisions to the landscape plan. There shall be no landscaping permitted in the 50-foot flood control channel at the request of Flood Control and the Department of Public Works. If approved conditions have been added requesting the applicant provide additional trees in the parking lot area to meet Title 19.12 requirements. Trees shall be added along the entire perimeter adjacent to the right-of-way, placed 20 feet on center. An eight-foot wide landscape buffer shall be provided along the eastern edge of the flood control channel, this buffer shall contain trees placed 30 feet on center.

The proposed development will consist of stucco cultured stone, and a metal roof. The color palate includes white/off white stucco with custard, rose, and hemlock green accents. These materials and colors are acceptable for the area and the City of Las Vegas.

The proposed project is situated in an area that is primarily single-family residential development. A development of this magnitude is considered inappropriate for the area. There will be a significant effect on the area in terms of increased traffic and the sheer size of the development in relation to surrounding development. The proposal calls for 54 percent of the parking to be on a chat surface. Although this is overflow parking, this is not supported as during the special events there would be a large amount of traffic flow on this surface and the potential for dust problems would be an issue.

FINDINGS

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

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

The proposed development is considerably larger and more intense than any other development in the vicinity. The surrounding neighborhood is primarily single-family residential development and the addition of a 56-unit assisted living center and a large community recreational facility is considered out of character with the area.

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

The proposed development requires General Plan Amendment and Rezoning applications and does not meet the intent of the General Plan. Additionally the project does not meet landscaping requirements as designed. Conditions of approval have been added regarding the landscaping. It is also noted that a development of this nature that is not located in a PD (Planned Development) District would not be permitted to use a non-paved surface for the majority of its parking lot area.

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

The site gains access from Grand Teton Drive a 120-foot Parkway Arterial. This street will provide adequate access to and from the proposed development. A secondary point of ingress/egress is provided from Rainbow Boulevard. This access point is proposed to be gated and will only be used for special events.

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

Building materials will include stucco and stone. These materials are appropriate for the area and the City of Las Vegas. Landscape materials will include trees and shrubs that meet City of Las Vegas requirements.

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

Building elevations show structures with a maximum height of 35 feet. The architectural design is intended to be reminiscent of the "Colorado Rockies Western" area. While the design of the project will be aesthetically pleasing it is noted that the sheer mass of the buildings is out of scale with development in the area and is considered inappropriate.

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

The proposed development would not endanger the public health or the general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 13

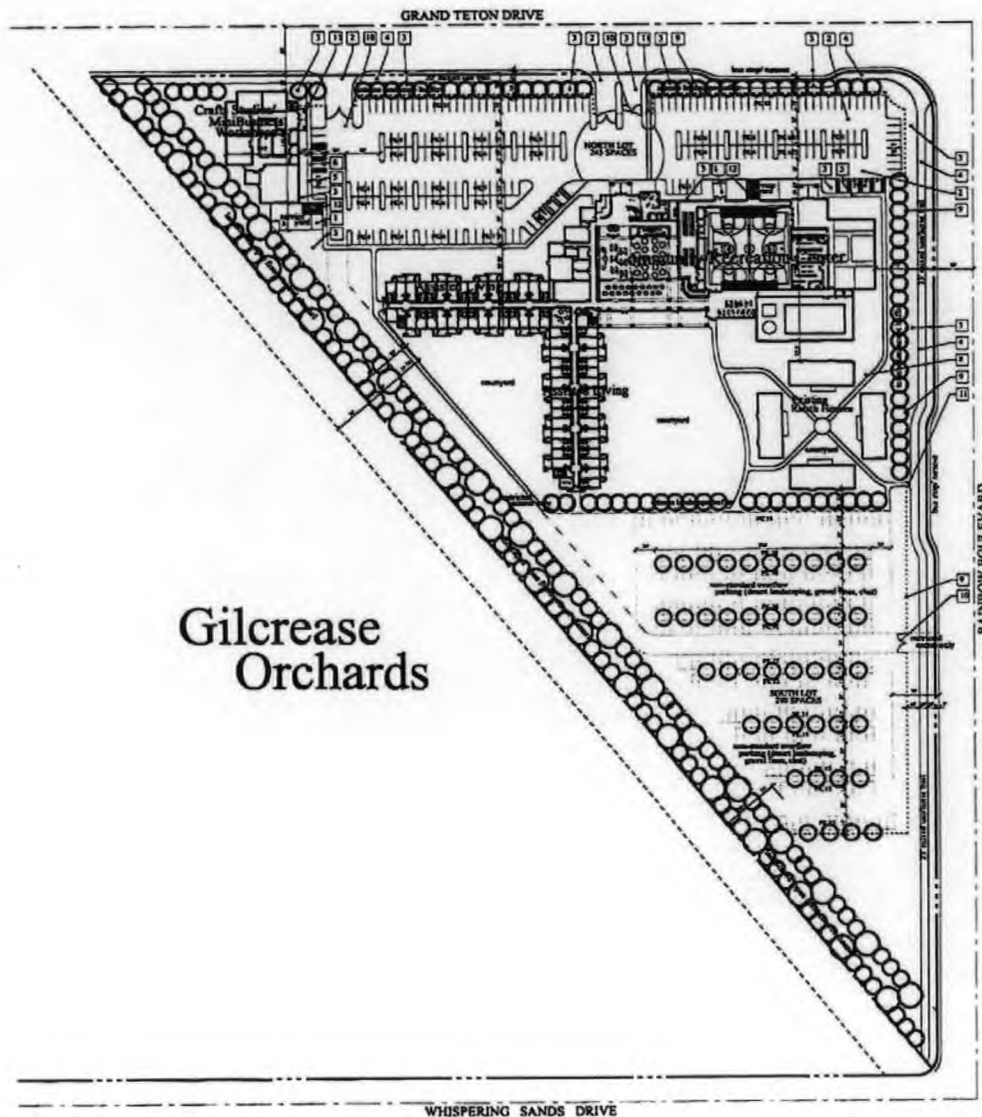
SENATE DISTRICT 9

NOTICES MAILED 138 by Planning Department

APPROVALS 0

PROTESTS 0





1 CONCEPTUAL SITE & LANDSCAPING PLAN
SCALE: 1" = 60'-0"

RECEIVED
OCT 30 2006

GPA-16578 ZON-16580
SDR-16581 11/16/06 PC

REVISED

KEYNOTES

#	description
1	12" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF STEEL TUBE GATES WITH STAMPED METAL BACKING AND LEFT FOR LOCALITY
2	3" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	SIDEWALK CURB & GUTTER
5	4" CONCRETE SIDEWALK W/BOCKALT FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESSIBLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECORATIVE 4' FENCE/WALL
10	DECORATIVE AUTOMATIC GATES
11	DECORATIVE MAIN GATE
12	12' x 20' LOADING DOCK

PROJECT DATA

EXISTING ZONING:	GP-DRA ZONING
REQUIRED ZONING:	GP-LPD ZONING
EXISTING USE:	RESIDENTIAL HOUSING
PROPOSED USE:	ASSISTED LIVING COMMUNITY RECREATIONAL CENTER

AREA SUMMARY:

	AREA
ASSISTED LIVING APARTMENTS	41,512 S.F.
EXISTING RESIDENTIAL HOUSING	5,985 S.F.
COMMUNITY REC. CENTER	71,898 S.F.
MNO-BUSINESS/WORKSHOP	10,342 S.F.
TOTAL BUILDING AREA:	143,498 S.F.

PARKING SUMMARY:

	FACTOR	SPACES
SENSE CITIZEN APT.	1 UNIT = 1 GUESTS UNITS	28
RESIDENTIAL HOUSING	1 UNIT	8
COMMUNITY REC. CENTER	1,000 GFA	364
MNO-BUSINESS/WORKSHOP	1,000 GFA	43
TOTAL PARKING REQUIRED:		443

PARKING PROVIDED:
333 SPACES
(241 STANDARD SPACES)
(92 NON-STANDARD SPACES)

TOTAL SITE AREA:
655,314 S.F. (15.05 A.C.) - net
715,988 S.F. (17.81 A.C.) - gross

BUILDING FOOTPRINT:
196,248 S.F.

BUILDING COVERAGE:
15.9%

APR: 125-155-61-002

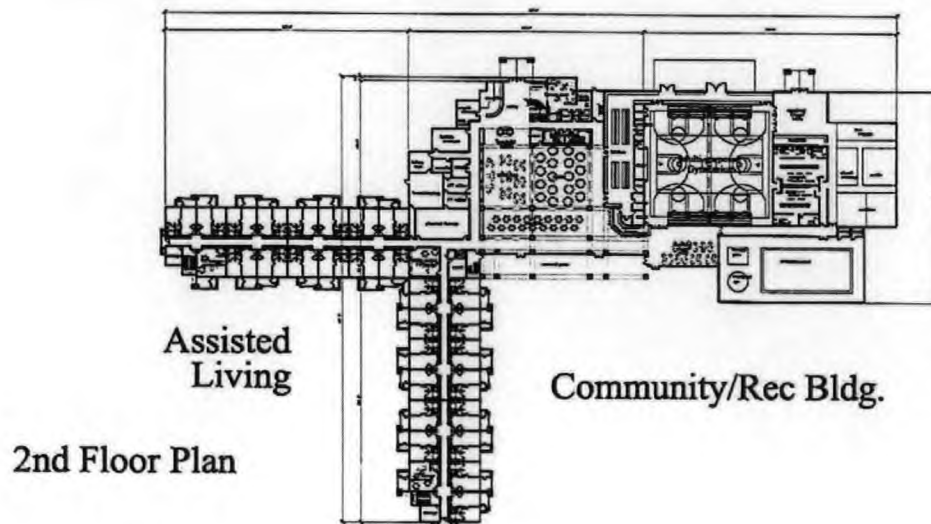
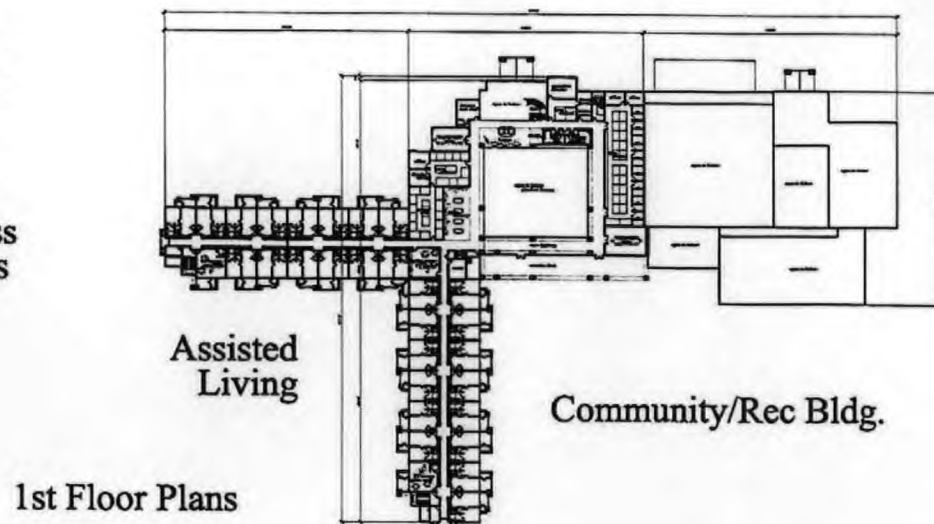
LOCATION



New Vista Community
Assisted Living Residential Unit/
Community & Recreational Center
City of Las Vegas
Nevada

date
proj. no.
dwn. by
chkd. by

sheet no.
A1



1 FLOOR PLANS
SCALE: 1" = 40'-0"

Area Summary

AL: ASSISTED LIVING APARTMENTS (56 UNITS) 49,912 S.F.

W: CRAFTS STUDIOS/ MiniBusiness Workshops 10,582 S.F.

1st FLOOR COMMUNITY/REC CENTER

A: LOBBY/ RECEPTION/DINING MULTI-PURPOSE/BREAKFAST 14,429 S.F.

B: BEAUTY SALON 1,154 S.F.

C: PHYSICAL THERAPY/OT/ HOUSEKEEPING/OFFICES 5,493 S.F.

D: KITCHEN 4,742 S.F.

E: MULTI-PURPOSE GYMNASIUM 10,796 S.F.

F: POOL/FITNESS/LOCKER ROOMS SNACK BAR/LOBBIES 19,876 S.F.

SUBTOTAL: 56,490 S.F.

2nd FLOOR COMMUNITY/REC CENTER

G: NURSING/CARE STAFF OFFICES 5,823 S.F.

H: CORPORATE OFFICES 10,786 S.F.

SUBTOTAL: 16,609 S.F.

COMMUNITY/REC CENTER BLDG. TOTAL: 73,099 S.F.

GRAND TOTAL NEW BUILDING AREA: 133,593 S.F.

RECEIVED
OCT 30 2006

GPA-16578 ZON-16580
SDR-16581 11/16/06 PC
REVISED

New Vista Community
Assisted Living Residential Units/
Community & Recreational Center
City of Las Vegas Nevada

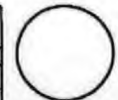
date	proj. no.	drawn by	checked by
sheet no.	A2		

revisions

john daniel burke, architect
3411 W. CONVENT ROAD, SUITE 100, LAS VEGAS, NV 89113 (702) 411-4141

KEYNOTES

#	description
1	SYNTHETIC STUDED PINE SYSTEM OPERATING AND DE PLANNING
2	ALUMINUM EXTERIOR ROOF DE WINDOW
3	CULTURED STONE VENEER
4	STUCCO PANEL
5	STANDING SEAM METAL ROOF
6	DECORATIVE METAL SAILING
7	ROLL-UP METAL DOOR



revisions
A
B
C

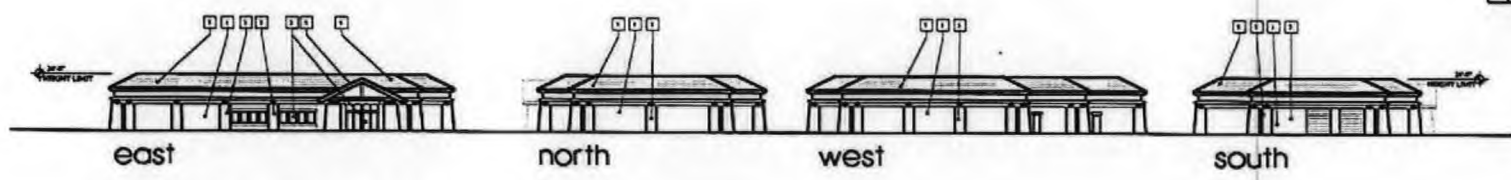
john
dunn
burke, architect
301 W. GILBERT ROAD, SUITE 100, LAS VEGAS, NV 89102 (702) 731-4444



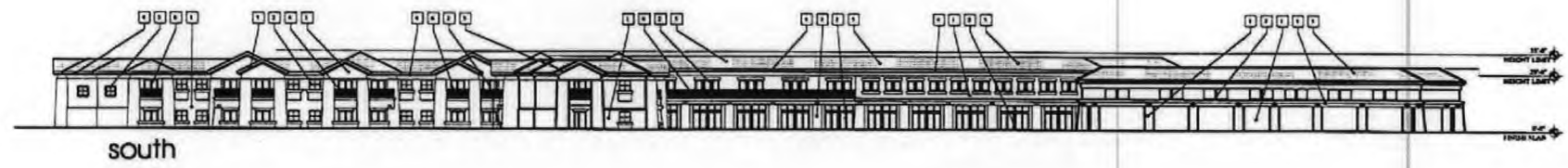
New Vista Community
Assisted Living Residential Unit
Community & Recreational Center
City of Las Vegas Nevada

date	11/16/06
proj. no.	1111
drawn by	chd
checked by	chd

sheet no.
A3



MiniBusiness Workshops



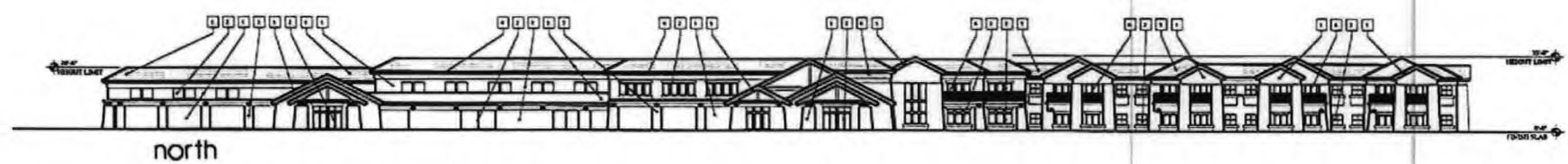
south



east



west



north

Community/Recreation Building & Assisted Living

1 ELEVATIONS
SCALE: 1" = 20'-0"

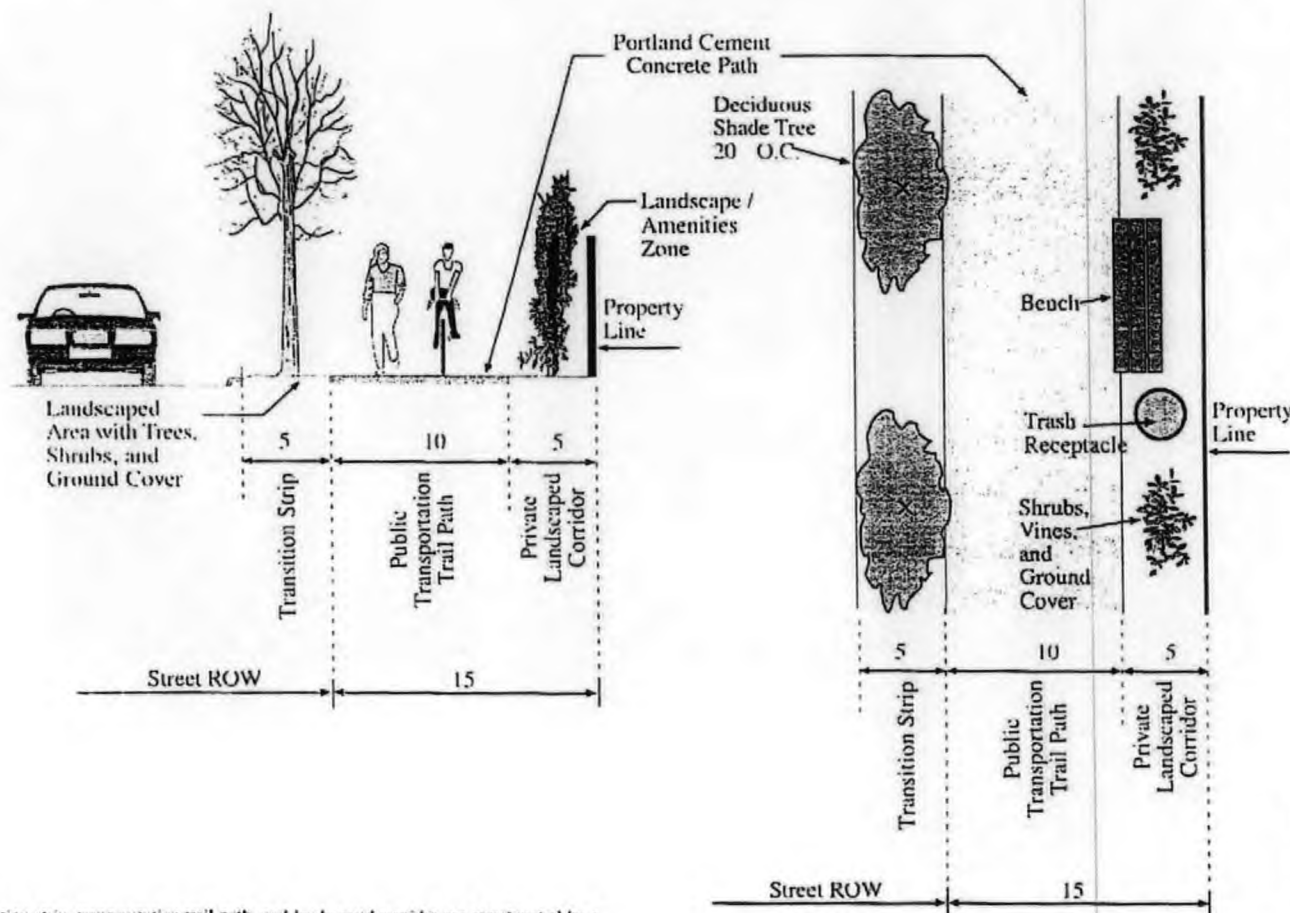
GPA-16578 ZON-16580 OCT 30 2006
SDR-16581 11/16/06 PC

REVISED

Exhibit 1

Multi-Use Transportation Trail

Adopted January 16, 2002



Notes:

The transition strip, transportation trail path, and landscaped corridor are constructed by a developer, the landscaped corridor is established as a common lot and owned by an adjacent property owner or homeowners association; the transportation trail path is deeded to the City; the transition strip, transportation trail path, and landscaped corridor are maintained by an adjacent maintenance or homeowners association.

RECEIVED
SEP 27 2006

11/16/06 PC
GPA-16578 ZON-16580
SDR-16581 REVISED

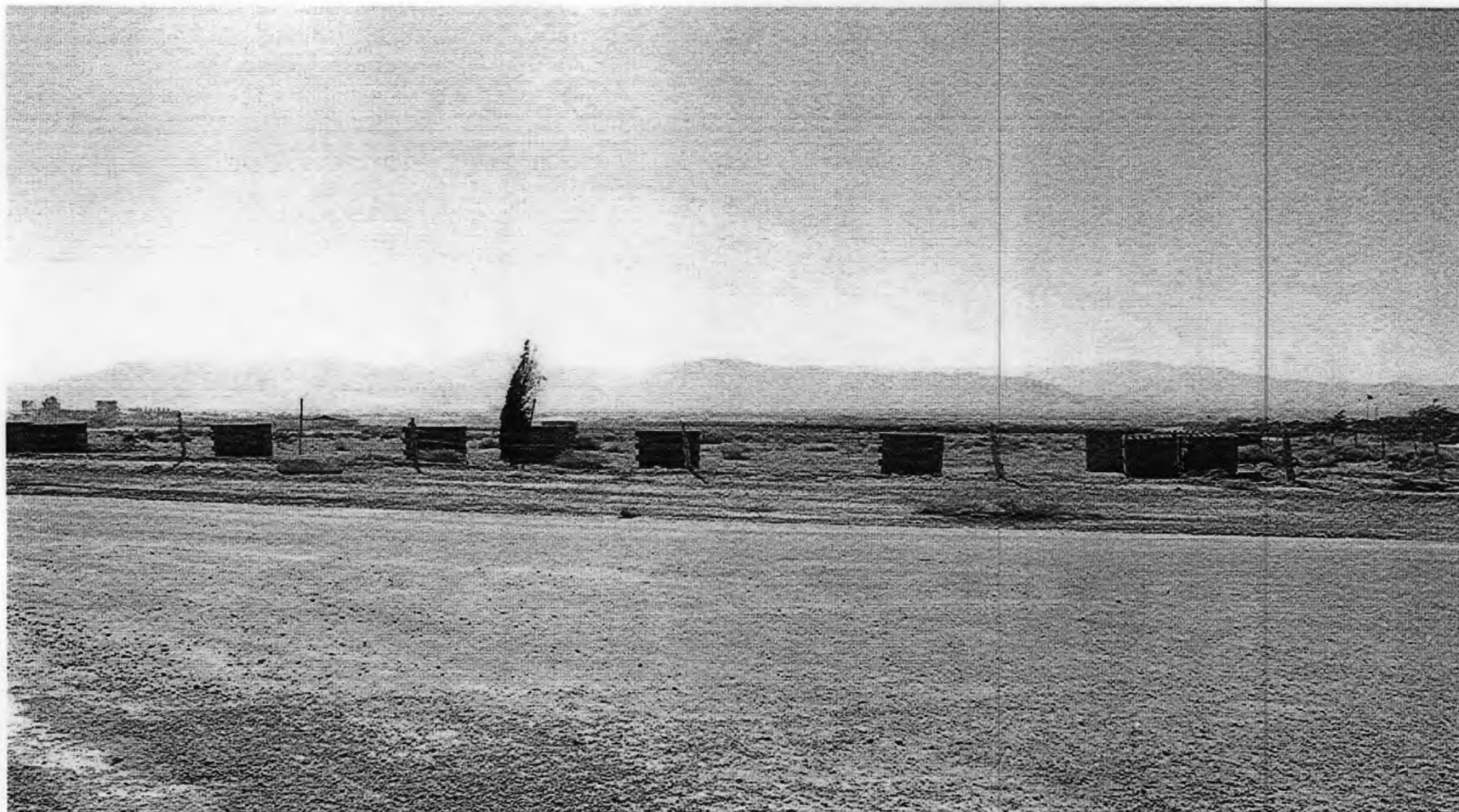
SDR 16581				
John David Burke Architect				
SWC Grand Teton & Rainbow				
Proposed 84.363 thousand square foot recreational/community center.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	84.363	22.88	1,930
AM Peak Hour			1.62	137
PM Peak Hour			1.64	138
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ASSISTED LIVING [BEDS]	56	2.66	149
AM Peak Hour			0.14	8
PM Peak Hour			0.22	12
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	84.363		2,079
AM Peak Hour				145
PM Peak Hour				151
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not available for Rainbow Boulevard in this location				
Grand Teton Drive				
Average Daily Traffic (ADT)	5,437			
PM Peak Hour	435			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Grand Teton Drive	51700			
This project will add approximately 2,079 trips per day on Grand Teton and Rainbow. Note that this is based on the trip generation for a standard recreational community center. The actual proposed use is expected to				

generate substantially less traffic than shown. This will increase expected			
volumes by about 38 percent on Grand Teton. Grand Teton at about 11			
percent of capacity. Counts are not available for Rainbow in this vicinity,			
but it is believed to be under capacity.			
Based on Peak Hour use, this development will add roughly 151 additional			
cars into the area; which works out to about five every two minutes.			
Note that this report assumes all traffic from this development uses all named streets.			



GPA-16578, ZON-16580 & SDR-16581 - APPLICANT/OWNER: NEW VISTA RANCH, INC.
7875 NORTH RAINBOW BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/15/06



GPA-16578, ZON-16580 & SDR-16581 - APPLICANT/OWNER: NEW VISTA RANCH, INC.
7875 NORTH RAINBOW BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/15/06



GPA-16578, ZON-16580 & SDR-16581 - APPLICANT/OWNER: NEW VISTA RANCH, INC.
7875 NORTH RAINBOW BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/15/06

September 5, 2006

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

Re: Justification Letter – General Plan Amendment – DR to PCD
Zone Change – U to PD
Site Plan Development Review
Variance to reduce required parking

New Vista Community
Assisted Living Apartments
Community and Recreation Center
SW corner Rainbow and Grand Teton
Tax Assessor's Parcel No.: 125-15-501-002

Overview

The plans and documents we are submitting today for your review depict proposed assisted living apartments (56 units) and a proposed community/recreation center. This is a 15.05 net acre, 17.81 gross acre site on the southwest corner of Rainbow Boulevard and Grand Teton Drive in the City of Las Vegas.

General Plan Amendment (DR to PCD) and Rezone (U to PD)

The is a request to amend the General Plan from DR (Desert Rural – 2 residential units per acre) to PCD (Planned Commercial District) and rezone from district U (Undeveloped) to PD (Planned Development). The range of uses being requested (see section 3.4 of the "Master Development Plan Document" for full description) requires the PD rezone and the PCD General Plan designation. The density of residential units being requested is 4.93 DUA.

Per the intent of the PD zoning district and PCD General Plan designation, the goals of this project are to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The General Plan Amendment of property to the PCD

SDR-16581
11/16/06 PC

designation and the PD zoning may be deemed appropriate if the development if the development proposed can accomplish one or more of the following goals:

1. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
2. Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.
3. Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.
4. Promoting or allowing development to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.
5. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.
6. Encouraging area sensitive site planning and design.

Contribution to the health, safety and general welfare of the community and providing development, which is compatible with the City's goals and objectives

We believe these goals will be met by the proposed project as described in the "Master Development Plan Document".

Site Plan Development Review

The documents submitted depict a one and two story residential project with community and recreational facilities. All of the buildings are designed with consistent "Western" detail –

- | | | |
|----|-----------------|--|
| 1. | Exterior Walls: | Stucco, Stone veneer, Painted concrete tilt-up walls,
Split face masonry |
| 2. | Glazing: | Green reflective/tinted glass |
| 3. | Roofing: | Existing sloped roof s are to remain as is
New sloped roofs to be concrete tile
New flat roof are to be built-up roofing |

**SDR-16581
11/16/06 PC**

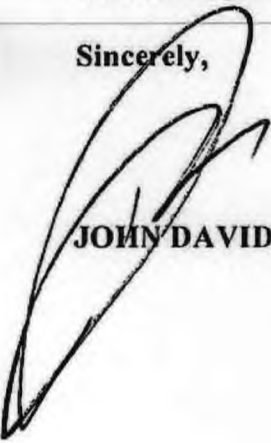
Page 3 of 3

All setbacks and design criteria are further described in the "Master Development Plan Document". There will be approximately half of the site fully landscaped with a desert tolerant plant palette. The project presents an attractive, consistent residential style that is appropriate to the neighborhood.

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, ARCHITECT

SDR-16581
11/16/06 PC

**KUMMER
KAEMPFER**

ATTORNEYS AT LAW

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

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Fax: 702.798.7181

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5250 S. Virginia Street
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Reno, NV 89502-6000
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129-5074
Tel: 702.893.4260
Fax: 702.939.8457

LAS VEGAS OFFICE
WWW.KKBFP.COM

TABITHA F. KEETCH
tkeetch@kkbrf.com
702.792.7051

RECEIVED
CITY CLERK
DEC - 7 P 3:20

December 7, 2006

VIA FACSIMILE -- 382-4803

Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

**Re: City of Las Vegas, City Council Hearing, Wednesday, December 20, 2006
GPA-16578; ZON-16580; SDR-1658**

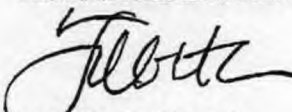
Dear Ms. Ronemus:

This office represents the applicant in the above-referenced matter. We respectfully request this matter be continued from the presently scheduled City of Las Vegas, City Council hearing of Wednesday, December 20, 2006, until Wednesday, February 7, 2007.

Thank you for your consideration of our request.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO


Tabitha F. Keetch

TFK/laj



272937

13583 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: DECEMBER 20, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**
REZONING

ZON-16510 - PUBLIC HEARING - APPLICANT: NUVISION HOLDINGS, LLC - OWNER: THE MOYER TRUST - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (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). The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

Motion made by LAWRENCE WEEKLY to Withdraw without Prejudice

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 140 [ZON-16510], Item 141 [VAR-16512], Item 142 [VAR-16516], Item 143 [SUP-16520] and Item 144 [SDR-16508].

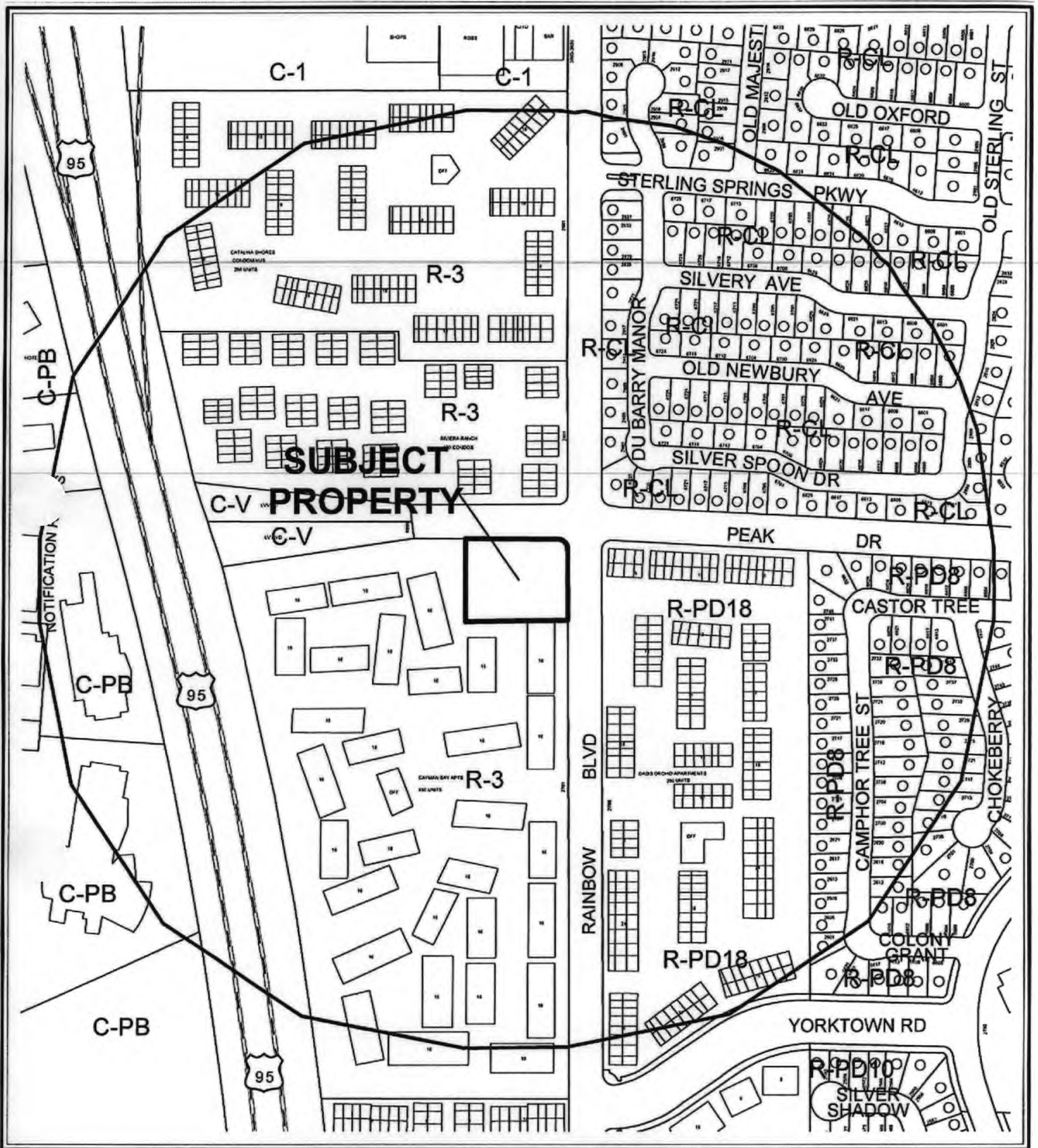
ROBERT MOYER, Owner, 8021 West O'Bannon Drive, Las Vegas, commented that there have been meetings with residents in the area and is unaware of any protests.

COUNCILMAN WEEKLY clarified that there is some opposition, and he would have liked to see those residents in attendance. The size of the subject lot with the proposed intense

CITY COUNCIL MEETING OF: DECEMBER 20, 2006

use creates a large congestion and lack of parking. The Councilman complimented MR. MOYER on his professionalism and willingness to work with everyone. With that, he suggested having the applications withdrawn without prejudice. In addition, he would like to meet with MR. MOYER and the residents to find development that is compatible to the area. MR. MOYER supported a meeting and concurred with the withdrawal without prejudice on all applications.

MAYOR GOODMAN declared the Public Hearing closed for Item 140 [ZON-16510], Item 141 [VAR-16512], Item 142 [VAR-16516], Item 143 [SUP-16520] and Item 144 [SDR-16508].



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)



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



AGENDA MEMO

CITY COUNCIL MEETING DATE: DECEMBER 20, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-16510 - APPLICANT: NUVISION HOLDINGS, LLC -
OWNER: THE MOYER TRUST**

**** CONDITIONS ****

The Planning Commission (7-0 vote) and staff recommend DENIAL.

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.

**** 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>	
12/6/84	This property was annexed into the City via (A-15-84)
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.
11/16/06	The Planning Commission recommended denial of companion items VAR-16512, VAR-16516, SUP-16520 and SDR-16508 concurrently with this application.
11/16/06	The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #18/ng).
<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.

Neighborhood Meeting	
	A neighborhood meeting is not required for this application, nor was one held.
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	N/A
Rural Preservation Overlay District		N	N/A
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

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	Y
• Corner	15	15	Y
• Rear	20	25	Y

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:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
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

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

Per 19.12, the following landscaping standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	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:

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

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

This property was annexed into the City of Las Vegas via A-15-84. Once annexed into the City of Las Vegas, the land was rezoned to R-3 via Z-51-85 as part of the adjacent apartment complex to the south and west; however, it was subsequently left out of the apartment development. The parcel has a land-use designation of SC (Service Commercial) and a zoning classification of U (Undeveloped). The applicant is seeking to rezone this property from U (Undeveloped) to C-1 (Limited Commercial). This site had previously been zoned C-1 via Z-79-89; however, the zoning has since expired. Another request to rezone this property to C-1 (Z-113-97) was denied.

This site is surrounded by multi-family residential apartment, townhome, and condominium projects, as well as, a single-family residential subdivision on the Northeast Corner of Peak Drive and Rainbow Boulevard.

FINDINGS

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

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

The proposed Rezoning 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 by Planning Department

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

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~~ 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 Franklin May TRUSTEE

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

Subscribed and sworn before me

This 12 day of July, 20 06

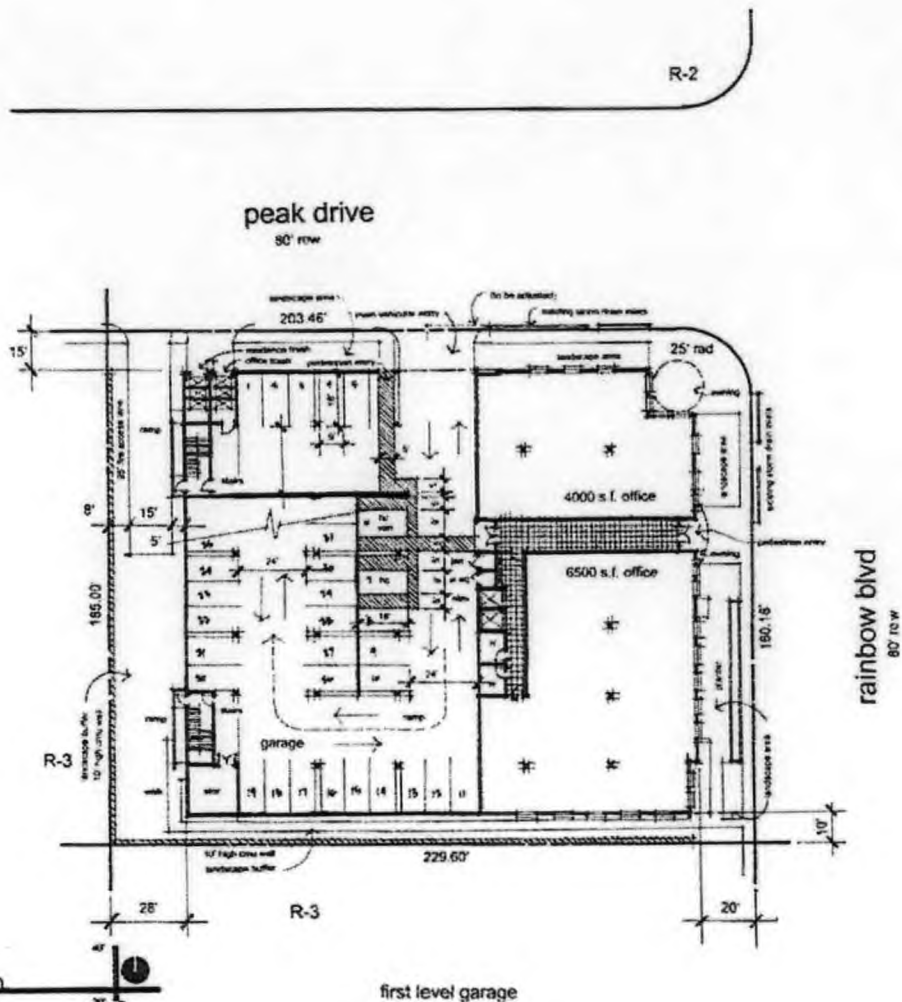
Notary Public in and for said County and State



RAINBOW PEAK MIXED USE

K&E architects, Inc. 6775 edmond street, Suite 260, las vegas, nevada 89118 702.269.4415 702.269.4625 fax www.kke.com

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



Conceptual Site Plan
August 15, 2006

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

R-1



R-2

site analysis

.67 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 = 18,495 s.f.
total building = 109,512 s.f.

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

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 / 16 = 6 spaces
62 spaces (4 HC)
total required = 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) 108,000 s.f.
actual	51,928 s.f.
F.A.R.	51,928 / 108,000 = .48 <1 (okay)

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SEP 05 2006

ZON-16510
11/16/06 PC



K&E
architects

KKE of Nevada, Inc.

8775 Maryland St.

Suite 200

Las Vegas, NV 89118

702-660-2214

702-217-5625 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

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 as 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 series of horizontal lines.

Douglas Ahlstrom
Director of Housing
KKE of Nevada, Inc.

ZON-16510
11/16/06 PC