

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17697

SDR-17698 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Site Development Plan Review of A 32 LOT RESIDENTIAL SUBDIVISION on 10.30 acres adjacent to the northwest and northeast corners of Ann Road and Mustang Street (APN 125-26-801-012 and 125-26-802-014), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)], Ward 6 (Ross). 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
5. Backup referenced from the 12-07-06 Planning Commission Meeting Item 13

Motion made by STEVEN D. ROSS to Approve Subject to Conditions , amending Conditions 4, 5 and 7 and adding the following conditions as read for the record:

4. All development shall be in conformance with the landscape plan date stamped 12/26/06, building elevations and floor plans date stamped 10/23/06, and the site plan date stamped 12/21/06, except as amended by conditions herein.

5. The standards for this development shall include a minimum lot size of 7,414 square feet and building height shall not exceed two stories or 35 feet, whichever is less. Lots 5-7, 9-12, 14, 16-20, 29-32 shall be limited to single story.

7. Lots 8, 9, 30 and 31 as shown on the submitted site plan dated 12/21/06 will have front setbacks of 19 feet.

CITY COUNCIL MEETING OF: JANUARY 03, 2007

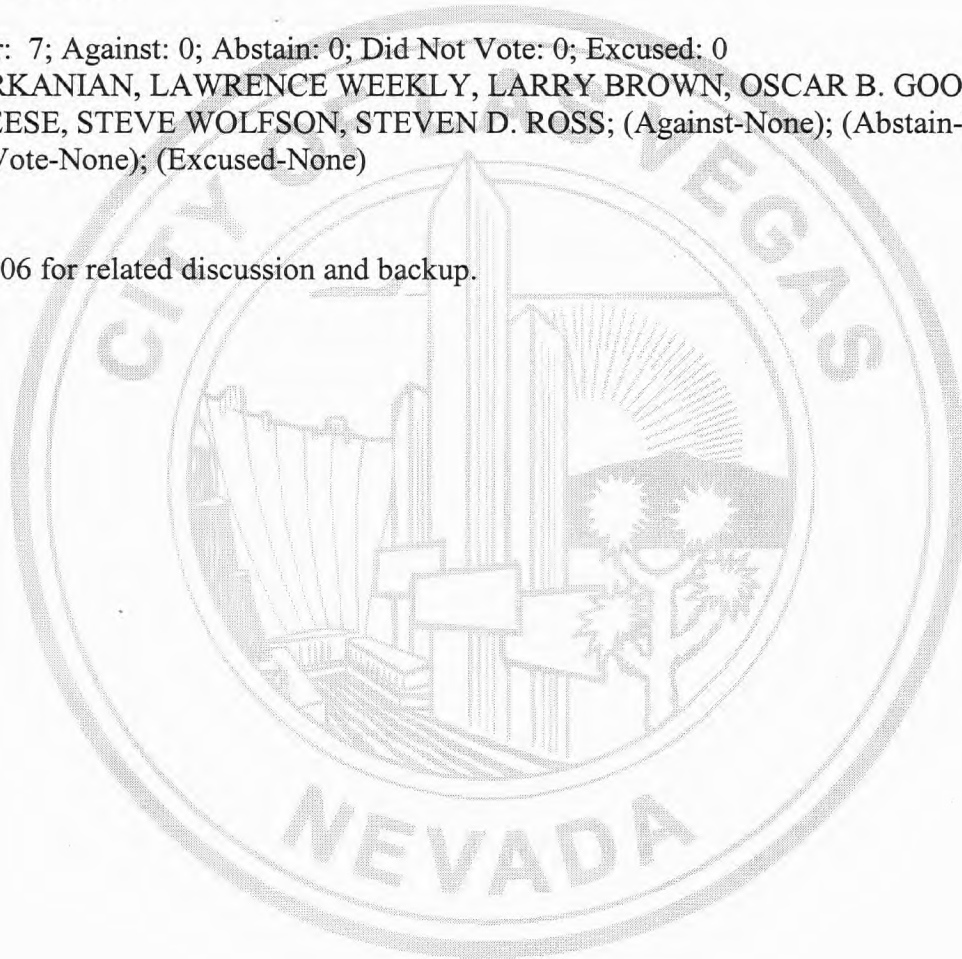
A. Wall heights shall be as follows: Eight foot high screen wall along the boundary with the lot to the north (APN: 125-26-802-011). Eight foot high screen wall along the following lots: 1) APNs: 125-26-801-003; 125-26-801-004; 125-26-801-005; 125-26-801-006; 125-26-801-007; and 125-26-801-008. Six foot high wall along lot 125-26-801-011.

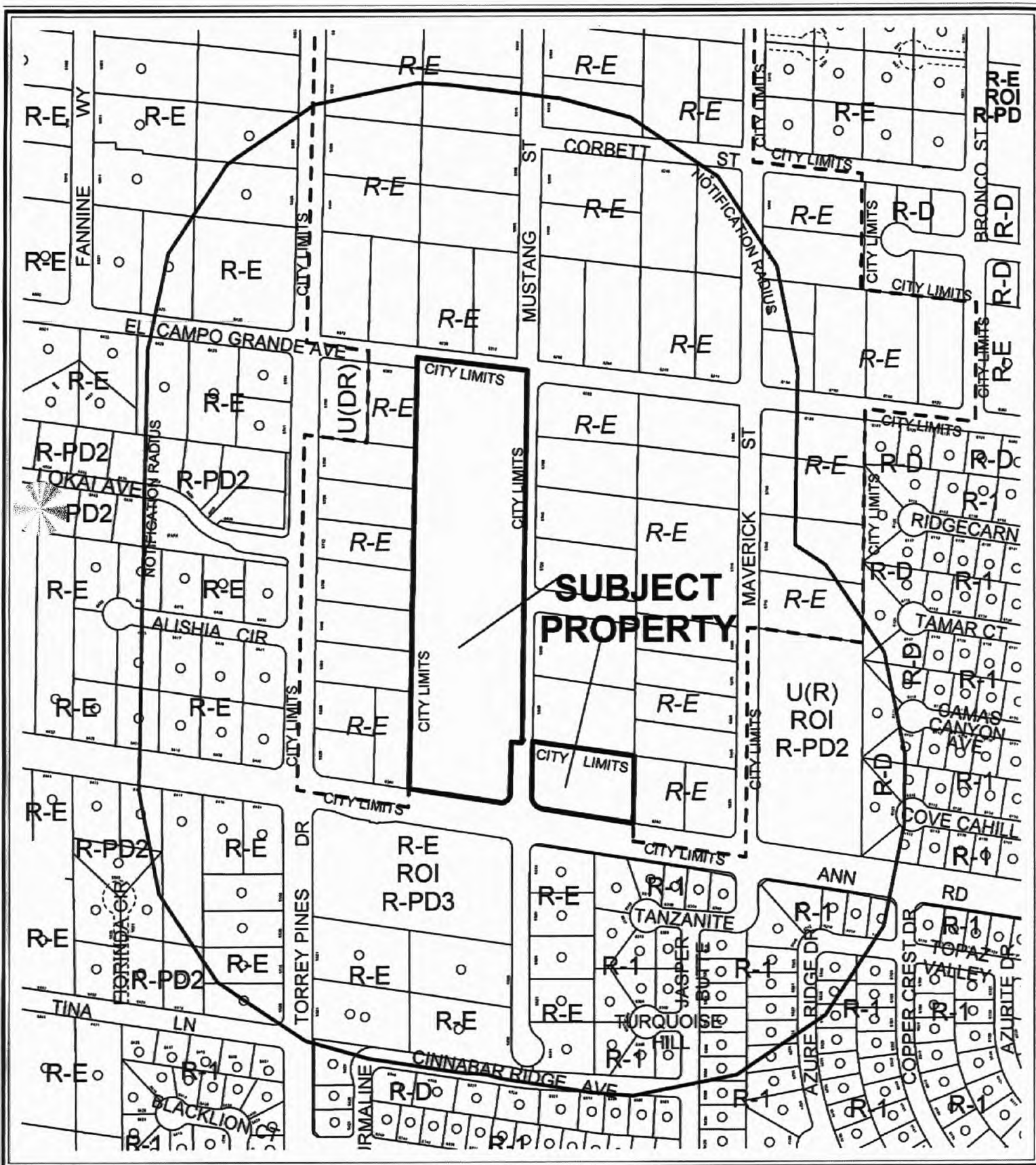
B. Declarant shall provide access through the proposed development Open Space tract, as shown on site plan date stamped 12/21/06, for the purposes of servicing the existing well located a the rear of APN: 125-26-801-003. Access is to be granted to the owners who benefit from the use of said community well.

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 106 for related discussion and backup.





CASE: SDR-17698

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION]
[UNDER RESOLUTION OF INTENT TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3
UNITS PER ACRE)] TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-17698 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-17697), if approved.
2. Rezoning (ZON-5174) and companion Site Development Review (SDR-5175) applications are hereby expunged.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the landscape plan, building elevations, and floor plans date stamped 10/23/06, and the site plan date stamped 11/13/06, except as amended by conditions herein.
5. The standards for this development shall include a Minimum lot size of 7,283 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 20 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, nine feet on the side, nine feet on the corner side, and 20 feet in the rear. The setbacks for the casitas shall be a minimum six feet to main structure, five feet to side property line, and three feet to the rear property line.
7. Lots 8, 9, 30, and 31 as shown on the submitted site plan dated 11/13/06 will have front setbacks of 19 feet.
8. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map, to reflect five-foot wide sidewalks connecting all lots with the three common lots.

9. 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.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. 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.
12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Copper Harbor Court shall not be gated.
17. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
18. 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.
19. A Homeowners' Association shall be established to maintain all, private roadways, landscaping and common areas created with this development. All private improvements and 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.

20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17697, WVR-5331 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

This application is a request for a Site Development Plan Review for a 32-lot residential development on 10.30 acres adjacent to the northeast and northwest corners of Ann Road and Mustang Road. The development is located on two, separate parcels at the northeast and northwest corners of Ann Road and Mustang Road. Lots 1 through 28 will be accessed via a drive from Mustang Road, and lots 29 through 32 will receive access via a drive from Ann Road. Internal circulation is provided by 37-foot wide private streets. The plans depict a six-foot landscape buffer provided along El Campo Grande Avenue and Mustang Road, and a 15-foot landscape buffer along Ann Road. Three common lots providing a total of 23,000 square feet of open space are located in the western portion of the development with no open space accommodations shown on the eastern portion. The applicant proposes one and two-story detached, single-family residential dwellings.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/20/04	The City Council approved Annexation (ANX-4957) for the subject site, generally located on the north side of Ann Road, east and west of Mustang Road. Staff and the Planning Commission recommended approval on September 3, 2004.
10/21/04	The Planning Commission approved a related General Plan Amendment (GPA-5172), Title 18 Waiver (WVR-5331), and Site Development Plan Review (SDR-5175) for a 32-lot residential subdivision on 10.65 acres.. Staff recommended denial.
12/15/04	The City Council approved General Plan Amendment (GPA-5172), Title 18 Waiver (WVR-5331); Site Development Plan Review (SDR-5175) for a 32-lot residential subdivision on 10.65 acres.
12/07/06	The Planning Commission recommended denial of companion item ZON-17697 concurrently with this application.
	The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #13/mh).
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
10/23/06	A pre-application conference was held with staff to discuss the requirements to have a Rezoning and Site Development Plan Review resubmitted for a R-PD3 on 10.3 acres.
<i>Neighborhood Meeting</i>	

NA	A neighborhood meeting was not required nor was there one held.
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Details of Application Request	
Site Area	
Gross Acres	10.3
Net Acres	9.73

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential)	R-PD3
North	Single Family Residential	RNP (Rural Residential)	R-E (Rural Estates Residential – Clark County Designation)
South	Undeveloped		R-E
East	Single Family Residential	RNP (Rural Residential)	R-E (Rural Estates Residential – Clark County Designation)
West	Single Family Residential	RNP (Rural Neighborhood Preservation) Residential)	R-E (Rural Estates Residential – Clark County Designation)

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

*The proposed R-PD3 development does not meet Title 19.06 requirements for 5-foot wide sidewalks connecting common open space.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the development standards shall be established upon the approval of the Rezoning and Site Development Plan Review for each Planned Development District.

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA		N/A
Min. Lot Width	NA	7,283 sq ft	N/A
Min. Setbacks			
• Front	20 feet	20 feet	Y
• Side	9 feet	9 feet	Y
• Corner	9 feet	9 feet	Y
• Rear	20 feet	20 feet	Y
Max. Building Height	2 stories/ 35 feet	2 & 1 stories	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-PD3	3.59 du/ac	36.97	R-PD3	3.59 du/ac	R	3.59 du/ac

Please note the applicable code section here (Title 19.12)

<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:				Y
• Min. Trees	1 Tree/ 30 Linear Feet	17 Trees	74 Trees	
• Min. Zone Width	6 Feet	6 Feet	6 & 15 Feet	Y
TOTAL				Y
Min. Zone Width	6 Feet		6 & 15 Feet	Y
Wall Height	6 Feet		6 Feet	Y

<i>Open Space – R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
10.3 acres	3.1 du/ac	1.65	5.12%	22,949 sq ft	5.12%	23,000 sq ft	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	
Single Family Detached	32 units	2 per unit	64		64		Y
SubTotal							
TOTAL (including handicap)							

ANALYSIS

This Site Development Plan Review, and its companion application for Rezoning (ZON-17697), are re-submittals to the previously approved Rezoning (ZON-5174) and Site Development Plan Review (SDR-5175). The density, layout, and elevations are similar to the previous approval. There are, however, some changes in the open space accommodations. This proposal provides three common lots totaling the required 23,000 square feet of open space whereas the previous project was providing one mini-park. No access to the common lots are provided for the four lots on the separate parcel located to the southeast.

The applicant also mentions the possibility of casitas. As these structures are offered as an optional item and shown as a non-habitable accessory structure, no prior approval is required as they have met the conditional requirements for the non-habitable accessory structure.

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 zoning for the subject site is R-PD3 (Residential Planned Development - 3 Units Per Acre). The proposed development is not consistent with the surrounding R-E Zoned parcels within both Clark County and the City of Las Vegas.

In regard to "2":

The proposed development is not in compliance with Title 19.06 as no accommodations have made to provide the separation of pedestrian and vehicular traffic. Per Title 19.06.040(G)5 there is the following requirement:

"A sidewalk system shall be provided to connect all residential areas to required open space and common recreational facilities. Easy and safe shortcut access to such facilities (or to any adjacent trail system, public park or public recreational facility) should be provided by means of alleyways or pathways that:

- (a) Are cleared and provide for the safe passage of pedestrians or bicycle traffic only, or both;
- (b) Are improved, either with or without paving;
- (c) Have minimum widths as follows:
 - (i) When lined on at least one side with a solid wall of a height not greater than forty-two inches, a minimum width of five feet;
 - (ii) In any other case in which the alleyway or pathway does not exceed one hundred sixty feet in length, a minimum width of ten feet; or
 - (iii) In the case of an alleyway or pathway that exceeds one hundred sixty feet in length, a minimum width of ten feet, plus one additional foot in width for each additional eight feet in length beyond one hundred sixty feet."

In regard to “3”:

The site receives access via Mustang Road, a 60-foot Collector street, and from Ann Road, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways. An approved Waiver to Title 18 (WAV-5331) for the reduction of intersection offset requirements was previously approved, and will be utilized for the offset intersection for this development. Site access should not negatively impact adjacent roadways or neighborhood traffic.

In regard to “4”:

The proposed building and landscape materials are appropriate for the area and the City.

In regard to “5”:

The proposed structures, as shown in the building elevations, are not unsightly, undesirable, or obnoxious in appearance, and are typical of single-family dwellings in the area.

In regard to “6”:

The proposed use will be subject to regular City and County inspections and will; therefore, not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 252 by Planning Dept

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17698** APN: 125-26-801-012; 125-26-802-014

Name of Property Owner: Richmond American Homes

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

☒ 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: *Paulita E. Chavez*

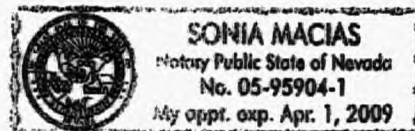
Print Name: Paulita E. Chavez

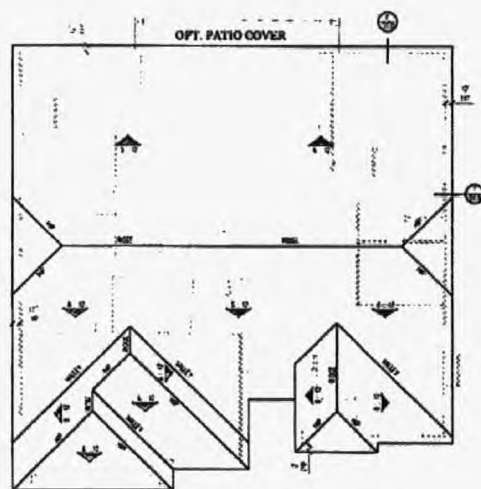
Subscribed and sworn before me

This 5 day of October, 20 06

Sonia Macias

Notary Public in and for said County and State

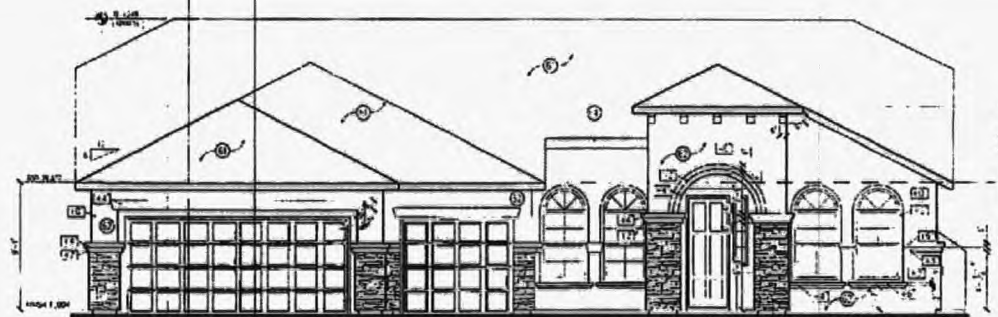




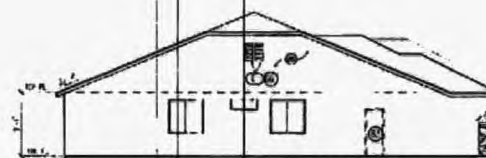
ROOF PLAN ELEVATION B



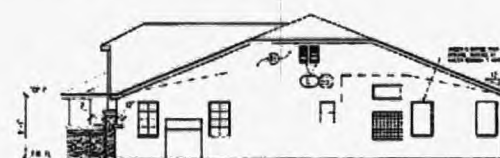
OPT. ROOF PLAN ALL ELEVATIONS



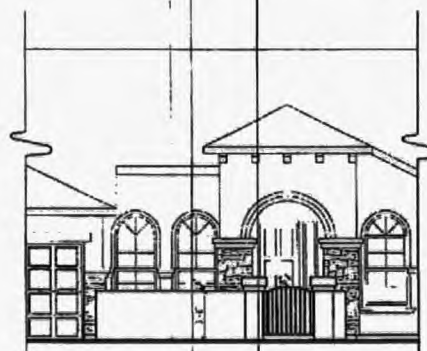
FRONT ELEVATION B



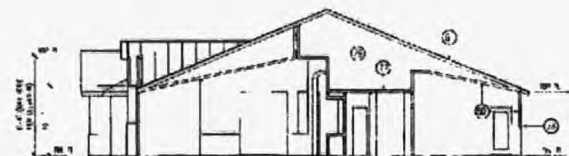
LEFT SIDE ELEVATION B



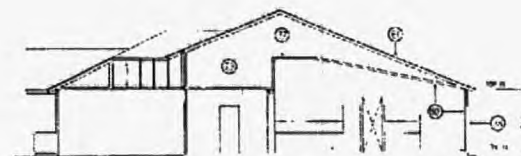
RIGHT SIDE ELEVATION B



OPT. COURTYARD WALL



SECTION - A



SECTION - B

ZON-17697
SDR-17698
12/07/06 PC

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OCT 23 2006

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV 89128 (702) 210-5000

RICHMOND
STATE OF CALIFORNIA
COUNTY OF CLATSOP
JANUARY 2007
FINDLEY & BEAVER, INC.

ROOF FRAMING, FRONT & SIDE OF ELEVATION "B"
SECTION CUT

2030

2030

2030

A2-B

LAS VEGAS DIVISION
 7250 West Peak, Suite 212
 LAS VEGAS, NV 89128 (702) 240-5000

RICHMOND
 ARCHITECTS
 5417 COMMERCIAL AVENUE, SUITE 200
 LAS VEGAS, NV 89118
 (702) 735-1100

FLOOR PLAN

NO.	1
DATE	12/07/06
BY	DR
CHECKED BY	DR
APPROVED BY	DR

2030

LONG POINT

A1

NOT TO SCALE

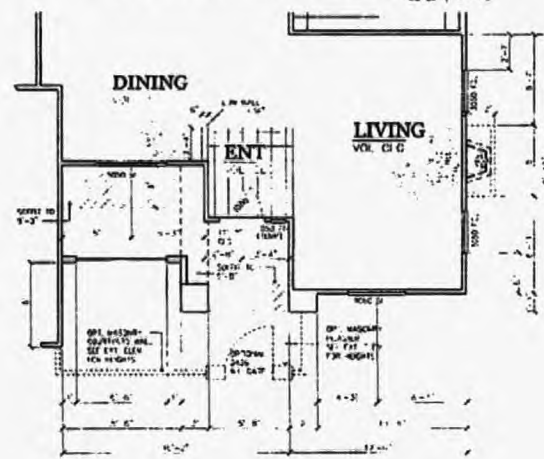
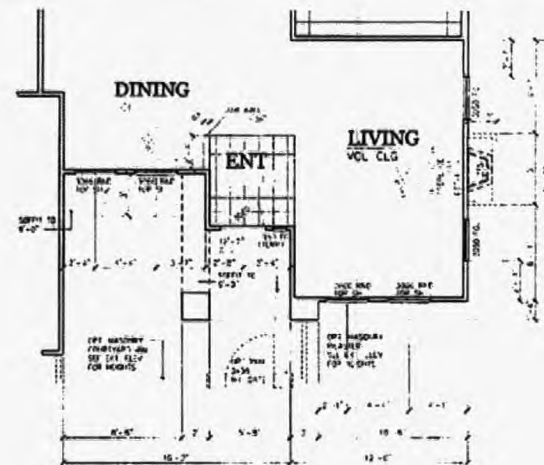
SEE EXHIBIT 1 FOR NOTES

SEE EXHIBIT 2 FOR NOTES

SEE EXHIBIT 3 FOR NOTES

SEE EXHIBIT 4 FOR NOTES

SEE EXHIBIT 5 FOR NOTES



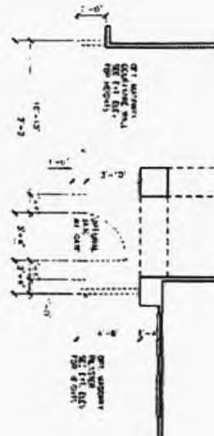
INT. ELEV. KEY



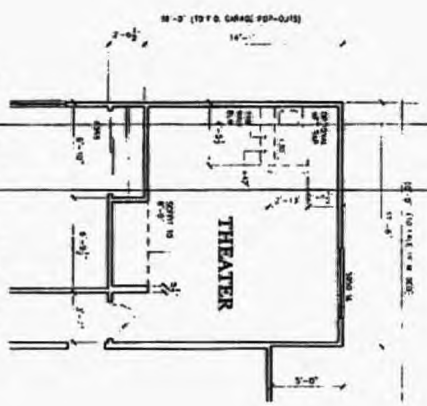
FLOOR PLAN ELEVATION "A"
 SCALE: 1" = 4'-0"

ZON-17697
SDR-17698
12/07/06 PC

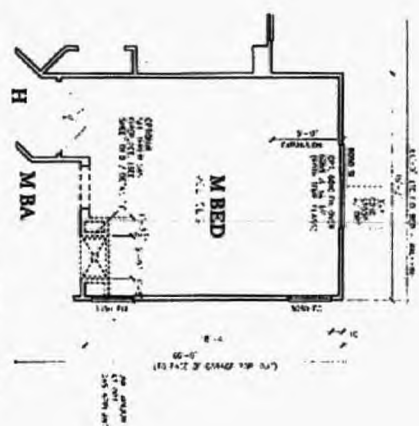
RECEIVED
OCT 23 2006



OPTIONAL COURTYARD WALL
SCALE: 1" = 1'-0"



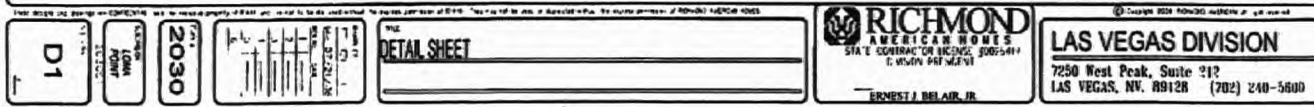
OPTIONAL THEATER
SCALE: 1" = 1'-0"



OPT. EXPANDED MASTER BED
SCALE: 1" = 1'-0"

ZON-17697
SDR-17698
12/07/06 PC

RECEIVED
OCT 23 2006



RECEIVED
OCT 23 2006



KEYNOTES

1. 7:45 AM - 8:00 AM: 100% DAILY COUNTRY - 100%
2. 8:00 AM - 8:15 AM: 100% DAILY COUNTRY - 100%
3. 8:15 AM - 8:30 AM: 100% DAILY COUNTRY - 100%
4. 8:30 AM - 8:45 AM: 100% DAILY COUNTRY - 100%
5. 8:45 AM - 9:00 AM: 100% DAILY COUNTRY - 100%
6. 9:00 AM - 9:15 AM: 100% DAILY COUNTRY - 100%
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112. 11:30 AM - 11:45 AM: 100% DAILY COUNTRY - 100%
113. 11:45 AM - 12:00 PM: 100% DAILY COUNTRY - 100%
114. 12:00 PM - 12:15 PM: 100% DAILY COUNTRY

ROOF FRAMING, FRONT, REAR, & SIDE ELEVATION "A"
w/ OPTIONS

RICHMOND
AMERICAN HOMES
STAFF CONTRACTOR - EXPERT JOBS
DINSON - PRESIDENT

ERNEST J. DELAIL JR.

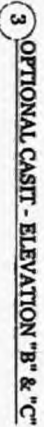
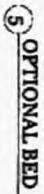
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-

A2-A

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ZON-17697
SDR-17698
12/07/06 PC

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OCT 23 2006



SDR-17698

12/07/06 PC

OCT 23 2006

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1. FLOOR PLAN 2. OPTIONS		RICHMOND AMERICAN HOMES 5411 COMMERCE DRIVE, SUITE 212 LAS VEGAS, NV 89126 702/340-5600
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ZON-17697
SDR-17698
12/07/06 PC

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1981

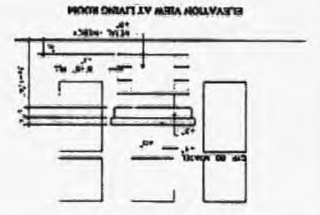
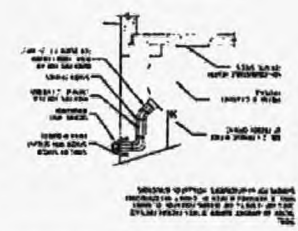
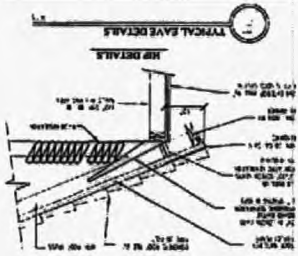
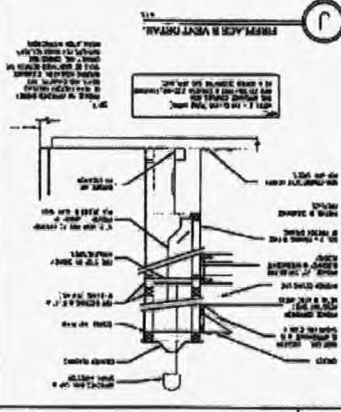
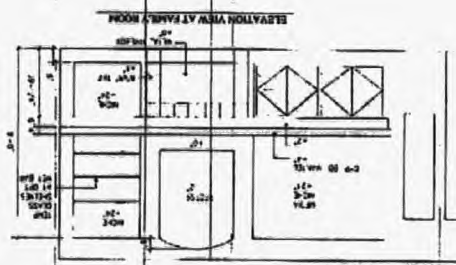
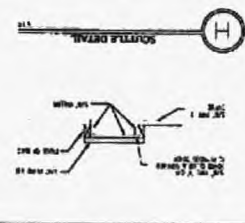
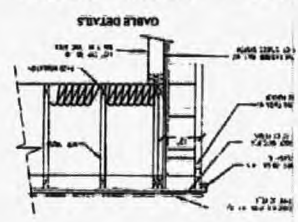
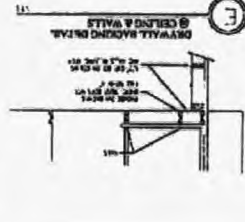
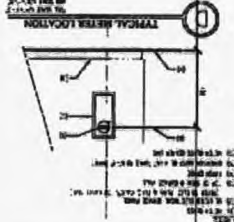
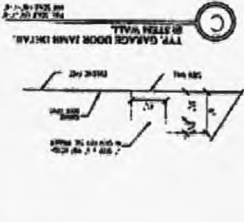
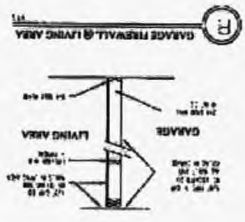
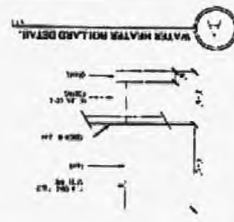
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104 DETAIL SHEET

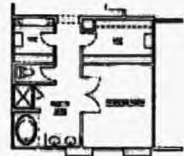
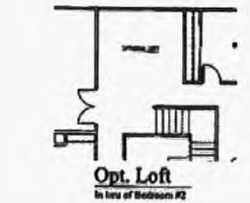
RICHMOND
AMERICAN HOMES
STATE CONTRACT HOMEWORK
8 WILSON AVE. N.D. 58104

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 89128 (702) 240-5600

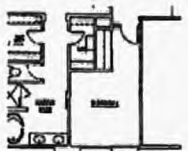


RICHMOND AMERICAN HOMES

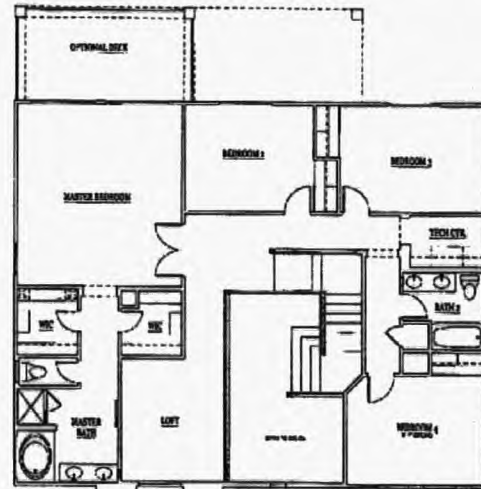
LAS VEGAS DIVISION



Opt. Exercise Room
In lieu of Loft



Opt. Bedroom #5
In lieu of Loft

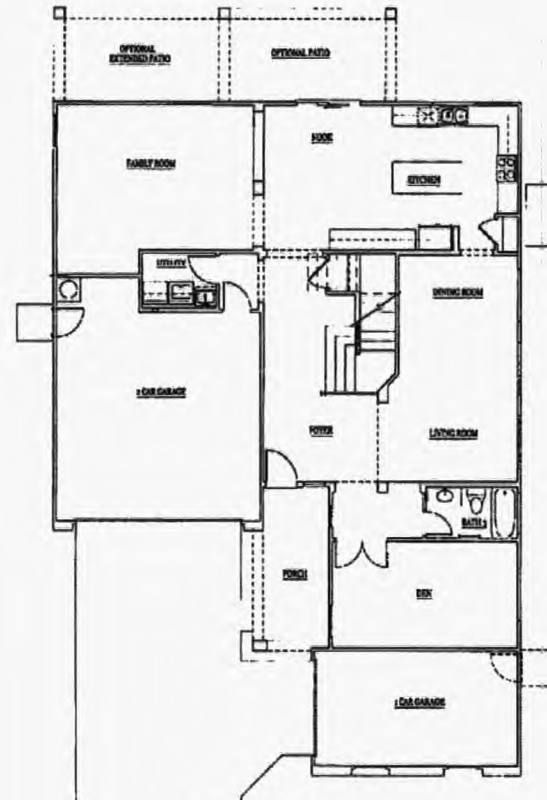


2nd Floor Plan

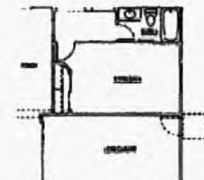
PLAN 3008

1st Floor Plan = 1,415 SF
2nd Floor Plan = 1,583 SF
Total Living = 3,008 SF
Optional Bonus Room = 232 SF

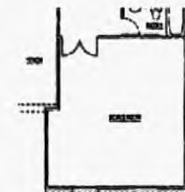
2 Car Garage = 441 SF
1 Car Garage = 232 SF
Entry Porch = 112 SF
Optional Rear Patio = 153 SF
Opt. Extended Rear Patio = 297 SF
Optional Rear Deck = 153 SF



1st Floor Plan



Opt. Bedroom #6
In lieu of Den



Opt. Bonus Room
In lieu of 1 Car Garage + Den

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OCT 23 2006

RICHMOND AMERICAN HOMES

LAS VEGAS DIVISION



Elevation - A



Elevation - A



Elevation - A

PLAN 3008
3008 SF TOTAL

10 • 17 • 06

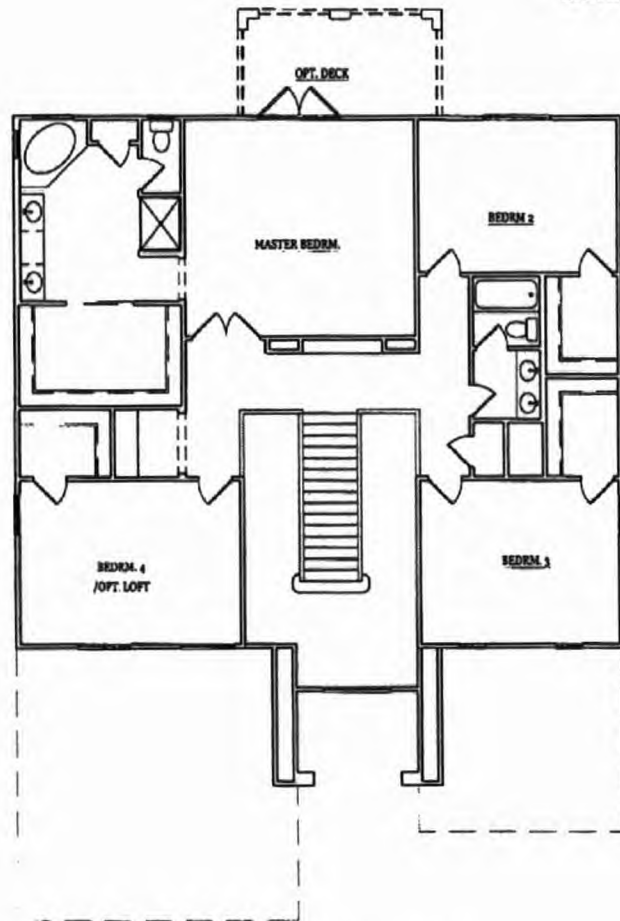
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12/07/06 PC

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LOMA POINT

55' X 100' LOTS

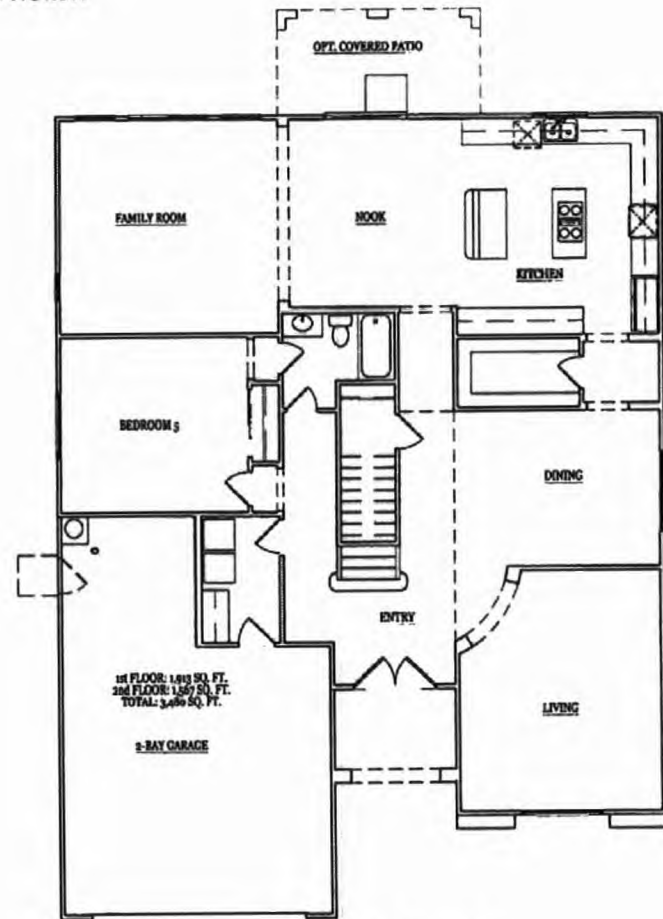
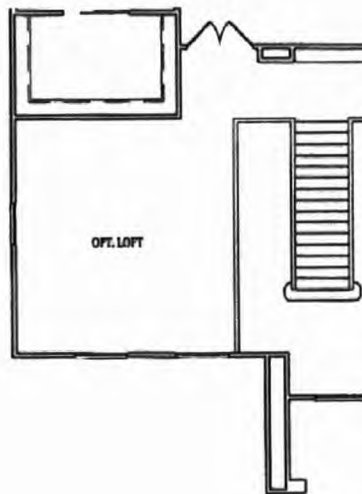
RICHMOND AMERICAN HOMES - LAS VEGAS DIVISION NORTH



SECOND FLOOR - 1,567 SF

PLAN: 3480-2
3,480 SF TOTAL

10 • 17 • 06



FIRST FLOOR - 1,913 SF

ZON-17697

SDR-17698

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LOMA POINT

55' X 100' LOTS

RICHMOND AMERICAN HOMES - LAS VEGAS DIVISION NORTH



FRONT ELEVATION "B"



RIGHT ELEVATION "B"



LEFT ELEVATION "B"



FRONT ELEVATION "C"



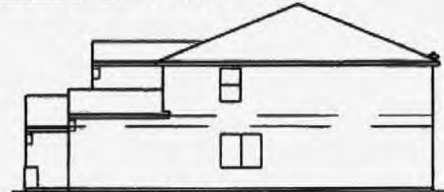
RIGHT ELEVATION "C"



LEFT ELEVATION "C"



FRONT ELEVATION "A"



RIGHT ELEVATION "A"



LEFT ELEVATION "A"



TYP. REAR ELEVATION

PLAN: 3480-2

3,480 SF TOTAL

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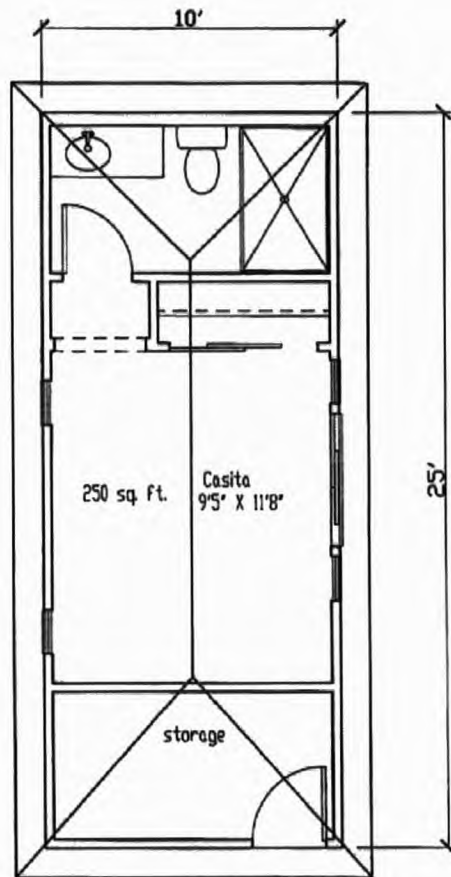
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SDR-17698

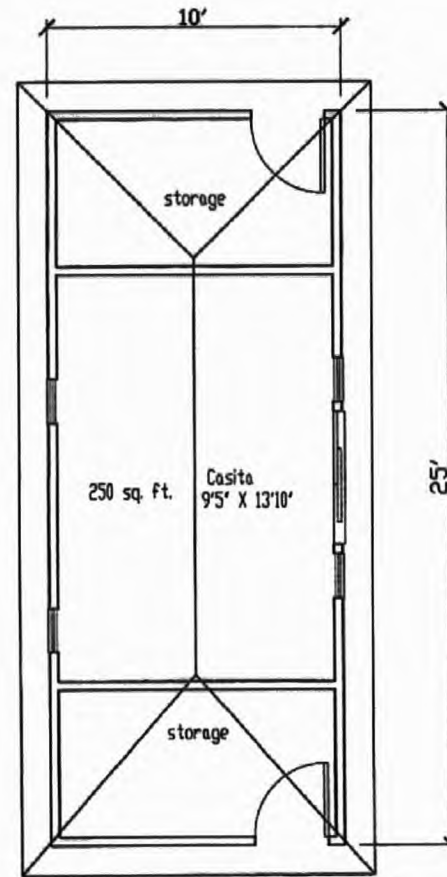
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OCT 23 2006



FLOOR PLAN



FLOOR PLAN

SCALE: 3/16"=1'0"

ZON-17697

SDR-17698

12/07/06 PC

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OCT 23 2006

The setbacks for the houses will be as follows.

20' min – Front Garage

20' min – Front House

9' – Side

19' - side lots (lots 8, 9, 30, & 31)

9' - Corner/side

20' - Rear

The setbacks for the casitas will be as follows.

Setbacks – Casitas

6' – Main structure

5' – Side

3' – Rear

Please place this request for a Site Development Plan Review on the next available Planning Commission agenda. If you have any questions or need additional information, please call me at 932-6125

Sincerely,



Sonia Macias
Project Coordinator

SDR 17698				
Richmond American Homes				
NE & NWCs Ann & Mustang				
Proposed 32 unit single family residential development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	32	9.57	306
AM Peak Hour			0.75	24
PM Peak Hour			1.01	32
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: Counts not available for Mustang				
Ann Road				
Average Daily Traffic (ADT)	16,882			
PM Peak Hour	1351			
<i>(heaviest 60 minutes)</i>				
Torrey Pines				
Average Daily Traffic (ADT)	1,062			
PM Peak Hour	85			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Ann Road	49115			
Torrey Pines	16200			
This project will add approximately 306 trips per day on Ann & Centennial Center. This will increase expected volumes by about 2 percent on Ann and about 28 percent on Torrey Pines. Ann is at about 34 percent of capacity and Torrey Pines is at about 7 percent of capacity. Counts are not available for Mustang, but it is believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 32 additional cars into the area; which works out to about one every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-17697 AND SDR-17698 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
ADJACENT TO THE NORTHWEST AND NORTHEAST CORNERS OF ANN ROAD AND MUSTANG STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06



ZON-17697 AND SDR-17698 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
ADJACENT TO THE NORTHWEST AND NORTHEAST CORNERS OF ANN ROAD AND MUSTANG STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06



ZON-17697 AND SDR-17698 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES
ADJACENT TO THE NORTHWEST AND NORTHEAST CORNERS OF ANN ROAD AND MUSTANG STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06



October 20, 2006

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

Reference: Stonewater – Ann mustang
Site Development Plan Review
APN #125-26-801-012,125-26-802-014

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Site Development Plan Review for the above-listed parcels.

Location: The proposed site is located on Ann Road and Mustang Road within Section 26, Township 19 South, Range 60 East.

Background: A site development plan (SDR-5175) review was approved by City Council on December 16, 2004 the site plan will expire on December 16, 2006. Richmond American Homes is requesting the approval of a new site plan and floor plans for the project.

We have conformed with the requirements that were original set on the SDR-1575, we have provided single story homes on lots 5,6,7,9,10,11,12,14,16,17,18,19,20, 29, 30, 31, and 32 as requested from the adjacent home owners. Additionally, an 8' screen wall will be provided along the perimeter where requested by the adjacent property owners during the SDR-1575 approval.

Request:

At this time, we are requesting approval of a 32 lot, single family residential development located on the approximately 10.3 acres listed above. The density intended for this proposed site is 3.1 dwelling units per acre (DUA). The applicant has provided .55acres (24,164 sf) of open space where .53 acres (23,000 sf) is required. The minimum lot size intended for this development is 7,500 sf. with setbacks as indicated on the attached site plan.

Richmond American Homes intends to utilize 1 and 2 story products on this site and offer casitas. The homes range in size from 1267 sf to 1630 sf. Each model offers two-car garages and a variety of architectural features. The size of the casitas will be 10' x 25'.

3161 East Warm Springs Road, Suite 200
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

ZON-17697
SDR-17698
12/07/06 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**

Nov. 27, 2006

To Whom it May Concern,

I Disagree with the development on case ZON-17697 & SDR-17698. To many houses on such a small area. We are county and are Trying to Keep our Neighborhood that way. We are either one acre or less.

Help us preserve what we have or have for many years. We have animals, like, horses, chickens, cows, Goats, etc.

How did our county line get changed? First they change the zoning, then you want to build Track homes. Where are our rights?

So I am against the building of 32 lot Residential on 10.30 Acres.

Lets try to Keep with our area.

BARBARA A. MESA
5685 MAVERICK ST.
LAS VEGAS, NV. 89130

Thank-you
Mr+Mrs. D. Mesa
J. Madden
J. Weaver

ITEM# 12 # 13
CASE# ZON17697 + SDR-17698
PC MTG 12 7 06



November 21, 2006

DEVELOPMENT IN YOUR NEIGHBORHOOD

As you know, Richmond American Homes (RAH) recently purchased the adjacent property for a single family residential subdivision in your neighborhood. In meeting the neighborhoods concerns and the conditions of approval of the zoning and site review. There were some minor modifications necessary to the approved plan based on meeting those conditions and the City of Las Vegas Planning staff, and Councilman Ross has asked us to resubmit the plan for review and approval. I am representing RAH and would like to take this opportunity to discuss these changes with you. I do know that the holidays are upon us and time is very precious to all, I am sorry that I missed you so please contact me at the numbers below and I will discuss the changes with you and provide everyone with a copy of the plan to review. If the neighborhood would like to all meet together, I can coordinate this or meet and discuss this with everyone individually. It is important to me and RAH to continue working with and keeping the neighborhood informed as to our plans and necessary changes, as we are now a part of your neighborhood.

Thank you very much for your time,

Russell J. Skuse
RS Consulting Inc

Submitted at Planning Commission

Date 12/7/06 Item 12-13

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

OpenWeb Info Mapper, Make Map

<http://gisgate.co.clark.nv.us/openweb/asp/makemap.asp?Parcel=1252>

Southern Nevada GIS ~ OpenWeb Info Mapper



The MAPS and DATA are provided without warranty of any kind, expressed or implied.
Date created: 11/21/2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING

ZON-17740 - PUBLIC HEARING - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026 through 028 and 041 through 043), Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-3 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 (4-3 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. Backup referenced from the 12-07-06 Planning Commission Meeting Item 14

Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 1/17/2007 Item 108 [ZON-17740], Item 109 [VAR-17741], Item 110 [VAR-17742], Item 111 [VAR-17743], Item 112 [VAC-17744] and Item 113 [SDR-17745]

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.

STEVE BIAGIOTTI, Real Estate Developer, stated he would like to build a 300-unit rent restrictive apartment complex in downtown on a three-acre site located at the northeast corner

CITY COUNCIL MEETING OF: JANUARY 03, 2007

of 9th Street and Bridger Avenue. He presented elevations designs depicting a project with two levels of parking and four stories of apartments above. It will be a tremendous improvement to this area. The approval of variances are the same approved for the City Center apartment project. The only difference is that the proposed project is five feet higher and the trash enclosure will be screened.

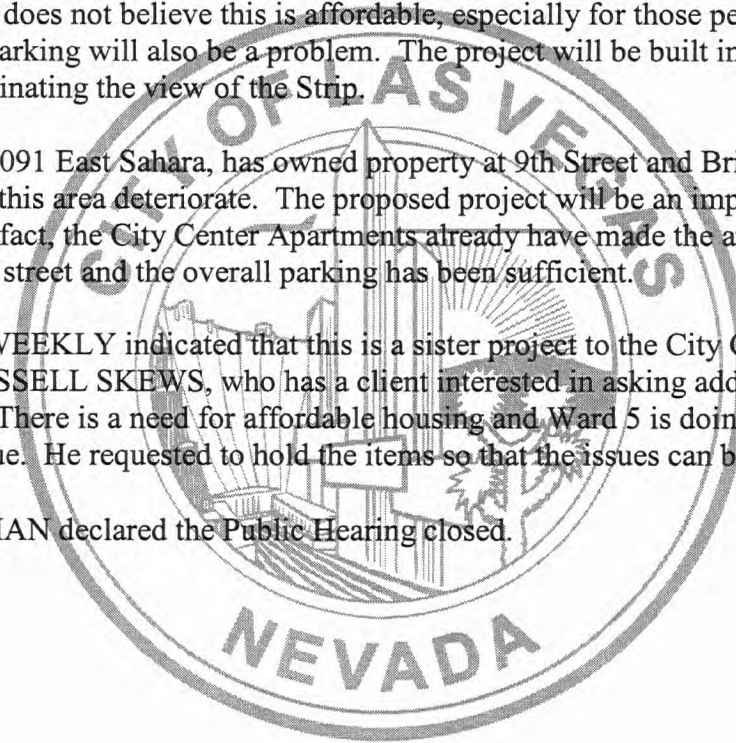
TOM McGOWAN, Las Vegas resident, asked about the units' square footage and the rental fee. MR. BIAGIOTTI replied the units will range from 310 square feet to 399 square feet. The rent will be \$550 to \$669 and all utilities will be provided within that rent. MR. McGOWAN was impressed with the project.

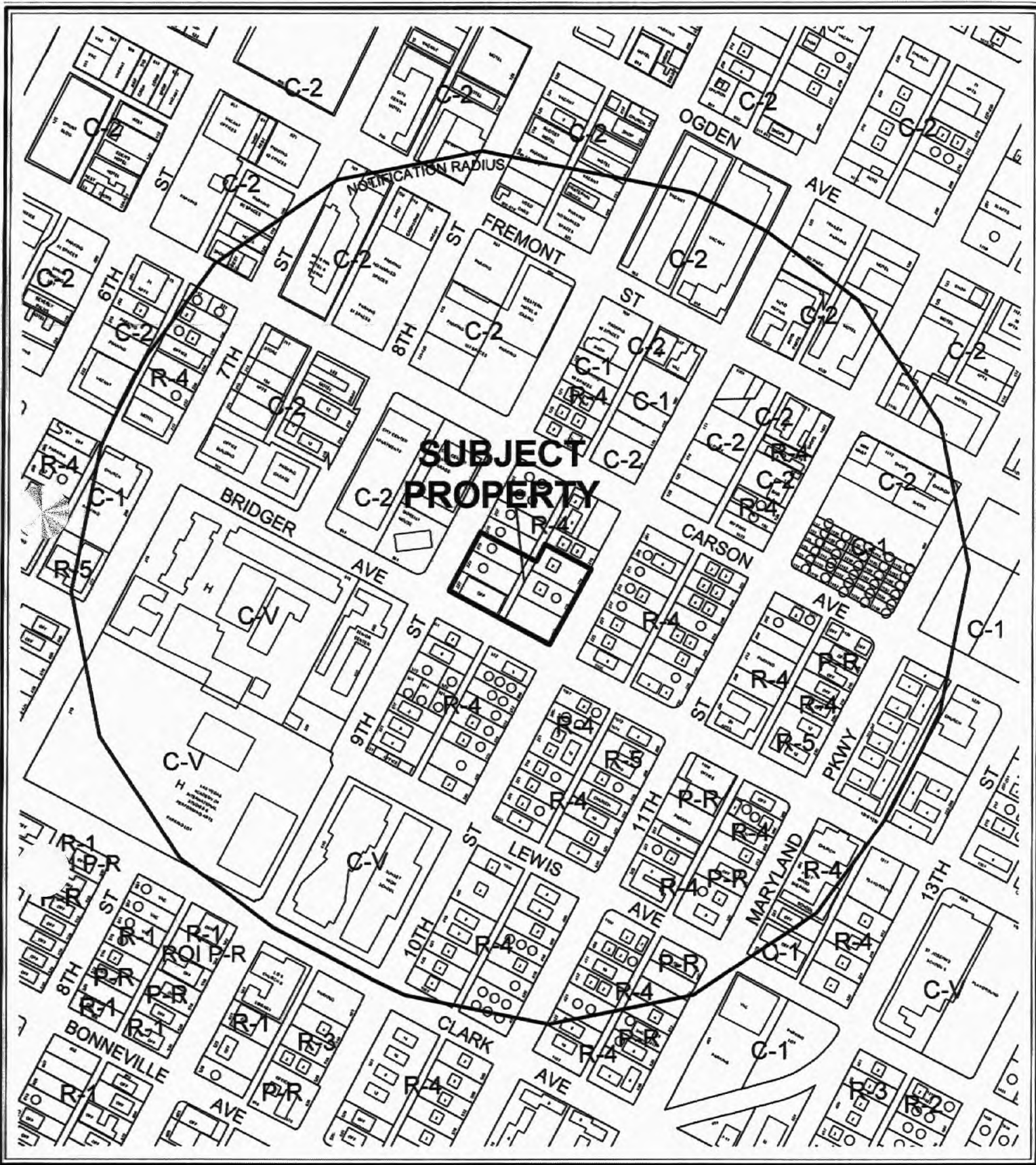
JOSEPH HORD, 210 South 10th Street, stated that the amount of units proposed are too many for this parcel. He does not believe this is affordable, especially for those people who earn minimum wage. Parking will also be a problem. The project will be built in front of his property, thus eliminating the view of the Strip.

PAT SLYSNER, 2091 East Sahara, has owned property at 9th Street and Bridger Avenue since 1993 and has seen this area deteriorate. The proposed project will be an improvement for this particular area. In fact, the City Center Apartments already have made the area look better. People park on the street and the overall parking has been sufficient.

COUNCILMAN WEEKLY indicated that this is a sister project to the City Center Apartments. He spoke with RUSSELL SKEWS, who has a client interested in asking additional questions about this project. There is a need for affordable housing and Ward 5 is doing its part in addressing this issue. He requested to hold the items so that the issues can be resolved.

MAYOR GOODMAN declared the Public Hearing closed.





CASE: **ZON-17740**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

0 100200 Feet





CASE: ZON-17740

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

0 100200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-17740 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-3/se, sd, bg vote) recommends APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-17745) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.
4. Dedicate a 10-foot radius on the northeast corner of Bridger Avenue and 9th Street and a 10-foot radius on the northwest corner of 10th Street and Bridger Street prior to the issuance of any permits.
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. Construct all incomplete half-street improvements on Bridger Avenue, 9th Street and 10th Street adjacent to this site 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-4 (High Density Residential) to R-5 (Apartment) on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street. The following related applications will be considered concurrently: VAC-17744, VAR-17741, VAR-17742, VAR-17743 and SDR-17745.

The project as designed is more intense than the existing residential development on this block, and requires numerous Variances and Waivers. As such, the project is not appropriate to its context, and staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/04/61	The Board of City Commissioners approved a Special Use Permit for an office at 227 South 9 TH Street
	The Planning Commission recommended approval of companion items VAR-17741, VAR-17742, VAR-17743, VAC-17744 and SDR-17745 concurrently with this application.
12/07/06	The Planning Commission voted 4-3/se, sd, bg to recommend APPROVAL (PC Agenda Item #14/ar).
<i>Pre-Application Meeting</i>	
08/18/06	The requirements for a rezoning application were reviewed.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.38 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices, multi-family dwellings, single family dwellings.	Mixed Use	R-4
North	Single family dwelling	Mixed Use	R-4
South	Apartments	Mixed Use	R-4
East	Apartments	Mixed Use	R-4
West	Apartments and Non-profit organization	Mixed Use	C-V and C-2

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

Redevelopment Area

The subject site is located within the Downtown Redevelopment Area, where special funding may be available for proposed projects. Developments are subject to all requirements of Title 19.

Trails

The Master Plan Transportation Trails Element depicts a trail along Ninth Street adjacent to this site. If this trail is constructed, it will be constructed by the city, and therefore the applicant is not required to show the trail on the submitted plans.

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	7,000 square feet	1.38 acres	Y
Min. Lot Width	N/A	180 feet	Y
Min. Setbacks • Front (west) • Side (north) • Corner (south) • Rear (east)	• 10 Feet • 5 Feet • 5 Feet • 20 Feet	• 0 Feet • 8 Feet • 0 Feet • 0 Feet	• N* • Y** • N* • N*
Min. Distance Between Buildings	N/A	1 building	Y
Max. Lot Coverage	N/A	81 %	Y
Max. Building Height	5 Stories or 55 Feet	66 Feet	N***

*These setbacks do not comply with the R-5 standards. This issue will be considered under Variance VAR-17743.

**This setback complies with the R-5 standards, but does not comply with the Residential Adjacency Standards. This issue will be considered under Variance VAR-17742.

***The proposed height does not comply with the R-5 standards. This issue will be considered under Variance VAR-17743.

Per Title 19.08.06, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	198 feet from north property line	8 feet	N
Adjacent development matching setback	5 feet	8 feet	Y
Trash Enclosure	50 feet from north property line	10 Feet	N

These setback issues will be considered under Variance VAR-17742.

<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-4	50 du/ac	69	R-5	unlimited	MXU	greater than 25.49 du/ac

Per Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 tree/ 6 spaces	2 trees	2 trees	Y
Buffer: Min. Trees	1 tree/20 linear feet	27 trees	24 trees	N
Min. Zone Width	10 feet along 9th Street		0 feet along 9th Street	N
	10 feet along Bridger Avenue		4 feet along Bridger Avenue	N
	10 feet along Tenth Street		10 feet along Tenth Street	Y
	6 feet along north property line		5 feet along north property line	N

The applicant has requested a waiver to allow a reduction of the landscaping buffer requirements to allow 0 feet along a portion of the west property line, zero feet along Bridger Avenue, and five feet along the north property line.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Apartments	300 one-bedroom units	1.25 spaces per unit plus one guest space for every six units	425 spaces	9 spaces	150 spaces	9 spaces	N
TOTAL (including handicap)			425 spaces	9 spaces	150 spaces	9 spaces	N
Percent Deviation					65 %		

This parking issue will be addressed under Variance VAR-17741.

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
5 feet along north property line	6 feet along north property line	Denial
0 feet along 9th Street	10 feet along 9th Street	Denial
4 feet along Bridger Avenue	10 feet along Bridger Avenue	Denial

Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's landscaping standards, staff is recommending denial of all landscaping waivers.

ANALYSIS

The site is currently developed with two apartment buildings, two single-family dwellings, and an office building. The applicant proposes to demolish these structures and construct a 300-unit apartment building which will require a variance (VAR-17743) to allow the building to be zero feet from the west property line where ten feet is the minimum setback required, zero feet from the east property line where 20 feet is the minimum setback required, and zero feet from the south property line where five feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's setback standards, staff is recommending denial of these setback variances.

The applicant has also requested a variance (VAR-17743) to allow a building height of 66 feet where the R-5 (Apartment) standards allow a maximum height of 55 feet. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's height requirements, staff is recommending denial of this variance.

Because there is an existing single-family dwelling north of this site and adjacent to 9th Street, any proposed development of this site is required to comply with the proximity slope requirements of the Residential Adjacency standards. When applied to the height of the building as currently proposed (66 feet), these standards require a setback of 198 feet from the north property line which is adjacent to the existing single-family dwelling north of this site. The applicant has requested a variance (VAR-17742) to allow a setback of eight feet from the north property line where 198 feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's Residential Adjacency standards, staff is recommending denial of this variance.

The Residential Adjacency standards also require trash enclosures to be setback at least 50 feet from single-family residential development. The applicant has requested a variance (VAR-17742) to allow the trash enclosure to be 10 feet from single-family development. Because the site plan could be redesigned to include a trash enclosure which would allow compliance with the city's Residential Adjacency standards, staff is recommending denial of this variance.

The applicant has requested a variance (VAR-17741) to allow 150 parking spaces on this site where 425 are required. Because there is no hardship associated with this site, and because staff finds that this proposed development is too intense for the subject property, staff is recommending denial of this parking variance. As part of this development, the applicant is proposing to vacate a portion of an existing 20-foot wide public alley that currently bisects this site and connects Carson Avenue and Bridger Avenue. In order to mitigate the vacation of this portion of the alley, the applicant proposes to construct a new alley, which will connect the unvacated portion of the existing alley to Tenth Street. Because staff is recommending denial of the rezoning, site development plan review and variances associated with this development, staff is recommending denial of the alley vacation. A 10-foot wide landscape buffer that complies with city standards is proposed along Tenth Street. The applicant has requested waivers to allow no perimeter landscaping along Ninth Street where ten feet is required; to allow four feet along Bridger Avenue where 10 feet is required; and to allow five feet along the north property line where six feet is required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's landscaping standards, staff is recommending denial of all landscaping waivers.

The elevations depict a stucco exterior with aluminum accents.

FINDINGS

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

1. **"The proposal conforms to the General Plan."**
2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**
3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**
4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

In regard to "1": The Downtown Redevelopment Plan designates the area along Seventh Street as MXU (Mixed Use Urban), which allows a range of residential, office, service and general commercial uses. The proposed R-5 (Apartment) district conforms to this existing designation.

In regard to "2": The surrounding zoning districts consist of a mixture of R-4 (High Density Residential), C-2 (General Commercial), and C-V (Civic). Several residential structures remain on the same block as the proposed rezoning. The properties in the vicinity are developed with uses that would normally be compatible with the proposed R-5 (Apartment) district. In this instance, however, the five-story, 55-foot building height that the R-5 district would allow is not desirable in this area, as buildings taller than two stories would be out of character with most homes and businesses in the area.

In regard to "3": The project as designed is more intense than other existing or proposed developments in the area, and requires numerous Variances and Waivers. As such, the project is not appropriate to its context.

In regard to "4": The property is accessible from Ninth Street and Tenth Street. Both streets are adequate to meet the needs of the proposed R-5 (Apartment) District.

PLANNING COMMISSION ACTION

There were three speakers opposed and one in favor at the Planning Commission Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 129 by Planning Dept

APPROVALS 1

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**

Case Number: **ZON-17740** APN: 139-34-712-041/-042
Name of Property Owner: ASHTON - BOYD FAMILY TRUST
Name of Applicant: SDA, INC - DARIUSZ WIECHA

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: _____

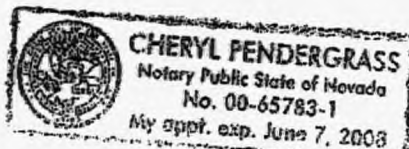
Signature of Property Owner: June T. Boyd

Print Name: June T. Boyd

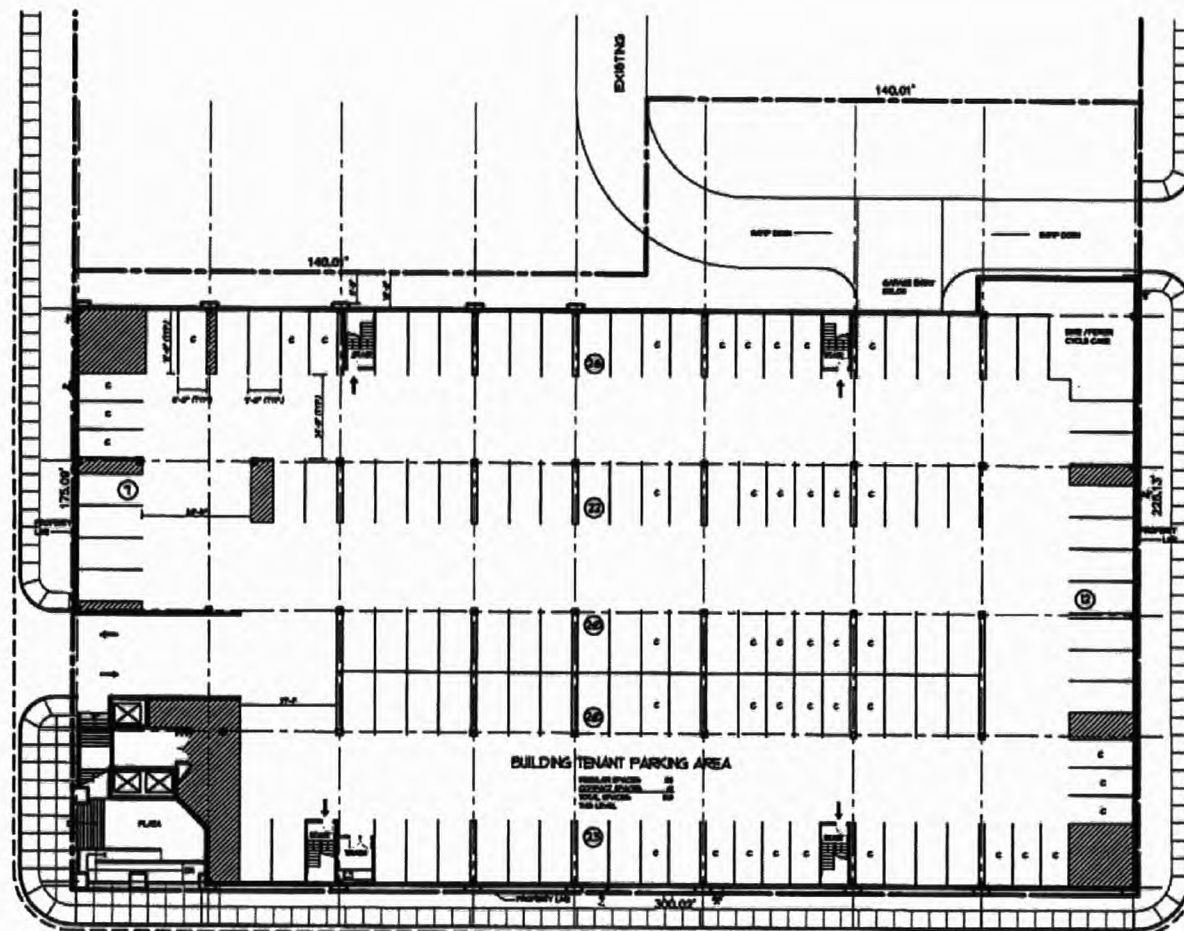
Subscribed and sworn before me

This 16th day of Oct, 2006.

[Signature]
Notary Public in and for said County and State







BRIDGER AVENUE

TENTH STREET

NINTH STREET

1. CLASS PLAZA, OFFICE PARKING

ZON-17740 VAR-17741
 VAR-17742 VAR-17743
 SDR-17745 12/07/06 PC



300 S. TENTH, SUITE 1000
 LAS VEGAS, NV 89102
 (702) 735-1111



TAAG
 ARCHITECTS
 CONSULTING ARCHITECTS
 100 S. TENTH, SUITE 1000
 LAS VEGAS, NV 89102
 (702) 735-1111

BRIDGER STREET
 APARTMENTS
 LAS VEGAS, NEVADA
 DESIGNED BY SDA, INC. 06/06/06

BRIDGER STREET APARTMENTS
 100 S. TENTH, SUITE 1000
 LAS VEGAS, NV 89102
 (702) 735-1111

CITY OF LAS VEGAS
 100 S. TENTH, SUITE 1000
 LAS VEGAS, NV 89102
 (702) 735-1111



SDA

SDA INC.
The Denver Tech Center
2655 South Yosemite Street
Greenwood Village, Colorado 80120
Telephone: (303) 220-0500
Facsimile: (303) 220-0501

**Real Estate: Construction
Development
Investment
Management**

October 24, 2006

Nathan Goldberg
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

Re: Bridger Avenue Apartments, Re-Zoning Submittal

Dear Mr. Goldberg:

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

RE-ZONING

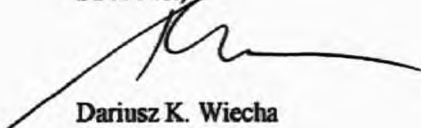
This is a rehabilitation project from existing residential and vacant land to multi-family affordable rental units. The target market will be residents who work in the downtown area and seniors. Said residents will be able to live in close proximity of their workplace. This project will assist in the City of Las Vegas' goal to rejuvenate the downtown area. The proposed development consists of apartment units, and a two-story parking garage.

This project fits the General Plan use. We request your consideration for re-zoning of the site for a higher density residential use. If approved, it will allow for construction of a multi-unit apartment complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates, we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,

SDA Inc.,



Dariusz K. Wiecha
Vice President

DKW/lis

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 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**

November 28, 2006

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

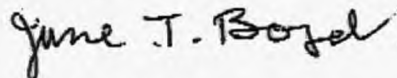
RE: Case: ZON-17740
Rezoning for the Proposed Bridger Avenue Apartments
Las Vegas, Nevada

Planning Commission:

I have seen the artist's rendering of the proposed apartment community that SDA INC. plans to develop at 10th Street and Bridger Avenue. As a long time downtown resident, I think that this is the type of improvement that greatly enhances the livability of the area. The adjacent City Center Apartment community, developed by this same developer, has been an enormous benefit to the community, improving the quality of life of downtown apartment dwellers as well as the aesthetics of the downtown cityscape.

I request that you approve the Site Development Plan, the variances, and the zoning change.

Sincerely,



June T. Boyd
225 South 10th Street
Las Vegas, Nevada 89101

ITEM # 14-19
CASE # ZON-17740
PC MTG 12-7-06

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE RELATED TO ZON-17740

VAR-17741 - PUBLIC HEARING - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST - Request for a Variance TO ALLOW 150 PARKING SPACES WHERE 425 SPACES ARE REQUIRED IN CONJUNCTION WITH A PROPOSED APARTMENT DEVELOPMENT on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026 through 028 and 041 through 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-3 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 (4-3 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 12-07-06 Planning Commission Meeting Item 15

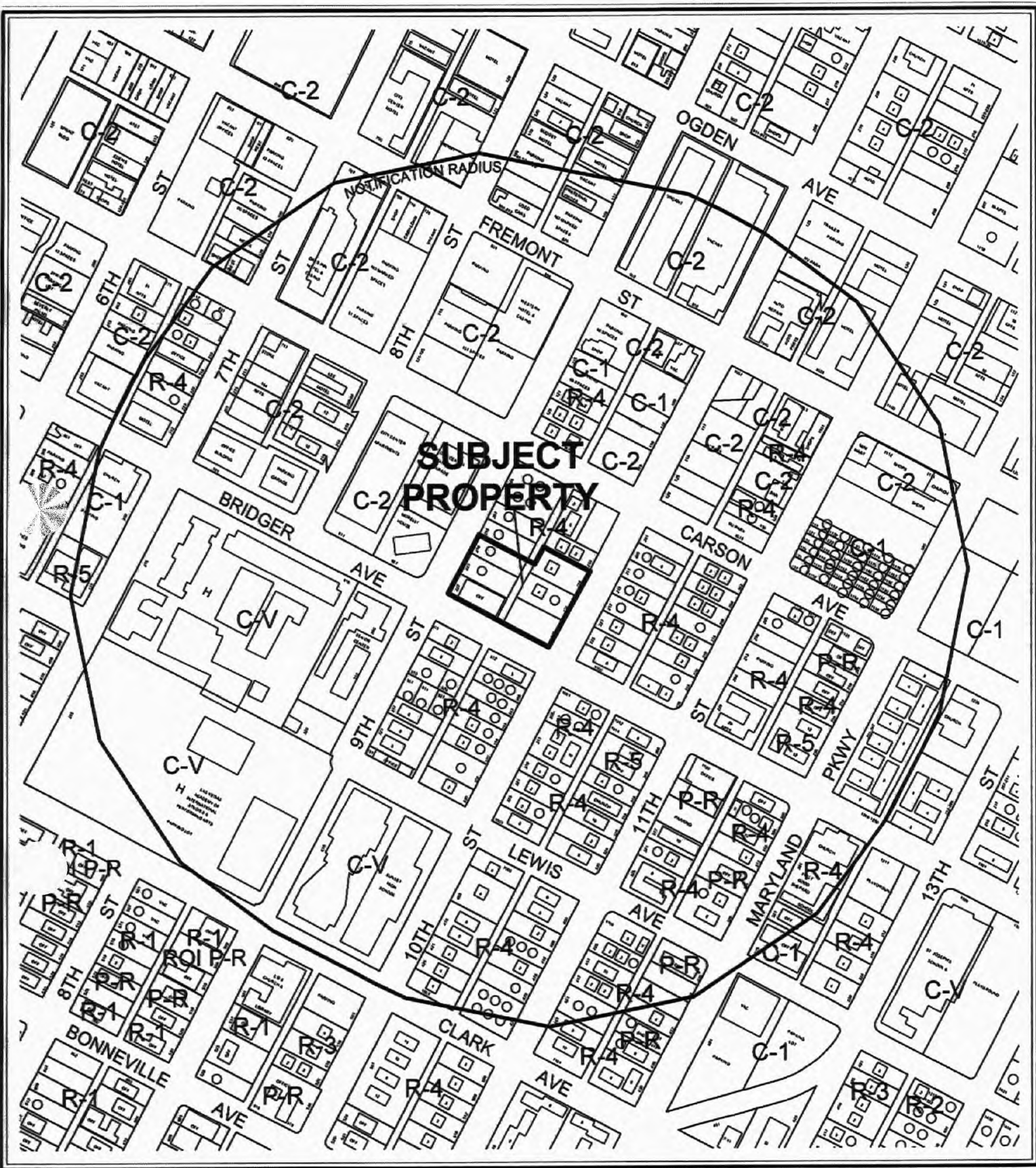
Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 1/17/2007 Item 108 [ZON-17740], Item 109 [VAR-17741], Item 110 [VAR-17742], Item 111 [VAR-17743], Item 112 [VAC-17744] and Item 113 [SDR-17745]

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 108 for related discussion.



CASE: **VAR-17741**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

0 100200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-17741 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-3/se, sd, bg vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-17740), and Site Development Plan Review (SDR-17745), 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. To provide 50 additional parking spaces which meet Title 19 standards.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow 150 parking spaces where 425 spaces are required in conjunction with a proposed apartment development on 1.38 acres on the north side of Bridger Avenue between Ninth Street and Tenth Street. The following related applications will be considered concurrently: VAC-17744, ZON-17740, VAR-17742, VAR-17743 and SDR-17745.

The request does not meet the criteria for the approval of variances, as the hardship is self-created and the applicant could revise the development to comply with parking requirements.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/04/61	The Board of City Commissioners approved a Special Use Permit for an office at 227 South 9 TH Street
	The Planning Commission recommended approval of companion items ZON-17740, VAR-17742, VAR-17743, VAC-17744 and SDR-17745 concurrently with this application.
12/07/06	The Planning Commission voted 4-3/se, sd, bg to recommend APPROVAL (PC Agenda Item #15/ar).
<i>Pre-Application Meeting</i>	
08/18/06	The requirements for a variance application were reviewed.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.38 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices, multi-family dwellings, single family dwellings.	Mixed Use	R-4
North	Single family dwelling	Mixed Use	R-4
South	Apartments	Mixed Use	R-4
East	Apartments	Mixed Use	R-4
West	Apartments and Non-profit organization	Mixed Use	C-V and C-2

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

Redevelopment Area

The subject site is located within the Downtown Redevelopment Area, where special funding may be available for proposed projects. Developments are subject to all requirements of Title 19.

Trails

The Master Plan Transportation Trails Element depicts a trail along Ninth Street adjacent to this site. If this trail is constructed, it will be constructed by the city, and therefore the applicant is not required to show the trail on the submitted plans.

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	7,000 square feet	1.38 acres	Y
Min. Lot Width	N/A	180 feet	Y
Min. Setbacks • Front (west) • Side (north) • Corner (south) • Rear (east)	• 10 Feet • 5 Feet • 5 Feet • 20 Feet	• 0 Feet • 8 Feet • 0 Feet • 0 Feet	• N* • Y** • N* • N*
Min. Distance Between Buildings	N/A	1 building	Y
Max. Lot Coverage	N/A	81 %	Y
Max. Building Height	5 Stories or 55 Feet	66 Feet	N***

*These setbacks do not comply with the R-5 standards. This issue will be considered under Variance VAR-17743.

**This setback complies with the R-5 standards, but does not comply with the Residential Adjacency Standards. This issue will be considered under Variance VAR-17742.

***The proposed height does not comply with the R-5 standards. This issue will be considered under Variance VAR-17743.

Per Title 19.08.06, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	198 feet from north property line	8 feet	N
Adjacent development matching setback	5 feet	8 feet	Y
Trash Enclosure	50 feet from north property line	10 Feet	N

These setback issues will be considered under Variance VAR-17742.

<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-4	50 du/ac	69	R-5	unlimited	MXU	greater than 25.49 du/ac

Per Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 tree/ 6 spaces	2 trees	2 trees	Y
Buffer: Min. Trees	1 tree/20 linear feet	27 trees	24 trees	N
Min. Zone Width	10 feet along 9th Street		0 feet along 9th Street	N
	10 feet along Bridger Avenue		4 feet along Bridger Avenue	N
	10 feet along Tenth Street		10 feet along Tenth Street	Y
	6 feet along north property line		5 feet along north property line	N

The applicant has requested a waiver to allow a reduction of the landscaping buffer requirements to allow 0 feet along a portion of the west property line, zero feet along Bridger Avenue, and five feet along the north property line.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Apartments	300 one-bedroom units	1.25 spaces per unit plus one guest space for every six units	425 spaces	9 spaces	150 spaces	9 spaces	N
TOTAL (including handicap)			425 spaces	9 spaces	150 spaces	9 spaces	N
Percent Deviation					65 %		

This parking issue will be addressed under Variance VAR-17741.

Waivers		
Request	Requirement	Staff Recommendation
5 feet along north property line	6 feet along north property line	Denial
0 feet along 9th Street	10 feet along 9th Street	Denial
4 feet along Bridger Avenue	10 feet along Bridger Avenue	Denial

Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's landscaping standards, staff is recommending denial of all landscaping waivers.

ANALYSIS

The site is currently developed with two apartment buildings, two single-family dwellings, and an office building. The applicant proposes to demolish these structures and construct a 300-unit apartment building which will require a variance (VAR-17743) to allow the building to be zero feet from the west property line where ten feet is the minimum setback required, zero feet from the east property line where 20 feet is the minimum setback required, and zero feet from the south property line where five feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's setback standards, staff is recommending denial of these setback variances.

The applicant has also requested a variance (VAR-17743) to allow a building height of 66 feet where the R-5 (Apartment) standards allow a maximum height of 55 feet. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's height requirements, staff is recommending denial of this variance.

Because there is an existing single-family dwelling north of this site and adjacent to 9th Street, any proposed development of this site is required to comply with the proximity slope requirements of the Residential Adjacency standards. When applied to the height of the building as currently proposed (66 feet), these standards require a setback of 198 feet from the north property line which is adjacent to the existing single-family dwelling north of this site. The applicant has requested a variance (VAR-17742) to allow a setback of eight feet from the north property line where 198 feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's Residential Adjacency standards, staff is recommending denial of this variance.

The Residential Adjacency standards also require trash enclosures to be setback at least 50 feet from single-family residential development. The applicant has requested a variance (VAR-17742) to allow the trash enclosure to be 10 feet from single-family development. Because the site plan could be redesigned to include a trash enclosure which would allow compliance with the city's Residential Adjacency standards, staff is recommending denial of this variance.

The applicant has requested a variance (VAR-17741) to allow 150 parking spaces on this site where 425 are required. Because there is no hardship associated with this site, and because staff finds that this proposed development is too intense for the subject property, staff is recommending denial of this parking variance. As part of this development, the applicant is proposing to vacate a portion of an existing 20-foot wide public alley that currently bisects this site and connects Carson Avenue and Bridger Avenue. In order to mitigate the vacation of this portion of the alley, the applicant proposes to construct a new alley, which will connect the unvacated portion of the existing alley to Tenth Street. Because staff is recommending denial of the rezoning, site development plan review and variances associated with this development, staff is recommending denial of the alley vacation. A 10-foot wide landscape buffer that complies with city standards is proposed along Tenth Street. The applicant has requested waivers to allow no perimeter landscaping along Ninth Street where ten feet is required; to allow four feet along Bridger Avenue where 10 feet is required; and to allow five feet along the north property line where six feet is required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's landscaping standards, staff is recommending denial of all landscaping waivers.

The elevations depict a stucco exterior with aluminum accents.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not providing the required number of parking spaces for the prospective uses. The provision of additional parking spaces or a reduction in the number of apartments 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.

PLANNING COMMISSION ACTION

The Planning Commission added condition #3.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 131 by City Clerk

APPROVALS 1

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17741** APN: **139-34-712-041/-042**
Name of Property Owner: **ASHTON - BOYD FAMILY TRUST**
Name of Applicant: **SDA, INC - DARIUSZ WIECHA**

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: _____

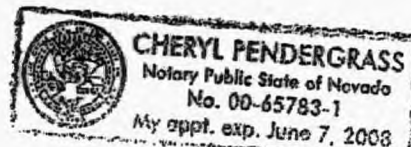
Signature of Property Owner: June T. Boyd.

Print Name: June T. Boyd

Subscribed and sworn before me

This ^{16th} day of Oct, 2006

Notary Public in and for said County and State





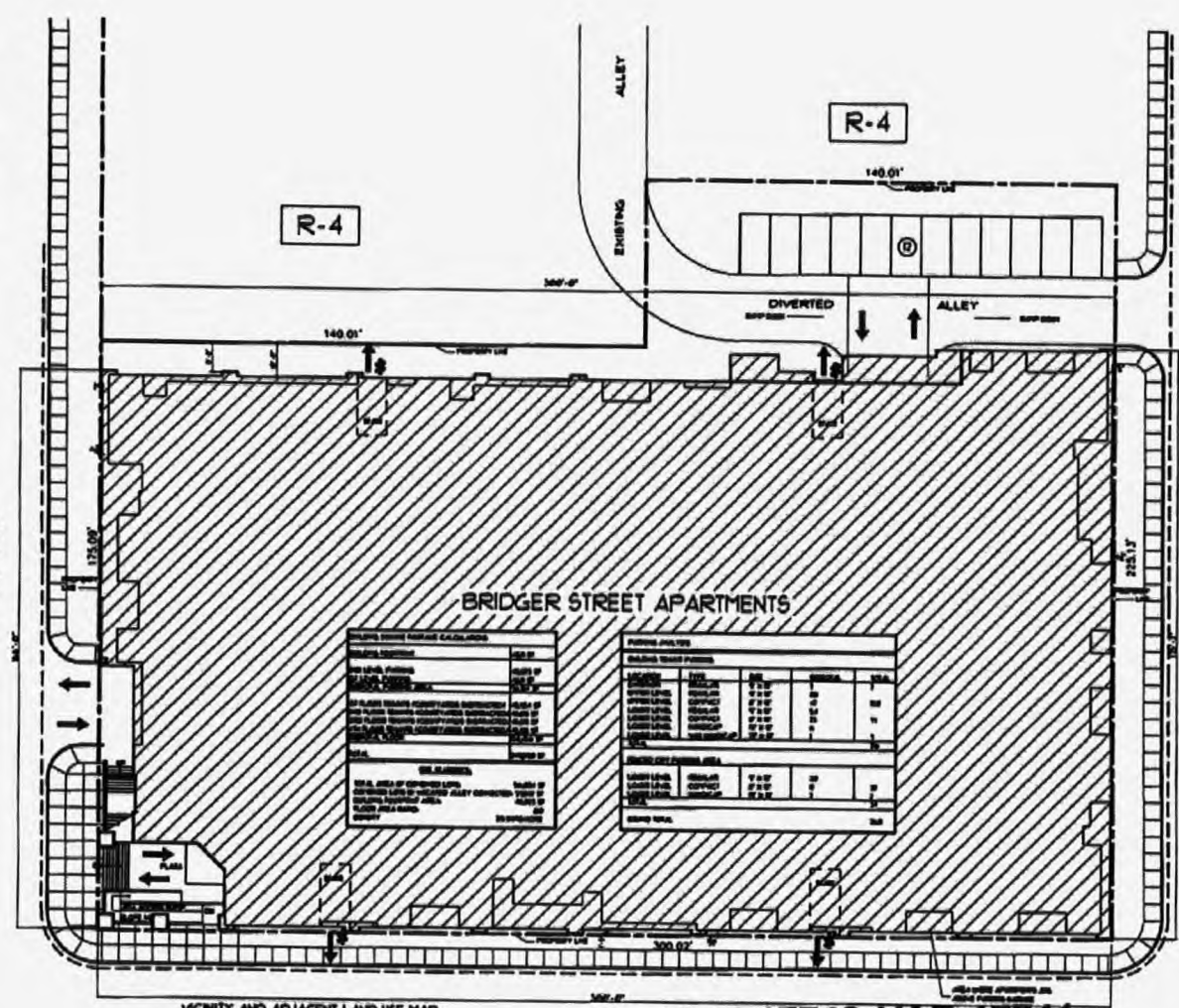
C-2

C-V

C-V

NINTH STREET

TENTH STREET



EXISTING SOURCE RECORD CALCULATED

Building Footprint	Area (SF)
1st Floor	10,000
2nd Floor	10,000
3rd Floor	10,000
4th Floor	10,000
5th Floor	10,000
6th Floor	10,000
7th Floor	10,000
8th Floor	10,000
9th Floor	10,000
10th Floor	10,000
11th Floor	10,000
12th Floor	10,000
13th Floor	10,000
14th Floor	10,000
15th Floor	10,000
16th Floor	10,000
17th Floor	10,000
18th Floor	10,000
19th Floor	10,000
20th Floor	10,000

PROPOSED ANALYSIS

Building Footprint	Area (SF)
1st Floor	10,000
2nd Floor	10,000
3rd Floor	10,000
4th Floor	10,000
5th Floor	10,000
6th Floor	10,000
7th Floor	10,000
8th Floor	10,000
9th Floor	10,000
10th Floor	10,000
11th Floor	10,000
12th Floor	10,000
13th Floor	10,000
14th Floor	10,000
15th Floor	10,000
16th Floor	10,000
17th Floor	10,000
18th Floor	10,000
19th Floor	10,000
20th Floor	10,000



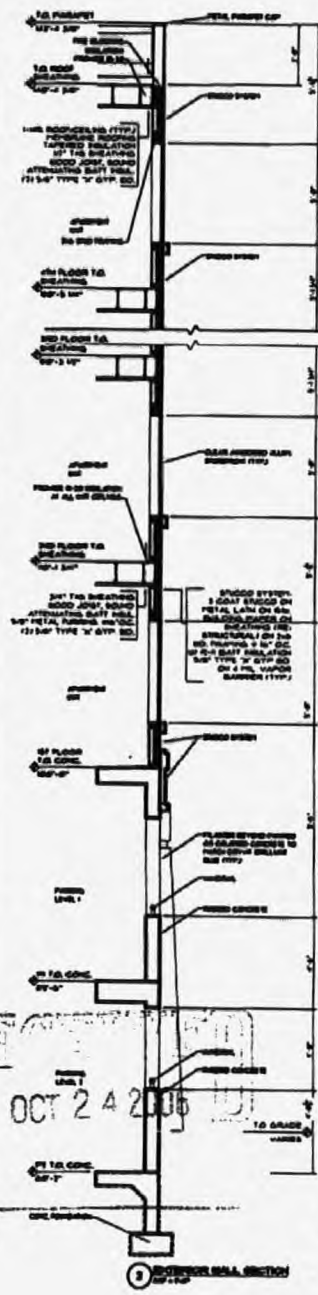
BRIDGER AVENUE

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

LEGEND

- ↑ EXISTING SOURCE RECORD
- ↑ PROPOSED ANALYSIS

BRIDGER STREET APARTMENTS



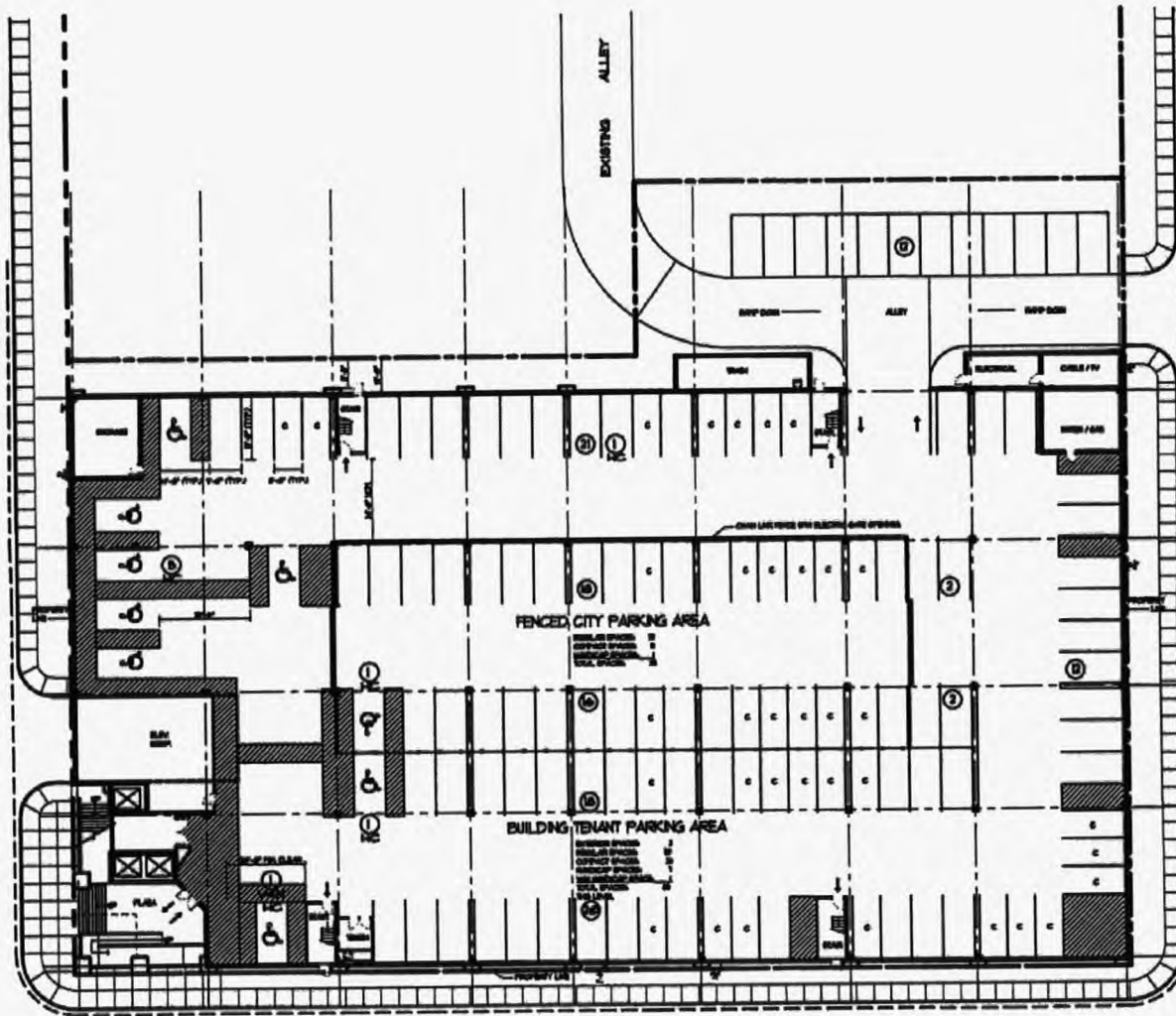
BRIDGER STREET APARTMENTS
LAS VEGAS, NEVADA

BRIDGER STREET APARTMENTS
LAS VEGAS, NEVADA
DESIGNED BY B.C.A. INC. CONSULTING

CITY OF LAS VEGAS
PLANNING DEPARTMENT
RECEIVED
OCT 24 2006

SHEET NO.
A0.2

NINTH STREET



BRIDGER AVENUE

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

1. FLOOR PLAN - LOWER PARKING



TENTH STREET



200 S. BRIDGER, SUITE 200
LAS VEGAS, NV 89101
TEL: 702.735.1111
WWW.BCADDESIGN.COM



TAAG
ARCHITECTS
CONSULTING ARCHITECTS

700 S. BRIDGER, SUITE 200
LAS VEGAS, NV 89101
TEL: 702.735.1111
WWW.TAAGARCHITECTS.COM

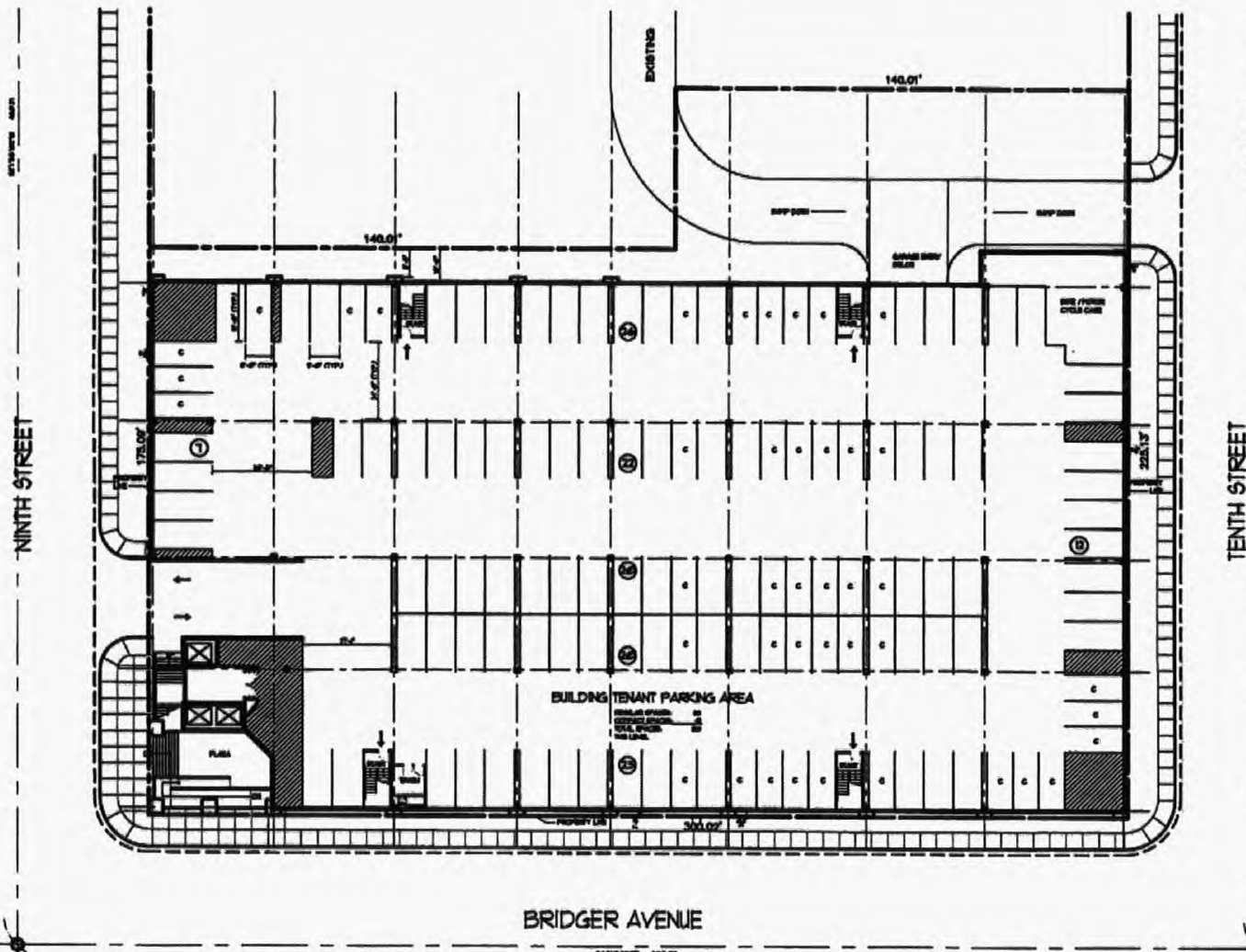
BRIDGER STREET
APARTMENTS
LAS VEGAS, NEVADA
DESIGNED BY B.A.A. INC. 02/06/06

BRIDGER STREET APARTMENTS
100 S. BRIDGER, SUITE 200
LAS VEGAS, NV 89101
TEL: 702.735.1111
WWW.BRIDGERSTREETAPARTMENTS.COM

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	09/10/06
2	REVISED PER CITY COMMENTS	10/24/06
3	REVISED PER CITY COMMENTS	11/01/06
4	REVISED PER CITY COMMENTS	11/01/06
5	REVISED PER CITY COMMENTS	11/01/06
6	REVISED PER CITY COMMENTS	11/01/06
7	REVISED PER CITY COMMENTS	11/01/06
8	REVISED PER CITY COMMENTS	11/01/06
9	REVISED PER CITY COMMENTS	11/01/06
10	REVISED PER CITY COMMENTS	11/01/06

OCT 24 2006





ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

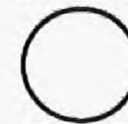
1. GROUND FLOOR - UNITS PARKING



OCT 24 2006



200 S. TOWNE, SUITE 200
 OVERLAND PARK, KS 66204
 913.241.1111 FAX 913.241.1112



10115 E. 15th Avenue
 Suite 100
 Englewood, CO 80110
 303.751.1111 FAX 303.751.1112

**BRIDGER STREET
 APARTMENTS**
LAS VEGAS NEVADA
 DESIGNED BY SBA, INC. 06/06/06



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	10/24/06
2		
3		
4		
5		
6		
7		
8		
9		
10		



SDA

SDA INC.
The Denver Tech Center
5655 South Yosemite Street, Suite 100
Greenwood Village, Colorado 80111
Telephone: (303) 220-0500
Facsimile: (303) 220-0590

**Real Estate: Construction
Development
Investment
Management**

October 24, 2006

Nathan Goldberg
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

Re: Bridger Avenue Apartments, Variance Parking

Dear Mr. Goldberg:

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

VARIANCE PARKING

Since this project targets 'downtown employees' and seniors, the need for parking spaces, in our opinion, is much smaller than prescribed by the City code requirement. We are proposing a parking need of 0.5 spaces per unit. Our building consists of 188 one-bedroom units and 112 studios. All units have the efficiency type arrangements for high density urban living. It is our opinion that most residents will not have a vehicle, using mass transportation or simply walking to work.

The precedent we set with the adjacent City Center Apartments proved that 0.5 parking spaces per unit seem sufficient. At the City Center Apartments, which has 300 units, there are 150 parking spaces and have never had a shortage of parking. We would like to reduce the parking count requirement for the new project to 150 spaces, the same level as it was approved for the City Center Apartments.

We request the relaxation of current parking requirements as it will allow us to proceed with a project that will not only become an integral part of the downtown Las Vegas urban fabric, but will also provide a customer base for future mixed-use developments in the area.

In addition to 200 parking spaces currently shown on our plans and dedicated for the new complex residents, we are making 33 additional spaces available to city employees via a direct agreement with the city.

This project fits the General Plan use. If approved, it will allow for construction of a multi-unit apartment complex, similar in nature to the neighboring City Center Apartment Complex, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,

SDA Inc.,


Dariusz K. Wiecha
Vice President

DKW/lis

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 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**

November 28, 2006

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

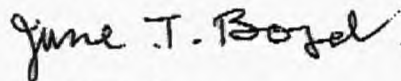
RE: Case: ZON-17740
Rezoning for the Proposed Bridger Avenue Apartments
Las Vegas, Nevada

Planning Commission:

I have seen the artist's rendering of the proposed apartment community that SDA INC. plans to develop at 10th Street and Bridger Avenue. As a long time downtown resident, I think that this is the type of improvement that greatly enhances the livability of the area. The adjacent City Center Apartment community, developed by this same developer, has been an enormous benefit to the community, improving the quality of life of downtown apartment dwellers as well as the aesthetics of the downtown cityscape.

I request that you approve the Site Development Plan, the variances, and the zoning change.

Sincerely,



June T. Boyd
225 South 10th Street
Las Vegas, Nevada 89101

ITEM # 14-19
CASE # ZON-17740
PC MTG 12-7-06

A

JOHN L. THORNDAL
JAMES G. ARMSTRONG
RAIG R. DELK
STEPHEN C. BALKENBUSH
PAUL F. EISINGER
CHARLES I. BURCHAM
BRIAN E. TERBY
BLAKE C. PARKER
BRENT I. KOLVET
ROBERT F. BALKENBUSH
PHILIP COOHART
JAMES J. JACKSON
DEBORAH L. ELSASSER
CHRISTOPHER J. CURTIS
KATHERINE F. PARKS
DAVID P. LANE
KEVIN K. HAMMOAD

THIRRY V. BARKLEY
SRILATA K. SHAN
SUSAN E. FRASCA
HILL M. LORENZEN
PAUL R. KIRST
CHRISTINE M. BUZZI
KIRSTEN R. GEDDES
MATTHEW J. FINCOLD
BENJAMIN L. BUNKER
MICHAEL A. KRISTOF
ROONEL L. CRAIGUN



LAW OFFICES
**THORNDAL ARMSTRONG
DELK BALKENBUSH & EISINGER**
A PROFESSIONAL CORPORATION
thorndal.com

Reply to John L. Thorndal
Las Vegas Office
jl@thorndal.com

November 30, 2006

LAS VEGAS

1100 E. BRIDGER / RENO
LAS VEGAS, NV 89101
MAILING
P.O. DRAWING 370
LAS VEGAS, NV 89155-2670
(702) 360-0000
FAX (702) 360-327

RENO

DOUGLAS M. CARRAN, V.D. #B
RENO, NV 89119
(775) 780-2881
FAX (775) 780-2404

FIKO

919 W. MAIN STREET
FIKO, NV 89811
(775) 777-3011
FAX (775) 780-8034

VIA FACSIMILE: 385-7268

Attn: Dorothy Marsilli, Agenda Tech.
Las Vegas Planning & Development Dept.
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: VAR-17741 (December 7, 2006)

The applicant/owner have a number of requests concerning the property on the north side of Bridger Avenue between Ninth Street and Tenth Street, including rezoning, site development, and variances. The addition the 300 unit- six story apartment building would be a great improvement to the area and we have only one objection.

We object to Variance Request 17741 to allow only 150 parking spaces where 425 spaces are required. It would be highly unusual for an apartment complex to need a parking space for only every other apartment. Generally, at least one space is needed for every apartment and, more often than not, there are two vehicles per apartment. Allowing this variance will only increase the street parking which is becoming more and more of a concern in the area.

Las Vegas Planning Dept.
Re: Variance 17741
November 30, 2006
Page 2

When we added a three story addition to our building a few years ago we were required to obtain additional parking. We purchased additional property on an adjoining block in order to meet this requirement and, in fact, we now have spaces in excess of our current needs. Others should be required to at least meet the basic requirements. We therefore object to this particular variance request.

Very truly yours,

THORNDAL, ARMSTRONG, DELK,
BALKENBUSH & EISINGER
ELEVENTH & BRIDGER PROPERTIES TWO

BY:


John L. Thorndal, Shareholder
and Partner

JLT/ad

THORNDAL, ARMSTRONG,
DELK, BALKENBUSH
& EISINGER

ITEM # 15
CASE # VAR-17741
PC MTG 12-7-06

8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

VARIANCE RELATED TO ZON-17740 AND VAR-17741

VAR-17742 - PUBLIC HEARING - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST - Request for a Variance TO ALLOW A PROPOSED APARTMENT BUILDING TO BE EIGHT FEET FROM THE NORTH PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 198 FEET AND TO ALLOW TRASH ENCLOSURES TO BE 10 FEET FROM RESIDENTIALLY ZONED PROPERTY WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026 through 028 and 041 through 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-3 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 (4-3 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 12-07-06 Planning Commission Meeting Item 16

Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 1/17/2007 Item 108 [ZON-17740], Item 109 [VAR-17741], Item 110 [VAR-17742], Item 111 [VAR-17743], Item 112 [VAC-17744] and Item 113 [SDR-17745]

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

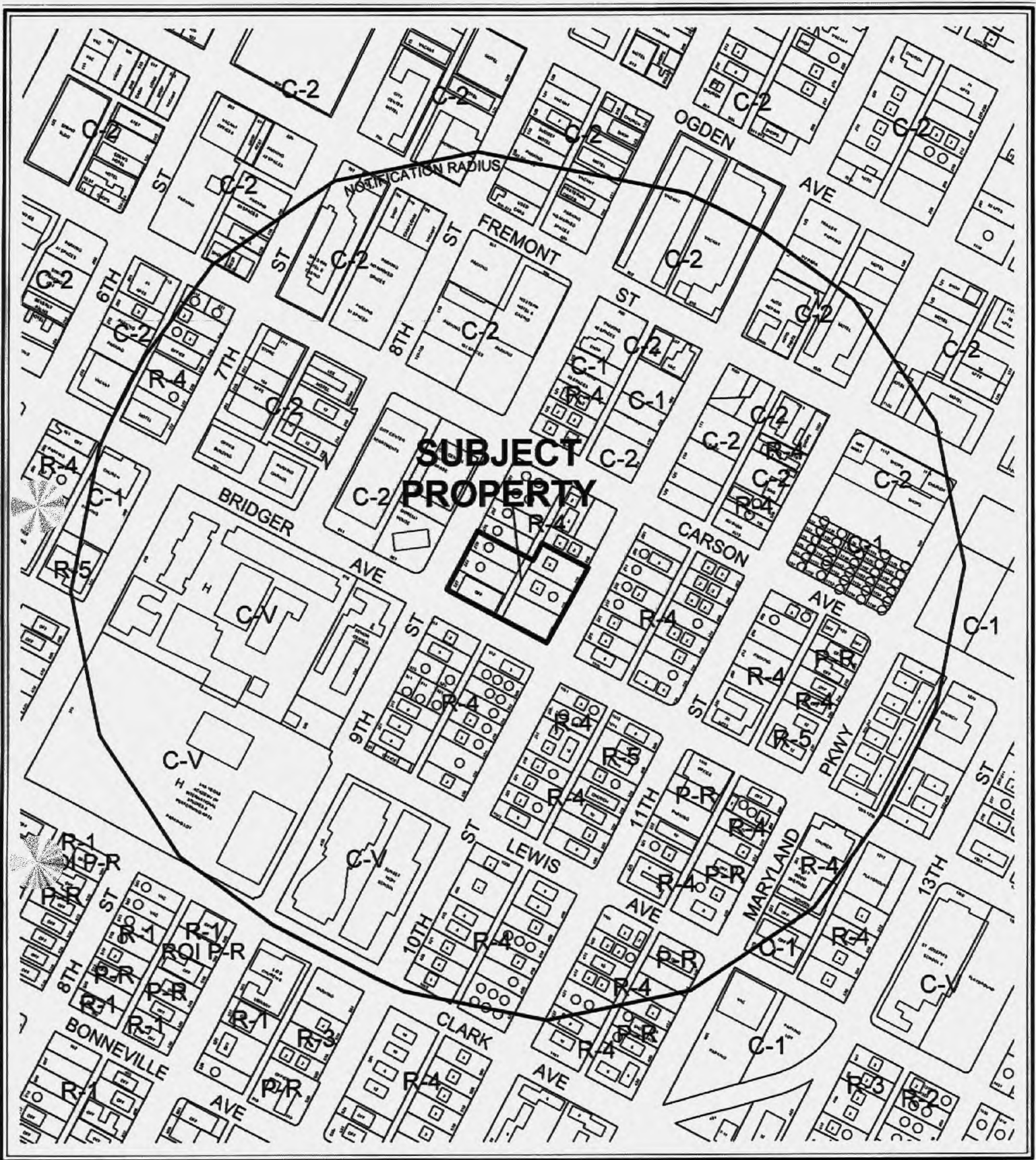
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

CITY COUNCIL MEETING OF: JANUARY 03, 2007

Minutes:

See Item 108 for related discussion.





CASE: VAR-17742

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

0 100200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-17742 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-3/se, sd, bg vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-17740), and Site Development Plan Review (SDR-17745), 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a proposed apartment building to be eight feet from the north property line where the residential adjacency standards require a setback of 198 feet and to allow trash enclosures to be 10 feet from residentially zoned property where 50 feet is the minimum setback required on 1.38 acres on the north side of Bridger Avenue between Ninth Street and Tenth Street.

The request does not meet the criteria for the approval of variances, as the hardship is self-created and the applicant could revise the development to comply with residential adjacency requirements.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/04/61	The Board of City Commissioners approved a Special Use Permit for an office at 227 South 9 TH Street
12/07/06	The Planning Commission recommended approval of companion items ZON-17740, VAR-17741, VAR-17743, VAC-17744 and SDR-17745 concurrently with this application. The Planning Commission voted 4-3/se, sd, bg to recommend APPROVAL (PC Agenda Item #16/ar).
<i>Pre-Application Meeting</i>	
08/18/06	The requirements for a variance application were reviewed.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.38 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices, multi-family dwellings, single family dwellings.	Mixed Use	R-4
North	Single family dwelling	Mixed Use	R-4
South	Apartments	Mixed Use	R-4
East	Apartments	Mixed Use	R-4
West	Apartments and Non-profit organization	Mixed Use	C-V and C-2

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

Redevelopment Area

The subject site is located within the Downtown Redevelopment Area, where special funding may be available for proposed projects. Developments are subject to all requirements of Title 19.

Trails

The Master Plan Transportation Trails Element depicts a trail along Ninth Street adjacent to this site. If this trail is constructed, it will be constructed by the city, and therefore the applicant is not required to show the trail on the submitted plans.

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	7,000 square feet	1.38 acres	Y
Min. Lot Width	N/A	180 feet	Y
Min. Setbacks • Front (west) • Side (north) • Corner (south) • Rear (east)	• 10 Feet • 5 Feet • 5 Feet • 20 Feet	• 0 Feet • 8 Feet • 0 Feet • 0 Feet	• N* • Y** • N* • N*
Min. Distance Between Buildings	N/A	1 building	Y
Max. Lot Coverage	N/A	81 %	Y
Max. Building Height	5 Stories or 55 Feet	66 Feet	N***

*These setbacks do not comply with the R-5 standards. This issue will be considered under Variance VAR-17743.

**This setback complies with the R-5 standards, but does not comply with the Residential Adjacency Standards. This issue will be considered under Variance VAR-17742.

***The proposed height does not comply with the R-5 standards. This issue will be considered under Variance VAR-17743.

Per Title 19.08.06, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	198 feet from north property line	8 feet	N
Adjacent development matching setback	5 feet	8 feet	Y
Trash Enclosure	50 feet from north property line	10 Feet	N

These setback issues will be considered under Variance VAR-17742.

<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-4	50 du/ac	69	R-5	unlimited	MXU	greater than 25.49 du/ac

Per Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 tree/ 6 spaces	2 trees	2 trees	Y
Buffer: Min. Trees	1 tree/20 linear feet	27 trees	24 trees	N
Min. Zone Width	10 feet along 9th Street		0 feet along 9th Street	N
	10 feet along Bridger Avenue		4 feet along Bridger Avenue	N
	10 feet along Tenth Street		10 feet along Tenth Street	Y
	6 feet along north property line		5 feet along north property line	N

The applicant has requested a waiver to allow a reduction of the landscaping buffer requirements to allow 0 feet along a portion of the west property line, zero feet along Bridger Avenue, and five feet along the north property line.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Apartments	300 one-bedroom units	1.25 spaces per unit plus one guest space for every six units	425 spaces	9 spaces	150 spaces	9 spaces	N
TOTAL (including handicap)			425 spaces	9 spaces	150 spaces	9 spaces	N
Percent Deviation					65 %		

This parking issue will be addressed under Variance VAR-17741.

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
6 feet along north property line	5 feet along north property line	Denial
0 feet along 9th Street	10 feet along 9th Street	Denial
4 feet along Bridger Avenue	10 feet along Bridger Avenue	Denial

Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's landscaping standards, staff is recommending denial of all landscaping waivers.

ANALYSIS

The site is currently developed with two apartment buildings, two single-family dwellings, and an office building. The applicant proposes to demolish these structures and construct a 300-unit apartment building which will require a variance (VAR-17743) to allow the building to be zero feet from the west property line where ten feet is the minimum setback required, zero feet from the east property line where 20 feet is the minimum setback required, and zero feet from the south property line where five feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's setback standards, staff is recommending denial of these setback variances.

The applicant has also requested a variance (VAR-17743) to allow a building height of 66 feet where the R-5 (Apartment) standards allow a maximum height of 55 feet. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's height requirements, staff is recommending denial of this variance.

Because there is an existing single-family dwelling north of this site and adjacent to 9th Street, any proposed development of this site is required to comply with the proximity slope requirements of the Residential Adjacency standards. When applied to the height of the building as currently proposed (66 feet), these standards require a setback of 198 feet from the north property line which is adjacent to the existing single-family dwelling north of this site. The applicant has requested a variance (VAR-17742) to allow a setback of eight feet from the north property line where 198 feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's Residential Adjacency standards, staff is recommending denial of this variance.

The Residential Adjacency standards also require trash enclosures to be setback at least 50 feet from single-family residential development. The applicant has requested a variance (VAR-17742) to allow the trash enclosure to be 10 feet from single-family development. Because the site plan could be redesigned to include a trash enclosure which would allow compliance with the city's Residential Adjacency standards, staff is recommending denial of this variance.

The applicant has requested a variance (VAR-17741) to allow 150 parking spaces on this site where 425 are required. Because there is no hardship associated with this site, and because staff finds that this proposed development is too intense for the subject property, staff is recommending denial of this parking variance. As part of this development, the applicant is proposing to vacate a portion of an existing 20-foot wide public alley that currently bisects this site and connects Carson Avenue and Bridger Avenue. In order to mitigate the vacation of this portion of the alley, the applicant proposes to construct a new alley, which will connect the unvacated portion of the existing alley to Tenth Street. Because staff is recommending denial of the rezoning, site development plan review and variances associated with this development, staff is recommending denial of the alley vacation. A 10-foot wide landscape buffer that complies with city standards is proposed along Tenth Street. The applicant has requested waivers to allow no perimeter landscaping along Ninth Street where ten feet is required; to allow four feet along Bridger Avenue where 10 feet is required; and to allow five feet along the north property line where six feet is required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's landscaping standards, staff is recommending denial of all landscaping waivers.

The elevations depict a stucco exterior with aluminum accents.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a project that does not comply with the Residential Adjacency Standards. 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

18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 131 by City Clerk

APPROVALS 1

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

F:\depo\Application Packet\Statement of Financial Interest.doc



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17742** APN: 139-34-712-026 / -027 / -028
Name of Property Owner: LARRY AND PATRICIA SCHLEUSNER FAMILY TRUST
Name of Applicant: SDA, INC - DARIUSZ WIECHA

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: _____

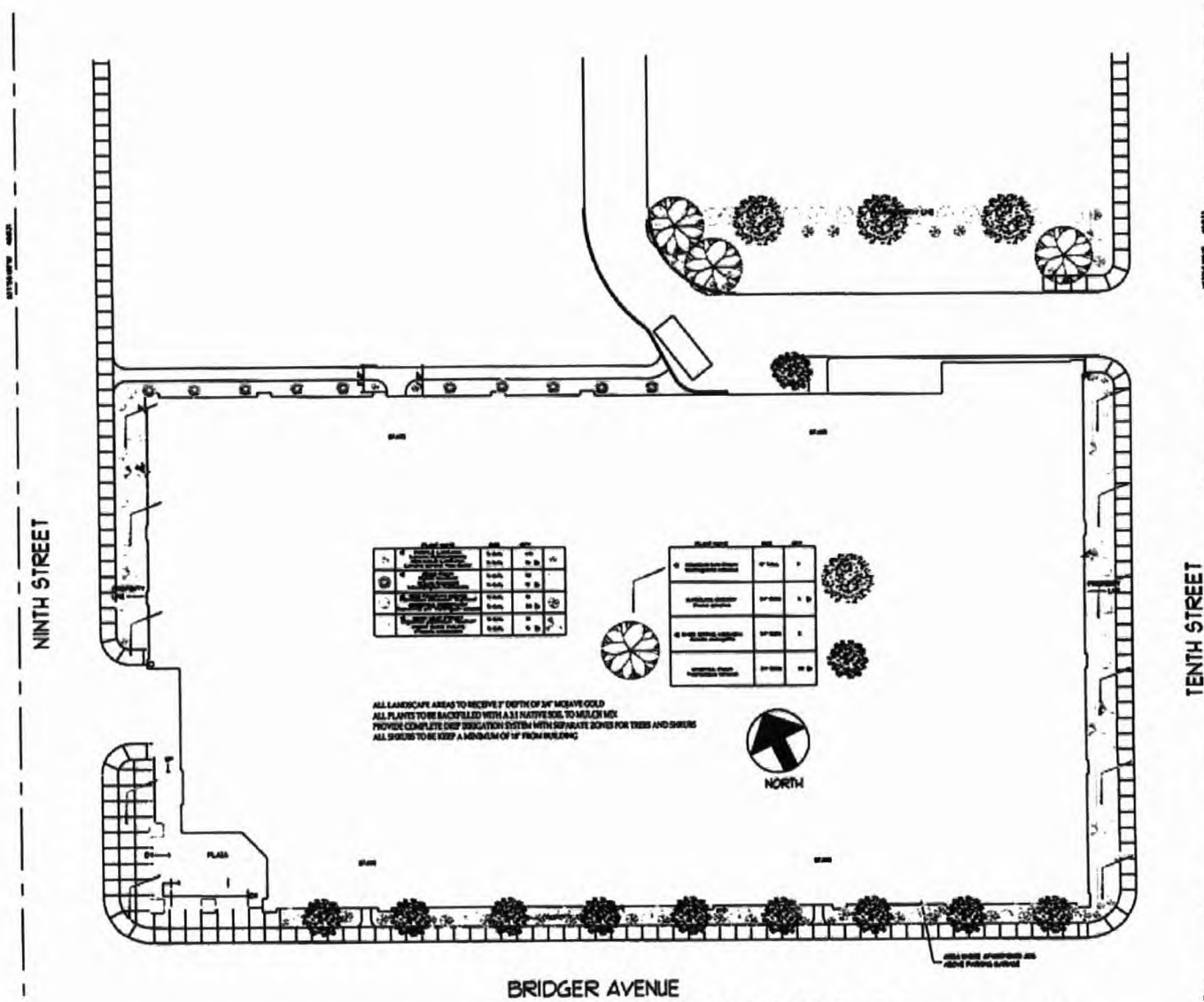
Print Name: LARRY SCHLEUSNER PATRICIA SCHLEUSNER

Subscribed and sworn before me

This 19th day of OCT, 2006

Patricia J. Barnum
Notary Public in and for said County and State

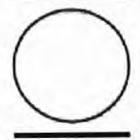




ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC



200 S. VIRGINIA, SUITE 200
 LAS VEGAS, NV 89101
 702.735.1111
 WWW.BCADDESIGN.COM



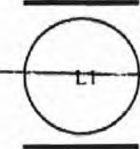
ARCHITECTS
 CONSULTING ARCHITECTS
 1000 S. VIRGINIA, SUITE 200
 LAS VEGAS, NV 89101
 702.735.1111
 WWW.BCADDESIGN.COM

BRIDGER STREET APARTMENTS
LAS VEGAS, NEVADA
 DEVELOPED BY S.O.A., INC. COLORADO

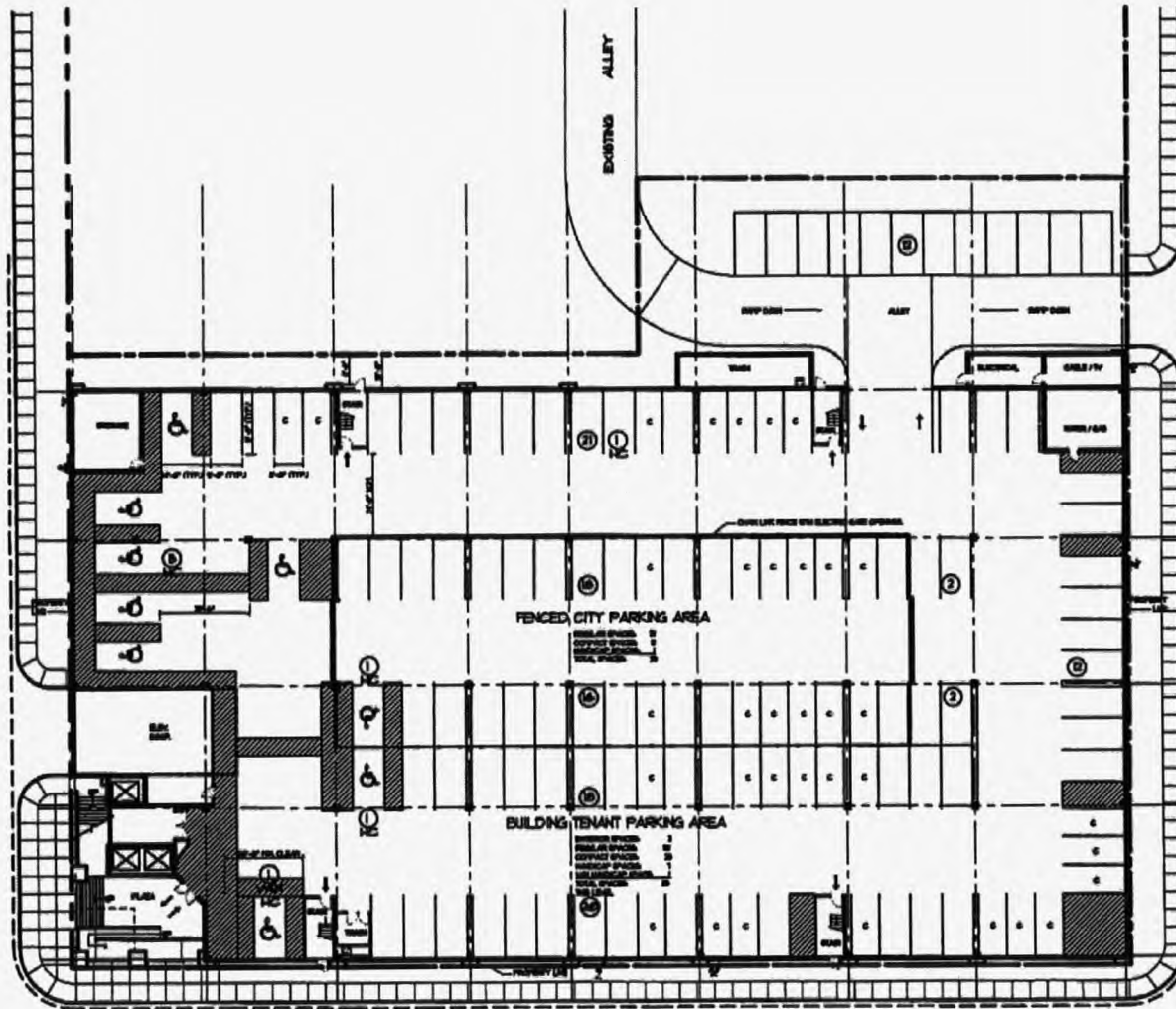


NO.	DESCRIPTION	QTY	SIZE	NOTES
1	PLANTING BEDS	12	4' x 8'	
2	PLANTING BEDS	12	4' x 8'	
3	PLANTING BEDS	12	4' x 8'	
4	PLANTING BEDS	12	4' x 8'	
5	PLANTING BEDS	12	4' x 8'	
6	PLANTING BEDS	12	4' x 8'	
7	PLANTING BEDS	12	4' x 8'	
8	PLANTING BEDS	12	4' x 8'	
9	PLANTING BEDS	12	4' x 8'	
10	PLANTING BEDS	12	4' x 8'	
11	PLANTING BEDS	12	4' x 8'	
12	PLANTING BEDS	12	4' x 8'	

OCT 24 2006



NINTH STREET



BRIDGER AVENUE

TENTH STREET

ZON-17740 VAR-17741
 VAR-17742 VAR-17743
 SDR-17745 12/07/06 PC

1. BASE PLAT LAYOUT DESIGN



WE & VARIOUS ARE 100% RESPONSIBLE FOR THE DESIGN OF THIS PROJECT. WE ARE NOT RESPONSIBLE FOR THE DESIGN OF THE BUILDING OR THE LANDSCAPE.



TAAG ARCHITECTS
 CONSULTING ARCHITECTS
 1000 S. 10TH AVENUE
 SUITE 100
 LAS VEGAS, NEVADA 89102
 (702) 735-1100
 FAX (702) 735-1101

BRIDGER STREET
 APARTMENTS
 LAS VEGAS, NEVADA
 DESIGNED BY B.C.A., INC. 06/06/06

CITY ENGINEER'S SEAL AND SIGNATURE

CITY ENGINEER'S SEAL AND SIGNATURE

CITY ENGINEER'S SEAL AND SIGNATURE

CITY ENGINEER'S SEAL AND SIGNATURE



OCT 24 2006



200 S. WILSON, SUITE 200
DENVILLE, VA 22024
703.426.8888 FAX



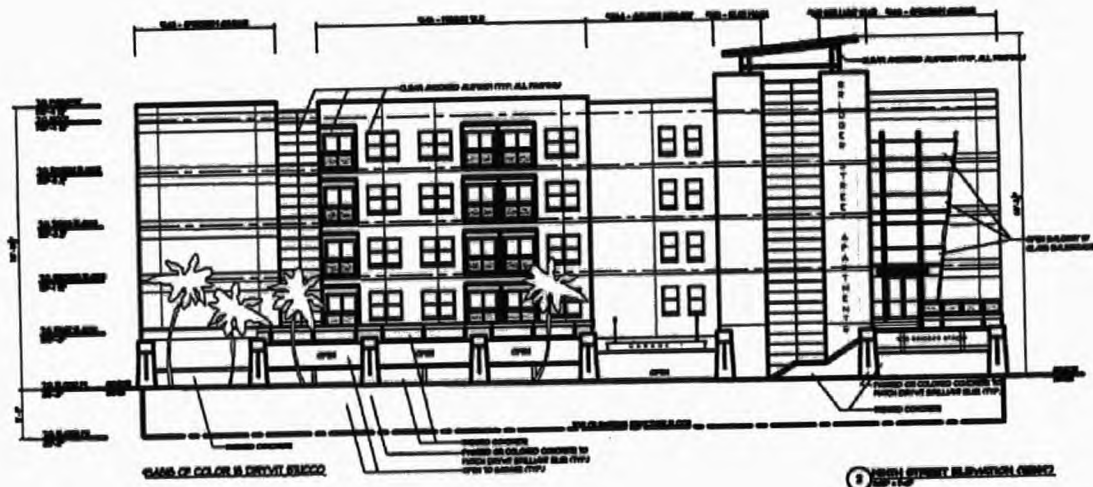
TAAG
ARCHITECTS
CONSULTING ARCHITECTS
1001 S. 10th Avenue
Suite 100
Las Vegas, NV 89102
702.735.1111
FAX 702.735.1112

BRIDGER STREET
APARTMENTS
LAS VEGAS, NEVADA
DESIGNED BY BCA, INC. 06/06/06

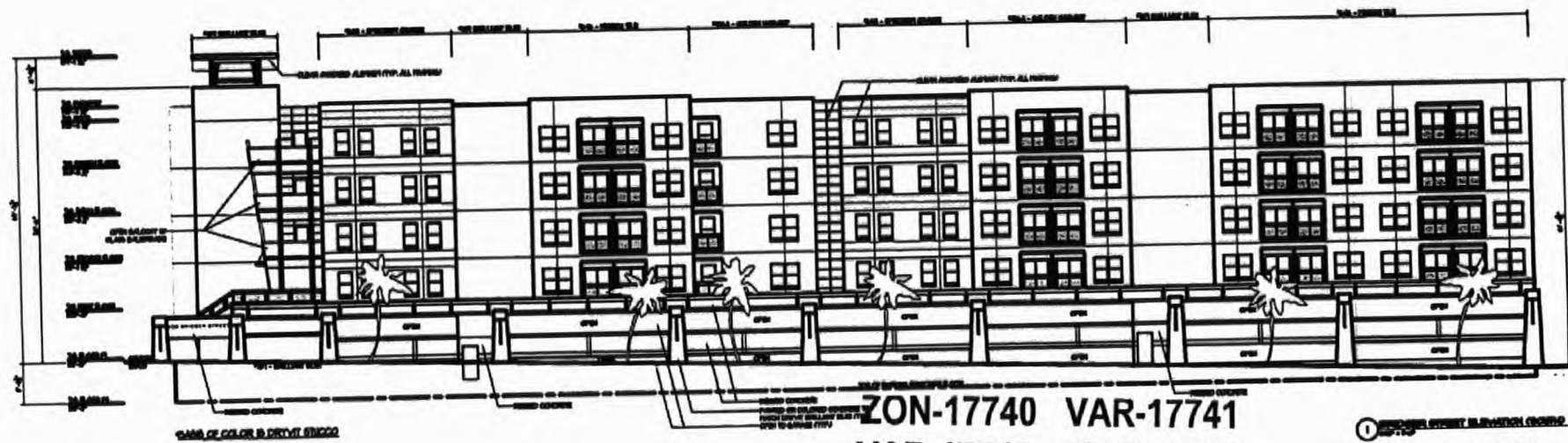
BRIDGER STREET APARTMENTS
LAS VEGAS, NEVADA
DESIGNED BY BCA, INC. 06/06/06

CITY OF LAS VEGAS

PROJECT NO.	06/06/06
DATE	06/06/06
BY	BCA
CHECKED BY	BCA
APPROVED BY	BCA



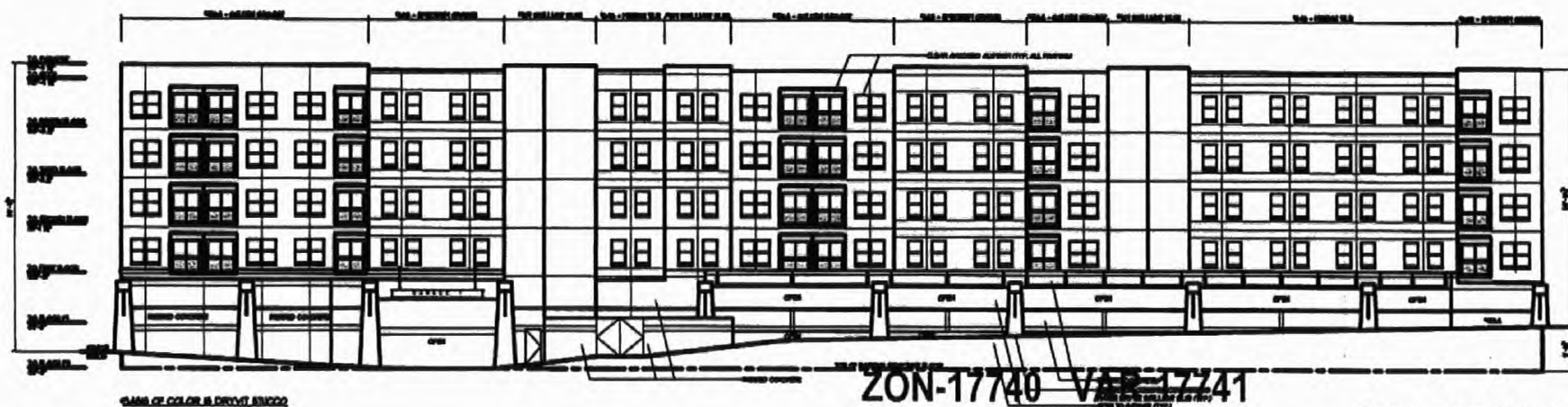
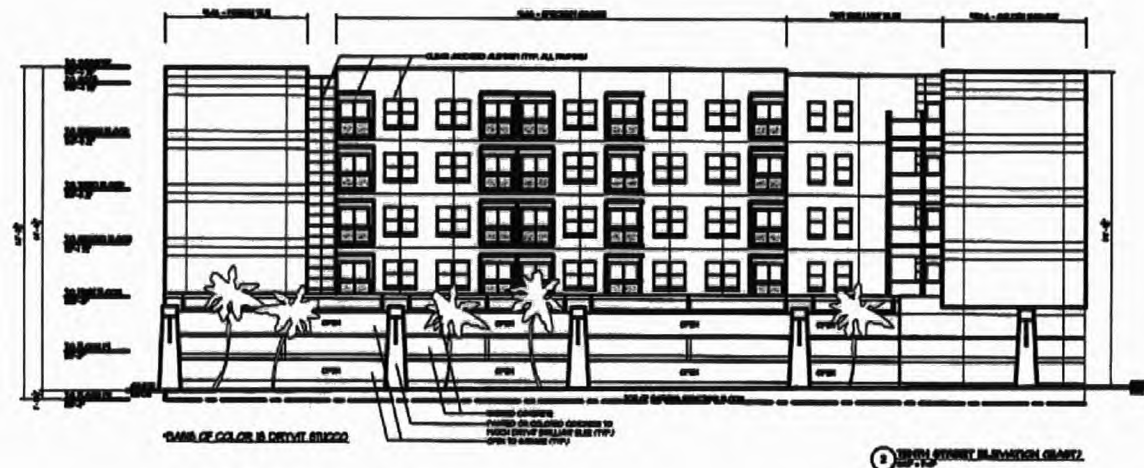
1 NORTH STREET ELEVATION GROUP 12/07/06



1 SOUTH STREET ELEVATION GROUP 12/07/06

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

OCT 24 2006



ZON-17740 VAR-17741
 VAR-17742 VAR-17743
 SDR-17745 12/07/06 PC

1 BRIDGE STREET ELEVATION SHEET
 OCT 24 2006



200 S. BRIDGE STREET
 SUITE 200
 LAS VEGAS, NEVADA 89101
 (702) 735-1111
 (702) 735-1112



TAAG
 ARCHITECTS
 CONSULTING ARCHITECTS

1010 S. BRIDGE STREET
 SUITE 200
 LAS VEGAS, NEVADA 89101
 (702) 735-1111
 (702) 735-1112

BRIDGE STREET
 APARTMENTS
 LAS VEGAS, NEVADA
 DEVELOPED BY B.A.A., INC. CONSULTING



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/30
2	ISSUED FOR PERMIT	08/30
3	ISSUED FOR PERMIT	08/30
4	ISSUED FOR PERMIT	08/30
5	ISSUED FOR PERMIT	08/30
6	ISSUED FOR PERMIT	08/30
7	ISSUED FOR PERMIT	08/30
8	ISSUED FOR PERMIT	08/30
9	ISSUED FOR PERMIT	08/30
10	ISSUED FOR PERMIT	08/30



SDA

SDA INC.
The Denver Tech Center
5655 South Yosemite Street, Suite 301
Greenwood Village, Colorado 80111
Telephone: (303) 220-0500
Facsimile: (303) 220-0590

**Real Estate: Construction
Development
Investment
Management**

October 24, 2006

Nathan Goldberg
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

Re: Bridger Avenue Apartments, Variance Site Distance/Residential Adjacency

Dear Mr. Goldberg:

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

VARIANCE SITE DISTANCE TO RESIDENTIAL ADJACENCY

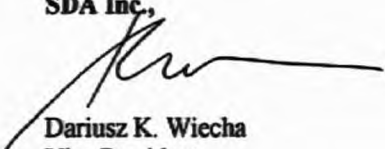
The City provides a recommended site distance for residential adjacency. As this requirement is fully valid in lesser density areas, it does not allow for creation of an urban streetscape in a downtown context. Since we are requesting a zoning change to R-5 to allow for an urban in-fill development, we would also like to request a variance for the required distance to other residential buildings. We believe, that the higher density of the project's downtown location, and the intent of the General Plan for urban revitalization warrants closer proximity to the adjacent projects.

This project fits the General Plan use. If approved, it will allow for construction of a multi-unit apartment complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,

SDA Inc.,



Dariusz K. Wiecha
Vice President

DKW/lis

**ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 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**

November 28, 2006

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

RE: Case: ZON-17740
Rezoning for the Proposed Bridger Avenue Apartments
Las Vegas, Nevada

Planning Commission:

I have seen the artist's rendering of the proposed apartment community that SDA INC. plans to develop at 10th Street and Bridger Avenue. As a long time downtown resident, I think that this is the type of improvement that greatly enhances the livability of the area. The adjacent City Center Apartment community, developed by this same developer, has been an enormous benefit to the community, improving the quality of life of downtown apartment dwellers as well as the aesthetics of the downtown cityscape.

I request that you approve the Site Development Plan, the variances, and the zoning change.

Sincerely,

June T. Boyd

June T. Boyd
225 South 10th Street
Las Vegas, Nevada 89101

ITEM # 14-19
CASE # ZON-17740
PC MTG 12-7-06

A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

VARIANCE RELATED TO ZON-17740, VAR-17741 AND VAR-17742

VAR-17743 - PUBLIC HEARING - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST - Request for a Variance TO ALLOW A PROPOSED APARTMENT BUILDING TO BE ZERO FEET FROM THE WEST PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED, ZERO FEET FROM THE EAST PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED, ZERO FEET FROM THE SOUTH PROPERTY LINE WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A BUILDING HEIGHT OF 66 FEET WHERE 55 FEET IS THE MAXIMUM HEIGHT ALLOWED on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026 through 028 and 041 through 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-3 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 (4-3 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 12-07-06 Planning Commission Meeting Item 17

Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 1/17/2007 Item 108 [ZON-17740], Item 109 [VAR-17741], Item 110 [VAR-17742], Item 111 [VAR-17743], Item 112 [VAC-17744] and Item 113 [SDR-17745]

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

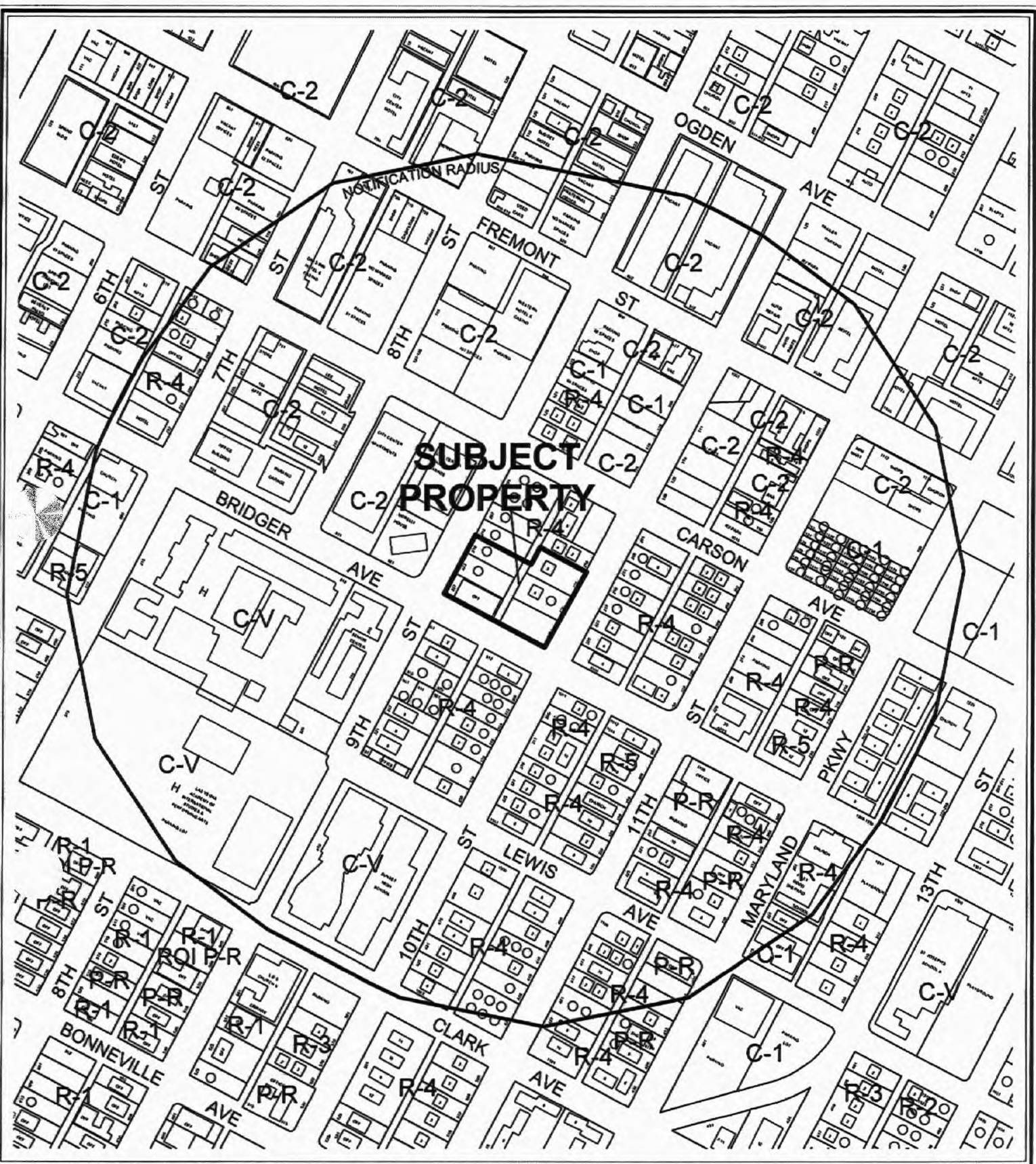
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

CITY COUNCIL MEETING OF: JANUARY 03, 2007

Minutes:

See Item 108 for related discussion.





CASE: VAR-17743

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

0 100200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-17743 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-3/se, sd, bg vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-17740), and Site Development Plan Review (SDR-17745) 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a proposed apartment building to be zero feet from the west property line where 10 feet is the minimum setback required, zero feet from the east property line where 20 feet is the minimum setback required, zero feet from the south property line where five feet is the minimum setback required and to allow a building height of 66 feet where 55 feet is the maximum height allowed on 1.38 acres on the north side of Bridger Avenue between Ninth Street and Tenth Street.

The request does not meet the criteria for the approval of variances, as the hardship is self-created and the applicant could revise the development to comply with the setback and height requirements.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/04/61	The Board of City Commissioners approved a Special Use Permit for an office at 227 South 9 th Street
12/07/06	The Planning Commission recommended approval of companion items ZON-17740, VAR-17741, VAR-17742, VAC-17744 and SDR-17745 concurrently with this application. The Planning Commission voted 4-3/se, sd, bg to recommend APPROVAL (PC Agenda Item #17/ar).
<i>Pre-Application Meeting</i>	
08/18/06	The requirements for a variance application were reviewed.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.38 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Offices, multi-family dwellings, single family dwellings.	Mixed Use	R-4
North	Single family dwelling	Mixed Use	R-4
South	Apartments	Mixed Use	R-4
East	Apartments	Mixed Use	R-4
West	Apartments and Non-profit organization	Mixed Use	C-V and C-2

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

Redevelopment Area

The subject site is located within the Downtown Redevelopment Area, where special funding may be available for proposed projects. Developments are subject to all requirements of Title 19.

Trails

The Master Plan Transportation Trails Element depicts a trail along Ninth Street adjacent to this site. If this trail is constructed, it will be constructed by the city, and therefore the applicant is not required to show the trail on the submitted plans.

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	7,000 square feet	1.38 acres	Y
Min. Lot Width	N/A	180 feet	Y
Min. Setbacks			
• Front (west)	• 10 Feet	• 0 Feet	• N*
• Side (north)	• 5 Feet	• 8 Feet	• Y**
• Corner (south)	• 5 Feet	• 0 Feet	• N*
• Rear (east)	• 20 Feet	• 0 Feet	• N*
Min. Distance Between Buildings	N/A	1 building	Y
Max. Lot Coverage	N/A	81 %	Y
Max. Building Height	5 Stories or 55 Feet	66 Feet	N***

*These setbacks do not comply with the R-5 standards. This issue will be considered under Variance VAR-17743.

**This setback complies with the R-5 standards, but does not comply with the Residential Adjacency Standards. This issue will be considered under Variance VAR-17742.

***The proposed height does not comply with the R-5 standards. This issue will be considered under Variance VAR-17743.

Per Title 19.08.06, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	198 feet from north property line	8 feet	N
Adjacent development matching setback	5 feet	8 feet	Y
Trash Enclosure	50 feet from north property line	10 Feet	N

These setback issues will be considered under Variance VAR-17742.

<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-4	50 du/ac	69	R-5	unlimited	MXU	greater than 25.49 du/ac

Per Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 tree/ 6 spaces	2 trees	2 trees	Y
Buffer: Min. Trees	1 tree/20 linear feet	27 trees	24 trees	N
Min. Zone Width	10 feet along 9th Street		0 feet along 9th Street	N
	10 feet along Bridger Avenue		4 feet along Bridger Avenue	N
	10 feet along Tenth Street		10 feet along Tenth Street	Y
	6 feet along north property line		5 feet along north property line	N

The applicant has requested a waiver to allow a reduction of the landscaping buffer requirements to allow 0 feet along a portion of the west property line, zero feet along Bridger Avenue, and five feet along the north property line.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Apartments	300 one-bedroom units	1.25 spaces per unit plus one guest space for every six units	425 spaces	9 spaces	150 spaces	9 spaces	N
TOTAL (including handicap)			425 spaces	9 spaces	150 spaces	9 spaces	N
Percent Deviation					65 %		

This parking issue will be addressed under Variance VAR-17741.

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
5 feet along north property line	6 feet along north property line	Denial
0 feet along 9th Street	10 feet along 9th Street	Denial
4 feet along Bridger Avenue	10 feet along Bridger Avenue	Denial

Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's landscaping standards, staff is recommending denial of all landscaping waivers.

ANALYSIS

The site is currently developed with two apartment buildings, two single-family dwellings, and an office building. The applicant proposes to demolish these structures and construct a 300-unit apartment building which will require a variance (VAR-17743) to allow the building to be zero feet from the west property line where ten feet is the minimum setback required, zero feet from the east property line where 20 feet is the minimum setback required, and zero feet from the south property line where five feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's setback standards, staff is recommending denial of these setback variances.

The applicant has also requested a variance (VAR-17743) to allow a building height of 66 feet where the R-5 (Apartment) standards allow a maximum height of 55 feet. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's height requirements, staff is recommending denial of this variance.

Because there is an existing single-family dwelling north of this site and adjacent to 9th Street, any proposed development of this site is required to comply with the proximity slope requirements of the Residential Adjacency standards. When applied to the height of the building as currently proposed (66 feet), these standards require a setback of 198 feet from the north property line which is adjacent to the existing single-family dwelling north of this site. The applicant has requested a variance (VAR-17742) to allow a setback of eight feet from the north property line where 198 feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's Residential Adjacency standards, staff is recommending denial of this variance.

The Residential Adjacency standards also require trash enclosures to be setback at least 50 feet from single-family residential development. The applicant has requested a variance (VAR-17742) to allow the trash enclosure to be 10 feet from single-family development. Because the site plan could be redesigned to include a trash enclosure which would allow compliance with the city's Residential Adjacency standards, staff is recommending denial of this variance.

The applicant has requested a variance (VAR-17741) to allow 150 parking spaces on this site where 425 are required. Because there is no hardship associated with this site, and because staff finds that this proposed development is too intense for the subject property, staff is recommending denial of this parking variance. As part of this development, the applicant is proposing to vacate a portion of an existing 20-foot wide public alley that currently bisects this site and connects Carson Avenue and Bridger Avenue. In order to mitigate the vacation of this portion of the alley, the applicant proposes to construct a new alley, which will connect the unvacated portion of the existing alley to Tenth Street. Because staff is recommending denial of the rezoning, site development plan review and variances associated with this development, staff is recommending denial of the alley vacation. A 10-foot wide landscape buffer that complies with city standards is proposed along Tenth Street. The applicant has requested waivers to allow no perimeter landscaping along Ninth Street where ten feet is required; to allow four feet along Bridger Avenue where 10 feet is required; and to allow five feet along the north property line where six feet is required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's landscaping standards, staff is recommending denial of all landscaping waivers.

The elevations depict a stucco exterior with aluminum accents.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a project that does not comply with the setback and height 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

18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 131 by City Clerk

APPROVALS 1

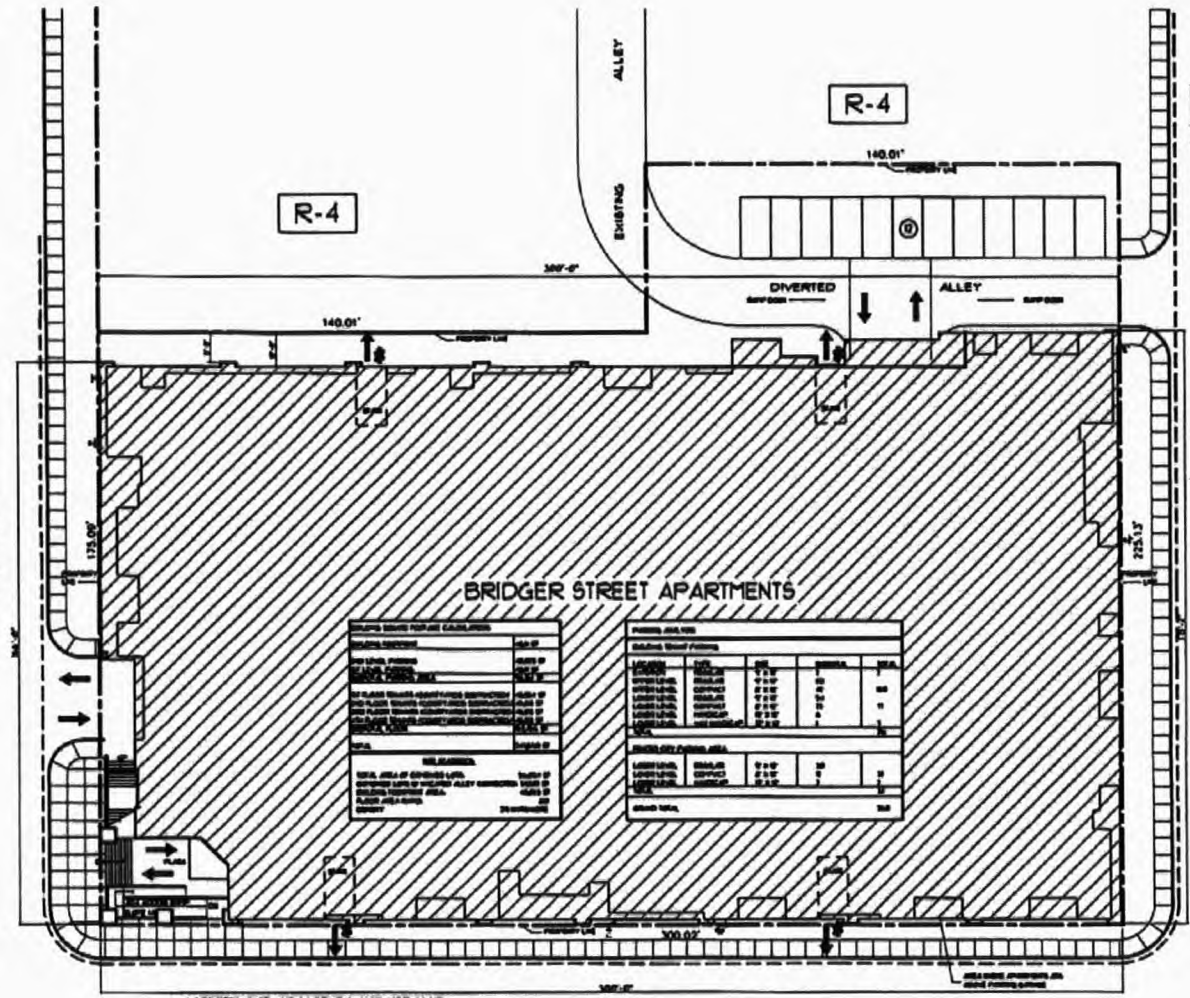
PROTESTS 0



C-2

C-V

NINTH STREET



BRIDGER AVENUE

R-4

R-4

R-4

TENTH STREET

BRIDGER STREET APARTMENTS

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE U.S. BUILDING CODE AND THE U.S. MECHANICAL CODE.	SECTION 1
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	SECTION 2
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	SECTION 3
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	SECTION 4
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	SECTION 5

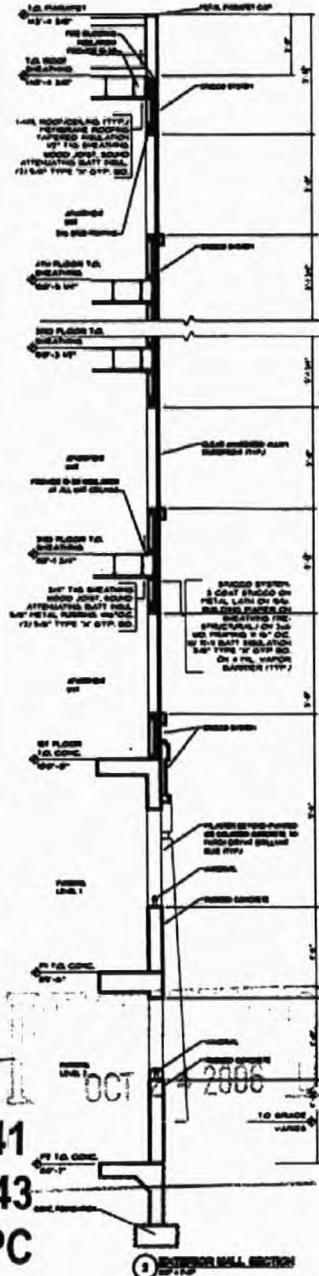
PROPOSED UNIT MIXTURE

UNIT TYPE	SQ. FT.	NO. OF UNITS	TOTAL SQ. FT.
1-BED	700	10	7,000
2-BED	1,000	10	10,000
3-BED	1,300	10	13,000
TOTAL		30	30,000

LEGEND

↑	PROPOSED DRIVEWAY
↑	PROPOSED DRIVEWAY
---	PROPOSED DRIVEWAY

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC



TAAG ARCHITECTS

BRIDGER STREET APARTMENTS
LAS VEGAS NEVADA

CITY OF LAS VEGAS

DATE: 12/07/06

SHEET NO. A0.2

BCA
DESIGN LLC



100 S. WILSON, SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.1111



TAAG
ARCHITECTS
CONSULTING ARCHITECTS

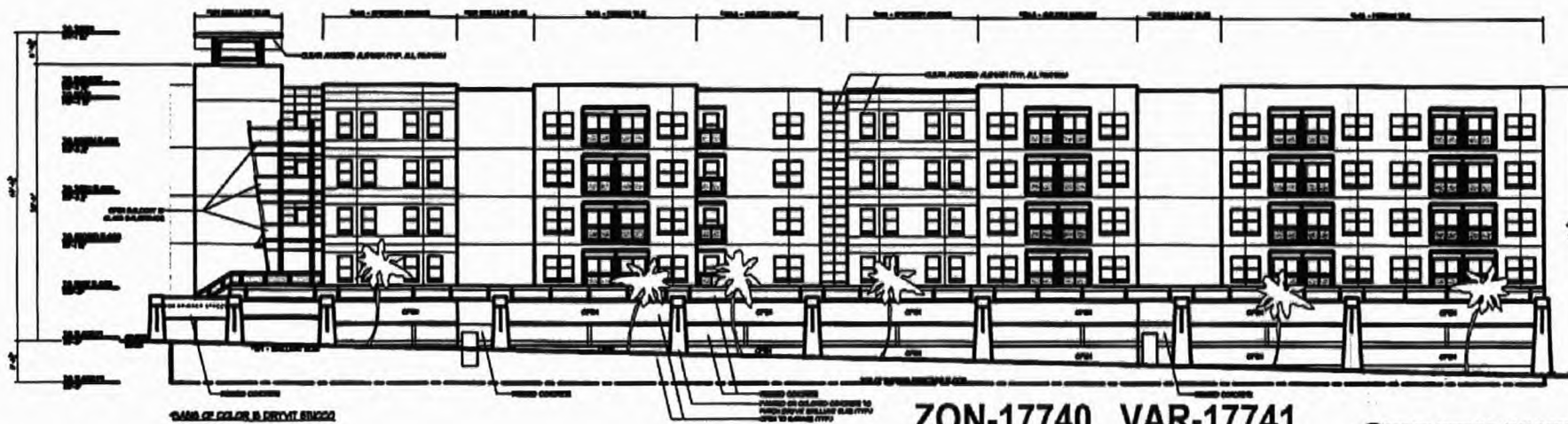
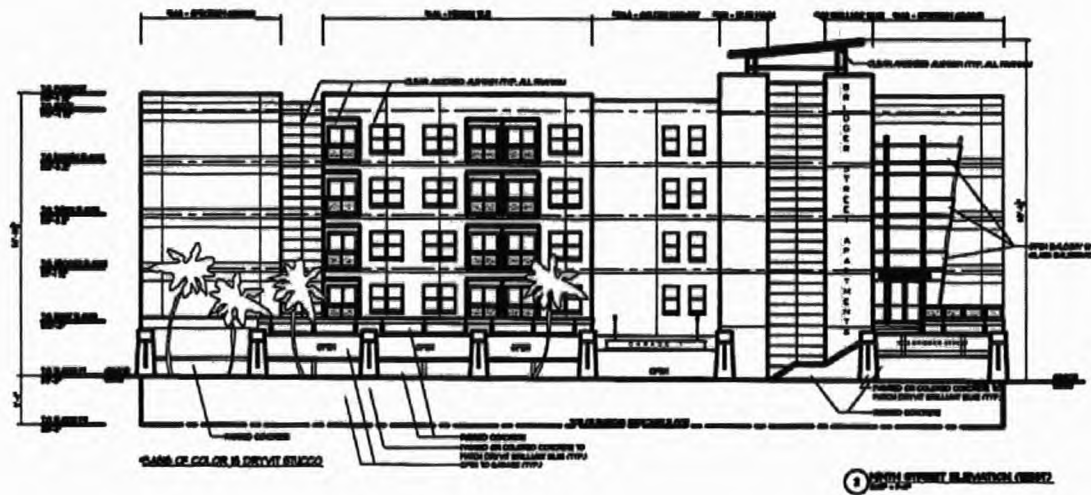
100 S. WILSON, SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.1111

BRIDGER STREET
APARTMENTS
LAS VEGAS, NEVADA
DESIGNED BY B.A.A. INC. CONSULTING

BRIDGER STREET APARTMENTS
LAS VEGAS, NEVADA
DESIGNED BY B.A.A. INC. CONSULTING

CITY OF LAS VEGAS
PLANNING DEPARTMENT
100 S. WILSON, SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.1111

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TEL: 702.735.1111

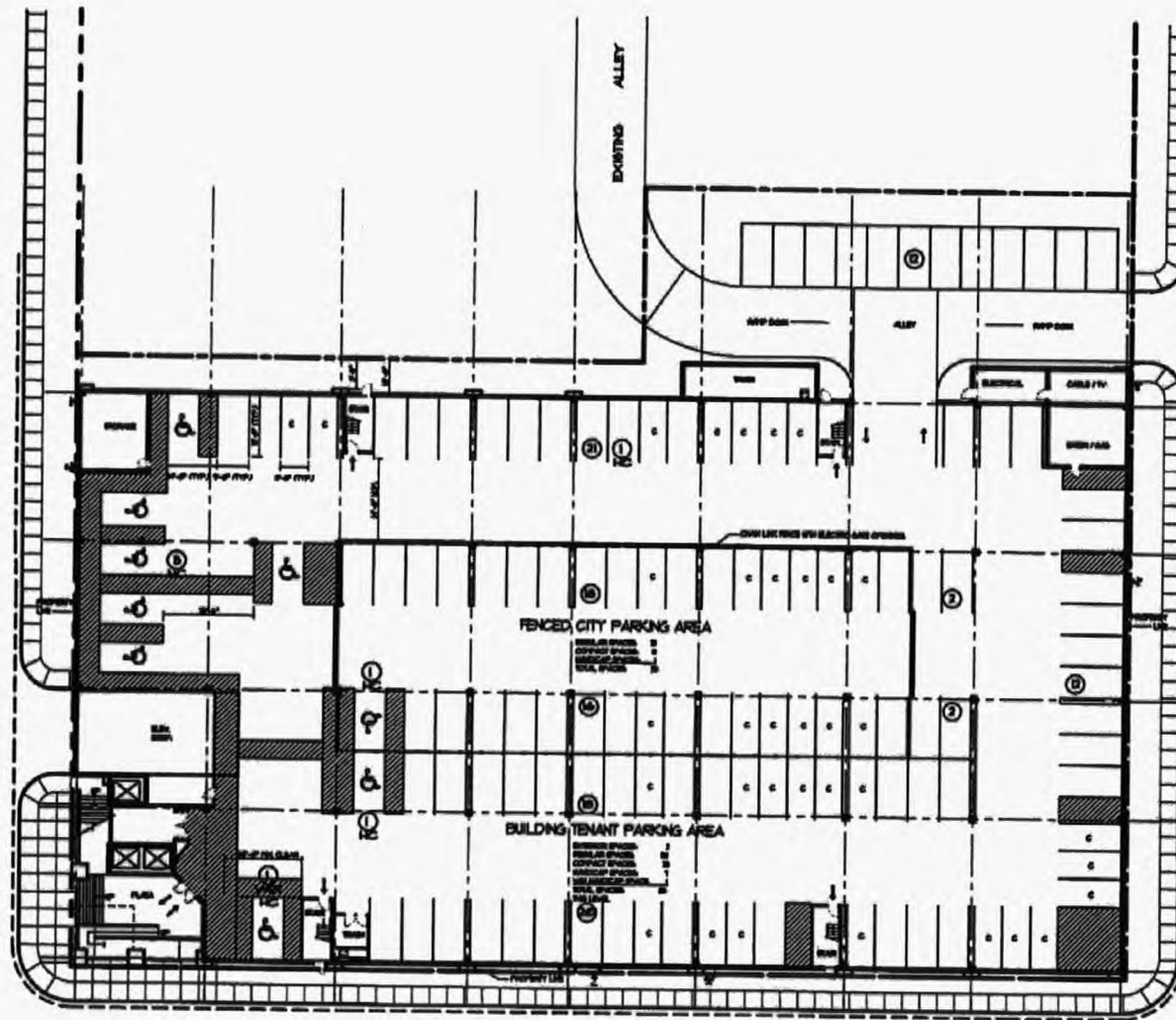


ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

100 S. WILSON, SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.1111

100 S. WILSON, SUITE 100
LAS VEGAS, NV 89101
TEL: 702.735.1111

NINTH STREET



TENTH STREET

BRIDGER AVENUE

ZON-17740 VAR-17741
 VAR-17742 VAR-17743
 SDR-17745 12/07/06 PC

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100 S. WILSON, SUITE 400
 BOULDER, CO 80501
 303.440.1111



TAAG
 ARCHITECTS
 CONSULTING ARCHITECTS
 1001 S. WILSON, SUITE 400
 BOULDER, CO 80501
 303.440.1111

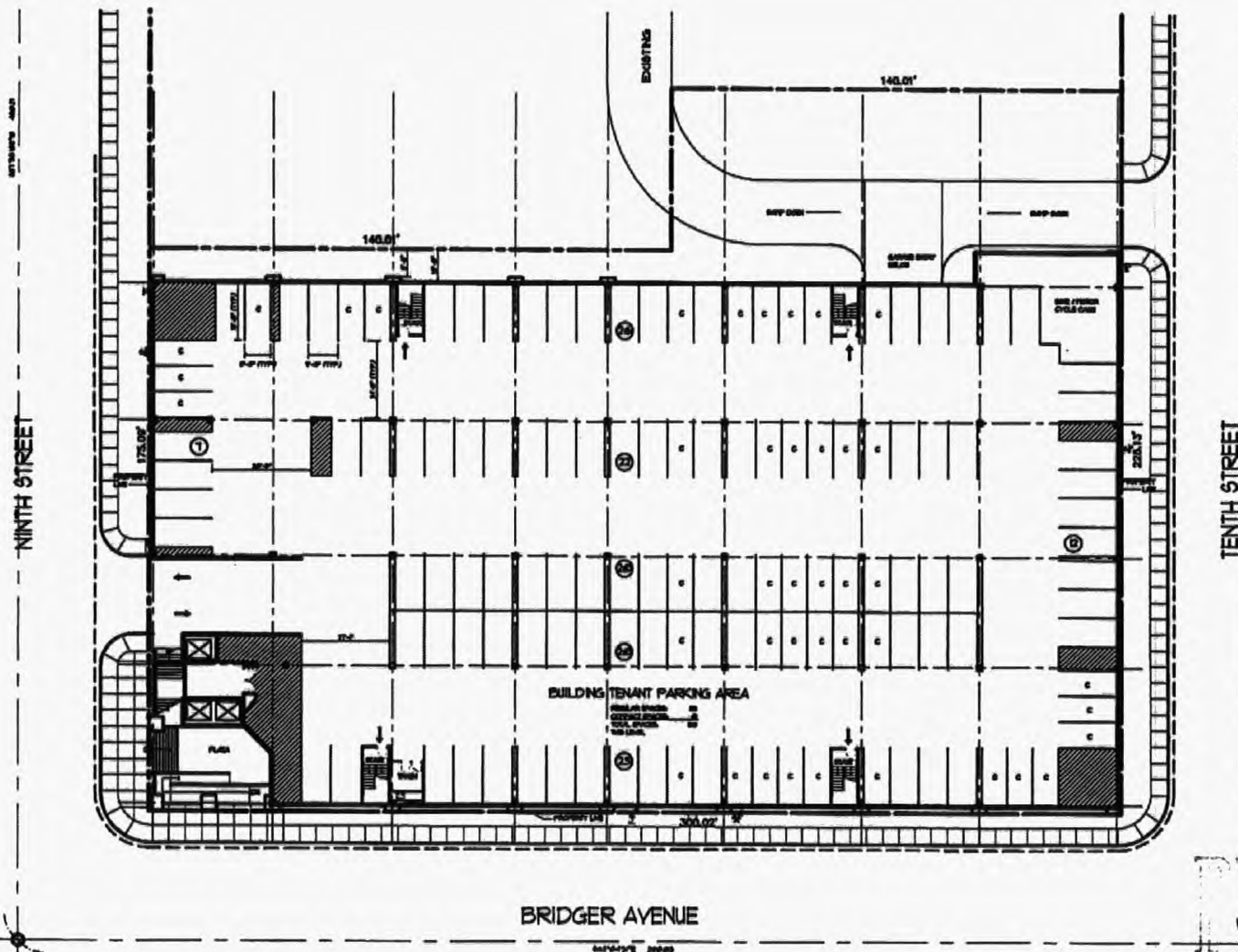
BRIDGER STREET
 APARTMENTS
 LAS VEGAS, NEVADA
 DESIGNED BY BSA, INC. 06/06/06



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OCT 24 2006





ZON-17740 VAR-17741
 VAR-17742 VAR-17743
 SDR-17745 12/07/06 PC

1. LOTS PLANNED FOR PARKING



OCT 24 2006



200 S. WILSON, SUITE 200
 BOULDER, COLORADO 80501
 303.440.1111
 303.440.1112



TAAG
 ARCHITECTS
 CONSULTING ARCHITECTS
 No. 1000 Page
 Suite 100
 1000 Page Street
 Las Vegas, NV 89101
 702.442.1111
 702.442.1112

BRIDGER STREET
 APARTMENTS
 LAS VEGAS, NEVADA
 DESIGNED BY BCA, INC. COLORADO

BRIDGER STREET APARTMENTS
 1000 PAGE STREET
 LAS VEGAS, NV 89101
 702.442.1111
 702.442.1112

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 10/24/06 | ISSUED FOR PERMIT |
| 2 | 10/24/06 | ISSUED FOR PERMIT |
| 3 | 10/24/06 | ISSUED FOR PERMIT |
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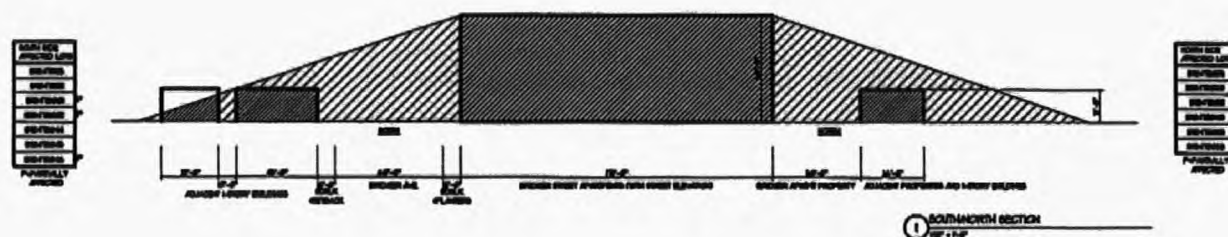
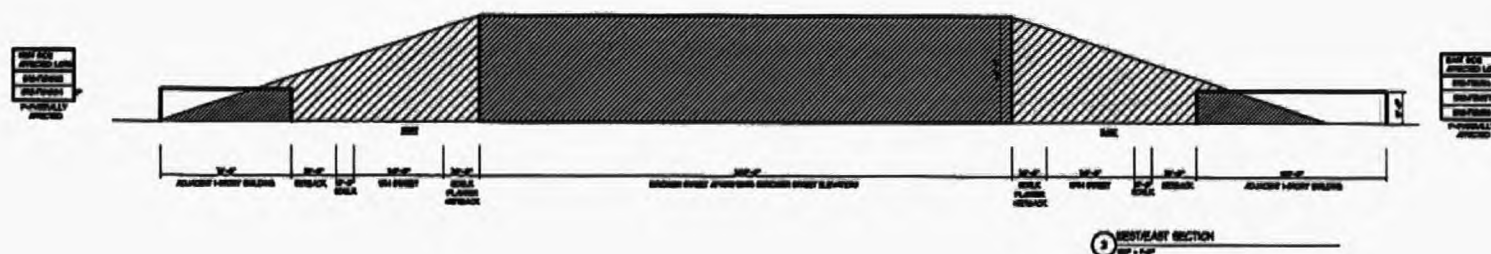
WED 1 WINDY, B-W 8-10
GREENWOOD VILLAGE, CO 80111
303.754.0000-303.754.0000 F



TAAG
ARCHITECTS
CONSULTING ARCHITECTS

For 1995, between
April 1994
Experiment 227001
www.hospitalnet.com
001.226.2700
info@227001.com

**BRIDGER STREET
APARTMENTS**
LAS VEGAS, NEVADA
BRIDGER ST. APT. 104, NE. CORNER



ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

OCT 24 2006

A2.4

SDA

SDA INC.
The Denver Tech Center
5655 South Yosemite Street, Suite 200
Greenwood Village, Colorado 80111
Telephone: (303) 220-0500
Facsimile: (303) 220-0596

**Real Estate: Construction
Development
Investment
Management**

October 24, 2006

Nathan Goldberg
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

Re: Bridger Avenue Apartments, Variance Setbacks and Height

Dear Mr. Goldberg:

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

VARIANCE SETBACKS

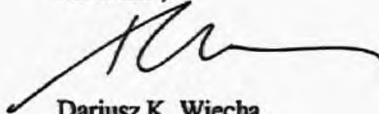
We are requesting a zero (0') setback on the West, East, and South side of the apartment building. The North setback is requested to be a minimum of 10 feet. We also request that the allowed building height be increased to 78' for architectural protrusions (entry tower element, elevator core) and 68' for the top of the roof of the residential portion of the project. The site geometry dictates full utilization to develop an urban character apartment complex. Currently enforced setbacks and height restrictions would reduce the project size making it financially unfeasible. Should the reduced setbacks be approved, they will enhance the urban character of the neighborhood.

This project fits the General Plan use. We request your consideration for re-zoning of the site of this project for a higher density residential use. If approved, it will allow for construction of a multi-unit apartment complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,

SDA Inc.,



Dariusz K. Wiecha
Vice President

DKW/lis

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 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**

November 28, 2006

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

RE: Case: ZON-17740
Rezoning for the Proposed Bridger Avenue Apartments
Las Vegas, Nevada

Planning Commission:

I have seen the artist's rendering of the proposed apartment community that SDA INC. plans to develop at 10th Street and Bridger Avenue. As a long time downtown resident, I think that this is the type of improvement that greatly enhances the livability of the area. The adjacent City Center Apartment community, developed by this same developer, has been an enormous benefit to the community, improving the quality of life of downtown apartment dwellers as well as the aesthetics of the downtown cityscape.

I request that you approve the Site Development Plan, the variances, and the zoning change.

Sincerely,

June T. Boyd

June T. Boyd
225 South 10th Street
Las Vegas, Nevada 89101

ITEM # 14-19
CASE # ZON-17740
PC MTG 12-7-06

A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VACATION

VAC-17744 - PUBLIC HEARING - APPLICANT/OWNER: LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST - Petition to Vacate a portion of an existing alley generally located north of Bridger Avenue, 140 feet east of Tenth Street, Ward 5, (Weekly). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE: **APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.

0

Planning Commission Mtg.

0

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

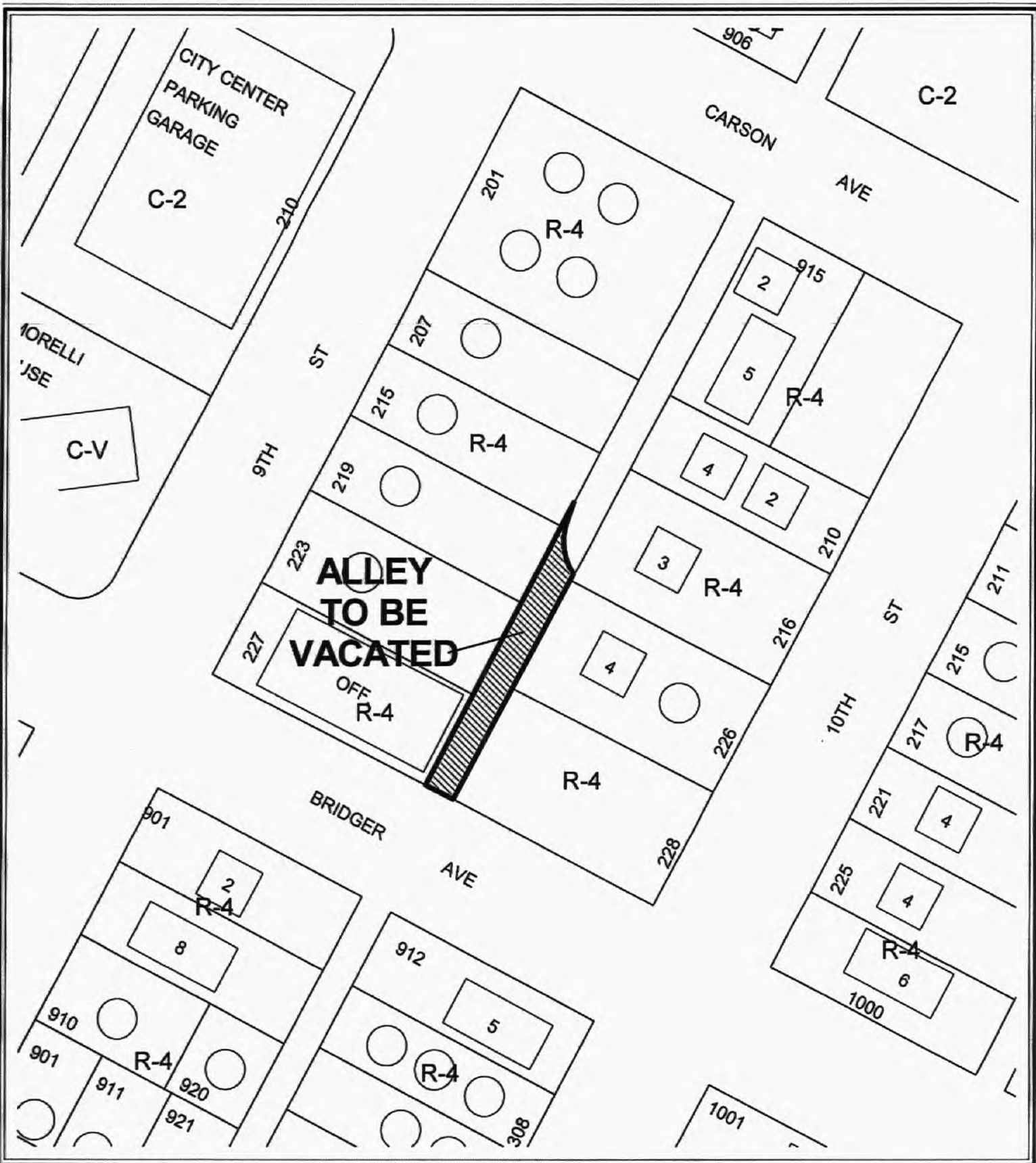
Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 1/17/2007 Item 108 [ZON-17740], Item 109 [VAR-17741], Item 110 [VAR-17742], Item 111 [VAR-17743], Item 112 [VAC-17744] and Item 113 [SDR-17745]

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

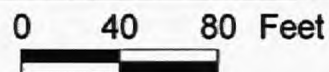
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 108 for related discussion.



CASE: VAC-17744



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-17744 - APPLICANT/OWNERS: ASHTON-BOYD FAMILY TRUST, ET AL

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-3/se, sd, bg vote) recommends APPROVAL, subject to:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Vacation shall be the southerly portion of the public alley located north of Bridger Avenue, between 9th Street and 10th Street.
5. Submit an alternative alley access plan for approval by the City Engineer providing a legal through-access for this alley and an adequate turning radius. Such alley access shall be dedicated prior to or concurrent with the recordation of an Order of Vacation for this alleyway.
6. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including the property not controlled by the applicant (if applicable), so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
7. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation. If easements are required, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-17740 may be used to satisfy this requirement provided that it addresses the area to be vacated.
9. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
10. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

**** STAFF REPORT ****

APPLICATION REQUEST

This application is a request to Vacate a portion of an existing alley generally located north of Bridger Avenue, 140 Feet east of Tenth Street.

The applicant is proposing to vacate approximately half of the existing alley that runs between Carson Avenue and Bridger Avenue, half-way between Ninth and Tenth Streets. A Site Development Plan Review (SDR-17745) proposes to replace the vacated portion of the alley with a new alley to be dedicated that will connect the remainder of the alley from its termination to Tenth Street, at approximately the property line between the existing 216 Tenth Street and 226 Tenth Street.

BACKGROUND INFORMATION

A) *Related Actions*

12/07/06 The Planning Commission recommended approval of companion items ZON-17740, VAR-17741, VAR-17742, VAR-17743 and SDR-17745 concurrently with this application.

12/07/06 The Planning Commission voted 4-3/se, sd, bg to recommend APPROVAL (PC Agenda Item #18/ar).

B) *Pre-Application Meeting*

A pre-application conference is not required for a Vacation application request.

C) *Neighborhood Meetings*

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

DETAILS OF APPLICATION REQUEST

The property is legally described as being a portion of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 34, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

A) *Planning discussion*

The applicant proposes to vacate a portion of the alley connecting Bridger Avenue and Carson Avenue between Ninth Street and Tenth Street in order to provide for cohesive development along Bridger Avenue between Ninth Street and Tenth Street. In order to mitigate the vacation of the alley, the applicant proposes to dedicate a replacement of that portion to the north of his proposed development, diverting the alley flow to Tenth Street. In addition, the submitted vacation indicates that the applicant will replace the necessary water and sewer infrastructure in order to accommodate the vacation as well as the proposed development. However, as staff is recommending denial on the proposed rezoning, site plan, and related variances, staff cannot recommend approval for this vacation.

B) *Public Works discussion*

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

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform, dedication for an alternative outlet for this public alley will be required through a Condition of Approval.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes Zoning Reclassification ZON-17740 and Site Development Plan Review SDR-17745.*

- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
- F. Does this vacation request result in a conflict with any existing City requirements? *No.*
- G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 7 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-1774 APN: 139-34-712-041/-042

Name of Property Owner: ASHTON - BOYD FAMILY TRUST

Name of Applicant: SDA INC - DARIUSZ WIECHA

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: _____

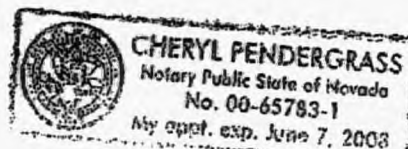
Signature of Property Owner:

Print Name: June T. Boyd

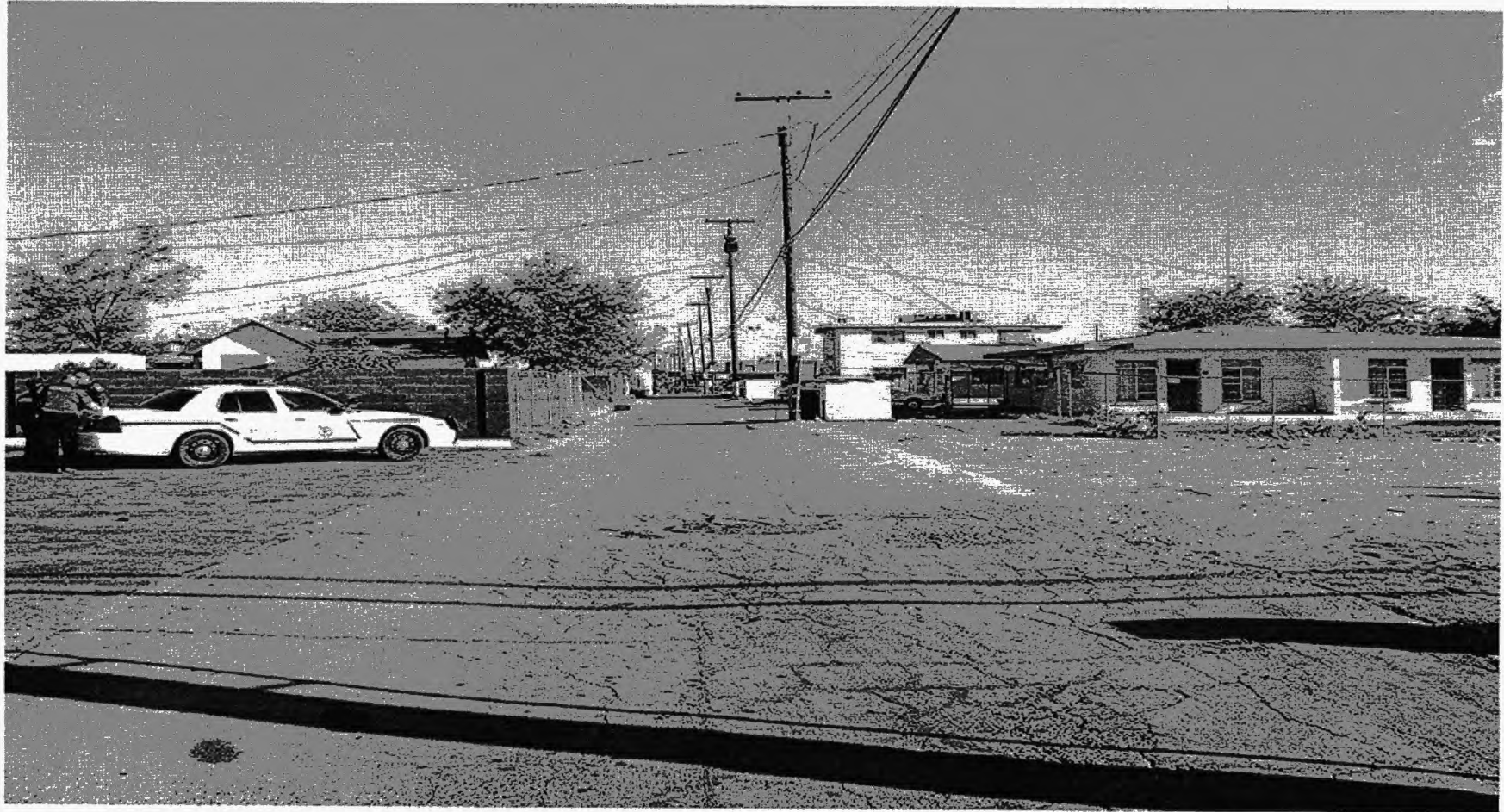
Subscribed and sworn before me

This 16th day of Oct, 2006.

Notary Public in and for said County and State

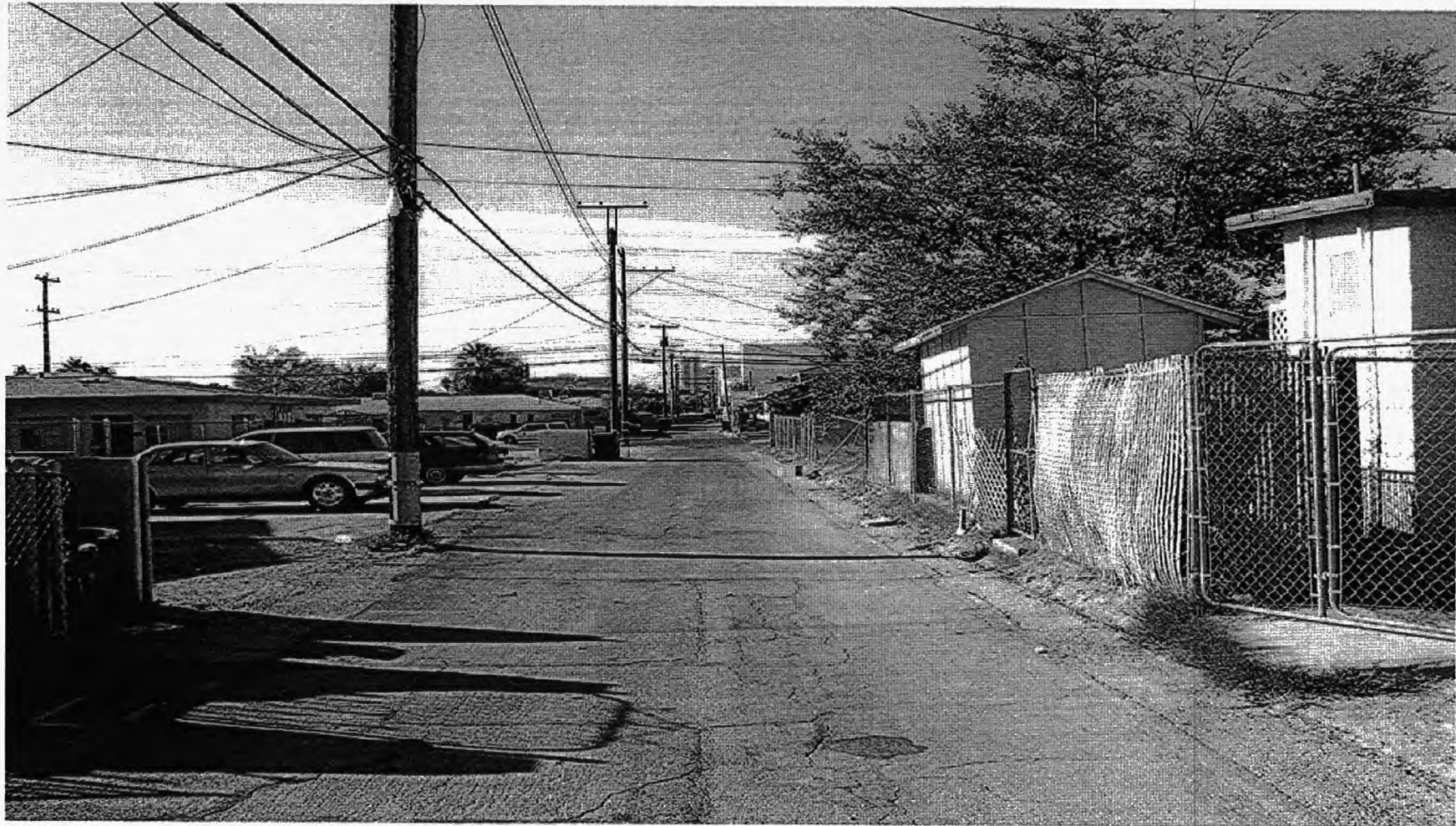






VAC-17744 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST
NORTH OF BRIDGER AVENUE, 140 FEET EAST OF TENTH STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/14/06



VAC-17744 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST
NORTH OF BRIDGER AVENUE, 140 FEET EAST OF TENTH STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/14/06



VAC-17744 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST
NORTH OF BRIDGER AVENUE, 140 FEET EAST OF TENTH STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/14/06

SDA

Real Estate: Construction
Development
Investment
Management

October 24, 2006

Nathan Goldberg
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

Re: Bridger Avenue Apartments, Vacation of the Alley

Dear Mr. Goldberg:

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

VACATION OF THE ALLEY

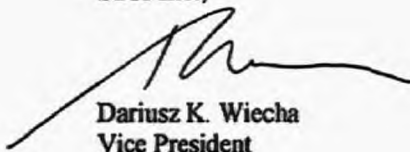
The geometry of the site calls for a cohesive development that would provide a continuous elevation along Bridger Avenue. We request vacation of the portion of the existing alley, which would otherwise divide our building in two, making our project not feasible.

To mitigate the alley requirements we provide enough space on our property, which we would like to dedicate to the new alley diverting its flow to 10th Street.

We believe such approach to this city block design will not only enhance the urban character of the area, but will also reduce the traffic impact on Bridger Avenue by eliminating the alley's current connection to Bridger Avenue and introducing its new connection to 10th Street.

Sincerely,

SDA Inc.,



Dariusz K. Wiecha
Vice President

DKW/ls

VAC-17744
12/07/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17740, VAR-17741, VAR-17742 AND VAR-17743

SDR-17745 - PUBLIC HEARING - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST - Request for a Site Development Plan Review for a PROPOSED 300 UNIT, 66 FOOT HIGH, SIX STORY APARTMENT BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING STANDARDS FOR ZERO FEET OF LANDSCAPING WHERE TEN FEET IS REQUIRED ALONG THE SOUTHERN, EASTERN, AND WESTERN PERIMETER AND TO ALLOW FIVE FEET OF LANDSCAPING WHERE SIX FEET IS REQUIRED ALONG A PORTION OF THE NORTHERN PERIMETER on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026 through 028 and 041 through 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment) Zone], Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-3 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 (4-3 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 12-07-06 Planning Commission Meeting Item 19

Motion made by LAWRENCE WEEKLY to Hold in Abeyance to 1/17/2007 Item 108 [ZON-17740], Item 109 [VAR-17741], Item 110 [VAR-17742], Item 111 [VAR-17743], Item 112 [VAC-17744] and Item 113 [SDR-17745]

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

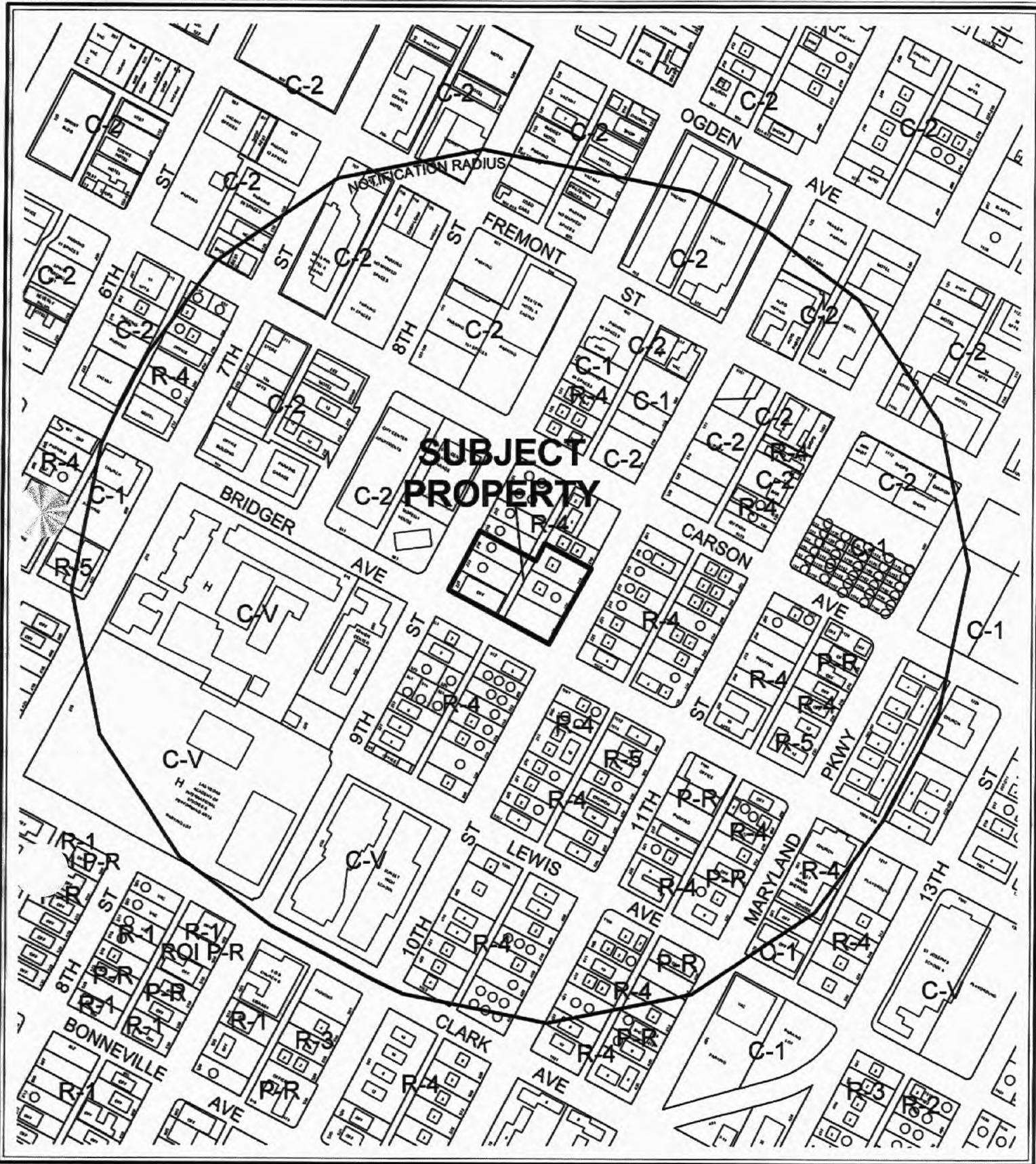
CITY COUNCIL MEETING OF: JANUARY 03, 2007

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 108 for related discussion.





CASE: SDR-17745

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-4 (HIGH DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: R-5 (APARTMENT)

0 100200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17745 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-3/se, sd, bg vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-17740), and Variances (VAR-17741, VAR-17742, VAR-17743) 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 10/24/06, except as amended by conditions herein.
4. A Waiver from Section 19.12 is hereby approved, to allow a five-foot wide landscape perimeter along the north property line where six feet is required, zero feet along Ninth Street where ten feet is required, and four feet along Bridger Avenue where ten feet is required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.
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. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
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. A Petition of Vacation, such as VAC-17744, to eliminate the existing alley right-of-way in conflict with this site plan shall record prior to the issuance of any permits overlying the area to be vacated. Dedicate a 20-foot wide alley through Assessor's Parcel No. 139-34-712-041 to connect to Tenth Street (including a radius) acceptable to the City Engineer prior to or concurrent with recordation of the Order of Vacation.
16. The proposed entry on 9th Street shall be designed to accommodate a minimum queue of three vehicles prior to the gate, unless otherwise allowed by the City Traffic Engineer.

17. Parking spaces located directly off the public alley shall be set back sufficiently to allow a 24-foot wide "aisle" width for vehicles to back out.
18. A sanitary sewer relocation plan must be submitted to and approved by the Collection Systems Planning Section of the Department of Public Works and the new sewer lines must be constructed and active prior to the recordation of an Order of Vacation of the existing sewer easements. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
19. Landscape and maintain all unimproved rights-of-way, if any, on Bridger Avenue, 9th Street and 10th Street adjacent to this site. 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.
20. 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.
21. Site development to comply with all applicable conditions of approval for ZON-17740 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 300-unit, 66-foot high, six-story apartment building and a waiver of the perimeter landscape buffering standards for zero feet of landscaping where ten feet is required along the southern, eastern, and western perimeter and to allow five feet of landscaping where six feet is required along a portion of the northern perimeter on 1.38 acres on the north side of Bridger Avenue between Ninth Street and Tenth Street.

The project as designed is more intense than the existing residential development on this block, and requires numerous Variances and Waivers. As such, the project is not appropriate to its context, and staff recommends denial.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|--|---|
| 01/04/61 | The Board of City Commissioners approved a Special Use Permit for an office at 227 South 9 TH Street |
| 12/07/06 | The Planning Commission recommended approval of companion items ZON-17740, VAR-17741, VAR-17742, VAR-17743 and VAC-17744 concurrently with this application.

The Planning Commission voted 4-3/se, sd, bg to recommend APPROVAL (PC Agenda Item #19/ar). |
| <i>Pre-Application Meeting</i> | |
| 08/18/06 | The requirements for a rezoning application were reviewed. |
| <i>Neighborhood Meeting</i> | |
| | A neighborhood meeting is not required for this type of application |
| <i>Details of Application Request</i> | |
| <i>Site Area</i> | |
| Net Acres | 1.38 Acres |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|---|------------------|-----------------|
| Subject Property | Offices, multi-family dwellings, single family dwellings. | Mixed Use | R-4 |
| North | Single family dwelling | Mixed Use | R-4 |
| South | Apartments | Mixed Use | R-4 |
| East | Apartments | Mixed Use | R-4 |
| West | Apartments and Non-profit organization | Mixed Use | C-V and C-2 |

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

Redevelopment Area

The subject site is located within the Downtown Redevelopment Area, where special funding may be available for proposed projects. Developments are subject to all requirements of Title 19.

Trails

The Master Plan Transportation Trails Element depicts a trail along Ninth Street adjacent to this site. If this trail is constructed, it will be constructed by the city, and therefore the applicant is not required to show the trail on the submitted plans.

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

| <i>Standard</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|---------------------------------|-------------------------|-----------------|-------------------|
| Min. Lot Size | 7,000 square feet | 1.38 acres | Y |
| Min. Lot Width | N/A | 180 feet | Y |
| Min. Setbacks | | | |
| • Front (west) | • 10 Feet | • 0 Feet | • N* |
| • Side (north) | • 5 Feet | • 8 Feet | • Y** |
| • Corner (south) | • 5 Feet | • 0 Feet | • N* |
| • Rear (east) | • 20 Feet | • 0 Feet | • N* |
| Min. Distance Between Buildings | N/A | 1 building | Y |
| Max. Lot Coverage | N/A | 81 % | Y |
| Max. Building Height | 5 Stories or 55 Feet | 66 Feet | N*** |

*These setbacks do not comply with the R-5 standards. This issue will be considered under Variance VAR-17743.

**This setback complies with the R-5 standards, but does not comply with the Residential Adjacency Standards. This issue will be considered under Variance VAR-17742.

***The proposed height does not comply with the R-5 standards. This issue will be considered under Variance VAR-17743.

Per Title 19.08.06, the following standards apply:

| <i>Residential Adjacency Standards</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|--|-----------------------------------|-----------------|-------------------|
| 3:1 proximity slope | 198 feet from north property line | 8 feet | N |
| Adjacent development matching setback | 5 feet | 8 feet | Y |
| Trash Enclosure | 50 feet from north property line | 10 Feet | N |

These setback issues will be considered under Variance VAR-17742.

| <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-4 | 50 du/ac | 69 | R-5 | unlimited | MXU | greater than 25.49 du/ac |

Per Title 19.12, the following standards apply:

| <i>Landscaping and Open Space Standards</i> | | | | |
|---|----------------------------------|--------------|----------------------------------|-------------------|
| <i>Standards</i> | <i>Required</i> | | <i>Provided</i> | <i>Compliance</i> |
| | <i>Ratio</i> | <i>Trees</i> | | |
| Parking Area | 1 tree/ 6 spaces | 2 trees | 2 trees | Y |
| Buffer:
Min. Trees | 1 tree/20 linear feet | 27 trees | 24 trees | N |
| Min. Zone Width | 10 feet along 9th Street | | 0 feet along 9th Street | N |
| | 10 feet along Bridger Avenue | | 4 feet along Bridger Avenue | N |
| | 10 feet along Tenth Street | | 10 feet along Tenth Street | Y |
| | 6 feet along north property line | | 5 feet along north property line | N |

The applicant has requested a waiver to allow a reduction of the landscaping buffer requirements to allow 0 feet along a portion of the west property line, zero feet along Bridger Avenue, and five feet along the north property line.

Pursuant to Title 19.10, the following parking standards apply:

| Parking Requirement | | | | | | | |
|----------------------------|-----------------------|---|------------|--------------|------------|--------------|------------|
| Use | Number of Units | Required | | | Provided | | Compliance |
| | | Parking Ratio | Parking | | Parking | | |
| | | | Regular | Handi-capped | Regular | Handi-capped | |
| Apartments | 300 one-bedroom units | 1.25 spaces per unit plus one guest space for every six units | 425 spaces | 9 spaces | 150 spaces | 9 spaces | N |
| | | | | | | | |
| TOTAL (including handicap) | | | 425 spaces | 9 spaces | 150 spaces | 9 spaces | N |
| Percent Deviation | | | | | 65 % | | |

This parking issue will be addressed under Variance VAR-17741.

| <i>Waivers</i> | | |
|----------------------------------|----------------------------------|------------------------------------|
| <i>Request</i> | <i>Requirement</i> | <i>Staff Recommendation</i> |
| 5 feet along north property line | 6 feet along north property line | Denial |
| 0 feet along 9th Street | 10 feet along 9th Street | Denial |
| 4 feet along Bridger Avenue | 10 feet along Bridger Avenue | Denial |

Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's landscaping standards, staff is recommending denial of all landscaping waivers.

ANALYSIS

The site is currently developed with two apartment buildings, two single-family dwellings, and an office building. The applicant proposes to demolish these structures and construct a 300-unit apartment building which will require a variance (VAR-17743) to allow the building to be zero feet from the west property line where ten feet is the minimum setback required, zero feet from the east property line where 20 feet is the minimum setback required, and zero feet from the south property line where five feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's setback standards, staff is recommending denial of these setback variances.

The applicant has also requested a variance (VAR-17743) to allow a building height of 66 feet where the R-5 (Apartment) standards allow a maximum height of 55 feet. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's height requirements, staff is recommending denial of this variance.

Because there is an existing single-family dwelling north of this site and adjacent to 9th Street, any proposed development of this site is required to comply with the proximity slope requirements of the Residential Adjacency standards. When applied to the height of the building as currently proposed (66 feet), these standards require a setback of 198 feet from the north property line which is adjacent to the existing single-family dwelling north of this site. The applicant has requested a variance (VAR-17742) to allow a setback of eight feet from the north property line where 198 feet is the minimum setback required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's Residential Adjacency standards, staff is recommending denial of this variance.

The Residential Adjacency standards also require trash enclosures to be setback at least 50 feet from single-family residential development. The applicant has requested a variance (VAR-17742) to allow the trash enclosure to be 10 feet from single-family development. Because the site plan could be redesigned to include a trash enclosure which would allow compliance with the city's Residential Adjacency standards, staff is recommending denial of this variance.

The applicant has requested a variance (VAR-17741) to allow 150 parking spaces on this site where 425 are required. Because there is no hardship associated with this site, and because staff finds that this proposed development is too intense for the subject property, staff is recommending denial of this parking variance. As part of this development, the applicant is proposing to vacate a portion of an existing 20-foot wide public alley that currently bisects this site and connects Carson Avenue and Bridger Avenue. In order to mitigate the vacation of this portion of the alley, the applicant proposes to construct a new alley, which will connect the un-vacated portion of the existing alley to Tenth Street. Because staff is recommending denial of the rezoning, site development plan review and variances associated with this development, staff is recommending denial of the alley vacation. A 10-foot wide landscape buffer that complies with city standards is proposed along Tenth Street. The applicant has requested waivers to allow no perimeter landscaping along Ninth Street where ten feet is required; to allow four feet along Bridger Avenue where 10 feet is required; and to allow five feet along the north property line where six feet is required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's landscaping standards, staff is recommending denial of all landscaping waivers.

The elevations depict a stucco exterior with aluminum accents.

FINDINGS

The following findings must be made:

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 exceed the scale and massing of any existing development on the east side of Ninth Street. Staff finds the height and intensity of the project is greater than adjacent development and is not compatible with residential development immediately to the north of this site.

In regard to "2": The project as designed is more intense than the existing residential development on this block, and requires numerous Variances and Waivers to Title 19. As such, the project is not appropriate to its context, and staff recommends denial.

In regard to "3": The property is accessible from Ninth Street and Tenth Street. Both streets are adequate to meet the needs of the proposed R-5 (Apartment) District.

In regard to "4": The proposed building materials and landscape materials are appropriate for the immediate area and for the City, and are generally in compliance with the Residential Development Standards.

In regard to "5": The inability of the applicant to devise a site plan that complies with the setback, residential adjacency, building height and landscape standards indicate that the design characteristics of this proposal are too intense for this site.

In regard to “6”: The proposed development will be subject to regular inspections for permitting and licensing and will; therefore, not compromise the public health, safety, and welfare.

PLANNING COMMISSION ACTION

One condition was deleted by the Planning Commission.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 129 by Planning Dept

APPROVALS 1

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17745** APN: 139-34-712-041/-042
Name of Property Owner: ASHTON - BOYD FAMILY TRUST
Name of Applicant: SDA, INC - DARIUSZ WIECHA

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:

June T. Boyd.

Print Name: June T. Boyd

Subscribed and sworn before me

This 16th day of Oct, 2006.

Notary Public in and for said County and State



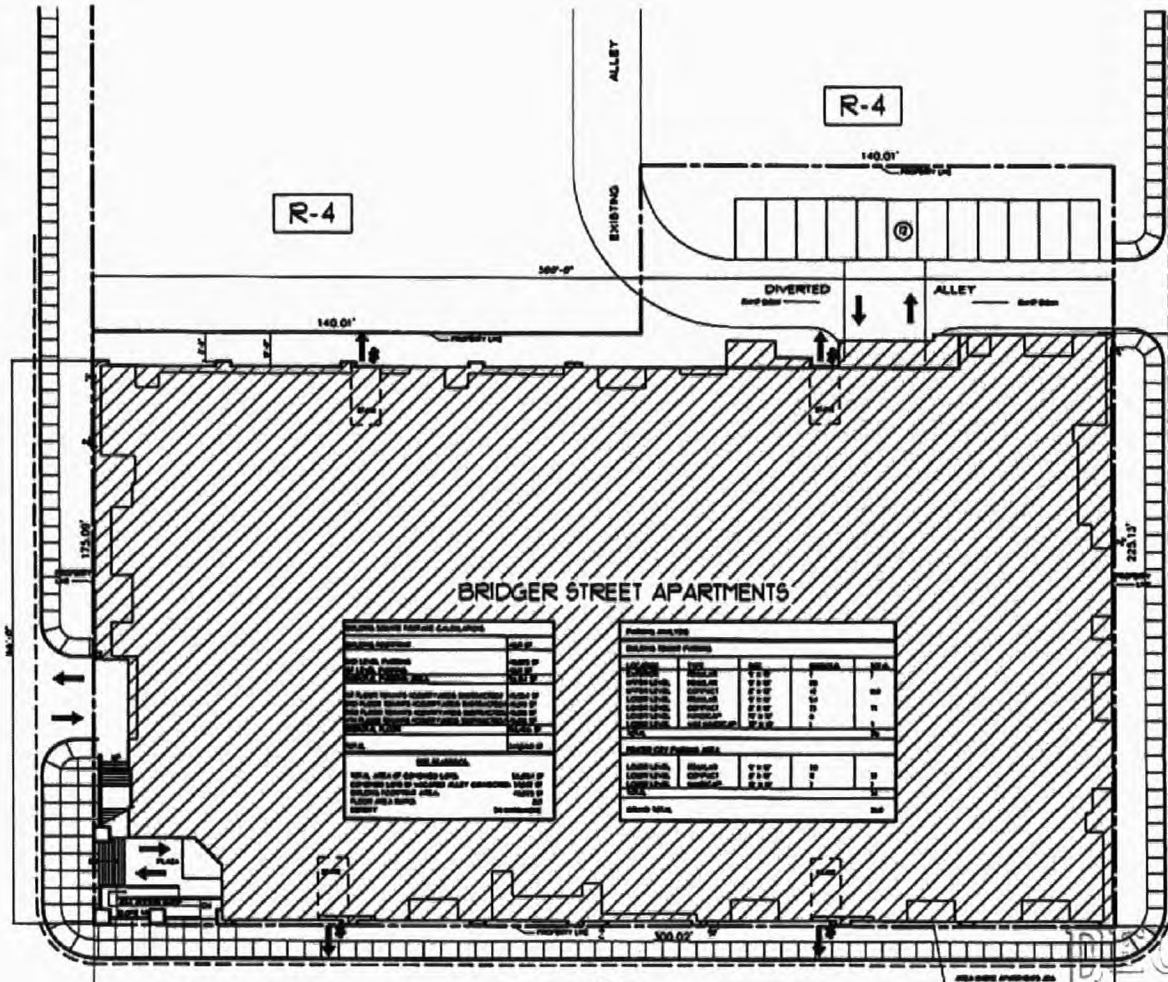


C-2

C-V

C-V

NINTH STREET



BRIDGER STREET APARTMENTS

| APARTMENT UNIT SCHEDULE | |
|-------------------------|---------|
| UNIT NO. | SQ. FT. |
| 101 | 1,100 |
| 102 | 1,100 |
| 103 | 1,100 |
| 104 | 1,100 |
| 105 | 1,100 |
| 106 | 1,100 |
| 107 | 1,100 |
| 108 | 1,100 |
| 109 | 1,100 |
| 110 | 1,100 |
| 111 | 1,100 |
| 112 | 1,100 |
| 113 | 1,100 |
| 114 | 1,100 |
| 115 | 1,100 |
| 116 | 1,100 |
| 117 | 1,100 |
| 118 | 1,100 |
| 119 | 1,100 |
| 120 | 1,100 |

| APARTMENT UNIT SCHEDULE | |
|-------------------------|---------|
| UNIT NO. | SQ. FT. |
| 201 | 1,100 |
| 202 | 1,100 |
| 203 | 1,100 |
| 204 | 1,100 |
| 205 | 1,100 |
| 206 | 1,100 |
| 207 | 1,100 |
| 208 | 1,100 |
| 209 | 1,100 |
| 210 | 1,100 |
| 211 | 1,100 |
| 212 | 1,100 |
| 213 | 1,100 |
| 214 | 1,100 |
| 215 | 1,100 |
| 216 | 1,100 |
| 217 | 1,100 |
| 218 | 1,100 |
| 219 | 1,100 |
| 220 | 1,100 |



BRIDGER AVENUE

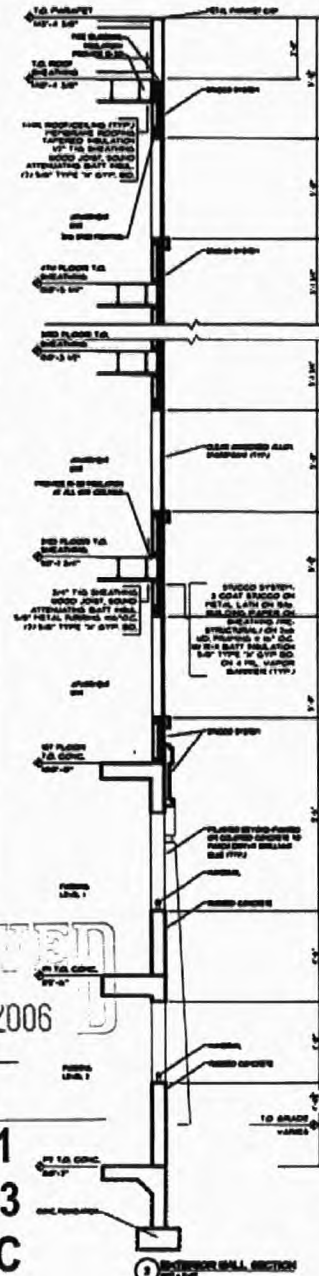
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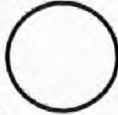
ZON-17740
VAR-17742
SDR-17745

VAR-17741
VAR-17743
12/07/06 PC

OCT 24 2006



BCA
DESIGN LLC



TAAG
ARCHITECTS
CIVIL ENGINEERS

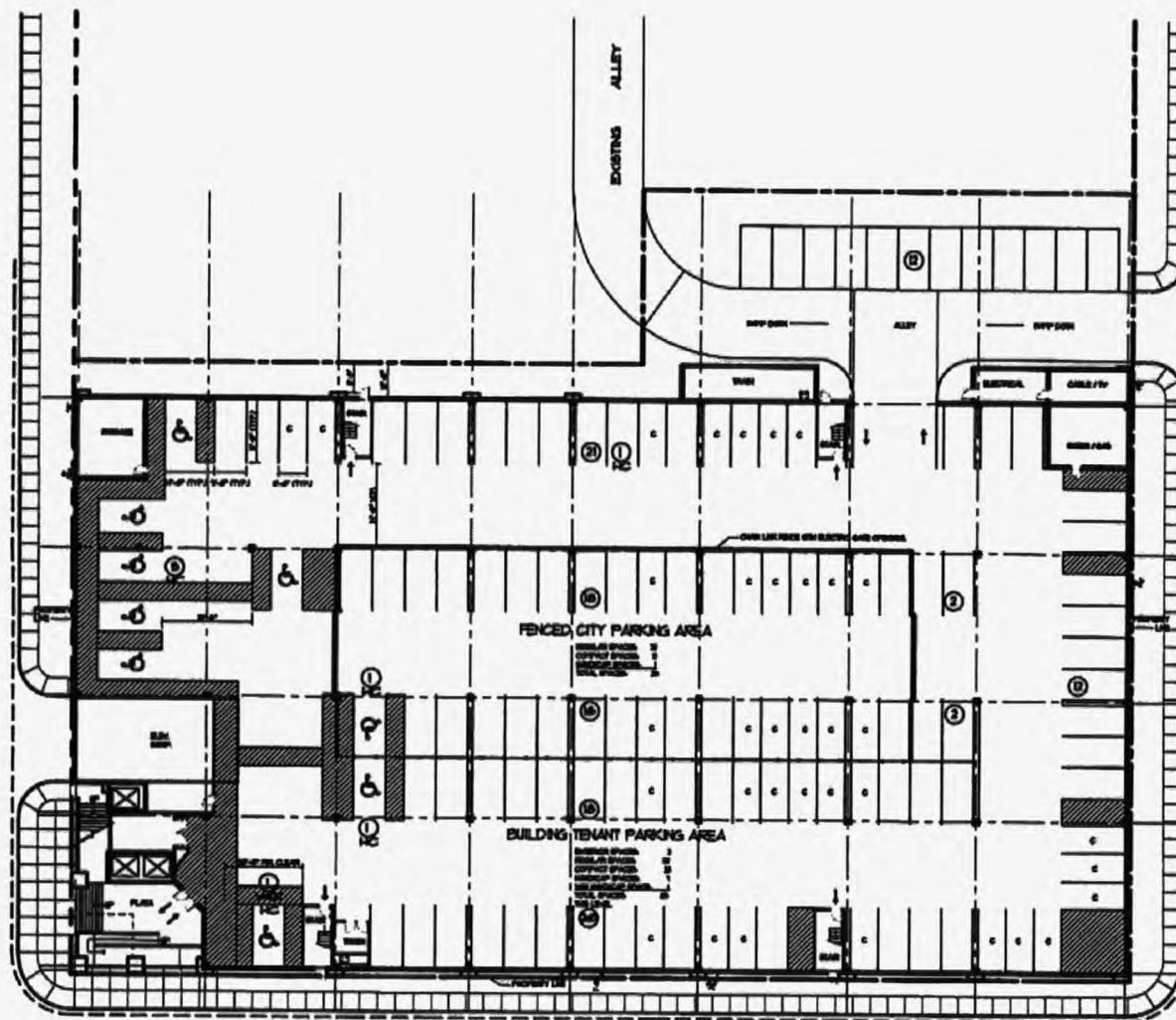
BRIDGER STREET
APARTMENTS
LAS VEGAS, NEVADA
DESIGNED BY B.C.A., INC. 06/06/06

BRIDGER STREET APARTMENTS
LAS VEGAS, NEVADA
DESIGNED BY B.C.A., INC. 06/06/06

BRIDGER STREET APARTMENTS
LAS VEGAS, NEVADA
DESIGNED BY B.C.A., INC. 06/06/06

BRIDGER STREET APARTMENTS
LAS VEGAS, NEVADA
DESIGNED BY B.C.A., INC. 06/06/06

NINTH STREET



TENTH STREET

BRIDGER AVENUE

ZON-17740 VAR-17741
 VAR-17742 VAR-17743
 SDR-17745 12/07/06 PC

1. FLOOR PLAN - LAYOUT CHANGES



RECEIVED
 OCT 24 2006



200 S. VIRGIL, SUITE 200
 LAS VEGAS, NV 89101
 (702) 735-1111
 WWW.BCADESIGN.COM



TAA
 ARCHITECTS
 CONSULTING ARCHITECTS

1111 E. 10TH AVENUE
 SUITE 100
 LAS VEGAS, NV 89101
 (702) 735-1111
 WWW.TAAARCHITECTS.COM

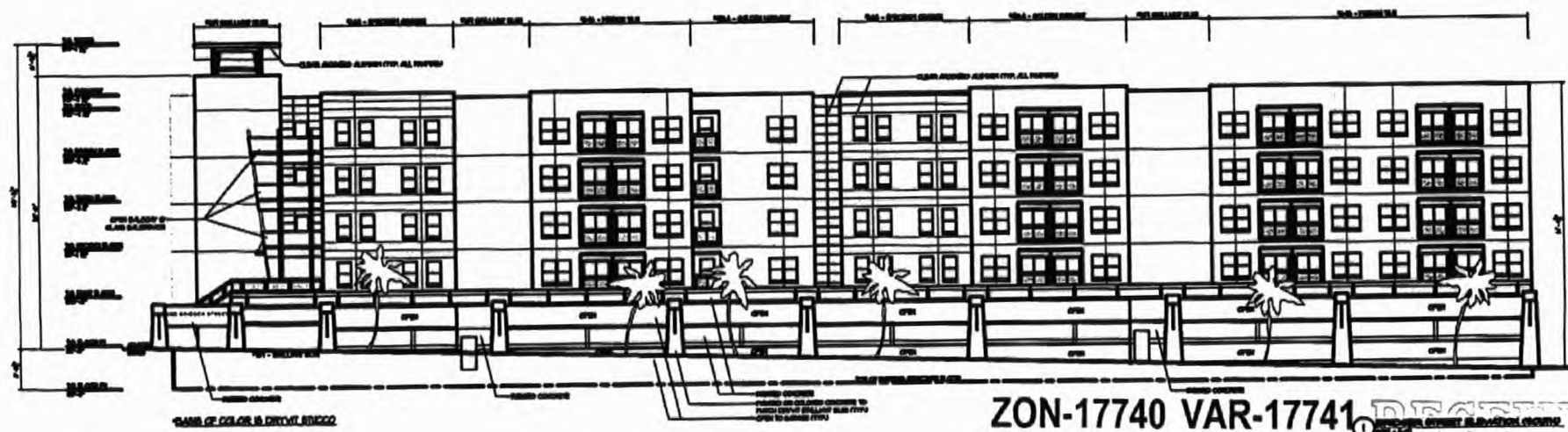
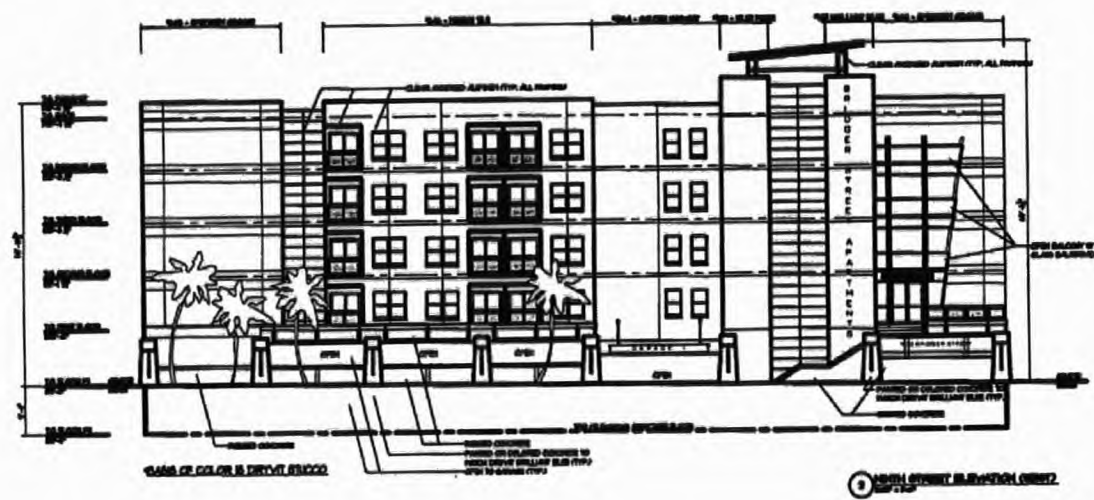
BRIDGER STREET
 APARTMENTS
 LAS VEGAS, NEVADA
 DESIGNED BY B.C.A., INC. CONSULTING



CITY AERIAL PHOTO

| | | |
|-----|----------|----------|
| NO. | DATE | REVISION |
| 1 | 12/07/06 | PC |





ZON-17740 VAR-17741
 VAR-17742 VAR-17743
 SDR-17745 12/07/06 PC

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 OCT 24 2006
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100 S. WILSON, SUITE 200
 LAS VEGAS, NV 89101
 (702) 735-1111

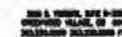


CONSULTING ARCHITECTS
 No. 1000, Fabian
 Suite 100
 Las Vegas, NV 89101
 (702) 735-1111

BRIDGER STREET
 APARTMENTS
 LAS VEGAS, NEVADA
 DESIGNED BY BSA, INC. 12/07/06



| NO. | DESCRIPTION | DATE |
|-----|-------------------|----------|
| 1 | ISSUED FOR PERMIT | 12/07/06 |
| 2 | REVISION | |
| 3 | REVISION | |
| 4 | REVISION | |
| 5 | REVISION | |
| 6 | REVISION | |
| 7 | REVISION | |
| 8 | REVISION | |
| 9 | REVISION | |
| 10 | REVISION | |



Tel: 011 2011; Fax: 011 2011
 Email: info@india.gov.in
 Website: india.gov.in
 Tel: 011 2011; Fax: 011 2011

**BRIDGER STREET
APARTMENTS**
LAS VEGAS NEVADA
DEVELOPED BY S.S.A., INC. C/O 20000



CITY HOSPITAL, MOBILE

(06) 30

DATE _____ TIME _____

PAGE NO. _____ OF _____

TABLE 1

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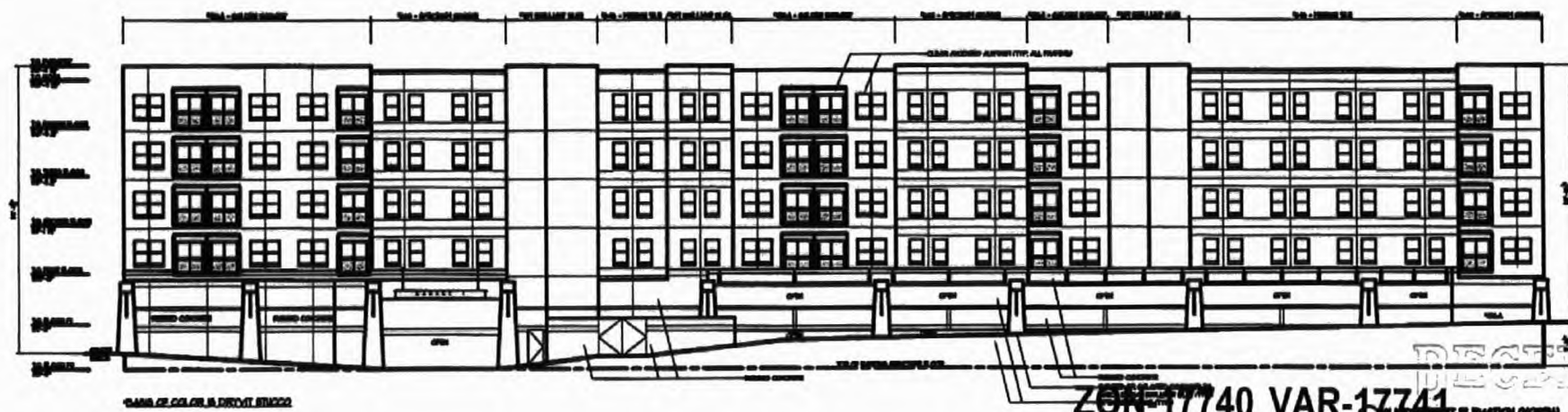
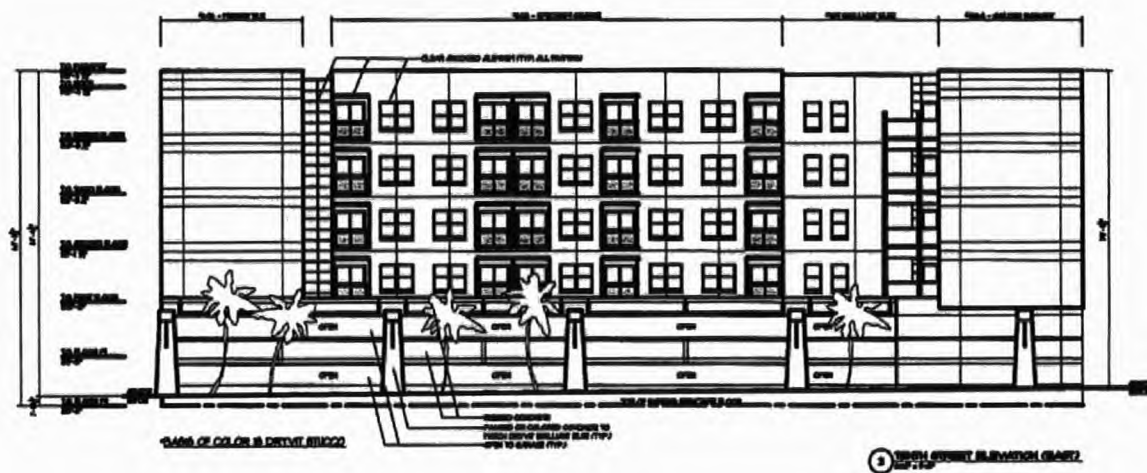
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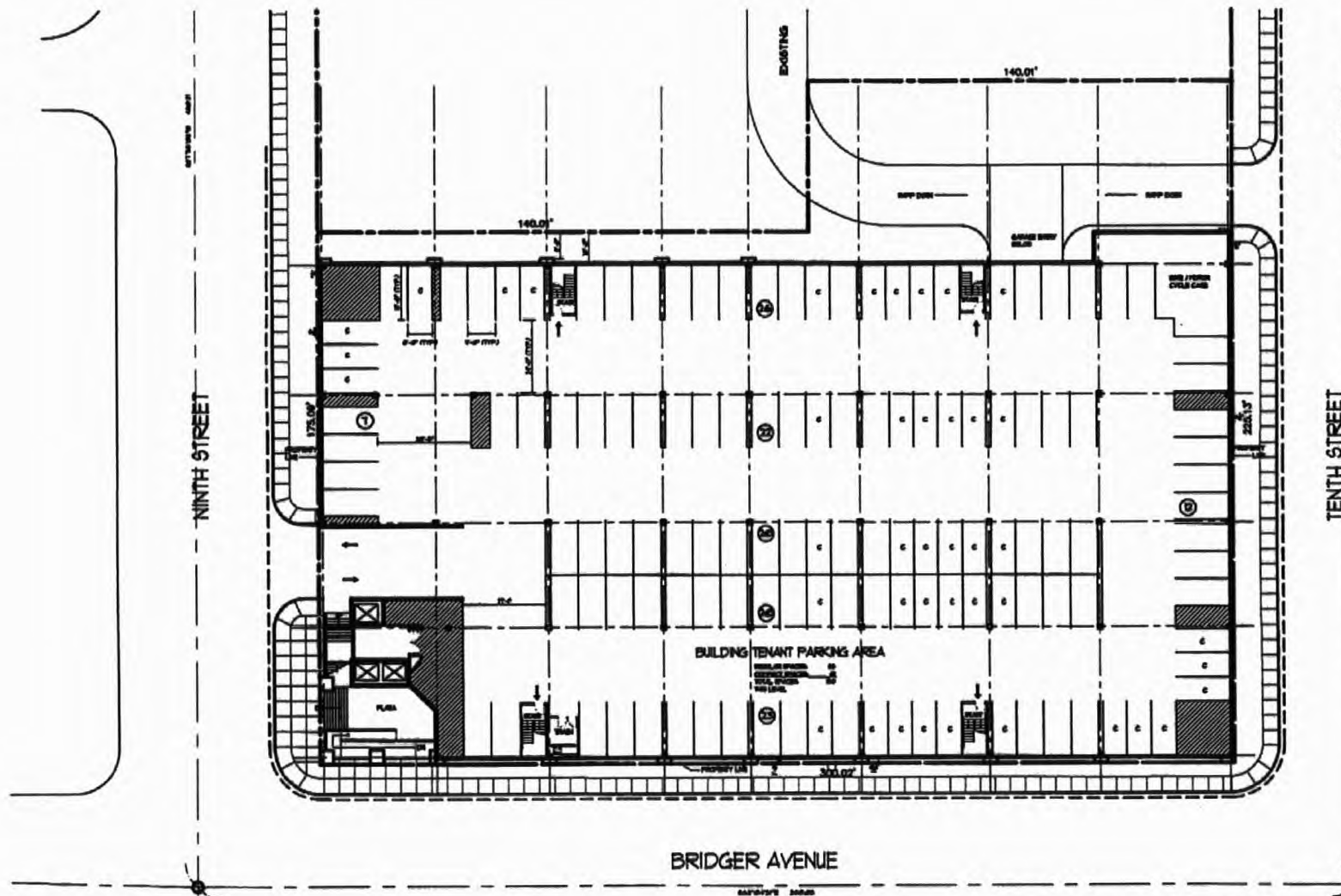
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ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC

OCT 24 2006

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BRIDGER AVENUE

ZON-17740 VAR-17741
 VAR-17742 VAR-17743
 SDR-17745 12/07/06 PC

1. BASE PLAN - INTERIOR PARKING

OCT 24 2006



BCA
DESIGN LLC



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BRIDGER STREET
APARTMENTS
LAS VEGAS, NEVADA

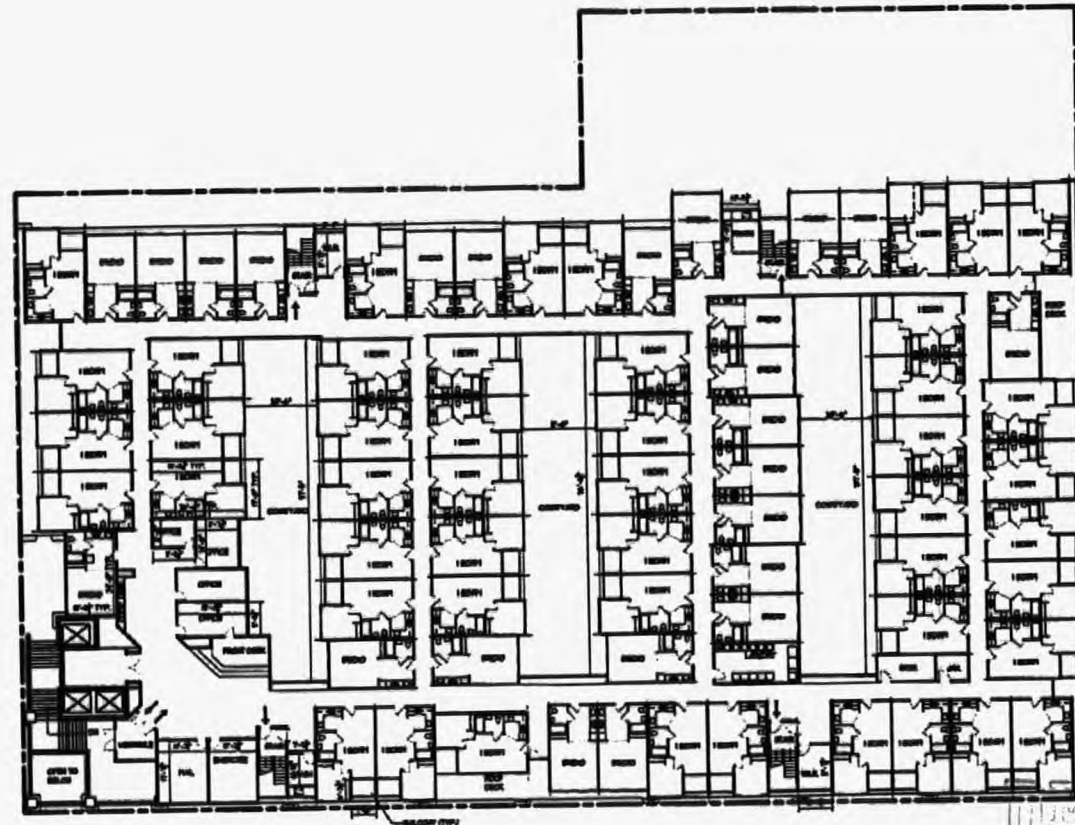
DESIGNED BY BSA, INC. 06/06/06

CITY REVIEW 10/10/06

0010

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300 S. MOUNTAIN, SUITE 200
 LAS VEGAS, NV 89102
 (702) 735-1111
 www.bcadesign.com



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 LAS VEGAS, NV 89102
 (702) 735-1111
 www.taagarchitects.com

BRIDGER STREET
 APARTMENTS
 LAS VEGAS, NEVADA
 DESIGNED BY SDA, INC. COLORADO

BRIDGER STREET APARTMENTS
 1000 S. MOUNTAIN, SUITE 200
 LAS VEGAS, NV 89102
 (702) 735-1111
 www.bcadesign.com

CITY APPROVAL: _____

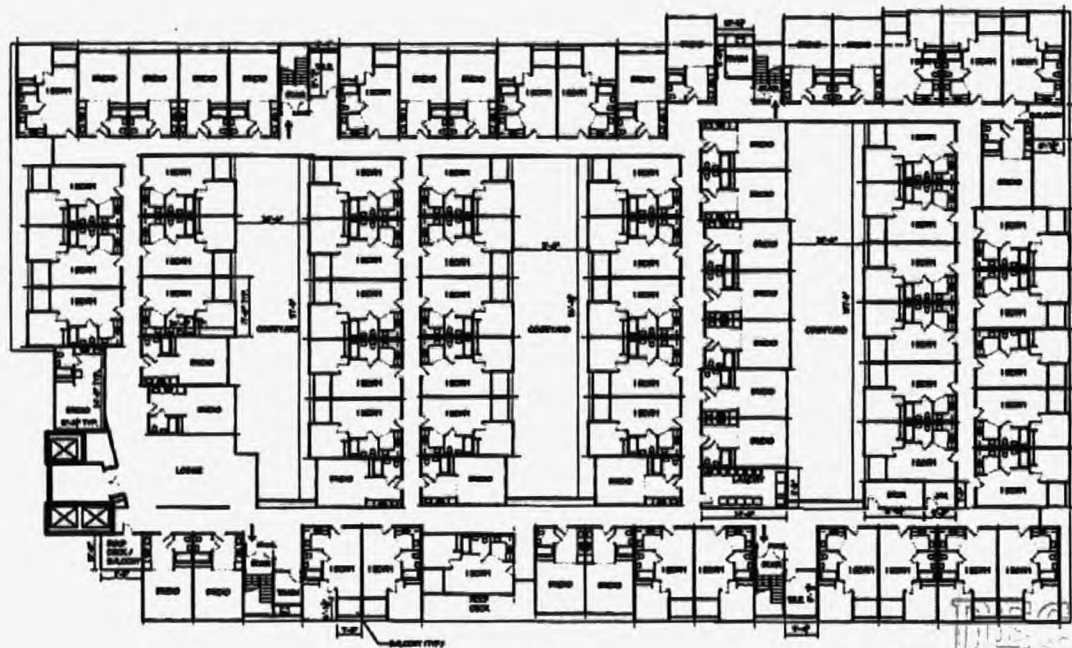
DATE: _____
 SCALE: _____
 SHEET: _____

1 FIRST FLOOR PLAN

OCT 24 2006

ZON-17740 VAR-17741
 VAR-17742 VAR-17743
 SDR-17745 12/07/06 PC

SDA
 A1.3



100 - FLOOR PLAN
OCT 24 2006

ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC



200 S. WILSON, SUITE 200
LAS VEGAS, NV 89101
TEL: 702.735.1111
FAX: 702.735.1112



TAAAG
ARCHITECTS
CONSULTING ARCHITECTS

100 S. WILSON, SUITE 200
LAS VEGAS, NV 89101
TEL: 702.735.1111
FAX: 702.735.1112

BRIDGER STREET
APARTMENTS
LAS VEGAS, NEVADA
DESIGNED BY S.A.A., INC. 06/06/06

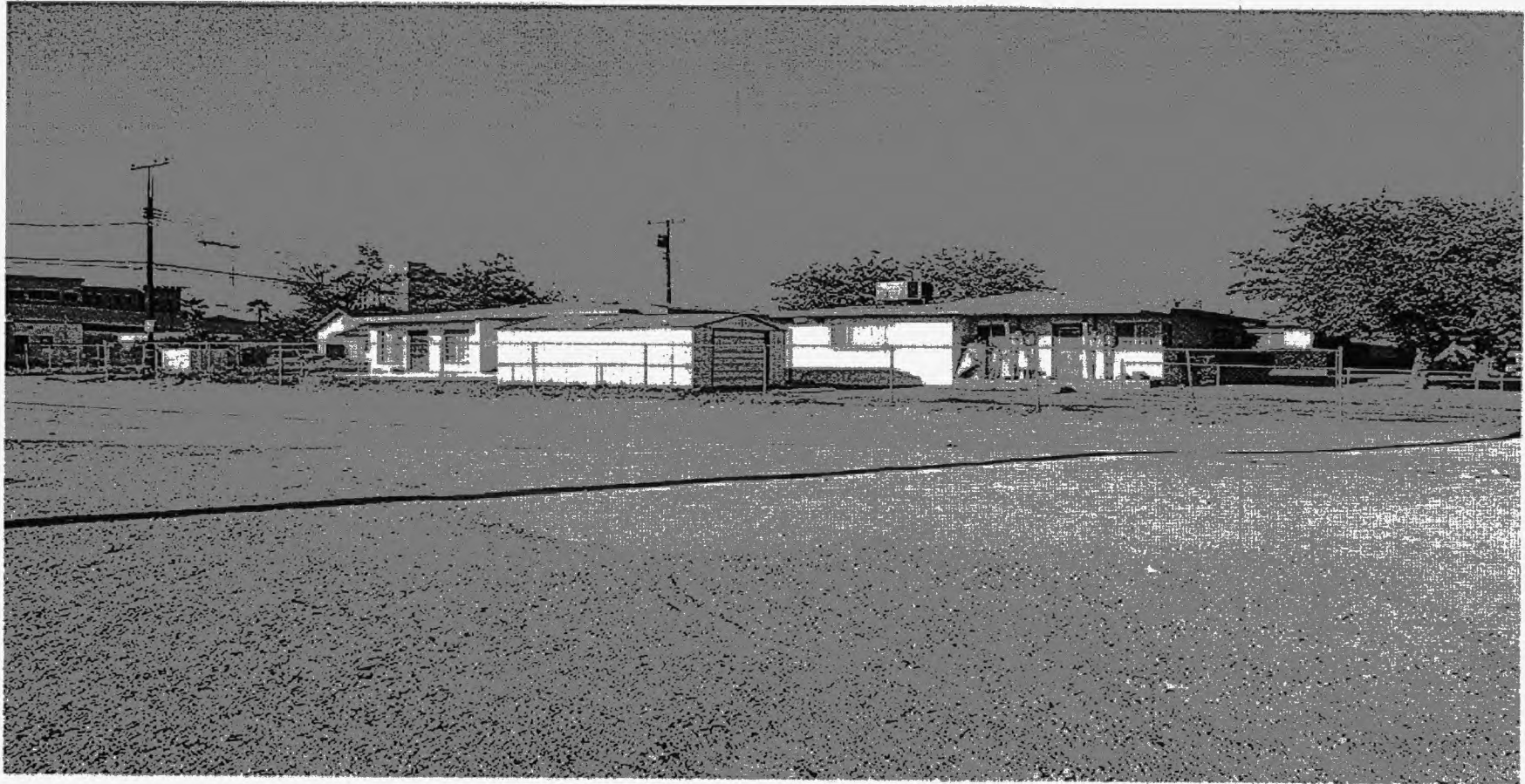


CITY REVIEW, 10/10/06

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
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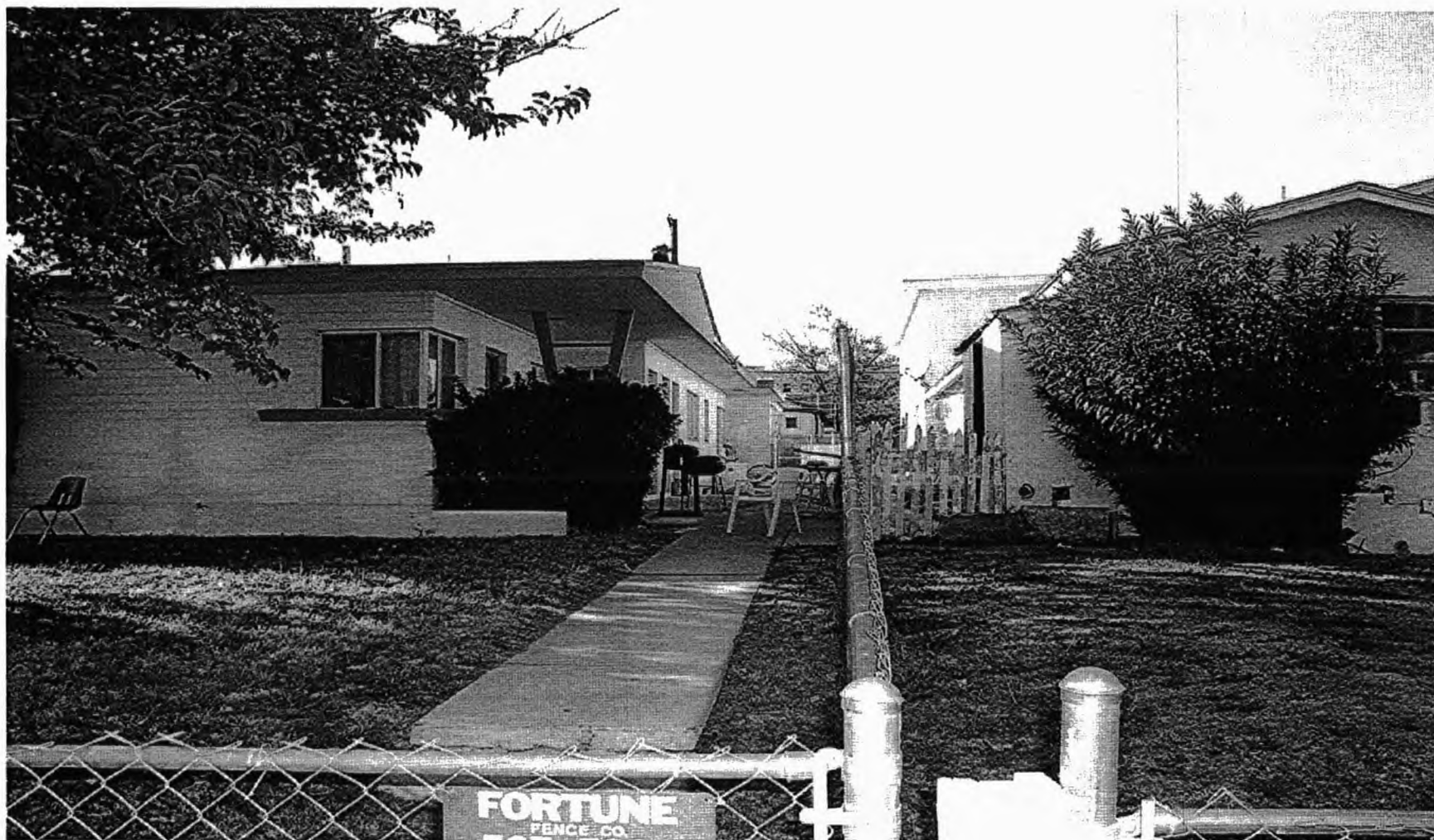


| | | | | |
|---|------------------------------|-------|-------------|-------|
| SDR 17745 | | | | |
| Larry & Patricia Scheusner Family Trust, Poulos Family Trust & Ashton Boyd Family Trust | | | | |
| NEC Bridger & 9th | | | | |
| Proposed 300 unit multi-family development. | | | | |
| Traffic produced by proposed development: | | | | |
| | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT) | RES. CONDO/TOWNHOUSE [DWELL] | 300 | 5.86 | 1,758 |
| AM Peak Hour | | | 0.44 | 132 |
| PM Peak Hour | | | 0.52 | 156 |
| (heaviest 60 minutes) | | | | |
| Existing traffic on all nearby streets: No counts available for 9th | | | | |
| Bridger Avenue | | | | |
| Average Daily Traffic (ADT) | 2,147 | | | |
| PM Peak Hour | 172 | | | |
| (heaviest 60 minutes) | | | | |
| 10th Street | | | | |
| Average Daily Traffic (ADT) | 1,158 | | | |
| PM Peak Hour | 93 | | | |
| (heaviest 60 minutes) | | | | |
| Traffic Capacity of adjacent streets: | | | | |
| Adjacent street ADT | | | | |
| Capacity | | | | |
| Bridger Avenue | 15300 | | | |
| 10th Street | 15300 | | | |
| This project will add approximately 1,758 trips per day on Bridger, 9th and 10th. This will increase expected volumes by about 82 percent on Bridger and 152 percent on 10th. Bridger is at about 14 percent of capacity and 10th | | | | |
| at about 8 percent of capacity. Counts are not available for 9th Street in this | | | | |
| vicinity, but it is believed to be under capacity. | | | | |
| Based on Peak Hour use, this development will add roughly 156 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. | | | | |



ZON-17740, VAR-17741, VAR-17742, VAR-17743 AND SDR-17745 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST
NORTH SIDE OF BRIDGER AVENUE BETWEEN 9TH STREET AND 10TH STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06



ZON-17740, VAR-17741, VAR-17742, VAR-17743 AND SDR-17745 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST
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DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06



ZON-17740, VAR-17741, VAR-17742, VAR-17743 AND SDR-17745 - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST
NORTH SIDE OF BRIDGER AVENUE BETWEEN 9TH STREET AND 10TH STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06

SDA

SDA INC.
The Denver Tech Center
5655 South Yosemite Street, Suite 300
Greenwood Village, Colorado 80111
Telephone: (303) 220-0500
Facsimile: (303) 220-0506

**Real Estate: Construction
Development
Investment
Management**

October 24, 2006

Nathan Goldberg
City of Las Vegas
Planning Department
731 S. Fourth
Las Vegas, Nevada 89101
Telephone: 702-229-5447
Facsimile: 702-385-7268

Re: Bridger Avenue Apartments, Site Development Plan

Dear Mr. Goldberg:

This letter serves as our Justification Letter on the above referenced submittal, as described herein:

SITE DEVELOPMENT PLAN

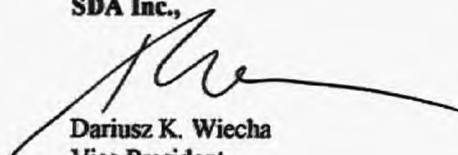
We herein request the submitted Site Development Plan to be reviewed and approved. Said Plan illustrates the proposed development, depicting the building with the garage as well as egress and ingress points. Site plan features are indicated along with a landscape plan illustrating perimeter beautification.

This project fits the General Plan use. If approved, it will allow for construction of a multi-unit apartment complex, similar in nature to the neighboring City Center Apartments, also owned by our company.

Based on the popularity of the City Center Apartments and virtually non-existing vacancy rates we are convinced that a property of similar character next door will greatly contribute to the urban success of downtown Las Vegas by providing affordable housing to inner city dwellers.

Sincerely,

SDA Inc.,



Dariusz K. Wiecha
Vice President

DKW/lts

**ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 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**

November 28, 2006

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

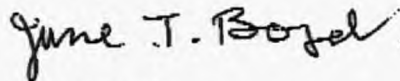
RE: Case: ZON-17740
Rezoning for the Proposed Bridger Avenue Apartments
Las Vegas, Nevada

Planning Commission:

I have seen the artist's rendering of the proposed apartment community that SDA INC. plans to develop at 10th Street and Bridger Avenue. As a long time downtown resident, I think that this is the type of improvement that greatly enhances the livability of the area. The adjacent City Center Apartment community, developed by this same developer, has been an enormous benefit to the community, improving the quality of life of downtown apartment dwellers as well as the aesthetics of the downtown cityscape.

I request that you approve the Site Development Plan, the variances, and the zoning change.

Sincerely,



June T. Boyd
225 South 10th Street
Las Vegas, Nevada 89101

ITEM # 14-19
CASE # ZON-17740
PC MTG 12-7-06

A

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VARIANCE

VAR-17749 - PUBLIC HEARING - APPLICANT/OWNER: HELP LAS VEGAS HOUSING CORPORATION II - Request for a Variance TO ALLOW 109 PARKING SPACES WHERE 205 SPACES ARE REQUIRED FOR A 125 UNIT MULTI-FAMILY HOUSING COMPLEX on 4.84 acres at 1455 North Main Street (APN 139-27-502-015), C-V (Civic District) Zone under Resolution of Intent to R-5 (Apartment), Ward 5 (Weekly). The Planning Commission (6-1 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 (6-1 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 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 on Item 114 [VASR-17749], Item 115 [VAR-17751] and Item 116 [SDR-17748].

CLIFTON MARSHALL, 3320 North Buffalo Drive, appeared on behalf of Help USA, who has been actively involved in providing affordable housing throughout the country. This parcel is the old Mash site. The first 75 units have been built and the balance of 200 is before the Council today.

CITY COUNCIL MEETING OF: JANUARY 03, 2007

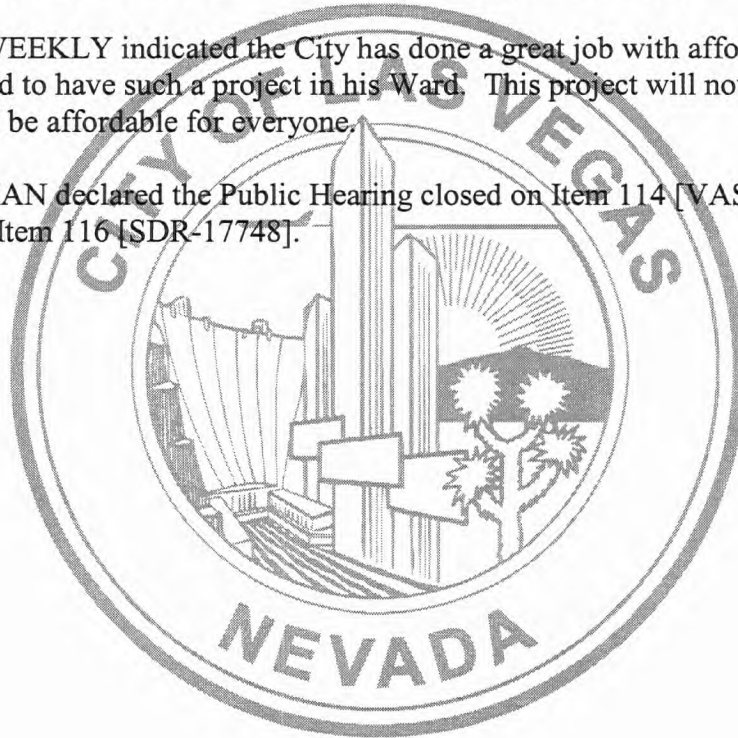
TOM McGOWAN, Las Vegas resident, asked for the square footage. MR. MARSHALL replied the units range from 370 to 600 square feet. Veterans will be residing in these apartments. MR. McGOWAN supported the project.

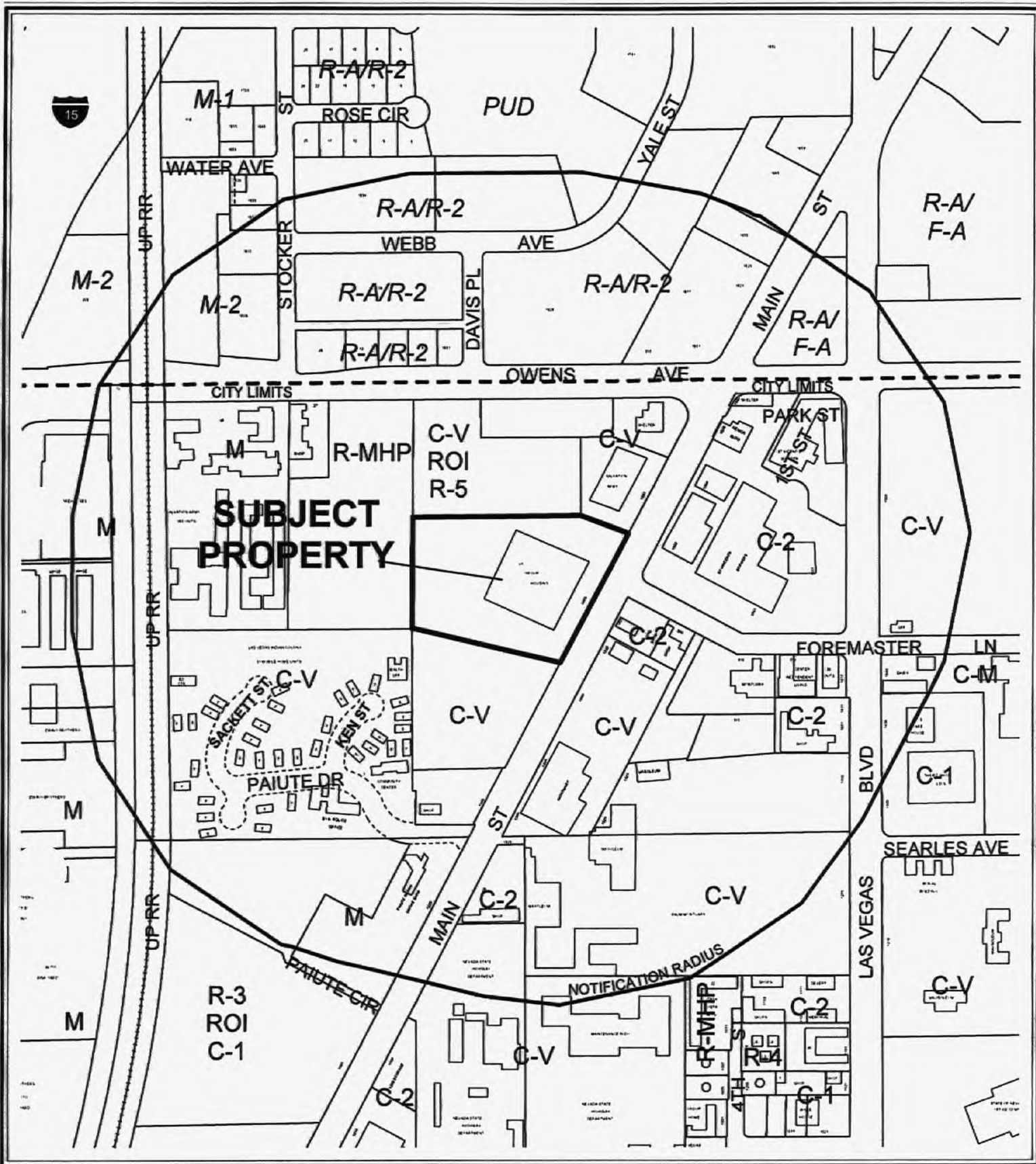
ALFREDA METRI, Chairperson for the Las Vegas Pauite Tribe, expressed concern about the disturbance of tribal historic areas. Should there be any discoveries, she requested that a tribe member or representative assist in acquiring any of the items that may be unearthed. MS. METRI also indicated that they have a shared property wall with the Sky View Trailer Park that might pose jurisdictional issues, in terms of government consultation process. COUNCILMAN WEEKLY pointed out that years ago, this was one of the agreed conditions.

JOHNNY VENTURA, 601 Raintree Lane, believes in progress and affordable housing.

COUNCILMAN WEEKLY indicated the City has done a great job with affordable housing in Ward 5 and is proud to have such a project in his Ward. This project will not only help the veterans, but it will be affordable for everyone.

MAYOR GOODMAN declared the Public Hearing closed on Item 114 [VASR-17749], Item 115 [VAR-17751] and Item 116 [SDR-17748].





CASE: **VAR-17749**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-V (CIVIC) UNDER RESOLUTION OF INTENT TO R-5 (APARTMENT)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-17749 - APPLICANT/OWNER: HELP LAS VEGAS
HOUSING CORPORATION II**

**** CONDITIONS ****

The Planning Commission (6-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-4608), Variance (VAR-17751) and Site Development Plan Review (SDR-17748), 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. A minimum of 44 parking spaces where 82 are required shall be provided in conjunction with Phase 1 of this two phase project.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow 109 parking spaces where 205 are required for a 125 unit multi-family housing complex.

The applicant has indicated that they operate a similar affordable housing development at Bonanza Road and 28th Street, and that there is a reduced parking demand at such developments. Based on this, staff recommends approval of this request.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|--|
| Month/date/year | Action |
| 08/18/04 | The City Council approved a General Plan Amendment GPA-4607 from PF (Public Facilities) to H (High Density Residential) and a Rezoning (ZON-4608) from C-V (Civic) to R-5 (Apartment) for this site. The Planning Commission and staff recommended approval. |
| 01/05/05 | The City Council approved a Site Development Plan Review (SDR-5481) for a 75-unit apartment development to the east of this site. A related Variance (VAR-5483) to allow 50 parking spaces where 112 parking spaces are required was also approved. The Planning Commission and staff had both recommended approval of these requests. |
| 12/07/06 | The Planning Commission recommended approval of companion items VAR-17751 and SDR-17748 concurrently with this application.

The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #24/ar). |
| <i>Related Building Permits/Business Licenses</i> | |
| 10/24/05 | Building permits for the 75-unit apartment development to the east were issued (L-7208). |
| | |
| <i>Pre-Application Meeting</i> | |
| 10/16/06 | At the pre-application meeting, staff explained the Residential Adjacency Standards and the parking requirements. |
| <i>Neighborhood Meeting</i> | |
| | A neighborhood meeting is not required for this application |
| <i>Details of Application Request</i> | |
| <i>Site Area</i> | |
| Net Acres | 4.84 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|--|----------------------------|-----------------------------------|
| Subject Property | Undeveloped | High Density Residential | Under resolution of intent to R-5 |
| North | Undeveloped | High Density Residential | Under resolution of intent to R-5 |
| South | Undeveloped | Public Facility | C-V |
| East | Apartment development under construction | High Density Residential | Under resolution of intent to R-5 |
| West | Vacant mobile home park | Medium Density Residential | R-MHP |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|--|------------|-----------|-------------------|
| Special Area Plan | X | | |
| Downtown North | X | | Y |
| <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 |

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

| <i>Standard</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|---------------------------------|-------------------------|-----------------|-------------------|
| Min. Lot Size | 7,000 Square Feet | 4.84 Acres | Y |
| Min. Lot Width | N/A | 433 Feet | Y |
| Min. Setbacks | | | |
| • Front | 10 Feet | 275 Feet | Y |
| • Side | 5 | 65 Feet | Y |
| • Rear | 20 Feet | 59 Feet | Y |
| Min. Distance Between Buildings | N/A | 20 Feet | Y |
| Max. Lot Coverage | N/A | 43.5% | Y |
| Max. Building Height | 55 Feet | 45 Feet | Y |

Per Title 19.08.060, the following applies:

| <i>Residential Adjacency Standards</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|--|-------------------------|-----------------|-------------------|
| 3:1 proximity slope | 135 Feet | 59 Feet | N |
| Adjacent development matching setback | 5 Feet | 59 Feet | Y |
| Trash Enclosure | 50 Feet | 51 Feet | Y |

| <i>Existing Zoning</i> | <i>Permitted Density</i> | <i>Units Proposed</i> | <i>Density</i> | <i>General Plan</i> | <i>Permitted Density</i> |
|------------------------|--------------------------|-----------------------|--------------------------------|--------------------------|--|
| R-5 | unlimited | 125 | *41.32 dwelling units per acre | High Density Residential | Greater than 25.49 dwelling units per acre |

*Calculation includes apartments under construction in east portion of the site.

Per Title 19.10 and 19.12, the following standards apply:

| <i>Landscaping and Open Space Standards</i> | | | | |
|---|------------------------|--------------|-----------------|-------------------|
| <i>Standards</i> | <i>Required</i> | | <i>Provided</i> | <i>Compliance</i> |
| | <i>Ratio</i> | <i>Trees</i> | | |
| Parking Area | 1 Tree /6 Space | 19 Trees | 9 Trees | N |
| Buffer:
Min. Trees | 1 Tree/ 20 Linear Feet | 56 Trees | 48 Trees | N |
| Min. Zone Width | 6 Feet | | 6 Feet | Y |
| Wall Height | 6 Feet | | 6 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 | |
| One bedroom units | 73 | 1.25 spaces per unit | 92 | | | | |
| Two bedroom units | 52 | 1.75 spaces per unit | 92 | | | | |
| Guest spaces | | 1 space/ 6 units | 21 | | | | |
| TOTAL (including handicap) | | | 205 | 9 | 109 | 9 | N |
| | | | | | | | |
| Percent Deviation | | | | | 47 % | | |

| Waivers | | |
|--|-------------|---|
| Request | Requirement | Staff Recommendation |
| Reduce parking lot landscaping to nine trees | 19 Trees | Approval, additional landscaping is proposed in areas adjacent to buildings |
| Reduce buffer tree quantity to 48 trees | 56 Trees | Approval, additional landscaping is proposed in areas adjacent to buildings |

ANALYSIS

This site is currently undeveloped. The applicant proposes to construct two apartment buildings behind a 75-unit apartment development that is currently under construction. Adequate access to the site will be provided by two driveways to Main Street. As part of this development, the applicant has requested a variance to allow 109 parking spaces where 205 are required. Staff is recommending approval of this variance because the applicant has indicated that they operate a similar affordable housing development at Bonanza Road and 28th Street, and that there is a reduced parking demand at such developments. The width of the landscape buffer areas (minimum six feet) comply with city standards. The applicant is seeking waivers to provide nine parking lot trees and 48 buffer trees where city standards also require a total of 19 parking lot trees and 56 buffer trees. Because additional trees are proposed in landscape areas adjacent to the apartment buildings, staff recommends approval of these waivers. The elevations depict four-story buildings with stucco exteriors and concrete tile roofs.

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.”

The applicant has indicated that they operate a similar affordable housing development at Bonanza Road and 28th Street, and that there is a reduced parking demand at such developments. Based on this, staff recommends approval of this request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 47 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-17749

Case Number: VAR-17749 APN: 139-27-502-015

Name of Property Owner: Help Las Vegas Housing Corp. II

Name of Applicant: Help Las Vegas Housing Corp. II

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

☐ Yes

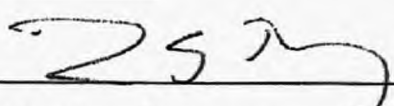
☒ No

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): _____

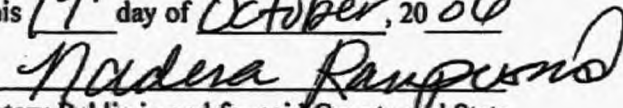
APN: _____

Signature of Property Owner: 

Print Name: Laurence Belinsky

Subscribed and sworn before me

This 19th day of October, 2006


Notary Public in and for said County and State

Revised 12-03-04

NADERA RAMPERSAUD
Notary Public, State of New York
No. 01RA6089974
Qualified in Kings County
Commission Expires March 31, 2007

f:\depot\Application Packet\Statement of Financial Interest.pdf

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OCT 24 2006

SITE INFORMATION:

APN 029-21-505-010
ADDRESS: 1555 MAIN STREET
LAS VEGAS, NV 89106
GROSS AREA: 6.683 ACRES (APPROX.) - 348,848 SF
FAIR: 4.33%
DENSITY: 79 U/A

ZONING:

EXISTING: R-5
PROPOSED: R-5
GENERAL PLANS: 14

PHASE ONE:

75 UNITS (EXISTING)
PARKING REQUIREMENTS: 50 SPACES PER VAR-5463

PHASE TWO:

4 STORY BUILDING: 38,834 SF
6 EFFICIENCY UNITS
21 1 BEDROOM UNITS
21 2 BEDROOM UNITS
50 UNITS
PARKING REQUIREMENTS: 82 SPACES
29 (STUDIO + 1BR UNITS) X 1.25 SPACES/UNIT = 31 SPACES
21 (2BR UNITS) X 1.75 SPACES/UNIT = 36 SPACES
50 UNITS / 6 = 9 SPACES
PARKING PROVIDED: 44 SPACES
NC PARKING REQUIRED: 4 SPACES (FOR 82 SPACE REQUIREMENT)
NC PARKING PROVIDED: 4 SPACES

PHASE THREE:

5 STORY BUILDING: 52,380 SF
12 EFFICIENCY UNITS
32 1 BEDROOM UNITS
31 2 BEDROOM UNITS
75 UNITS
PARKING REQUIREMENTS: 123 SPACES
44 (STUDIO + 1BR UNITS) X 1.25 SPACES/UNIT = 55 SPACES
31 (2BR UNITS) X 1.75 SPACES/UNIT = 54 SPACES
75 UNITS / 6 = 13 SPACES
PARKING PROVIDED: 60 SPACES
NC PARKING REQUIRED: 5 SPACES (PER 123 SPACE REQUIREMENT)
NC PARKING PROVIDED: 5 SPACES

MAPS



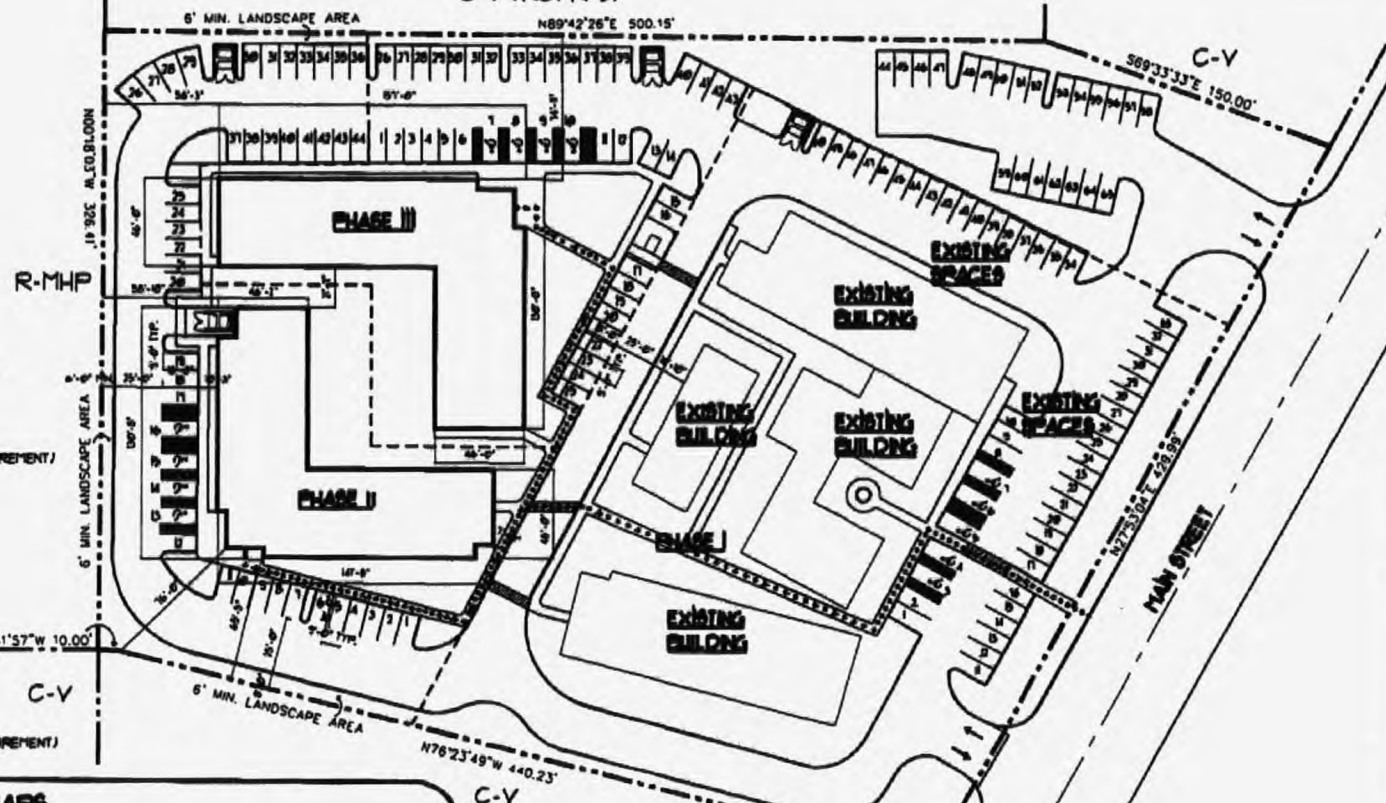
VICINITY MAP

Project Area



LOCATION MAP

C-V (ROI R-5)



SITE PLAN

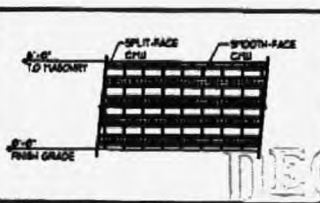
SCALE: 1"=10'



NORTH

LEGEND

- PROPERTY LINE
- PHASE LINE
- ACCESSIBLE ROUTE



SITE WALL ELEVATION

REVISIONS

COMMENTS

100% LIFTED FROM
JOB NO. 10-10-06
LAS VEGAS, NV 89106
PROJECT NO. 10-10-06
DATE: 10-10-06

CLAYTON A. MARSHALL
ARCHITECT LTD.

SHEET TITLE
CONCEPTUAL SITE PLAN
JOB TITLE
HELP: LAS VEGAS
AT CDBS

DATE
10-10-06
JOB NO.
10-10-06

SHEET NO.
A1-1

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

RECEIVED
OCT 24 2006



**CLIFTON A. MARSHALL
ARCHITECT, LTD.**

October 23, 2006

City of Las Vegas Planning and Development
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for a Parking Variance
H.E.L.P. Las Vegas Housing Corp. II
H.E.L.P. at Owens, Phase II (APN 139-27-502-015)
1455 Main Street, Las Vegas, NV 89106

Dear Sir/Ma'am:

H.E.L.P. Las Vegas Housing Corp. II is a Las Vegas based affiliate of H.E.L.P. USA, a national non-profit organization specializing in affordable housing development, management and supportive services. In 2003, H.E.L.P. was approached by the City of Las Vegas to develop approximately two hundred units of affordable housing on the site at 1455 Main Street, Las Vegas, NV. Phase One consisting of seventy-five units is scheduled to be completed by the end of 2006. A parking variance was granted (VAR-5483) was granted to allow a reduction of parking from 107 spaces to 50 spaces.

Phase Two will consist of 50 units, 8 studios, 21 one bedroom units and 21 two bedroom units. Many of the same issues that allowed the granting of the parking variance in Phase One are also relevant in the proposed parking reduction in Phases Two and Three. These apartments will be occupied by residents with very limited incomes and many will not have an automobile. This site is served by the CAT Bus system and provides connections throughout the city.

HELP currently operates Bonanza View Apartments, located at Bonanza and 28th Street in Las Vegas. HELP issues parking permits to park onsite at their facility and in over two years very few permits have been issued. We believe the parking provided will be more than adequate to serve the residents of the project.

The development of HELP at Owens, Phase II will help address a variety of needs identified by the City of Las Vegas and Clark County. According to the Clark County Consolidated Plan, the development of affordable housing for low-income households is the highest priority for the City of Las Vegas. HELP has been providing affordable and supportive housing for low-income people since 1986. With a growing portfolio of over 2,000 housing units, HELP is emerging as one of the nation's leading non-profit developers of affordable housing.

**VAR-17749 VAR-17751
SDR-17748 12/07/06 PC**

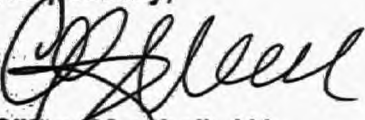


CLIFTON A. MARSHALL
ARCHITECT, LTD.

HELP's approach has earned notoriety and to include designation by the United States Congress as a national Demonstration Program. The organization has won the endorsement of Congressional representatives, government and professional leaders, social service professionals and academic experts around the country.

This project will be an asset to the Las Vegas community. It will promote the health, safety and welfare of the community by providing quality affordable housing. I hope that you will support this very important project. If you have any questions, please feel free to contact me at 702-314-9400. Thank you for your attention.

Respectfully,



Clifton Marshall, AIA

OCT 24 2006

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE RELATED TO VAR-17749

VAR-17751 - PUBLIC HEARING - APPLICANT/OWNER: HELP LAS VEGAS HOUSING CORPORATION II - Request for a Variance TO ALLOW TWO 45 FOOT HIGH APARTMENT BUILDINGS 59 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 135 FEET on 4.84 acres at 1455 North Main Street (APN 139-27-502-015), C-V (Civic District) Zone under Resolution of Intent to R-5 (Apartment), Ward 5 (Weekly). 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. Justification Letter

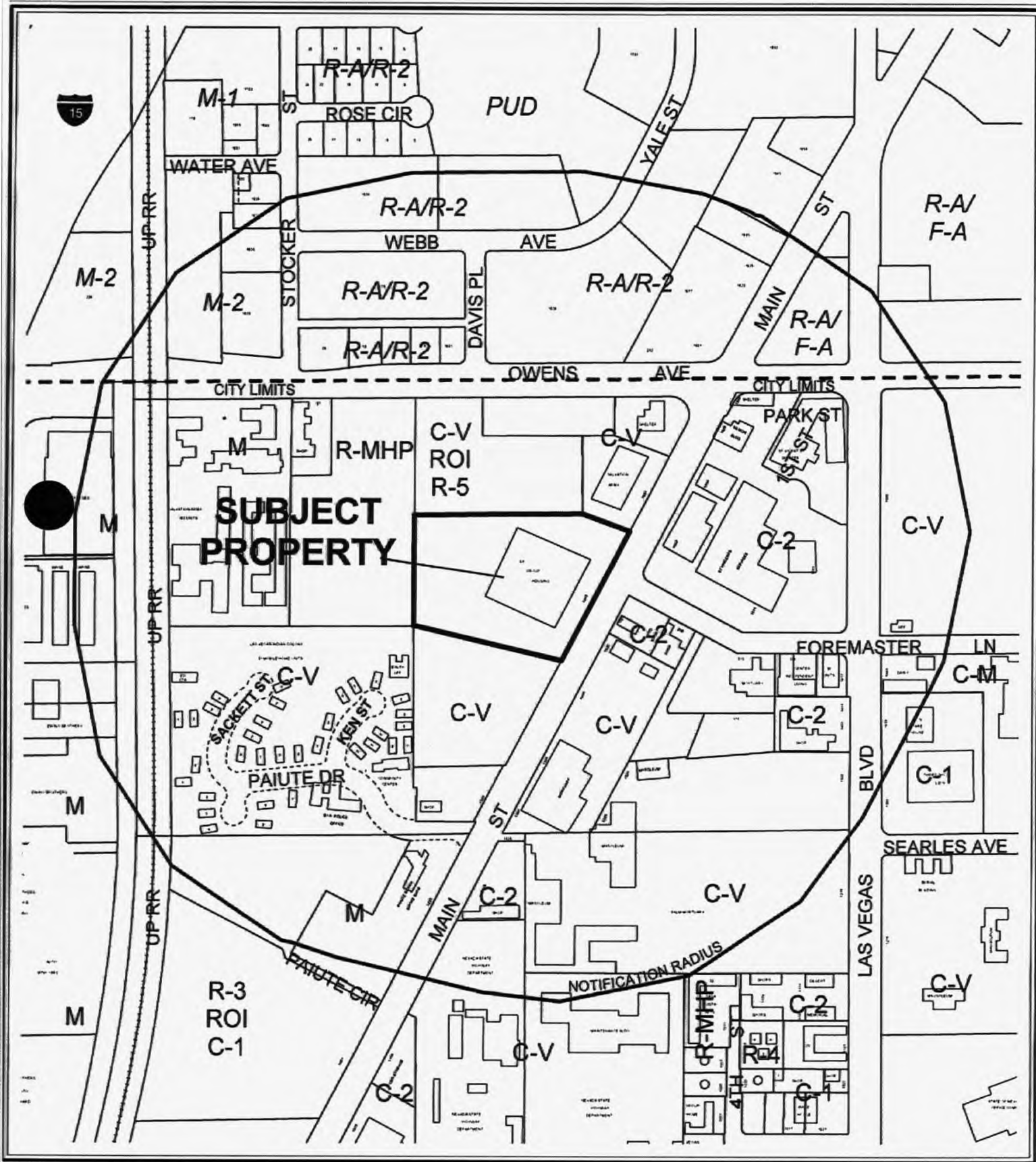
Motion made by LAWRENCE WEEKLY to Approve subject to conditions

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:

See Item 114 for related discussion.



CASE: VAR-17751

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-V (CIVIC) UNDER RESOLUTION OF INTENT TO R-5 (APARTMENT)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-17751 - APPLICANT/OWNER: HELP LAS VEGAS
HOUSING CORPORATION II**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-4608), Variance (VAR-17749) and Site Development Plan Review (SDR-17748), 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This a request for a Variance to allow two 45-foot tall apartment buildings, 59 feet from residential property where residential adjacency standards require 135 feet.

Because the mobile home park which necessitates this variance is vacant and unlikely to be used again as a mobile home park, staff recommends approval of this request.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|--|
| Month/date/year | Action |
| 08/18/04 | The City Council approved a General Plan Amendment GPA-4607 from PF (Public Facilities) to H (High Density Residential) and a rezoning (ZON-4608) from C-V (Civic) to R-5 (Apartment) for this site. The Planning Commission and staff recommended approval. |
| 01/05/05 | The City Council approved a Site Development Plan Review (SDR-5481) for a 75-unit apartment development to the east of this site. A related Variance (VAR-5483) to allow 50 parking spaces where 112 parking spaces are required was also approved. The Planning Commission and staff had both recommended approval of these requests. |
| 12/07/06 | The Planning Commission recommended approval of companion items VAR-17749 and SDR-17748 concurrently with this application.

The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #25/ar). |
| <i>Related Building Permits/Business Licenses</i> | |
| 10/24/05 | Building permits for the 75-unit apartment development to the east were issued (L-7208). |
| | |
| <i>Pre-Application Meeting</i> | |
| 10/16/06 | At the pre-application meeting, staff explained the Residential Adjacency Standards and the parking requirements. |
| <i>Neighborhood Meeting</i> | |
| | A neighborhood meeting is not required for this application |

| <i>Details of Application Request</i> | |
|--|------|
| <i>Site Area</i> | |
| Net Acres | 4.84 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|--|----------------------------|-----------------------------------|
| Subject Property | Undeveloped | High Density Residential | Under resolution of intent to R-5 |
| North | Undeveloped | High Density Residential | Under resolution of intent to R-5 |
| South | Undeveloped | Public Facility | C-V |
| East | Apartment development under construction | High Density Residential | Under resolution of intent to R-5 |
| West | Vacant mobile home park | Medium Density Residential | R-MHP |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|--|------------|-----------|-------------------|
| Special Area Plan | X | | |
| Downtown North | X | | Y |
| <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 |

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

| <i>Standard</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|---------------------------------|-------------------------|-----------------|-------------------|
| Min. Lot Size | 7,000 Square Feet | 4.84 Acres | Y |
| Min. Lot Width | N/A | 433 Feet | Y |
| Min. Setbacks | | | |
| • Front | 10 Feet | 275 Feet | Y |
| • Side | 5 | 65 Feet | Y |
| • Rear | 20 Feet | 59 Feet | Y |
| Min. Distance Between Buildings | N/A | 20 Feet | Y |
| Max. Lot Coverage | N/A | 43.5% | Y |
| Max. Building Height | 55 Feet | 45 Feet | Y |

Per Title 19.08.060, the following applies:

| <i>Residential Adjacency Standards</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|--|-------------------------|-----------------|-------------------|
| 3:1 proximity slope | 135 Feet | 59 Feet | N |
| Adjacent development matching setback | 5 Feet | 59 Feet | Y |
| Trash Enclosure | 50 Feet | 51 Feet | Y |

| <i>Existing Zoning</i> | <i>Permitted Density</i> | <i>Units Proposed</i> | <i>Density</i> | <i>General Plan</i> | <i>Permitted Density</i> |
|------------------------|--------------------------|-----------------------|--------------------------------|--------------------------|--|
| R-5 | unlimited | 125 | *41.32 dwelling units per acre | High Density Residential | Greater than 25.49 dwelling units per acre |

*Calculation includes apartments under construction in east portion of the site.

Per Title 19.10 and 19.12, the following standards apply:

| <i>Landscaping and Open Space Standards</i> | | | | |
|---|------------------------|--------------|-----------------|-------------------|
| <i>Standards</i> | <i>Required</i> | | <i>Provided</i> | <i>Compliance</i> |
| | <i>Ratio</i> | <i>Trees</i> | | |
| Parking Area | 1 Tree /6 Space | 19 Trees | 9 Trees | N |
| Buffer:
Min. Trees | 1 Tree/ 20 Linear Feet | 56 Trees | 48 Trees | N |
| Min. Zone Width | 6 Feet | | 6 Feet | Y |
| Wall Height | 6 Feet | | 6 Feet | Y |

Pursuant to Title 19.10, the following parking standards apply:

in Exhibit C, Table 17.2, of the governing parking ordinance apply.

| Parking Requirement | | | | | | | |
|----------------------------|-------------------------------------|----------------------|---------|--------------|---------|------------|--------------|
| Use | Gross Floor Area or Number of Units | Required | | Provided | | Compliance | |
| | | Parking Ratio | Parking | | Parking | | |
| | | | Regular | Handi-capped | Regular | | Handi-capped |
| One bedroom units | 73 | 1.25 spaces per unit | 92 | | | | |
| Two bedroom units | 52 | 1.75 spaces per unit | 92 | | | | |
| Guest spaces | | 1 space/ 6 units | 21 | | | | |
| TOTAL (including handicap) | | | 205 | 9 | 109 | 9 | N |
| | | | | | | | |
| Percent Deviation | | | | | 47 % | | |

| Waivers | | |
|--|-------------|---|
| Request | Requirement | Staff Recommendation |
| Reduce parking lot landscaping to nine trees | 19 Trees | Approval, additional landscaping is proposed in areas adjacent to buildings |
| Reduce buffer tree quantity to 48 trees | 56 Trees | Approval, additional landscaping is proposed in areas adjacent to buildings |

ANALYSIS

This site is currently undeveloped. The applicant proposes to construct two apartment buildings behind a 75-unit apartment development that is currently under construction. Adequate access to the site will be provided by two driveways to Main Street. The width of the landscape buffer areas (minimum six feet) complies with city standards. The applicant is seeking waivers to provide nine parking lot trees and 48 buffer trees where city standards also require a total of 19 parking lot trees and 56 buffer trees. Because additional trees are proposed in landscape areas adjacent to the apartment buildings, staff recommends approval of these waivers. The elevations depict four story buildings with stucco exteriors and concrete tile roofs. With a height of 45 feet, these buildings are required to maintain a Residential Adjacency Standard setback of 135 feet from the west property line, which is adjacent to an R-MHP (Residential Mobile Home Park) zone. The applicant has requested a variance to allow one of these buildings to be 59 feet from the west property line. Because the mobile home park is vacant and unlikely to be used again as a mobile home park, staff recommends approval of this variance.

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;
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Additionally, Title 19.18.070L states:

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With a height of 45 feet, the proposed buildings are required to maintain a Residential Adjacency Standard setback of 135 feet from the west property line, which is adjacent to an R-MHP (Residential Mobile Home Park) zone. The applicant has requested a variance to allow one of these buildings to be 59 feet from the west property line. Because the mobile home park is vacant and unlikely to be used again as a mobile home park, staff recommends approval of this variance.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 47 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17751** APN: **139-27-502-015**

Name of Property Owner: **Help Las Vegas Housing Corp. II**

Name of Applicant: **Help Las Vegas Housing Corp. II**

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

☐ 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: *LSM*

Print Name: Lawrence Belinsky

Subscribed and sworn before me

This 19th day of October, 2006
Nadera Ramperaud
Notary Public in and for said County and State

Revised 12-03-04

NADERA RAMPERAUD
Notary Public, State of New York
No. 01RA6089974
Qualified in Kings County
Commission Expires March 31, 2007

f:\depot\Application Packet\Statement of Financial Interest.pdf

RECEIVED
OCT 24 2006

APH 135-21-382-015
ADDRESS: 1955 MAIN STREET
LAS VEGAS, NV 89106
GROSS AREA: 8.663 ACRES (APPROX) - 348.64 SF
P.A.R. : 4339
DENSITY : 29 U/A

EXISTING: R-3
PROPOSED: R-5
GENERAL PLAN: M

75 UNITS (EXISTING)
PARKING REQUIREMENTS: 50 SPACES PER VAR-5483

4 STORY BUILDING: 36,034 SF
0 EFFICIENCY UNITS
21 1 BEDROOM UNITS
21 2 BEDROOM UNITS
50 UNITS
PARKING REQUIREMENTS: 62 SPACES
29 (STUDIO + 1BR UNITS) x 125 SPACES/UNIT = 37 SPACES
21 (2BR UNITS) x 175 SPACES/UNIT = 36 SPACES
50 UNITS / 6 = 9 SPACES

HC PARKING REQUIRED: 4 SPACES (FOR 82 SPACE REQUIREMENT)
HC PARKING PROVIDED: 4 SPACES

5 STORY BUILDING- 52,380 SF
12 EFFICIENCY UNITS
32 1 BEDROOM UNITS
31 2 BEDROOM UNITS
75 UNITS

PARKING REQUIREMENTS: 173 SPACES 589'
44 (STUDIO / 1BR UNITS) X 125 SPACES/UNIT = 55 SPACES
31 (2BR UNITS) X 175 SPACES/UNIT = 55 SPACES
75 UNITS / 6 = 13 SPACES

HC PARKING REQUIRED: 5 SPACES (PER US SPACE REQUIREMENT)
HC PARKING PROVIDED: 5 SPACES

[illegible]

The site plan illustrates the proposed development at 11100 Main Street. It features several existing buildings and proposed phases. Key elements include:

- Existing Buildings:** Labeled as "EXISTING BUILDING" and "EXISTING SPACES".
- Proposed Phases:** "PHASE I" and "PHASE II" are shown with specific setbacks and dimensions.
- Setbacks and Dimensions:** Various setbacks are indicated, such as "5' MIN. LANDSCAPE AREA", "6' MIN. LANDSCAPE AREA", and "15' SETBACK". Dimensions like "500.15'", "150.00'", and "440.23'" are also present.
- Street and Orientation:** "MAIN STREET" is shown on the right side. The plan includes bearings and distances for property lines, such as "N89°42'26\"E 500.15'" and "N76°23'49\"W 440.23'".
- Other Features:** The plan includes a "6' MIN. LANDSCAPE AREA" and a "15' SETBACK" area. It also shows a "11100 MAIN STREET" label and a "11100 MAIN STREET" label.

REALITY



- - - - - PROPERTY LINE
 ===== PHASE LINE
 ACCESSIBLE ROUTE

0242-9724

06:1 24 2006

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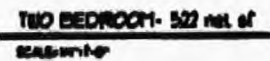
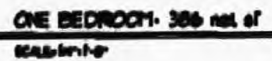
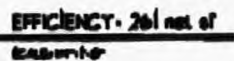
W

JOHN W. WILSON
CONCRETE SITE PLAN
JULY 1961
WILSON, L. & WILSON

DATE 10-13-06
JOB NO. 00-000

SHEET NO.
A1.1

~~VAR-17749~~ ~~VAR-17751~~
SDR-17748 12/07/06 PC



OCT 24 2006

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

| | | | | | | |
|--------------------------|---------------------|------------------------------------|--|----------------|--|----------|
| SHEET NO.
A2-0 | DATE
JAN 21 1980 | SHEET TITLE
CONCRETE SILL PLATE |  CLAYTON A. MARSHALL
ARCHITECT, L.P. | CONCRETE LUMBS | 1000 N. GARDEN DRIVE
SUITE 201
LOS ANGELES, CALIF. 90007
PHONE: (213) 381-1000
FAX: (213) 381-1000 | REVISED: |
|--------------------------|---------------------|------------------------------------|--|----------------|--|----------|

APN 09-71-563-019
ADDRESS: 1435 MAIN STREET
LAS VEGAS, NV 89106
GROSS AREA: 81803 ACRES (APPROX.)
FAR: 433%

EXISTING: R-5
PROPOSED: R-5
GENERAL PLAN N

75 UNITS (EXISTING)
PARKING REQUIREMENTS: 50 SPACES PER VAR-5463

8 EFFICIENCY UNITS
21 1 BEDROOM UNITS
21 2 BEDROOM UNITS
50 UNITS

PARKING REQUIREMENTS: 82 SPACES
29 (STUDIO + 1BR UNITS) X 125 SPACES/AUNT + 31 SPACES
1 (2BR UNITS) X 175 SPACES/AUNT + 36 SPACES
50 UNITS / 6 = 9 SPACES
PARKING PROVIDED: 44 SPACES
HC PARKING REQUIRED: 4 SPACES (FOR 82 SPACE REQUIREMENT)
HC PARKING PROVIDED: 4 SPACES

17 EFFICIENCY UNITS
32 1 BEDROOM UNITS
31 2 BEDROOM UNITS
75 UNITS

PARKING REQUIREMENTS: 173 SPACES
44 (STUDIO + 1BR UNITS) X 125 SPACES/UNIT = 55 SPACES
31 (2BR UNITS) X 175 SPACES/UNIT = 55 SPACES
75 UNITS / 6 = 13 SPACES
PARKING PROVIDED: 60 SPACES
NC PARKING REQUIRED: 5 SPACES (PER 173 SPACE REQUIREMENT)
NC PARKING PROVIDED: 5 SPACES



C-V

R-MHF

C-V

C-V

Pro fact



LANDSCAPE PLAN

02461540



NORTH

| id | BRANCH NAME | CLASS NAME | AGE |
|---|-------------------------|----------------------|---------|
|  | Adult Strength | Strength Adults | 24" Bar |
|  | Strength Children 10-12 | Strength Teens 13-18 | 24" Bar |
|  | Exp. Strength 19-21 | Exp. w/ 22-24 | 24" Bar |
|  | Flex Circles | Flexion Flex | 24" Bar |
|  | Strengths and Skills | Expert Skills | 3 gym |
|  | Exp. Strength 25-30 | Expert Skills | 3 gym |
|  | Intermediate Strength | Strength Club | 3 gym |
|  | Exp. Strength 31-40 | Strength Club | 3 gym |
|  | Strength Strength | Strength Club | 3 gym |

Abstract

1

QUESTIONS
ANSWERS
QUESTIONS



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DATE 10-13-00
JCS 102
000-0000

SHEET NO.
L-1

| | |
|-----------|-------------|
| VAR-17749 | VAR-17751 |
| SDR-17748 | 12/07/06 PC |

OCT 24 2006



34'-0" TO HARRY
 21'-4" 4TH F.F.
 15'-0" 5TH F.F.
 17'-0" 5TH F.F.
 0'-0" F.F.

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



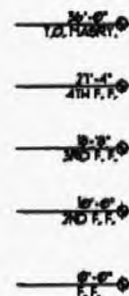
34'-0" TO HARRY
 21'-4" 4TH F.F.
 15'-0" 5TH F.F.
 17'-0" 5TH F.F.
 0'-0" F.F.

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

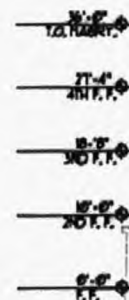
PHASE II BUILDING

VAR-17749 VAR-17751
 SDR-17748 12/07/06 PC

| |
|--|
| REVISED |
| CONTRACT |
| 2006-07-04
140 VEGAS BLVD
LAS VEGAS, NV 89101
702-735-1444 |
| CLIFTON A. MARSHALL
ARCHITECT LTD. |
| SHEET TITLE
CONCEPT ELEVATIONS
JOB TITLE
HELLIP, LAS VEGAS
AT OREGON |
| DATE
09-21-06
JOB NO.
06-006 |
| OCT 24 2006 |
| SHEET NO.
A4-1 |



every first



schulz, h. r.

~~VAR-17749~~ ~~VAR-17751~~
SDR-17748 12/07/06 PC

[illegible]



NORTH ELEVATION

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



SOUTH ELEVATION

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

44'-0"
TO HARBOR
31 FT. F.

36'-0"
31 FT. F.

27'-4"
21 FT. F.

16'-0"
13 FT. F.

17'-0"
14 FT. F.

8'-0"
7 FT.

OCT 24 2006

PHASE III

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

| | |
|-----------|---|
| DATE | 08-21-06 |
| JOB NO. | 06-006 |
| SHEET NO. | A5-1 |
| CONTRACT | 1000 S. BRADLEY DRIVE
LAS VEGAS, NEVADA
PROJECT NO. 06-006
DATE 08/21/06 |
| ARCHITECT | CLAYTON A. MARSHALL
ARCHITECT & INC. |
| CONTRACT | 1000 S. BRADLEY DRIVE
LAS VEGAS, NEVADA
PROJECT NO. 06-006
DATE 08/21/06 |
| CONTRACT | 1000 S. BRADLEY DRIVE
LAS VEGAS, NEVADA
PROJECT NO. 06-006
DATE 08/21/06 |



CLIFTON A. MARSHALL
ARCHITECT, LTD.

October 23, 2006

City of Las Vegas Planning and Development
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for a Residential Height Adjacency Variance
H.E.L.P. Las Vegas Housing Corp. II
H.E.L.P. at Owens, Phase II (APN 139-27-502-015)
1455 Main Street, Las Vegas, NV 89106

Dear Sir/Ma'am:

H.E.L.P. Las Vegas Housing Corp. II is a Las Vegas based affiliate of H.E.L.P. USA, a national non-profit organization specializing in affordable housing development, management and supportive services.

In 2003, H.E.L.P. was approached by the City of Las Vegas to develop approximately two hundred units of affordable housing on the site at 1455 Main Street, Las Vegas, NV. Phase One consisting of seventy-five units is scheduled to be completed by the end of 2006. Phase Two is anticipated to start construction in 2007 and Phase Three is proposed to start construction in 2008/2009.

The property to the west is zoned Residential Mobile Home Park. The properties surrounding the project are zoned C-V. We believe that the importance of providing affordable housing warrants the granting on the height variance because it will add improved development to this section of the city.

Phase two consist of fifty units of affordable housing in a four story building. There will be eight studio units, twenty-one one bedroom units and twenty-two two bedroom units. Phase Three will consist of seventy five units in a five story building. The design of Phases Two and Three are more of a residential style than Phase One.

Building construction will consist of slab on grade and concrete block construction. The block will be covered with stucco and metal S-tile to make the building have a residential feel. The buildings will have amenities such as a community room, computer room, exercise room and picnic area and supporting office space.

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

OCT 24 2006



CLIFTON A. MARSHALL ARCHITECT, LTD.

The development of HELP at Owens, Phase II will help address a variety of needs identified by the City of Las Vegas and Clark County. According to the Clark County Consolidated Plan, the development of affordable housing for low-income households is the highest priority for the City of Las Vegas. HELP has been providing affordable and supportive housing for low-income people since 1986. With a growing portfolio of over 2,000 housing units, HELP is emerging as one of the nation's leading non-profit developers of affordable housing.

HELP's approach has earned notoriety and to include designation by the United States Congress as a national Demonstration Program. The organization has won the endorsement of Congressional representatives, government and professional leaders, social service professionals and academic experts around the country.

This project will be an asset to the Las Vegas community. It will promote the health, safety and welfare of the community by providing quality affordable housing. I hope that you will support this very important project. If you have any questions, please feel free to contact me at 702-314-9400. Thank you for your attention.

Respectfully,

Clifton Marshall, AIA

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

OCT 24 2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-17749 AND VAR-17751

SDR-17748 - PUBLIC HEARING - APPLICANT/OWNER: HELP LAS VEGAS HOUSING CORPORATION II - Request for a Site Development Plan Review FOR A 125 UNIT MULTI-FAMILY HOUSING COMPLEX on 4.84 acres at 1455 North Main Street (APN 139-27-502-015), C-V (Civic District) Zone under Resolution of Intent to R-5 (Apartment), Ward 5 (Weekly). The Planning Commission (6-1 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 (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

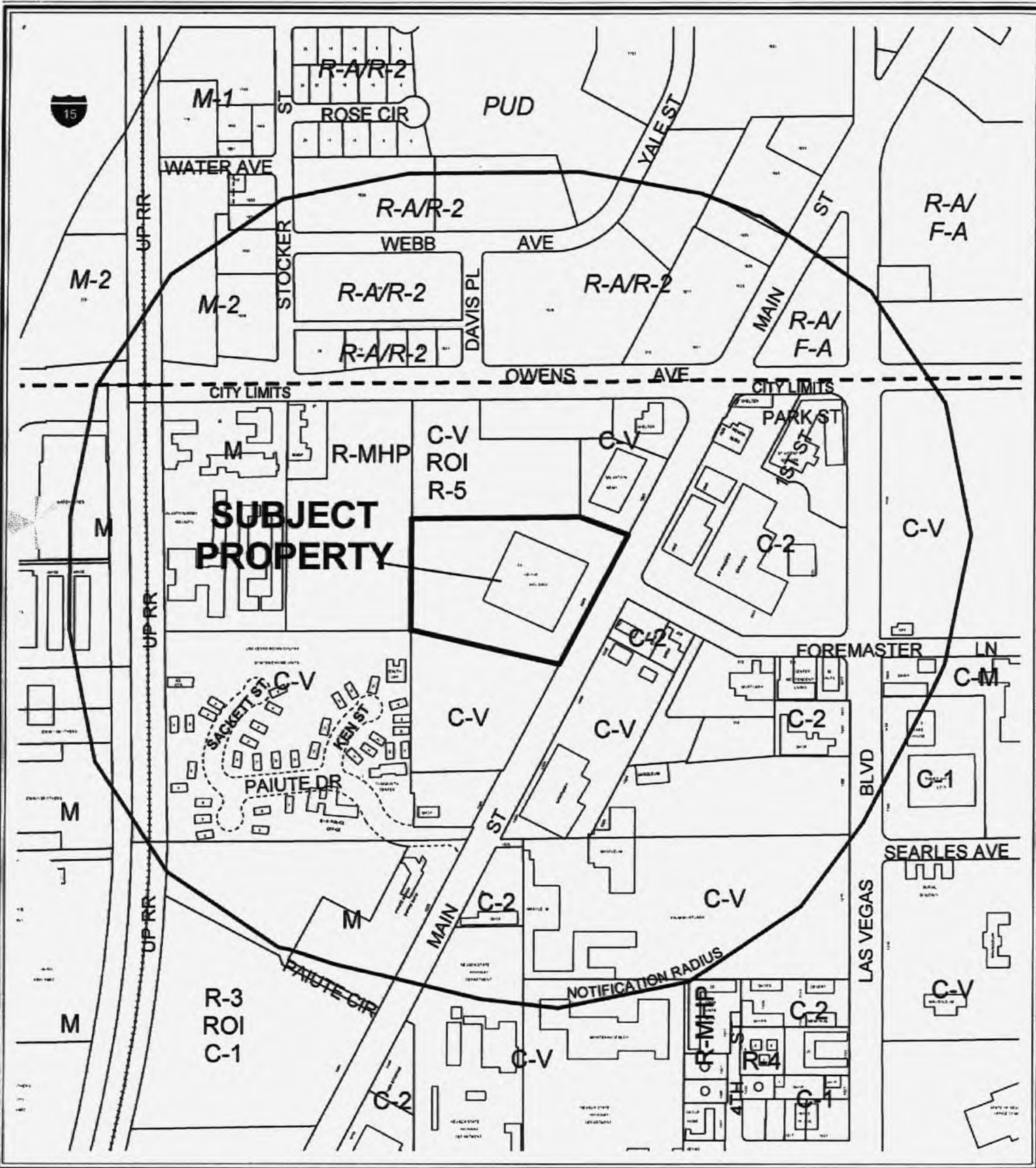
Motion made by LAWRENCE WEEKLY to Approve subject to conditions

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:

See Item 114 for related discussion.



CASE: **SDR-17748**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-V (CIVIC) UNDER RESOLUTION OF INTENT TO R-5 (APARTMENT)

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17748 - APPLICANT/OWNER: HELP LAS VEGAS HOUSING CORPORATION II

**** CONDITIONS ****

The Planning Commission (6-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-4608), and Variances (VAR-17749 and VAR-17751), 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 10/24/06, except as amended by conditions herein.
4. A Waiver from Title 19.12.040B is hereby approved, to allow 48 buffer trees where 56 are required.
5. A Waiver from Title 19.10.010 J11 is hereby approved, to allow nine parking lot trees where 19 are required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
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. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
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. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for SDR-5481 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 125-unit, multi-family housing complex on 4.84 acres at 1455 North Main Street or the west side of Main Street approximately 450 feet south of Owens Avenue.

The design characteristics of the proposed buildings are well-suited for affordable housing and would be harmonious with the design of the adjacent development and nearby commercial structures.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|--|--|
| Month/date/year | Action |
| 08/18/04 | The City Council approved a General Plan Amendment GPA-4607 from PF (Public Facilities) to H (High Density Residential) and a rezoning (ZON-4608) from C-V (Civic) to R-5 (Apartment) for this site. The Planning Commission and staff recommended approval. |
| 01/05/05 | The City Council approved a Site Development Plan Review (SDR-5481) for a 75 unit apartment development to the east of this site. A related Variance (VAR-5483) to allow 50 parking spaces where 112 parking spaces are required was also approved. The Planning Commission and staff had both recommended approval of these requests. |
| 12/07/06 | The Planning Commission recommended approval of companion items VAR-17749 and VAR-17751 concurrently with this application.

The Planning Commission voted 6-1/sd to recommend APPROVAL (PC Agenda Item #26/ar). |
| <i>Related Building Permits/Business Licenses</i> | |
| 10/24/05 | Building permits for the 75 unit apartment development to the east were issued (L-7208). |
| <i>Pre-Application Meeting</i> | |
| 10/16/06 | At the pre-application meeting, staff explained the Residential Adjacency Standards and the parking requirements. |
| <i>Neighborhood Meeting</i> | |
| | A neighborhood meeting is not required for this application |
| <i>Details of Application Request</i> | |
| <i>Site Area</i> | |
| Net Acres | 4.84 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|--|----------------------------|-----------------------------------|
| Subject Property | Undeveloped | High Density Residential | Under resolution of intent to R-5 |
| North | Undeveloped | High Density Residential | Under resolution of intent to R-5 |
| South | Undeveloped | Public Facility | C-V |
| East | Apartment development under construction | High Density Residential | Under resolution of intent to R-5 |
| West | Vacant mobile home park | Medium Density Residential | R-MHP |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|--|------------|-----------|-------------------|
| Special Area Plan | X | | |
| Downtown North | X | | Y |
| <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 |

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

| <i>Standard</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|---------------------------------|-------------------------|-----------------|-------------------|
| Min. Lot Size | 7,000 Square Feet | 4.84 Acres | Y |
| Min. Lot Width | N/A | 433 Feet | Y |
| Min. Setbacks | | | |
| • Front | 10 Feet | 275 Feet | Y |
| • Side | 5 | 65 Feet | Y |
| • Rear | 20 Feet | 59 Feet | Y |
| Min. Distance Between Buildings | N/A | 20 Feet | Y |
| Max. Lot Coverage | N/A | 43.5% | Y |
| Max. Building Height | 55 Feet | 45 Feet | Y |

Per Title 19.08.060, the following applies:

| <i>Residential Adjacency Standards</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|--|-------------------------|-----------------|-------------------|
| 3:1 proximity slope | 135 Feet | 59 Feet | N |
| Adjacent development matching setback | 5 Feet | 59 Feet | Y |
| Trash Enclosure | 50 Feet | 51 Feet | Y |

| <i>Existing Zoning</i> | <i>Permitted Density</i> | <i>Units Proposed</i> | <i>Density</i> | <i>General Plan</i> | <i>Permitted Density</i> |
|------------------------|--------------------------|-----------------------|--------------------------------|--------------------------|--|
| R-5 | unlimited | 125 | *41.32 dwelling units per acre | High Density Residential | Greater than 25.49 dwelling units per acre |

*Calculation includes apartments under construction in east portion of the site.

Per Title 19.10 and 19.12, the following standards apply:

| <i>Landscaping and Open Space Standards</i> | | | | |
|---|------------------------|--------------|-----------------|-------------------|
| <i>Standards</i> | <i>Required</i> | | <i>Provided</i> | <i>Compliance</i> |
| | <i>Ratio</i> | <i>Trees</i> | | |
| Parking Area | 1 Tree /6 Space | 19 Trees | 9 Trees | N |
| Buffer:
Min. Trees | 1 Tree/ 20 Linear Feet | 56 Trees | 48 Trees | N |
| Min. Zone Width | 6 Feet | | 6 Feet | Y |
| Wall Height | 6 Feet | | 6 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 | |
| One bedroom units | 73 | 1.25 spaces per unit | 92 | | | | |
| Two bedroom units | 52 | 1.75 spaces per unit | 92 | | | | |
| Guest spaces | | 1 space/ 6 units | 21 | | | | |
| TOTAL (including handicap) | | | 205 | 9 | 109 | 9 | N |
| | | | | | | | |
| Percent Deviation | | | | | 47 % | | |

| Waivers | | |
|--|-------------|---|
| Request | Requirement | Staff Recommendation |
| Reduce parking lot landscaping to nine trees | 19 Trees | Approval, additional landscaping is proposed in areas adjacent to buildings |
| Reduce buffer tree quantity to 48 trees | 56 Trees | Approval, additional landscaping is proposed in areas adjacent to buildings |

ANALYSIS

This site is currently undeveloped. The applicant proposes to construct two apartment buildings behind a 75-unit apartment development that is currently under construction. Adequate access to the site will be provided by two driveways to Main Street. As part of this development, the applicant has requested a variance to allow 109 parking spaces where 205 are required. Staff is recommending approval of this variance because the applicant has indicated that they operate a similar affordable housing development at Bonanza Road and 28TH Street, and that there is a reduced parking demand at such developments. The width of the landscape buffer areas (minimum six feet) complies with city standards. The applicant is seeking waivers to provide nine parking lot trees and 48 buffer trees where city standards also require a total of 19 parking lot trees and 56 buffer trees. Because additional trees are proposed in landscape areas adjacent to the apartment buildings, staff recommends approval of these waivers. The elevations depict four story buildings with stucco exteriors and concrete tile roofs. With a height of 45 feet, these buildings are required to maintain a Residential Adjacency Standard setback of 135 feet from the west property line, which is adjacent to an R-MHP (Residential Mobile Home Park) zone. The applicant has requested a variance to allow one of these buildings to be 59 feet from the west property line. Because the mobile home park is vacant and unlikely to be used again as a mobile home park, staff recommends approval of this variance.

FINDINGS

1. The proposed development is compatible with adjacent development and development in the area;
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;
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 apartment development is compatible with existing and proposed development in the area.

In regard to "2":

The proposed development is not in compliance with the city's landscaping standards. However, staff finds that the applicant's intent to provide additional landscaping adjacent to the buildings is an acceptable alternative.

The proposed development does not comply with the city's parking requirements. Staff is recommending approval of this variance because the applicant has indicated that they operate a similar affordable housing development at Bonanza Road and 28th Street, and that there is a reduced parking demand at such developments.

With a height of 45 feet, the proposed buildings are required to maintain a Residential Adjacency Standard setback of 135 feet from the west property line, which is adjacent to an R-MHP (Residential Mobile Home Park) zone. The applicant has requested a variance to allow one of these buildings to be 59 feet from the west property line. Because the mobile home park is vacant and unlikely to be used again as a mobile home park, staff recommends approval of this variance.

In regard to "3":

The proposed site access and circulation will not negatively impact adjacent roadways or neighborhood traffic. The site will access Main Street, a Primary (100-foot) Arterial on the Master Plan of Streets and Highways, via two driveways. Main Street will be adequate in size to meet the traffic of the proposed development.

In regard to "4":

The proposed development is aesthetically appropriate for the area. The landscape materials as proposed will be appropriate for this project.

In regard to "5":

The building elevations and design characteristics of the proposed buildings are well-suited for affordable housing and would be harmonious with the design of adjacent development and nearby commercial structures.

In regard to "6":

The development will be subject to inspections, and appropriate measures will be taken to protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

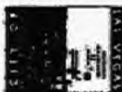
ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 49 by Planning Dept

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17748** APN: 139-27-502-015

Name of Property Owner: Help Las Vegas Housing Corp. II

Name of Applicant: Help Las Vegas Housing Corp. II

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

☐ Yes

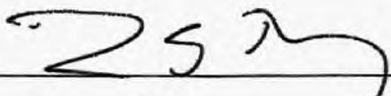
☒ No

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: Lawrence Belinsky

Subscribed and sworn before me

This 19th day of October, 2006
Nadera Rampersaud
Notary Public in and for said County and State

Revised 12-03-04

NADERA RAMPERSAUD
Notary Public, State of New York
No. 01RA6089974
Qualified in Kings County
Commission Expires March 31, 2007

f:\depo\Application Packet\Statement of Financial Interest.pdf

SITE INFORMATION:

APN 039-21-502-005
ADDRESS: 105 MAIN STREET
LAS VEGAS, NV 89106
GROSS AREA: 8883 ACRES (APPROX.) - 34841 SF
FAIR: 433%
DENSITY: 75 U/A

ZONING

EXISTING: R-5
PROPOSED: R-5
GENERAL PLAN: H

PHASE ONE:

15 UNITS (EXISTING)
PARKING REQUIREMENTS: 50 SPACES PER VAR-5463

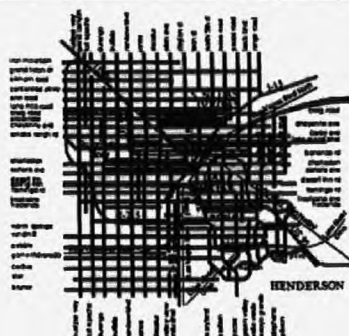
PHASE TWO:

4 STORY BUILDING: 38,834 SF
8 EFFICIENCY UNITS
21 1 BEDROOM UNITS
21 2 BEDROOM UNITS
50 UNITS
PARKING REQUIREMENTS: 82 SPACES
29 (STUDIO + 1BR UNITS) X 125 SPACES/UNIT = 31 SPACES
21 (2BR UNITS) X 175 SPACES/UNIT = 36 SPACES
50 UNITS / 6 = 9 SPACES
PARKING PROVIDED: 44 SPACES
HC PARKING REQUIRED: 4 SPACES (FOR 82 SPACE REQUIREMENT)
HC PARKING PROVIDED: 4 SPACES

PHASE THREE:

5 STORY BUILDING: 52,380 SF
12 EFFICIENCY UNITS
32 1 BEDROOM UNITS
31 2 BEDROOM UNITS
75 UNITS
PARKING REQUIREMENTS: 123 SPACES
44 (STUDIO + 1BR UNITS) X 125 SPACES/UNIT = 55 SPACES
31 (2BR UNITS) X 175 SPACES/UNIT = 55 SPACES
75 UNITS / 6 = 13 SPACES
PARKING PROVIDED: 65 SPACES
HC PARKING REQUIRED: 5 SPACES (PER 123 SPACE REQUIREMENT)
HC PARKING PROVIDED: 5 SPACES

MAPS



VICINITY MAP



LOCATION MAP

SITE PLAN

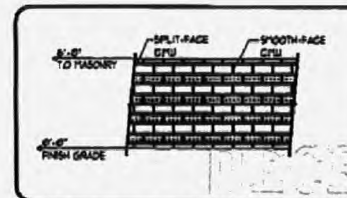
SCALE: 1"=30'



NORTH

LEGEND

- PROPERTY LINE
- PHASE LINE
- ACCESSIBLE ROUTE



SITE WALL ELEVATION

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

REVISIONS

CONTRACT

100% SPLIT-FACE CMU
50% SPLIT-FACE CMU
LAS VEGAS, NV 89106
PHONE: (702) 361-4400
FAX: (702) 361-4401

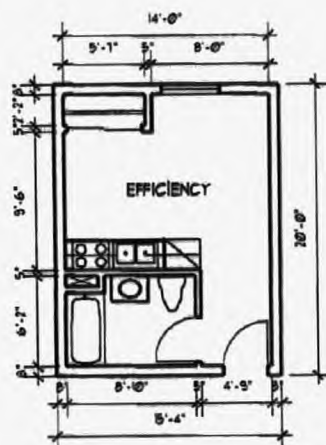
CLAYTON A. MARSHALL
ARCHITECT LTD.

SHEET TITLE
CONCEPTUAL SITE PLAN
JOB TITLE
HELP: LAS VEGAS
AT CRENS

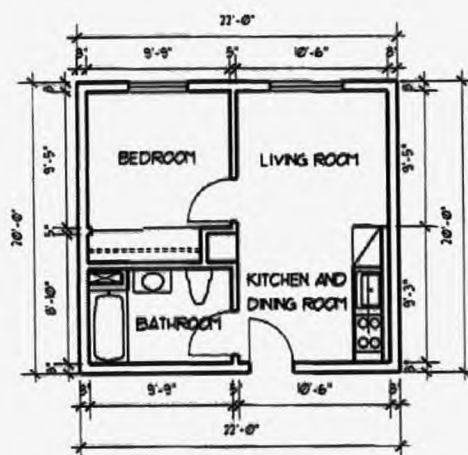
DATE
10-13-06
JOB NO.
06-016

SHEET NO.
A1-1

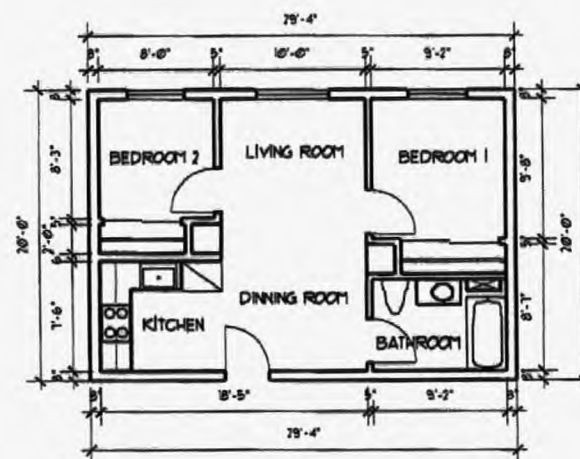
01/24/2006



EFFICIENCY- 261 net of
SCALE: 1/8" = 1'-0"



ONE BEDROOM- 386 net of
SCALE: 1/8" = 1'-0"



TWO BEDROOM- 522 net of
SCALE: 1/8" = 1'-0"

PHASES II & III BUILDING

VAR-17749
SDR-17748

VAR-17751
12/07/06 PC

OCT 24 2006

| | |
|---|-----------------------|
| REVISIONS | |
| DATE | 09-21-06 |
| JOB NO. | 06-06 |
| SHEET NO. | A2-0 |
| PROJECT TITLE | CONCEPTUAL UNIT PLANS |
| JOB TITLE | HELPER - L.A.S. VEGAS |
| AT CREDIT | |
| CLAYTON A. MARSHALL
ARCHITECT LTD. | |
| 100% S.D.R. & CONCEPT
L.A.S. VEGAS
PHASE II & III
PLAN (100% S.D.R.) | |
| CONTRACT | |

SITE INFORMATION:

APN 035-21-560-000
ADDRESS: 1455 MAIN STREET
LAS VEGAS, NV 89106
GROSS AREA: 5.865 ACRES (APPROX)
FAR: 4.33%

ZONING

EXISTING: R-5
PROPOSED: R-5
GENERAL PLAN: H

PHASE ONE:

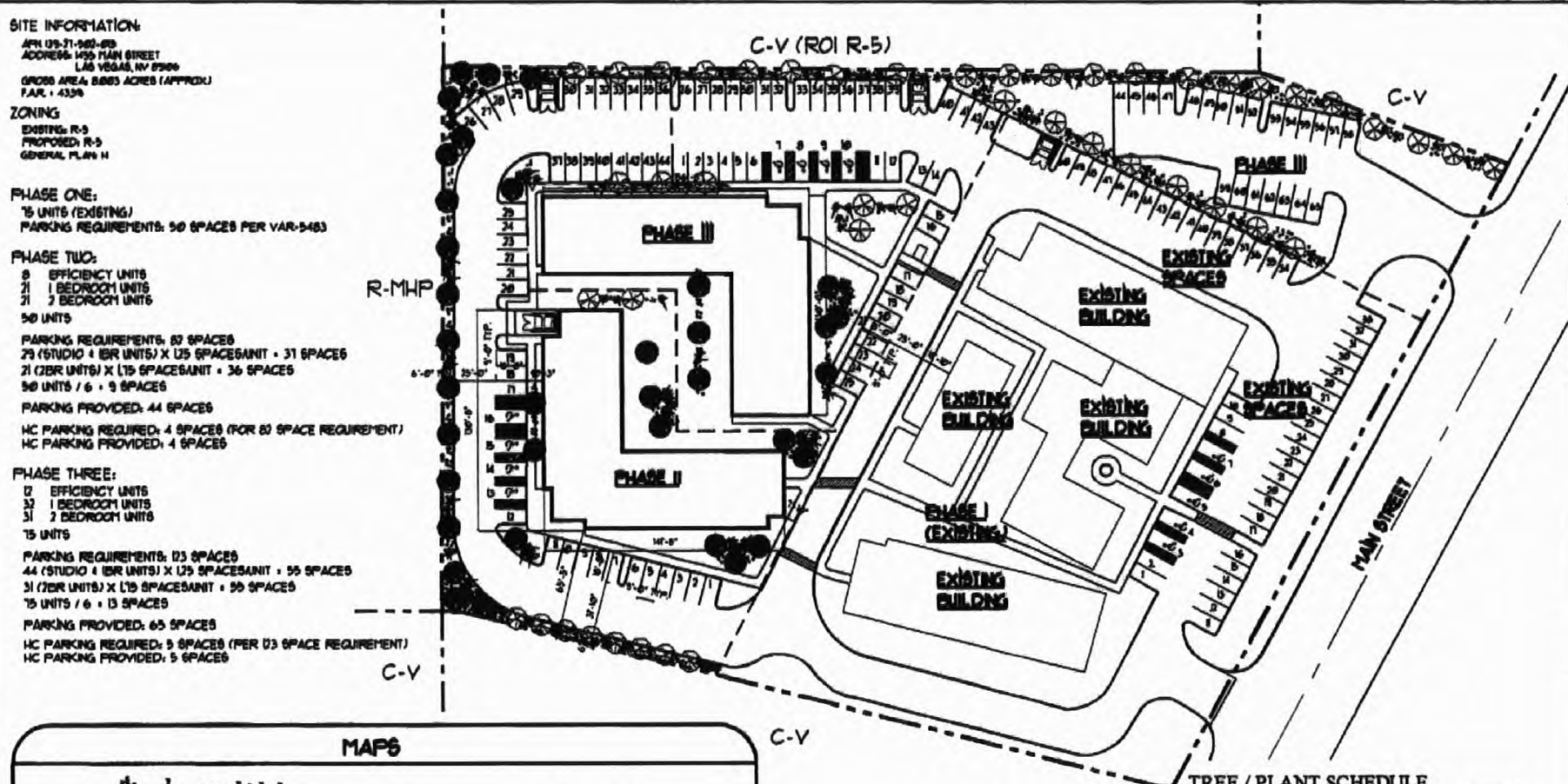
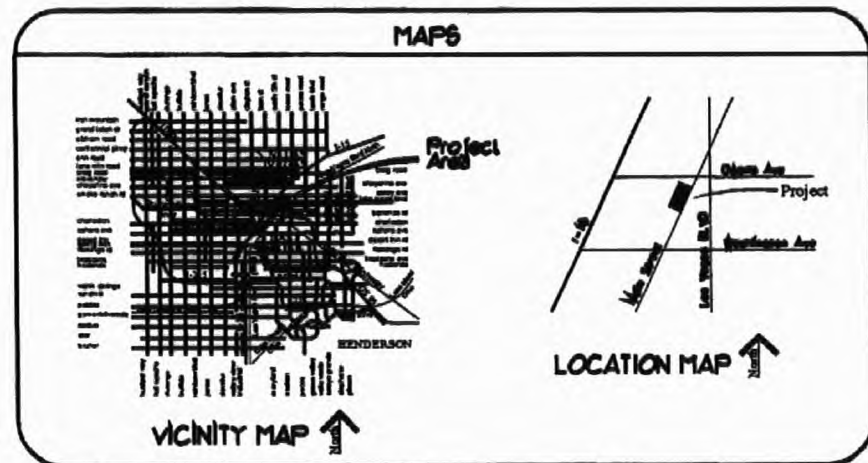
75 UNITS (EXISTING)
PARKING REQUIREMENTS: 50 SPACES PER VAR-5483

PHASE TWO:

0 EFFICIENCY UNITS
21 1 BEDROOM UNITS
21 2 BEDROOM UNITS
50 UNITS
PARKING REQUIREMENTS: 67 SPACES
29 (STUDIO + 1BR UNITS) X 1.25 SPACES/UNIT = 31 SPACES
21 (2BR UNITS) X 1.75 SPACES/UNIT = 36 SPACES
50 UNITS / 6 = 9 SPACES
PARKING PROVIDED: 44 SPACES
HC PARKING REQUIRED: 4 SPACES (FOR 60 SPACE REQUIREMENT)
HC PARKING PROVIDED: 4 SPACES

PHASE THREE:

0 EFFICIENCY UNITS
32 1 BEDROOM UNITS
31 2 BEDROOM UNITS
75 UNITS
PARKING REQUIREMENTS: 123 SPACES
44 (STUDIO + 1BR UNITS) X 1.25 SPACES/UNIT = 55 SPACES
31 (2BR UNITS) X 1.75 SPACES/UNIT = 55 SPACES
75 UNITS / 6 = 13 SPACES
PARKING PROVIDED: 65 SPACES
HC PARKING REQUIRED: 5 SPACES (PER 123 SPACE REQUIREMENT)
HC PARKING PROVIDED: 5 SPACES



LANDSCAPE PLAN
SCALE: 1"=20'



TREE / PLANT SCHEDULE

| SYM | SYMBOL NAME | COMMON NAME | SIZE |
|-----|--------------|----------------|---------|
| 1 | Acacia Shrub | Shrubby Acacia | 24" Dia |
| 2 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 3 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 4 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 5 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 6 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 7 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 8 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 9 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 10 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 11 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 12 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 13 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 14 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 15 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 16 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 17 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 18 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 19 | Yucca Shrub | Shrubby Yucca | 24" Dia |
| 20 | Yucca Shrub | Shrubby Yucca | 24" Dia |

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

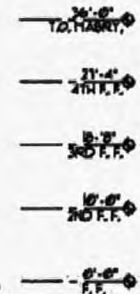
OCT 24 2006

| | |
|-----------|----------|
| REVISIONS | DATE |
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| 4.00 | 12/07/06 |
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| 97.00 | 12/07/06 |
| 98.00 | 12/07/06 |
| 99.00 | 12/07/06 |
| 100.00 | 12/07/06 |

SHEET NO. L-1



SCALE, 1971r



02/02/2019

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

| | | | | | | |
|--------------------------|--------------------------------------|--|---|--|---------------|----------|
| SHEET NO.
A4-1 | DATE
08-27-96
JOB NO.
00-00 | SHEET TITLE
CONCEPTUAL ELEVATIONS

JOB TITLE
HILL P., LAS VEGAS
AT CROSS |  CLIFTON A. MARSHALL
ARCHITECT LTD. | 3009 W. GERRARD DRIVE
SUITE 201
LAS VEGAS NV 89103
PHONE (702) 36-1999
FAX (702) 36-1999 | CONTACT NAME: | REVISED: |
|--------------------------|--------------------------------------|--|---|--|---------------|----------|



WEST ELEVATION

SCALE 1/8"=1'-0"



EAST ELEVATION

SCALE 1/8"=1'-0"

10.0 HARRY
21'-4"
4th F.F.
18'-0"
3rd F.F.
15'-0"
2nd F.F.
8'-0"
F.F.

DECLARED
OCT 24 2006

PHASE II

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

REVISIONS

CONTRACT

1000 S. SHILOH DRIVE
SUITE 100
LAS VEGAS, NV 89102
PHONE (702) 361-9888
FAX (702) 361-9888

CAN
CLINTON A. MARSHALL
ARCHITECT LTD.

SHEET TITLE
CONCEPTUAL ELEVATIONS
JOB TITLE
HELP. LAB VEGAS
AT CRDMS

DATE
09-21-06
JOB NO.
06-006

SHEET NO.
A4-2

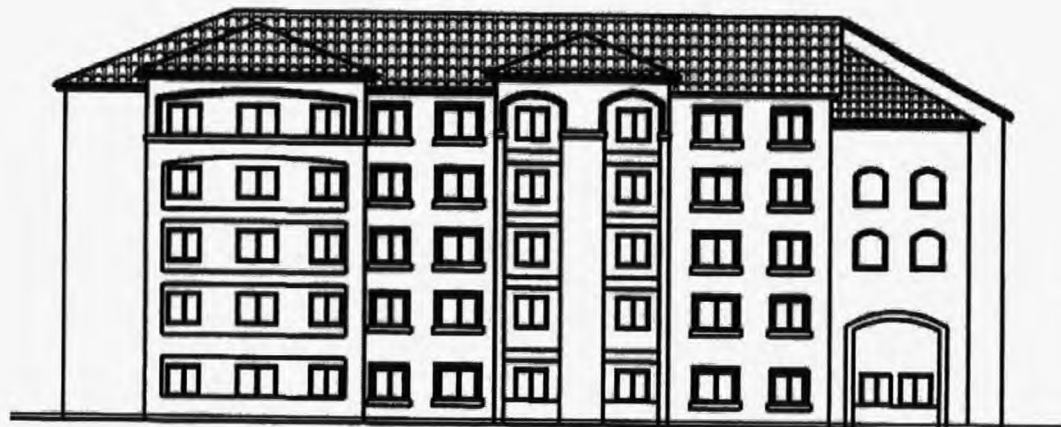


OCT 24 2006

PHASE III

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

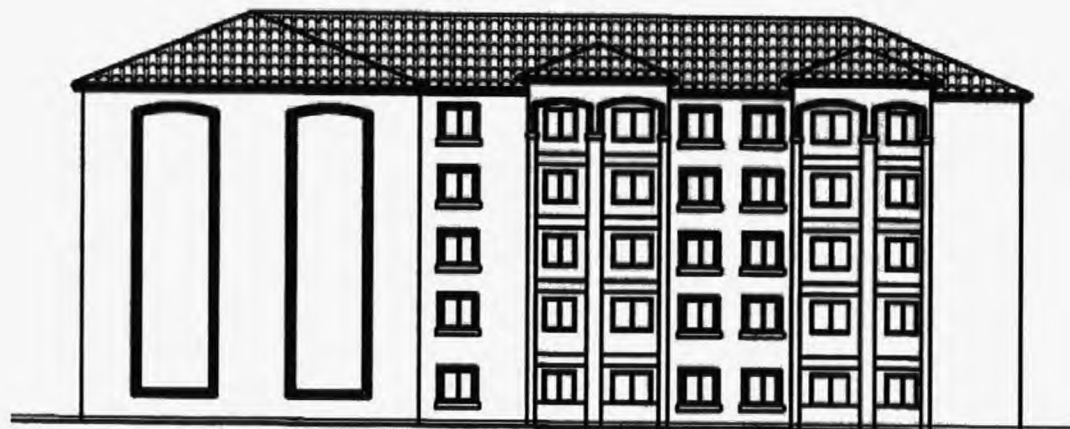
| |
|--|
| REVISED |
| CONS. LAND |
| 3889 S. BRIDAL CREEK
SUITE 80
LAS VEGAS NV 89121
PHONE (702) 361-9400
FAX (702) 361-9400 |
| CLAYTON A. MARSHALL
ARCHITECT LTD. |
| SHEET TITLE
CONCEPTUAL FLOOR PLAN |
| JOB TITLE
HELP. LAS VEGAS
AT CHS |
| DATE
08-21-06 |
| JOB NO.
00-00 |
| SHEET NO.
A5-1 |



WEST ELEVATION

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

44'-0"
1st. FLATRY.
36'-0"
5TH F.F.
27'-4"
4TH F.F.
15'-0"
3RD F.F.
10'-0"
2ND F.F.
0'-0"
F.F.



EAST ELEVATION

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

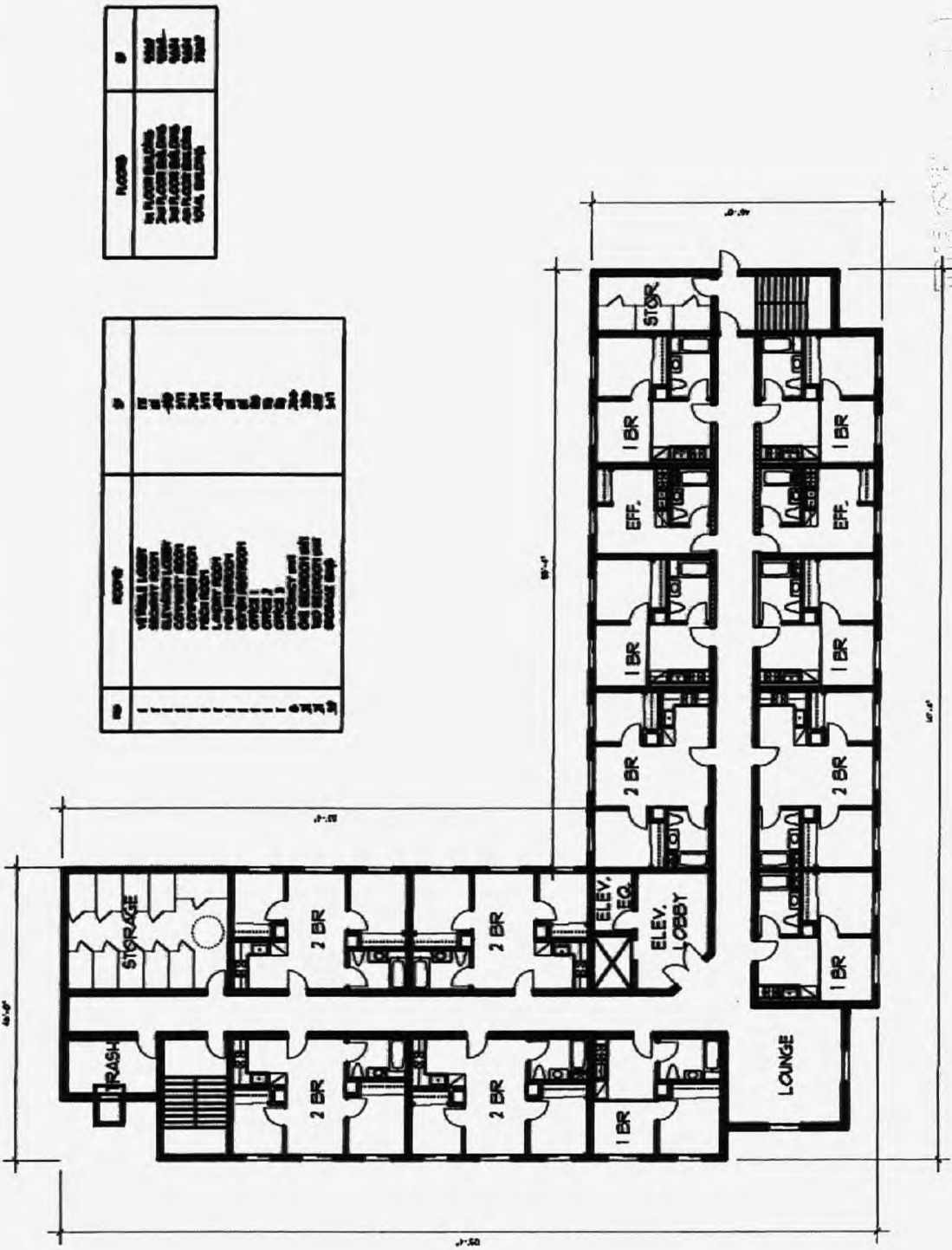
44'-0"
1st. FLATRY.
36'-0"
5TH F.F.
27'-4"
4TH F.F.
15'-0"
3RD F.F.
10'-0"
2ND F.F.
0'-0"
F.F.

OCT 24 2006

VAR-17749 VAR-17751 PHASE III
SDR-17748 12/07/06 PC

| | |
|--|--|
| REVISED | |
| CORR. LINES | |
| THIS IS A PRELIMINARY
DRAWING. IT IS NOT
TO BE USED FOR
CONSTRUCTION. | |
| CLAYTON A. MARSHALL
ARCHITECT L.L.C. | |
| SHEET TITLE
CONCEPTUAL FLOOR PLAN | |
| JOB TITLE
HELP. LAB VES. 40 | |
| DATE
09-21-06 | |
| JOB NO.
06-016 | |
| SHEET NO.
A5-2 | |

| | | | | |
|--|--------------------------------|---|--|--------------------------|
| 
OLIVIA A. MARSHALL
ARCHITECT LTD.
100 N. BROAD ST.
SUITE 100
BALTIMORE, MD 21202
TEL: (410) 524-1111 | CODES/NOTES
SEE SHEET 100-1 | SHEET TITLE
CONCEPTUAL FLOOR PLAN
JOB NO. 17749
HELP. LAB. 17749
AT 08/06 | DATE
10/24/06
JOB NO.
17749
SHEET NO.
100-1 | SHEET NO.
A2-2 |
| | | | | SHEET NO.
A2-2 |



| NO. | ROOM | NO. | ROOM |
|-----|---------|-----|---------|
| 1 | STORAGE | 1 | STORAGE |
| 2 | CRASH | 2 | CRASH |
| 3 | 2 BR | 3 | 2 BR |
| 4 | 2 BR | 4 | 2 BR |
| 5 | 2 BR | 5 | 2 BR |
| 6 | 2 BR | 6 | 2 BR |
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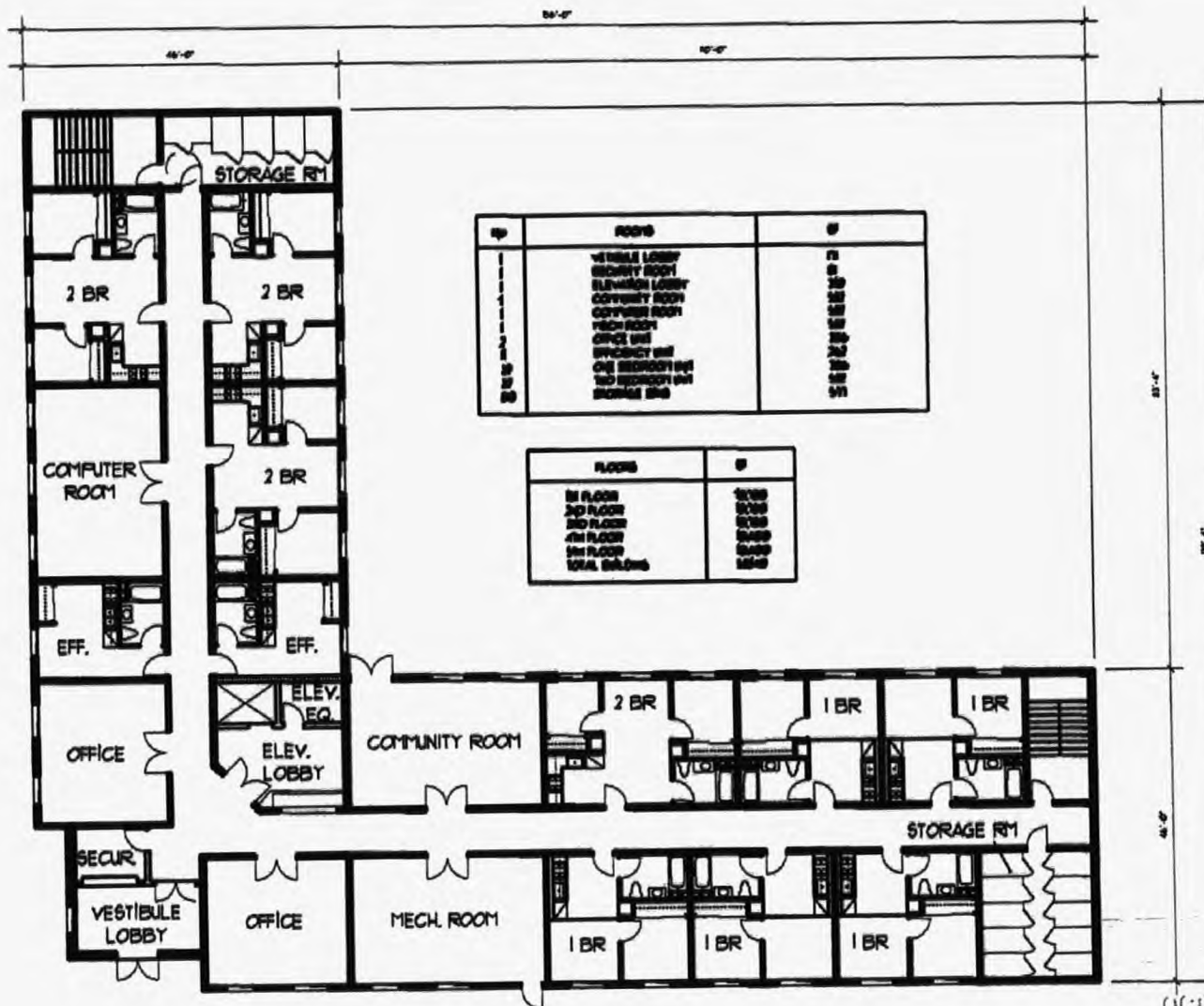
SECOND FLOOR PLAN
 10/24/06

PHASE II BUILDING
 VAR-17749 VAR-17751
 SDR-17748 12/07/06 PC

OCT 24 2006



| NO. | ROOM | SF |
|-----|-----------------|------|
| 1 | VEHICLE LOBBY | 17 |
| 2 | SECURITY ROOM | 61 |
| 3 | ELEVATOR LOBBY | 100 |
| 4 | CONFERENCE ROOM | 97 |
| 5 | CONFERENCE ROOM | 70 |
| 6 | RECH ROOM | 171 |
| 7 | LAUNDRY ROOM | 424 |
| 8 | RECH ROOM | 61 |
| 9 | RECH ROOM | 61 |
| 10 | OFFICE 1 | 80 |
| 11 | OFFICE 2 | 80 |
| 12 | OFFICE 3 | 80 |
| 13 | OFFICE 4 | 80 |
| 14 | OFFICE 5 | 80 |
| 15 | OFFICE 6 | 80 |
| 16 | OFFICE 7 | 80 |
| 17 | OFFICE 8 | 80 |
| 18 | OFFICE 9 | 80 |
| 19 | OFFICE 10 | 80 |
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| 385 | OFFICE 376 | 80 |
| 386 | OFFICE 377 | 80 |
| 387 | OFFICE 378 | 80</ |



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PHASE III BUILDING

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

OCT 24 2006

REVISED

CONTRACT

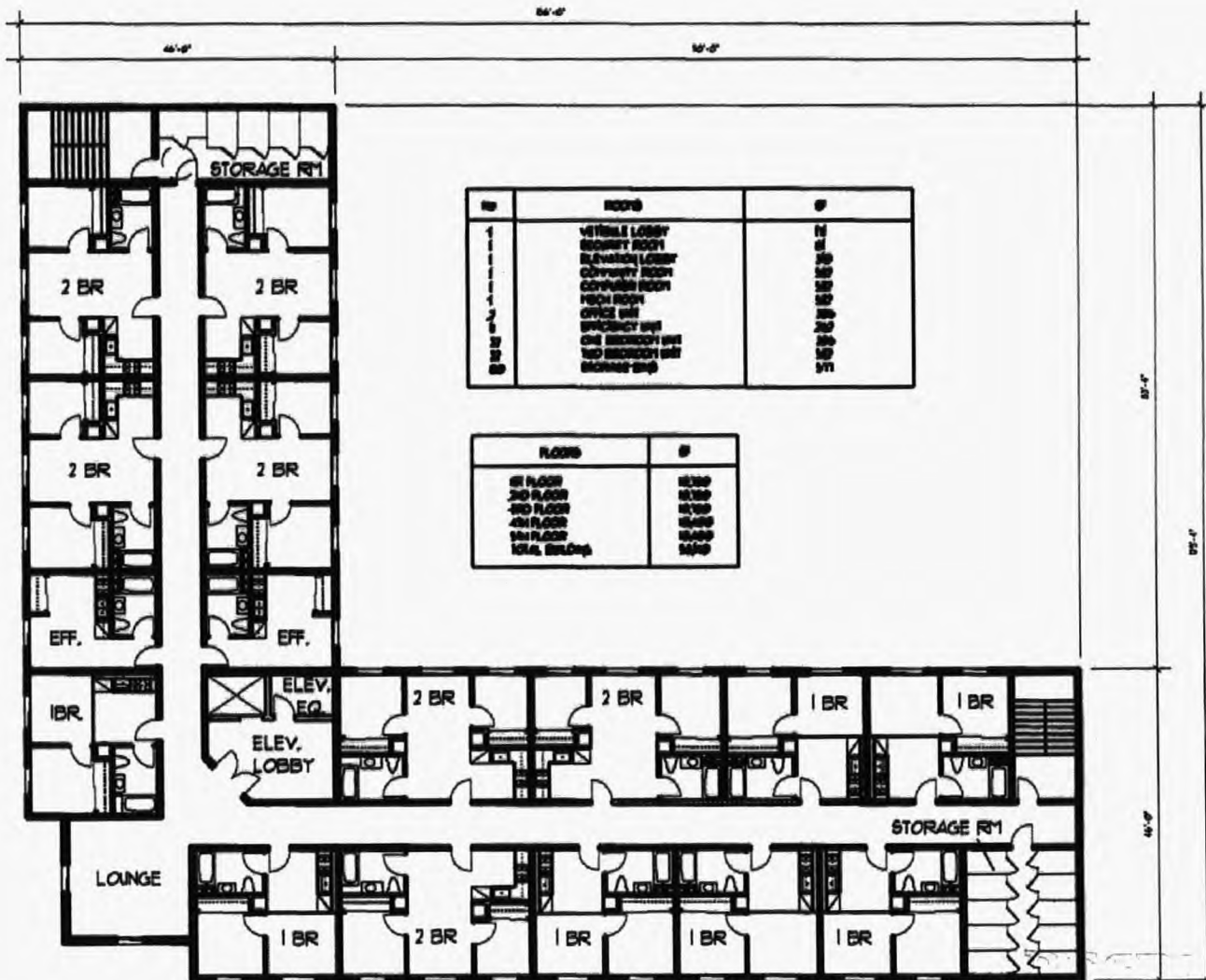
300 N. BOWLING DR.
LAS VEGAS, NV 89101
PHONE: (702) 361-3400
FAX: (702) 361-3400

CLAYTON A. MARSHALL
ARCHITECT LTD.

SHEET TITLE
CONCEPTUAL FLOOR PLAN
JOB TITLE
HELP - LAS VEGAS
AT OREGON

DATE
09-21-06
JOB NO.
06-006

SHEET NO.
A3-1



| NO. | ROOM | SQ. |
|-----|----------------|-----|
| 1 | VERTICAL LOBBY | N |
| 2 | SECURITY ROOM | 20 |
| 3 | ELEVATOR LOBBY | 20 |
| 4 | COMMUNITY ROOM | 20 |
| 5 | COMMUNITY ROOM | 20 |
| 6 | POSH ROOM | 20 |
| 7 | OFFICE | 20 |
| 8 | STORAGE | 20 |
| 9 | ONE BEDROOM | 20 |
| 10 | TWO BEDROOM | 20 |
| 11 | STORAGE | 20 |

| FLOOR | SQ. |
|----------------|--------|
| 2ND FLOOR | 10,000 |
| 3RD FLOOR | 10,000 |
| 4TH FLOOR | 10,000 |
| 5TH FLOOR | 10,000 |
| 6TH FLOOR | 10,000 |
| TOTAL BUILDING | 50,000 |

SECOND AND THIRD FLOOR PLANS
SCALE: 1/8" = 1'-0"



PHASE III BUILDING

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

OCT 24 2006

REVISIONS

CONTRACT

2000 E. LAS VEGAS BLVD.
SUITE 100
LAS VEGAS, NV 89119
PHONE: (702) 331-1000
FAX: (702) 331-1001

CAM
CLAYTON A. MARSHALL
ARCHITECT LTD.

SHEET TITLE
CONCEPTUAL FLOOR PLAN
JOB TITLE
HELLP LAS VEGAS
AT CHENG

DATE
09-21-06
JOB NO.
00-000

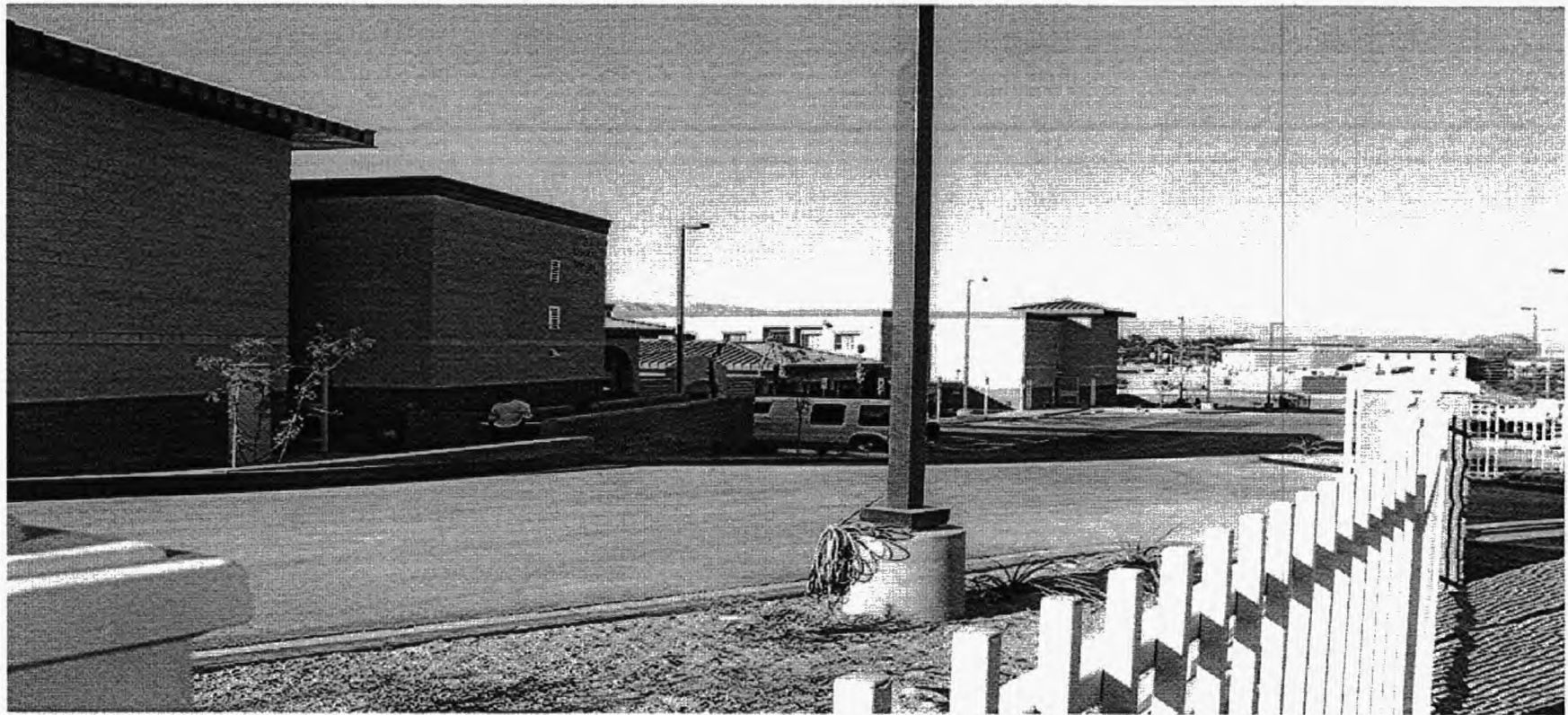
SHEET NO.
A3-2

| | | | | |
|--|------------------------------|-------|-------------|--------------|
| SDR 17748 | | | | |
| Help Las Vegas Housing Corporation | | | | |
| WS Main, S of Owens | | | | |
| Proposed 200 unit multi-family development. | | | | |
| Traffic produced by proposed development: | | | | |
| | | | | |
| | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT) | RES. CONDO/TOWNHOUSE [DWELL] | 200 | 5.86 | 1,172 |
| AM Peak Hour | | | 0.44 | 88 |
| PM Peak Hour | | | 0.52 | 104 |
| <i>(heaviest 60 minutes)</i> | | | | |
| Existing traffic on all nearby streets: | | | | |
| Owens Avenue | | | | |
| Average Daily Traffic (ADT) | 14,924 | | | |
| PM Peak Hour | 1194 | | | |
| <i>(heaviest 60 minutes)</i> | | | | |
| Main Street | | | | |
| Average Daily Traffic (ADT) | 16,485 | | | |
| PM Peak Hour | 1319 | | | |
| <i>(heaviest 60 minutes)</i> | | | | |
| Traffic Capacity of adjacent streets: | | | | |
| | Adjacent street ADT | | | |
| | Capacity | | | |
| Owens Avenue | 32600 | | | |
| Main Street | 30970 | | | |
| This project will add approximately 1,172 trips per day on Main and Owens. This will increase expected volumes by about 8 percent on Main and 7 percent on Owens. Owens is at about 46 percent of capacity and Main at about 53 percent of capacity. | | | | |
| Based on Peak Hour use, this development will add roughly 104 additional cars into the area; which works out to about two every minute. | | | | |
| Note that this report assumes all traffic from this development uses all named streets. | | | | |



VAR-17749, VAR-17751 AND SDR-17748 - APPLICANT/OWNER: HELP LAS VEGAS HOUSING CORPORATION II
1455 NORTH MAIN STREET OR THE WEST SIDE OF MAIN STREET APPROXIMATELY 450' SOUTH OF OWENS AVENUE
DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06



VAR-17749, VAR-17751 AND SDR-17748 - APPLICANT/OWNER: HELP LAS VEGAS HOUSING CORPORATION II
1455 NORTH MAIN STREET OR THE WEST SIDE OF MAIN STREET APPROXIMATELY 450' SOUTH OF OWENS AVENUE
DECEMBER 7, 2006 PLANNING COMMISSION

11/09/06



CLIFTON A. MARSHALL
ARCHITECT, LTD.

October 23, 2006

City of Las Vegas Planning and Development
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89101

RE: Justification Letter for a Site Development Plan Review
H.E.L.P. Las Vegas Housing Corp. II
H.E.L.P. at Owens, Phase II (APN 139-27-502-015)
1455 Main Street, Las Vegas, NV 89106

Dear Sir/Ma'am:

H.E.L.P. Las Vegas Housing Corp. II is a Las Vegas based affiliate of H.E.L.P. USA, a national non-profit organization specializing in affordable housing development, management and supportive services.

In 2003, H.E.L.P. was approached by the City of Las Vegas to develop approximately two hundred units of affordable housing on the site at 1455 Main Street, Las Vegas, NV. Phase One consisting of seventy-five units is scheduled to be completed by the end of 2006. Phase Two is anticipated to start construction in 2007 and Phase Three is proposed to start construction in 2008/2009.

Phase two consist of fifty units of affordable housing in a four story building. There will be eight studio units, twenty-one one bedroom units and twenty-two two bedroom units. Phase Three will consist of seventy five units in a five story building. The design of Phases Two and Three are more of a residential style than Phase One.

Building construction will consist of slab on grade and concrete block construction. The block will be covered with stucco and metal S-tile to make the building have a residential feel. The buildings will have amenities such as a community room, computer room, exercise room and picnic area and supporting office space.

The development of HELP at Owens, Phase II will help address a variety of needs identified by the City of Las Vegas and Clark County. According to the Clark County Consolidated Plan, the development of affordable housing for low-income households is the highest priority for the City of Las Vegas. HELP has been providing affordable and supportive housing for low-income people since 1986. With a growing portfolio of over 2,000 housing units, HELP is emerging as one of the nation's leading non-profit developers of affordable housing.

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC



CLIFTON A. MARSHALL
ARCHITECT, LTD.

HELP's approach has earned notoriety and to include designation by the United States Congress as a national Demonstration Program. The organization has won the endorsement of Congressional representatives, government and professional leaders, social service professionals and academic experts around the country.

This project will be an asset to the Las Vegas community. It will promote the health, safety and welfare of the community by providing quality affordable housing. I hope that you will support this very important project. If you have any questions, please feel free to contact me at 702-314-9400. Thank you for your attention.

Respectfully,

Clifton Marshall, AIA

VAR-17749 VAR-17751
SDR-17748 12/07/06 PC

OCT 24 2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REQUIRED ONE YEAR REVIEW

RQR-17518 - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL
 ADVERTISEMENT - OWNER: GATEWAY MOTEL, INC. - Required One-Year Review of
 an approved Special Use Permit (U-0028-01) WHICH ALLOWED A 24-FOOT X 28-FOOT
 OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 928 Las Vegas Boulevard South
 (APN 139-34-410-165), C-2 (General Commercial) Zone, Ward 3 (Reese). Staff recommends
 DENIAL. The Planning Commission (6-1 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 (6-1 vote) recommends APPROVAL,
 subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Approval Letter for U-0028-01(1)

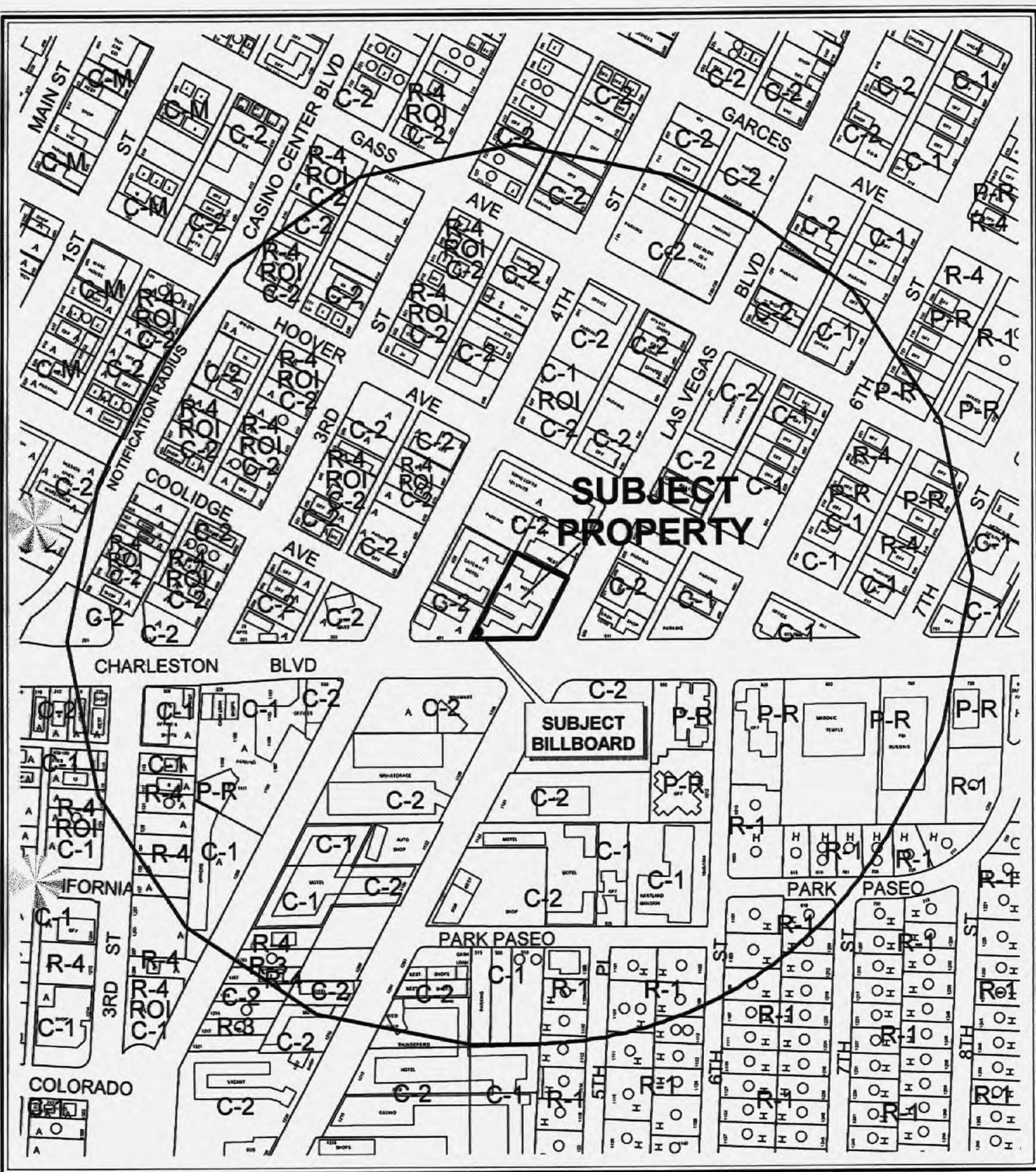
Motion made by GARY REESE to Withdraw without Prejudice Item 91 [SUP-16246], Item 92
 [SDR-12922], Item 93 [ZON-15031], Item 94 [SDR-15030]; HOLD IN ABEYANCE Item 100
 [VAR-16505], Item 118 [SUP-17729], Item 119 [SDR-17731] and Item 124 [ROC-18341] to
 1/17/2007; Item 105 [SDR-17298] to 2/07/2007; STRIKE Item 103 [SDR-15747; TABLE Item
 102 [RQR-17098], Item 117 [RQR-17518] and Item 123 [VAC-16295]

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 79 for related discussion.



CASE: **RQR-17518**
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)





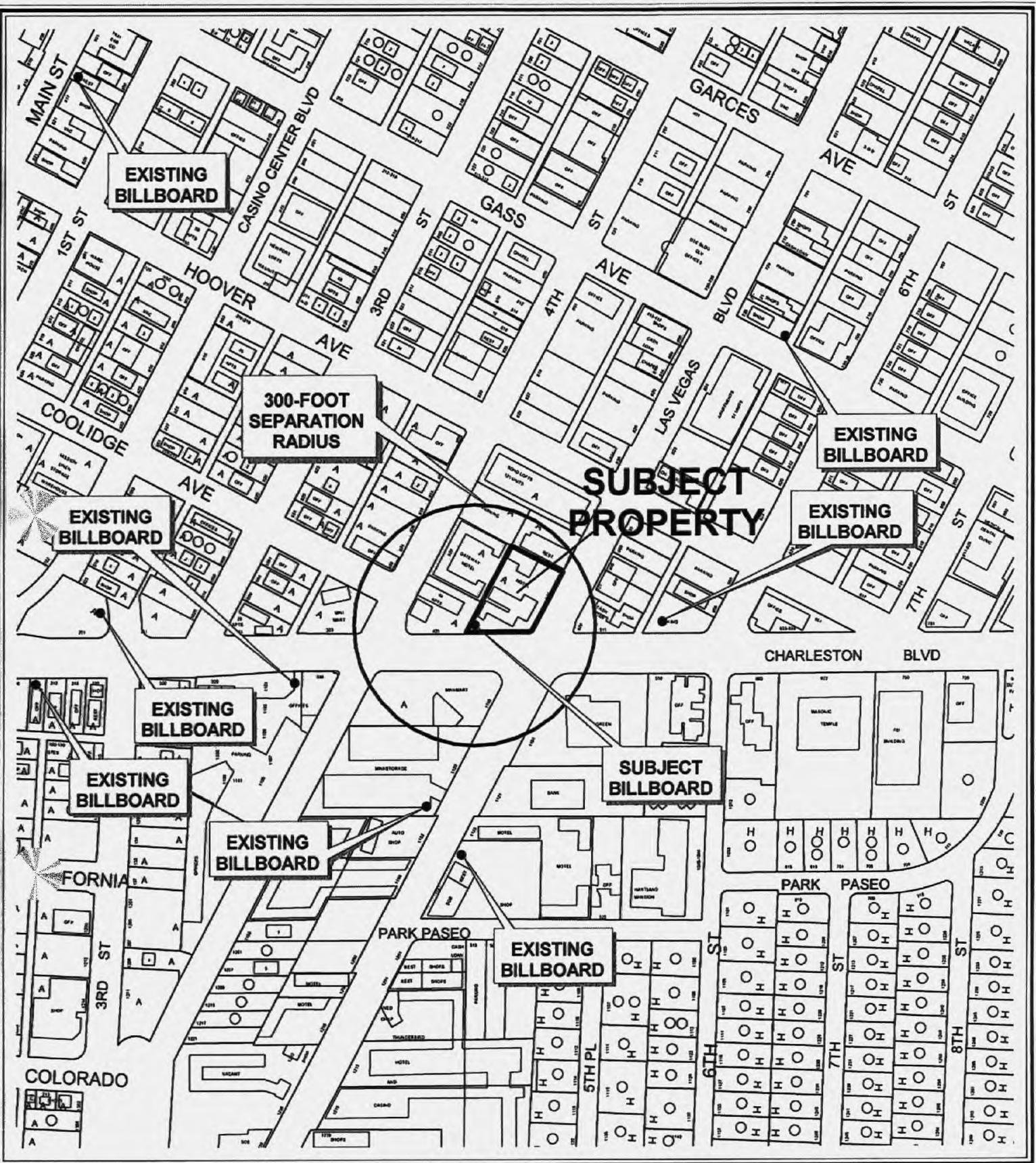
CASE: **RQR-17518**

RADIUS: 1000 FT

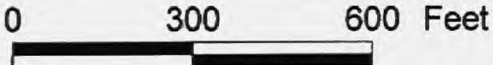
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

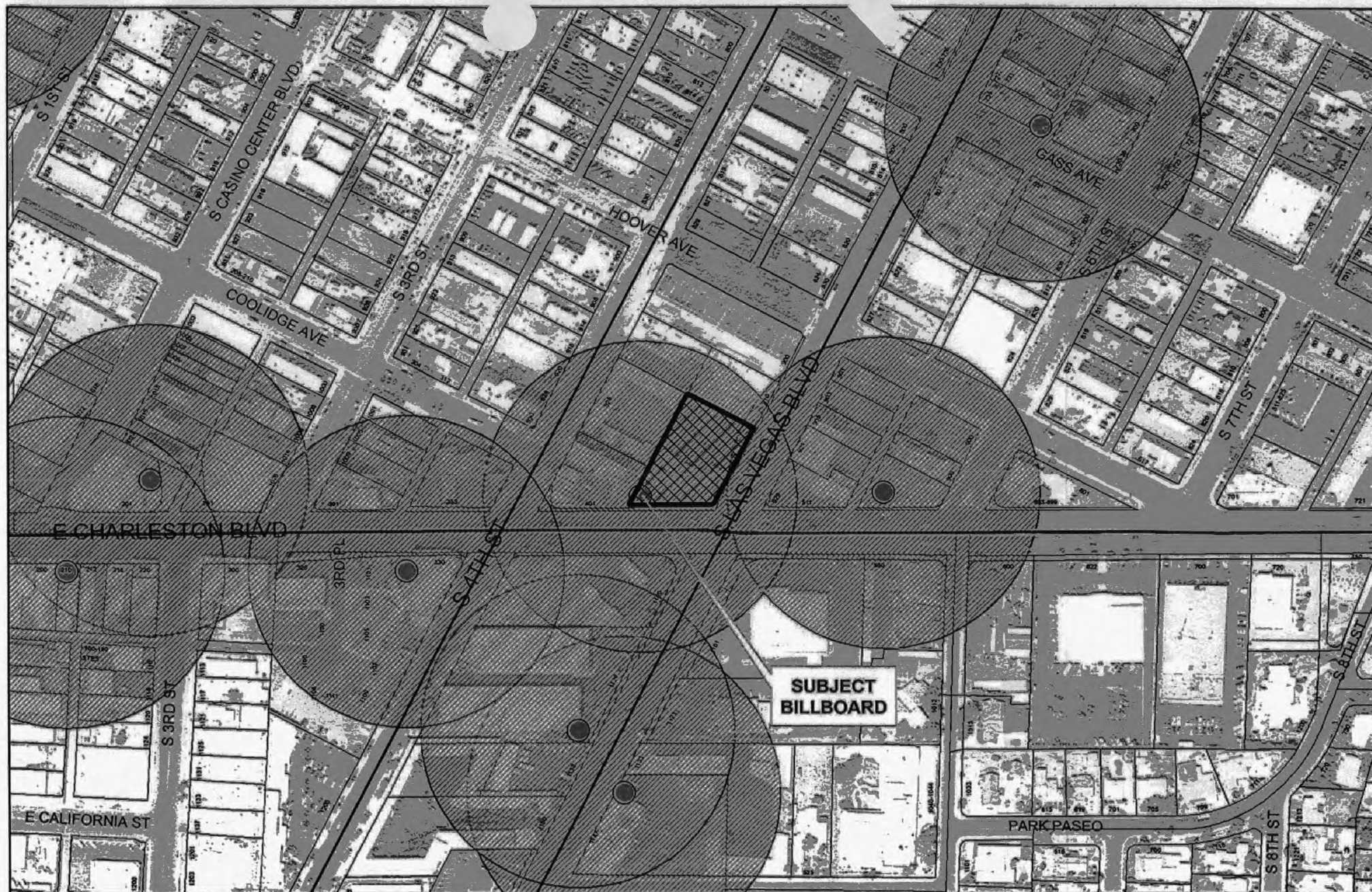
0 300 600 Feet





CASE: **RQR-17518**
SEPARATION RADIUS: 300 FT
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)





RQR-17518

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: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: RQR-17518 - APPLICANT: REAGAN NATIONAL
ADVERTISEMENT - OWNER: GATEWAY MOTEL, INC.**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-1/rt vote) recommends APPROVAL, subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the Off-Premise Advertising (Billboard) Sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (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, 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.
3. The Off-Premise Advertising (Billboard) Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.
5. The chain-link fence enclosure shall be properly maintained, until removed.
6. Bird deterrent devices shall be installed on the sign within 30 days of final approval by the City of Las Vegas.
7. The entirety of the sign's perimeter shall be outlined with neon lighting, subject to the approval of the Planning and Development Department staff. Permits shall be obtained and the installation of the neon be completed within 90 days of final review.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Required One-Year Review of an approved Special Use Permit (U-0028-01) which allowed a 24-foot x 28-foot Off-Premise Advertising (Billboard) Sign at 928 Las Vegas Boulevard South.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|--|--|
| 05/16/01 | The City Council Approved a Special Use Permit (U-0028-01) for a proposed 45-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. The Planning Commission and staff recommended denial on 03/22/01. |
| 08/07/02 | The City Council Approved a Required One Year Review [U-0028-01(1)] of an approved Special Use Permit which allowed a 40-foot high, 28-foot by 24-foot Off-Premise Advertising (Billboard) Sign on the subject site. The Planning Commission and staff recommended denial on 05/23/02. |
| 11/19/03 | The City Council granted the Appeal; thereby approving the Required One-Year Review (RQR-3024) of an approved Special Use Permit (U-0028-01), which allowed a 40-foot high, 28-foot by 24-foot Off-Premise Advertising (Billboard) Sign on the subject site. The Planning Commission and staff recommended denial on 10/23/03. |
| 12/15/04 | The City Council approved a Required Review (RQR-5247) of an approved Special Use Permit (U-0028-01) which allowed a 40-foot high, 28-foot by 24-foot Off-Premise Advertising (Billboard) Sign at 928 Las Vegas Boulevard South. The Planning Commission and staff recommended denial on 11/18/04. |
| 09/07/05 | The City Council approved a Request for a Review of Condition (ROC-7358) Number 1 of an approved Required One Year Review (RQR-5247) to allow no illuminated neon on an existing Off-Premise Advertising (Billboard) Sign in the Scenic Byway Overlay District where at least 75 percent of the total sign surface is required to contain neon. Staff recommended denial of the request. |
| 09/22/05 | The Planning Commission approved a Variance (VAR-8496) to allow an existing Off-Premise Advertising (Billboard) Sign with less than 75% neon or animated illumination to be located within the Las Vegas Boulevard Scenic Byway Overlay District. This item was final action at the Planning Commission meeting. Staff recommended denial of the request. |
| 12/07/06 | The Planning Commission voted 6-1/rt to recommend APPROVAL (PC Agenda Item #27/bts). |

| Related Building Permits/Business Licenses | |
|---|---|
| 09/24/01 | A building permit was issued on 07/18/01 and finalized on the indicated date. |
| Details of Application Request | |
| Site Area | |
| Gross Acres | 1.2 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|---------------------------------------|--|-----------------------------|
| Subject Property | Motel | C (Commercial)
[Downtown
Redevelopment Plan
O (Office), SC
(Service
Commercial) and GC
(General
Commercial)] | C-2 (General
Commercial) |
| North | Restaurant | MXU (Mixed Use)
[Downtown
Redevelopment Plan
- Mixed Use – L
(Low Density
Residential), ML
(Medium-Low
Density Residential),
M (Medium Density
Residential), H (High
Density Residential),
O (Office), SC
(Service
Commercial) GC
(General
Commercial) and PF
(Public Facility)] | C-2 (General
Commercial) |
| South | Right-Of-
Way/Convenience
Store | C (Commercial)
[Downtown
Redevelopment Plan
O (Office), SC
(Service
Commercial) and GC
(General
Commercial)] | C-2 (General
Commercial) |

| | | | |
|------|---|--|--------------------------|
| East | Right-Of-Way/Financial Institution, Specified | C (Commercial) [Downtown Redevelopment Plan O (Office), SC (Service Commercial) and GC (General Commercial)] | C-2 (General Commercial) |
| West | Apartment/Motel | C (Commercial) [Downtown Redevelopment Plan O (Office), SC (Service Commercial) and GC (General Commercial)] | C-2 (General Commercial) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---|------------|-----------|-------------------|
| Special Area Plan | X | | |
| Downtown Centennial Plan | X | | Y |
| Redevelopment Plan Area | X | | Y |
| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | X | | |
| Las Vegas Boulevard Scenic Byway Overlay District | X | | Y |
| Trails | | X | |
| Rural Preservation Overlay District | | X | |
| Development Impact Notification Assessment | | X | |
| Project of Regional Significance | | X | |

ANALYSIS

This is the fourth Required Review of the subject sign. The sign was approved by the City Council on 05/16/01. Further extending the Off-Premise Advertising (Billboard) Sign is not harmonious and compatible with redevelopment efforts as the subject site is located in the Las Vegas Downtown Centennial Plan and the Downtown Redevelopment Plan. As stated in the Las Vegas 2020 Master Plan; the visual image of the streetscape and roadscape environments is perhaps the most important single factor in the perception of quality of life for both the resident and visitor to Las Vegas. Therefore, staff is recommending denial of the subject Required Review.

Previous Conditions of Approval from Required Review (RQR-5247)

1. At least 75% of the total sign surface shall consist of illuminated neon signage within six months as required under the Scenic Byway Overlay District.
2. 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.
3. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 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.
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. All City Code requirements and design standards of all City Departments shall be satisfied.
6. The chain-link fence enclosure shall be properly maintained.

FINDINGS

The continued use of the existing Off-Premise Advertising (Billboard) Sign is not harmonious or compatible with redevelopment efforts at the subject site. The site is located in the Las Vegas Downtown Centennial Plan and the Downtown Redevelopment Plan. Therefore, staff is recommending denial of the Required Review with an additional review within one year, if approved.

PLANNING COMMISSION ACTION

The Planning Commission amended condition #1 to allow a two year review upon the applicant's offer to improve the existing sign. Condition #7 was added.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 259 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-17518** APN: 139-34-410-165

Name of Property Owner: Gateway Motel Inc.

Name of Applicant: Reagan National Advertising of Nevada

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

☐ Yes

☒ 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: Andrew D. Bilanzich

Print Name: Andrew D. Bilanzich

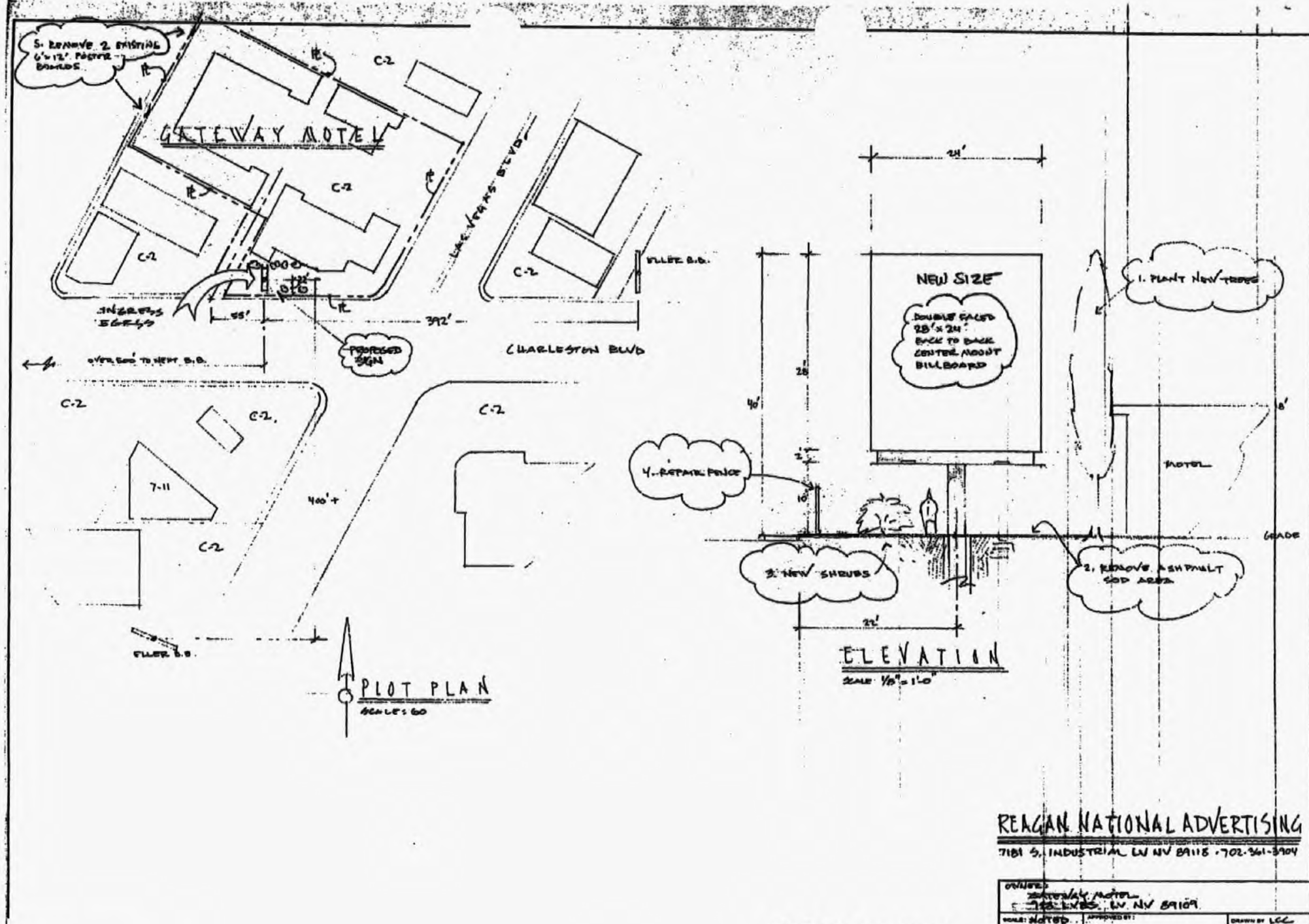
Subscribed and sworn before me

This 10th day of October, 2006

Lee Marie Skore, Salt Lake County, Utah

Notary Public in and for said County and State





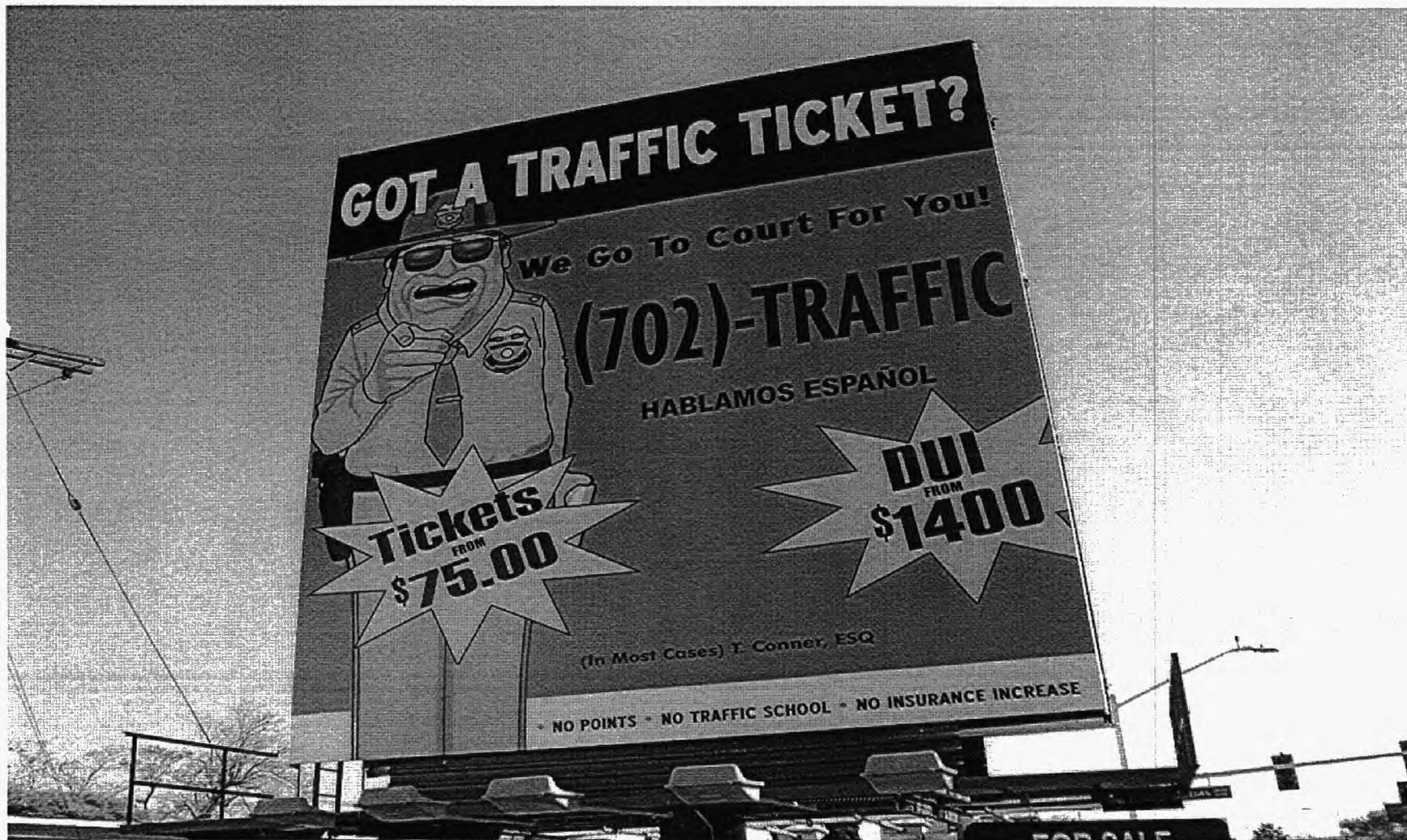
RQR-17518
12/07/06 PC

OCT 12 2006



RQR-17518 - APPLICANT: REAGAN NATIONAL ADVERTISEMENT - OWNER: GATEWAY MOTEL, INC.
928 LAS VEGAS BOULEVARD SOUTH
DECEMBER 7, 2006 PLANNING COMMISSION

11/08/06



RQR-17518 - APPLICANT: REAGAN NATIONAL ADVERTISEMENT - OWNER: GATEWAY MOTEL, INC.
928 LAS VEGAS BOULEVARD SOUTH
DECEMBER 7, 2006 PLANNING COMMISSION

11/08/06



MAYOR
OSCAR B. GOODMAN

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

ACTING CITY MANAGER
DOUGLAS A. SELBY

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

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

August 9, 2002

Mr. David Jhwar
1968 Berkshire
Fullerton, California 92833

RE: U-0028-01(1) - REQUIRED ONE YEAR REVIEW
CITY COUNCIL MEETING OF AUGUST 7, 2002

Dear Mr. Jhwar:

The City Council at a regular meeting held August 7, 2002 considered the Appeal filed by Singer & Brown on behalf of Reagan National Advertising from the Denial by the Planning Commission of a Required One Year Review of an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 28 FOOT X 24 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 928 Las Vegas Boulevard South (APN: 139-34-410-165), C-2 (General Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required One Year Review on an approved Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on August 8, 2002. This approval is subject to:

Planning and Development

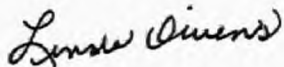
1. The Special Use Permit shall be reviewed in one year at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

RQR-17518
12/07/06 PC

Mr. David Jhwar
U-0028-01(1) – Page Two
August 9, 2002

4. All City Code requirements and design standards of all City Departments shall be satisfied.
5. The chain-link fence enclosure shall be repaired and properly maintained, until removed.

Sincerely,



LINDA OWENS
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Lee Cote
Reagan National Advertising
7181 South Industrial Road
Las Vegas, Nevada 89118

RQR-17518
12/07/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-17729 - PUBLIC HEARING - APPLICANT: MARK JAGET - OWNERS: RICHARD WEISBANT FAMILY TRUST AND 3RD GASS PARTNERS, LLC - Request for a Special Use Permit TO ALLOW A MIXED-USE DEVELOPMENT adjacent to the northeast corner of Gass Avenue and 3rd Street (APNs 139-34-410-112 & 139-34-410-113), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (4-3 vote) recommends DENIAL. Staff 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:

The Planning Commission (4-3 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

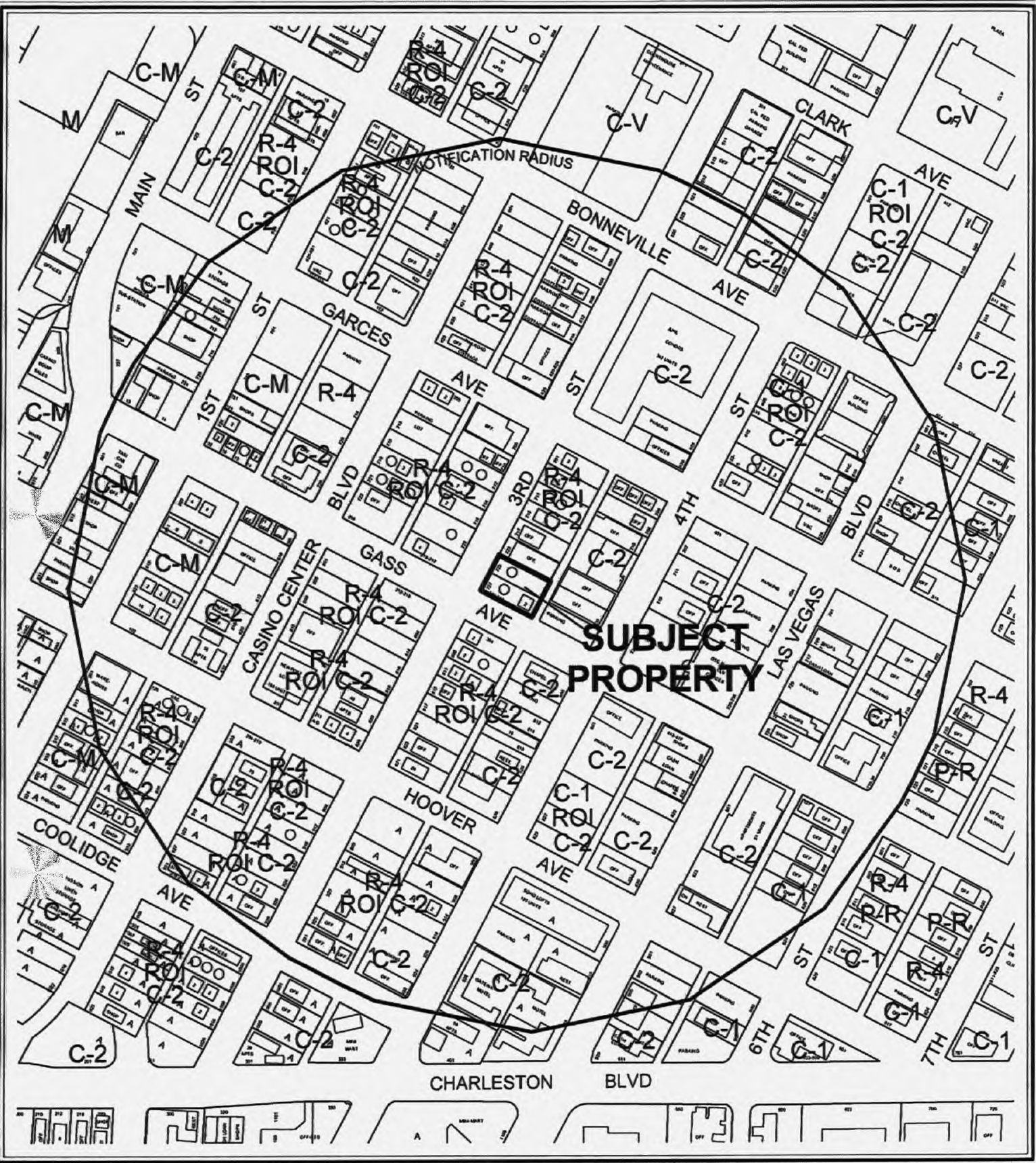
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by Attorney Jennifer Lazovich and Revised site plans by Planning staff
6. Backup referenced from the 12-07-06 Planning Commission Meeting Item 28

Motion made by GARY REESE to Withdraw without Prejudice Item 91 [SUP-16246], Item 92 [SDR-12922], Item 93 [ZON-15031], Item 94 [SDR-15030]; HOLD IN ABEYANCE Item 100 [VAR-16505], Item 118 [SUP-17729], Item 119 [SDR-17731] and Item 124 [ROC-18341] to 1/17/2007; Item 105 [SDR-17298] to 2/07/2007; STRIKE Item 103 [SDR-15747]; TABLE Item 102 [RQR-17098], Item 117 [RQR-17518] and Item 123 [VAC-16295]

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: SUP-17729

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO
C-2 (GENERAL COMMERCIAL)

0 100 200 Feet





CASE: SUP-17729

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

**R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO
C-2 (GENERAL COMMERCIAL)**

0 100 200 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-17729 - APPLICANT: MARK JAGET - OWNERS:
RICHARD WEISBANT FAMILY TRUST AND 3RD GASS PARTNERS, LLC**

**** CONDITIONS ****

The Planning Commission (4-3/se, rt, ds vote) recommends DENIAL. Staff recommends APPROVAL subject to:

Planning and Development

1. Conformance to the conditions set for in Site Development Review (SDR-17731).
2. This approval shall be void two year 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a mixed-use, low-rise (five stories) residential development with 2,029 square feet of retail space available on the ground floor in a new building at the northeast corner of Third Street and Gass Avenue in downtown Las Vegas. The building is designed to reflect a warehouse-type loft residential development. There are several floor plans within this 30-unit development with several being of a "skip stop" layout offering both north and south views. A landscaped amenity area is located above the garage on the second floor that will include a pool. Roof signage is being proposed as an architectural element to reflect a 1940's style Las Vegas design. In addition, a companion application request for a Site Development Review (SDR-17731) has been filed. A Special Use Permit is required for the mixed-use nature of this project.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|--|---|
| 12-10-64 | City Council rezoned the entire downtown including subject properties. |
| 12/07/06 | The Planning Commission recommended denial of companion item SDR-17731 concurrently with this application. |
| | The Planning Commission voted 4-3/se, rt, ds to recommend DENIAL (PC Agenda Item #28/yk). |
| <i>Pre-Application Meeting</i> | |
| 10/12/06 | The applicant met with staff concerning the development of a mixed-use project on commercially zoned property. The applicant was informed of the Special Use Permit requirement for the proposed mixed-use residential/commercial development and the standards for a Site Development Review application. A waiver for the required loading zone would be required and the applicant was informed that the proposed roof signage was problematic and should be reconsidered. |
| <i>Neighborhood Meeting</i> | |
| NA | NA |

| <i>Details of Application Request</i> | |
|---------------------------------------|-----------|
| <i>Site Area</i> | |
| Gross Acres | .60 acres |
| Net Acres | .32 acres |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|--------------------|------------------|--------------------------------|
| Subject Property | Apartments | Commercial | R-4 (High Density Residential) |
| North | Office | Commercial | C-2 (General Commercial) |
| South | Apartments | Commercial | R-4 (High Density residential) |
| East | Office/Parking Lot | Commercial | C-2 (General Commercial) |
| West | Apartments | Commercial | C-2 (General Commercial) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---|------------|-----------|-------------------|
| Special Area Plan | | | |
| Downtown Centennial Plan | X | | Yes |
| Redevelopment Plan Area | X | | Yes |
| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | | | |
| Downtown Overlay District | X | | Yes |
| G-O Gaming Enterprise Overlay District | | X | NA |
| A-O Airport Overlay District | X | | Yes |
| H Historic Designation | | X | NA |
| Downtown Casino Overlay District | | X | NA |
| Live/Work Overlay District | X | | Yes |
| Las Vegas Boulevard Scenic Byway Overlay District | | X | NA |
| Trails | | X | NA |
| Development Impact Notification Assessment | | X | NA |
| Project of Regional Significance | | X | NA |

DEVELOPMENT STANDARDS

| <i>Standard</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|---------------------------------|-------------------------|-----------------|-------------------|
| Min. Lot Size | NA | 13,655 sf | Yes |
| Min. Lot Width | NA | 100 feet | Yes |
| Min. Setbacks | | | |
| • Front | NA | None | Yes |
| • Side | NA | None | |
| • Corner | NA | None | |
| • Rear | NA | None | |
| Min. Distance Between Buildings | NA | None | Yes |

| | | | |
|----------------------|--------------|---------|-----|
| Max. Lot Coverage | 100% allowed | 100% | Yes |
| Max. Building Height | No limit | 80 feet | Yes |
| Trash Enclosure | Required | Yes | Yes |
| Mech. Equipment | Screened | Yes | Yes |

Per Title 19.08: All structures located in the Downtown Overlay District are exempted from the automatic application of the building height, building setback, lot coverage provisions and residential adjacency standards.

| <i>Streetscape Standards</i> | <i>Required</i> | <i>Provided</i> | <i>Compliance</i> |
|------------------------------|---|---|-------------------|
| Downtown Centennial Plan | 5-foot amenity zone and 11-foot sidewalks | 5-foot amenity zone and 11-foot sidewalks | Yes |

This project meets the Downtown Centennial Plan streetscape requirements by providing five Southern Heritage Live Oak trees along the Gass Avenue frontage and providing three Deglet-Noor Date Palm trees along the Third Street frontage. Additional landscaping is located on the second floor amenity area on the north and east elevations of the structure.

Pursuant to Title 19.10, the following parking standards apply:

According to Rule 19126, the following 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 (studio & 1 bedroom) | 20 | 1.25 + one guest/6 | 28 | 2 | 28 | 2 | Yes |
| Residential (2 bedroom) | 10 | 1.75 + one guest/6 | 21 | 1 | 0 | 0 | No |
| Retail | 2,029 sq. ft. | 1 per 175 sq.ft. | 12 | 1 | 0 | 0 | No |
| SubTotal | | | 61 | 4 | 28 | 2 | No |
| Loading Spaces | | 3 | | | 0 | | No |

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. The applicant is justifying providing no parking for the retail portion of this project due to the availability of on-street parking, nearby availability of parking in paid garages and the location of mass transit lines along Las Vegas Boulevard and Casino Center Boulevard. Staff concurs with this portion of the application. The fact that a service alley is adjacent to the project justifies the lack of loading spaces and staff concurs.

Staff is concerned with the lack of stacking space before the security gates, especially on the Third Street entrance. Staff recommends that the Third Street entrance be converted to an exit only and that the garage opening off of the alley be used only for an entrance which would allow some stacking room off of the street via the service alley. All electronic security gates must have written approval by City of Las Vegas Traffic Engineering prior to being permitted.

| Third Street Roof Sign: [19.14.(F).10] | | |
|---|--|--|
| Standards | Allowed | Provided |
| Maximum Number | 1 / Street frontage
1 total | 1 total |
| Maximum Area | 20% of elevation up to
a maximum of 150 SF. | 35 SF |
| Maximum Height | 8 feet above top of wall | Shall be below 8 feet above the
top of the wall |
| Minimum Setback | NA | NA |
| Illumination | Internal, External | Internal non-flashing red neon |

| Gass Avenue Roof Sign: [19.14.(F).10] | | |
|--|---|--|
| Standards | Allowed | Provided |
| Maximum Number | 1 / Street frontage
1 total | 4 / Street frontage
4 total |
| Maximum Area | 20% of elevation up
to a maximum of 150
SF. | 84 SF total for all four signs |
| Maximum Height | 8 feet above top of
wall | Shall be below 8 feet above the top
of the wall |
| Minimum Setback | NA | NA |
| Illumination | Internal, External | Internal non-flashing red neon |

ANALYSIS

The mixed-use retail/residential nature of this project conforms with the mixed-use standards for both the Downtown Centennial Plan and Redevelopment Plan.

The elevation of the proposed building is creative and offers a distinct design element into the downtown that hasn't been seen for many years. The west and south elevations show considerable relief with the recessed balconies. The proposed stone veneer and silver-shaded glass adds a modern feel to the warehouse character of the project. The garage gate on the west elevation is rather plain and will need to be revised showing additional architectural detail. The wrap around canopy over the sidewalk will require an aerial easement from Public Works.

The site plan takes maximum advantage of the limited space with the retail component at the southwest corner of the project and the parking garage wrapping around it. Due to the lack of

stacking for the secured entry off of Third Street, it is advised that this become an exit only with the sole entrance to the garage being off of the service alley on the east side of the project. Written approval from the City of Las Vegas Traffic Engineering is required for the electronically secured garage doors. There are no loading docks being proposed for this project. However, the service alley will provide ample room for trucks to load and unload goods directly adjacent to the east property. A trash chute with access directly off of the service alley is also being provided.

There are 15 floor plans being offered in the 30-unit residential component of the project which provides a wide range of choices ranging from 811 square feet to over 2,100 square feet per unit. There are four "skip stop" units that will provide the residents with both north and south views. The retail will be located on the ground floor facing the west and south. The lobby for the residential units is located off of Third Street and the retail can be accessed from both the lobby and directly off of Gass Avenue.

Five roof-top signs are being proposed for this development. Title 19 allows for one roof-top sign per street elevation. The proposed signage for the west elevation meets this requirement. However, four roof-top signs are being proposed for the Gass Avenue frontage. Staff recommends that these four signs either be consolidated or that the numbers 3, 1, and 0 are removed altogether. The red non-flashing neon may be problematic for neighboring residential units.

FINDINGS:

The following findings must be made for an SUP:

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. *Upon approval of the companion Site Development Review (SDR-17731) the proposed development is compatible with adjacent development and overall downtown development.*
2. The subject site is physically suitable for the type and intensity of land use proposed. *This mixed-use retail/residential property is well suited for its downtown location.*
3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposal. *The capacity of both Third Street and Gass Avenue are adequate to meet the requirements of the proposed 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. *An aerial encroachment permit is required for the sidewalk canopy and written approval for the electronic garage doors from the Traffic Engineering Department are required. The development will require building permits from the Department of Building and Safety which will assure the public health, safety and general welfare are secured. Additionally, a detailed construction plan will be submitted and approved by Planning and Development staff prior to construction.*
5. The use meets all of the applicable conditions per Title 19.04. *This project is in conformance with Title 19.04.*

PLANNING COMMISSION ACTION

There were two speakers opposed to the project based primarily upon parking and traffic impacts, especially during construction.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 261 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-17729** APN: **139-34-410-112**
Name of Property Owner: **3rd GMS PARTNERS, LLC**
Name of Applicant: **MANIC JAGET**

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: _____

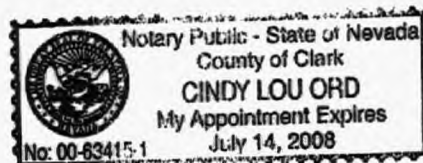
Signature of Property Owner: _____

Print Name: **MANIC JAGET**

Subscribed and sworn before me

This **24th** day of **October**, 20 **06**

Cindy Lou Ord
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-17729** APN: **139-39-410-113**

* Name of Property Owner: Richard D. Weisbaert and Sharon G. Weisbaert
Co-Trustees of The Richard D. Weisbaert Family Trust
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: _____

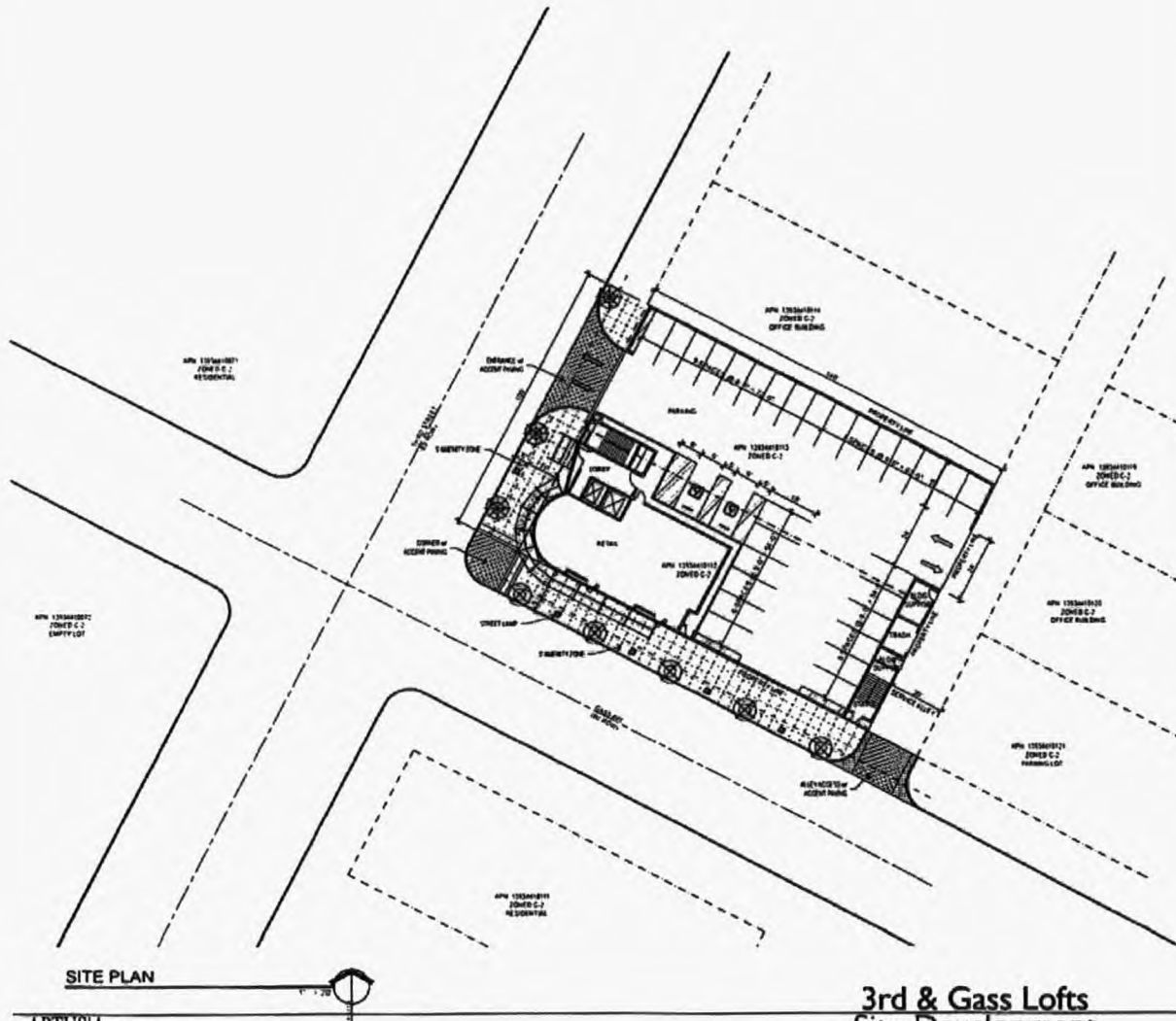
* Signature of Property Owner: Richard D. Weisbaert, Co-Trustee
Print Name: Richard D. Weisbaert, Co-Trustee

Subscribed and sworn before me

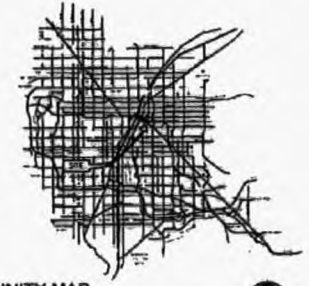
This 24th day of October, 2006

Cindy Lou Ord
Notary Public in and for said County and State





LOCATION MAP



VICINITY MAP

Square Footage

| RECREATIONAL | TYPE/USE | AREA | FOOT | TOTAL |
|---------------------|-------------|------|----------|-----------|
| A | FLAT | 1 | 814 | 1362 |
| A.1 | FLAT | 1 | 107 | |
| B | FLAT | 1 | 896 | 1912 |
| B.1 | FLAT | 1 | 896 | |
| C | LOFT | 1 | 1053 | 3268 |
| C.1 | LOFT | 1 | 1053 | |
| D | FLAT | 1 | 304 | 10564 |
| D.1 | FLAT | 2 | 243 | |
| D.2 | FLAT | 4 | 244 | |
| D.3 | FLAT | 1 | 101 | |
| E | SHIP STORES | 1 | 1811 | 7756 |
| E.1 | SHIP STORES | 2 | 188 | |
| E.2 | SHIP STORES | 1 | 182 | |
| F | LOFT | 1 | 1068 | 1068 |
| G | LOFT | 1 | 1052 | 1052 |
| | | 16 | TOTAL | 34,851 SF |
| SUPPORT | TOTAL | | 1,606 SF | |
| RETAIL | TOTAL | | 1,606 SF | |
| DECK/COMMON | TOTAL | | 1,606 SF | |
| PARKING (SEE SHEET) | TOTAL | | 1,606 SF | |
| TOTAL BUILDING SF | | | | 36,457 SF |

Site Zoning & Data

| | | |
|--|-------------------|--------------------|
| SITE DATA | | |
| PARCEL NUMBERS | 109-34-416-113 | 109-34-416-112 |
| JURISDICTION | CITY OF LAS VEGAS | 88411 |
| EXISTING GENERAL PLAN | MEDIAN LOW | |
| EXISTING ZONING | AA-4000 C-2 | |
| SITE AREA | 56,886 SQ FT | 30 GROSS NET ACRES |
| DENSITY (IN DWELLING UNITS / 10 ACRES) | 40 | 71 UNITS/ACRE |
| FLOOR AREA RATIO (OF 400 SF PER 1000 SF) | 4 | 12 |
| SETBACKS - BUILDINGS | | |
| FRONT | 8' 0" | PROVIDED |
| INTERIOR SIDE | 8' 0" | PROVIDED |
| REAR | 8' 0" | PROVIDED |
| MAX HEIGHT | 30' 0" | NO LIMIT |
| ACTUAL HEIGHT | 30' 0" | NO LIMIT |
| LOT COVERAGE ALLOWED | 100% | 100% |
| ACTUAL LOT COVERAGE | 100% | 100% |
| BUILDING AREA | | |
| RETAIL | 2,200 SF | |
| RESIDENTIAL | 30,000 SF | |
| COMMON SPACE | 2,000 SF | |
| DECK | 2,100 SF | |
| WALKING SURFACES | 2,100 SF | |
| TOTAL SQUARE FOOTAGE | 34,400 SF | |
| PARKING AREA | | |
| BUILDING AREA | REQUIRED PARKING | PROVIDED |
| RETAIL | 0 | 0 |
| RESIDENTIAL | 1 | 9 COMPACT |
| WALKING SURFACES | 1.25 | 14 NORMAN |
| TOTAL | | 23 |
| LANDSCAPE BUFFERS | | |
| FRONT | 8' 0" | PROVIDED |
| INTERIOR SIDE | 8' 0" | PROVIDED |
| REAR | 8' 0" | PROVIDED |

APTUSIA Architecture
1,000 South Main Street
Suite 200
Las Vegas, Nevada 89101
P 702.519.1300
F 702.519.1311

3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

SUP-17729
SDR-17731
12/07/06 PC

City of Las Vegas LDR Submittal

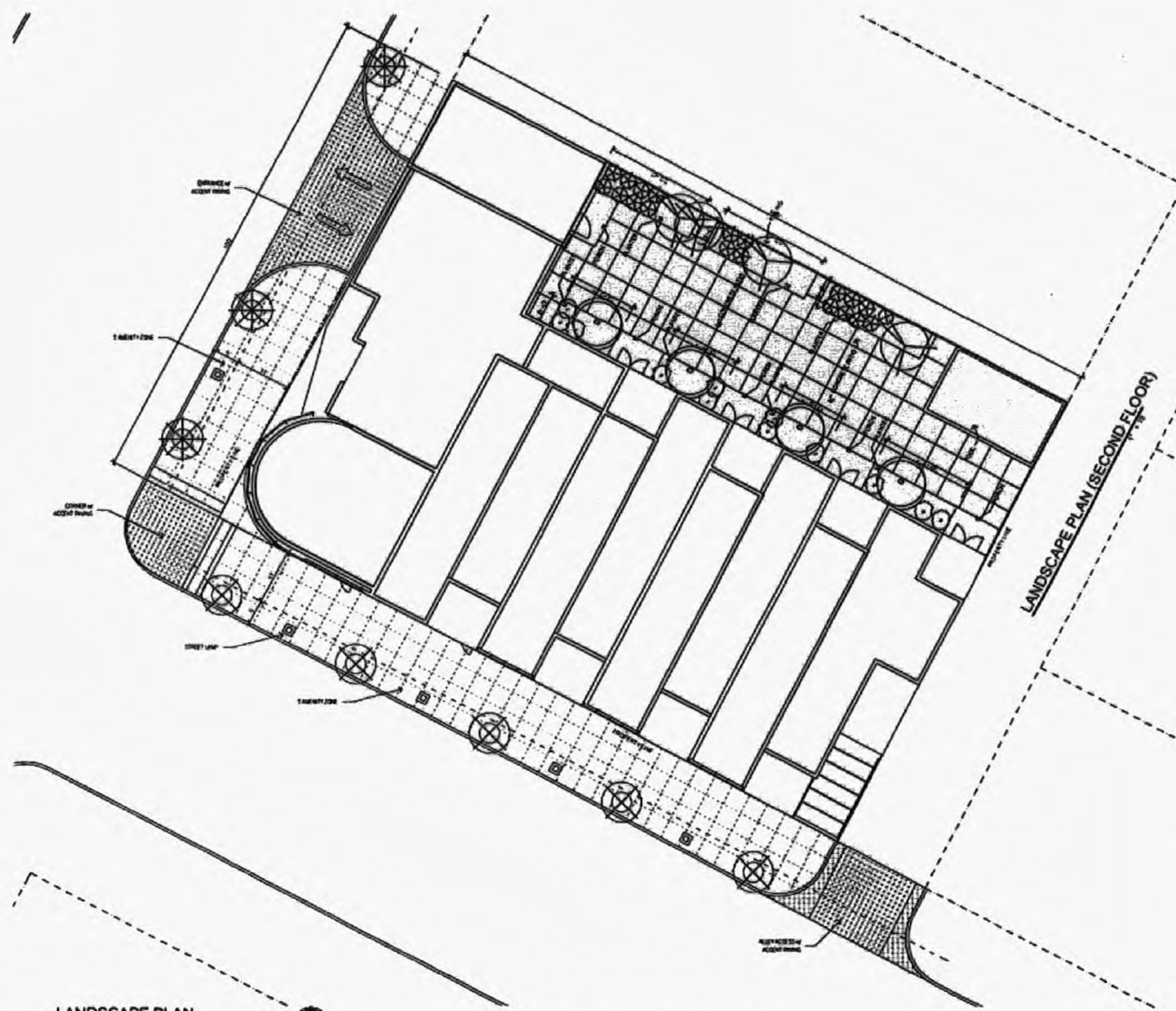
10/1/2006

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OCT 24 2006

SITE PLAN

ASI01

DA 004 3rd & Gass Lofts



| LANDSCAPE SCHEDULE | | | | |
|--------------------|-------------------|--------------------|---------|-----|
| TREES | | | | |
| SYMBOL | COMMON NAME | BOTANICAL NAME | SIZE | QTY |
| | MONSTERA | Monstera deliciosa | 24" Dia | 4 |
| | CHILEAN MESQUITE | Prosopis juliflora | 24" Dia | 4 |
| | PALM | Phoenix | 24" Dia | 1 |
| | HERITAGE LIVE OAK | Quercus virginiana | 24" Dia | 1 |
| SHRUBS | | | | |
| | DESERT CASSIA | Cassia nemoralis | 5 gal | 20 |
| | MOUNTAIN MARIGOLD | Tagetes tenuifolia | 5 gal | 12 |
| | YUCCA | Yucca glauca | 5 gal | 1 |
| | CREPE MYRTLE | Lagerflora indica | 10 gal | 1 |
| | MEXICAN SAGE | Salvia leucantha | 5 gal | 1 |

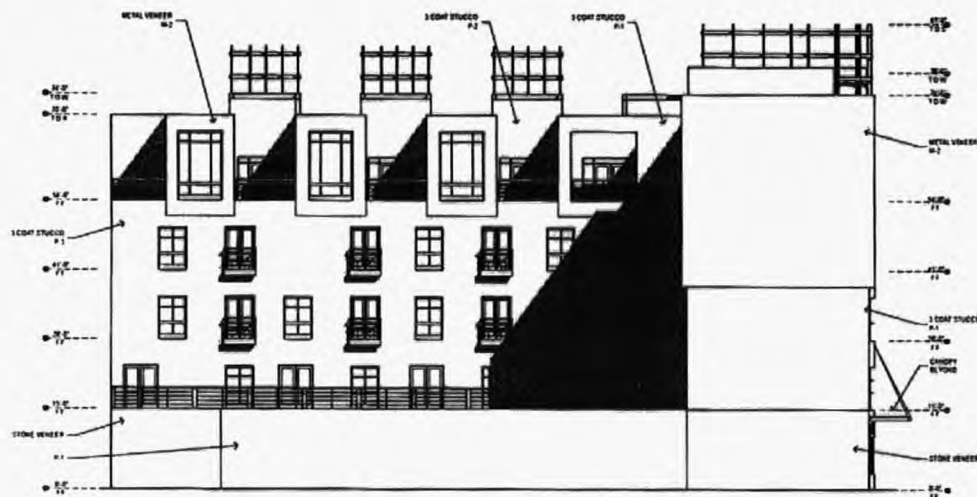
APTUSIA Architecture
 1200 South Main Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.631.1000
 F 702.631.1213

3rd & Gass Lofts
 Site Development
 310 Gass Avenue
 Las Vegas, Nevada 89101

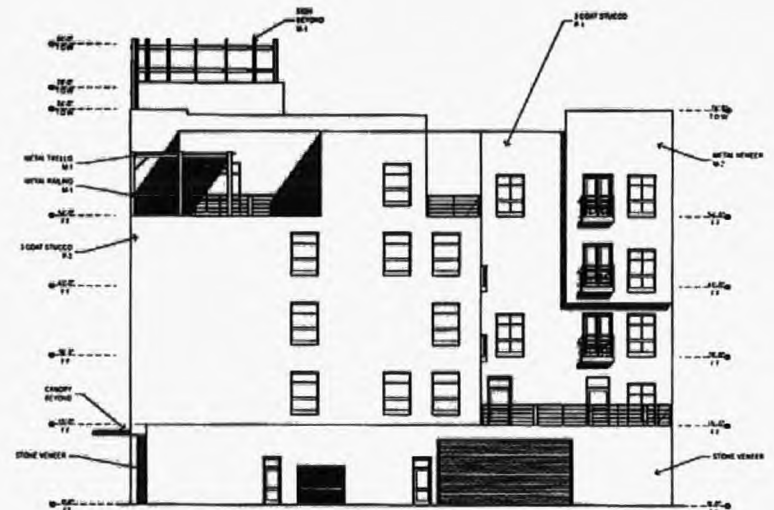
SUP-17729
SDR-17731
12/07/06 PC

City of Las Vegas SDR Submittal
 12/1/06
 12/1/06
 12/1/06

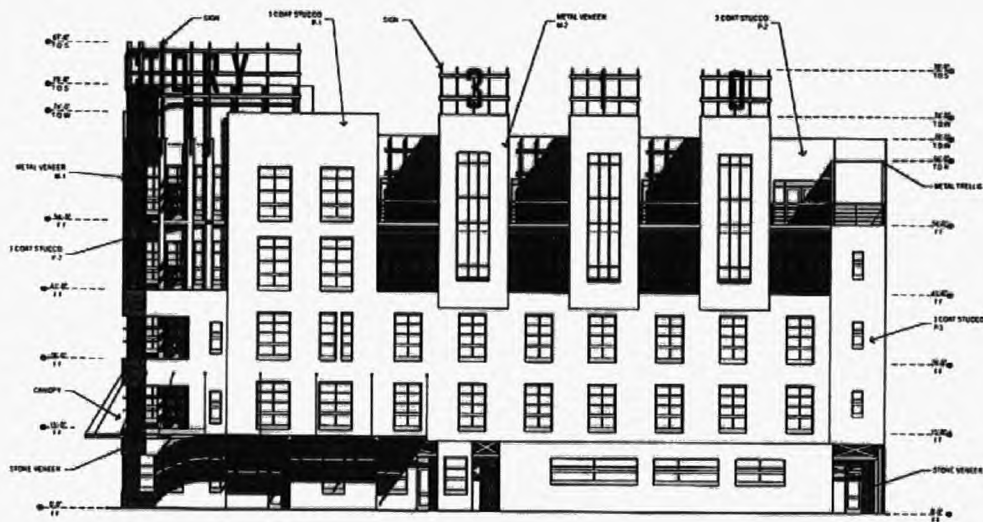
LANDSCAPE PLAN
L100
 On Site 3rd & Gass Lofts



NORTH ELEVATION

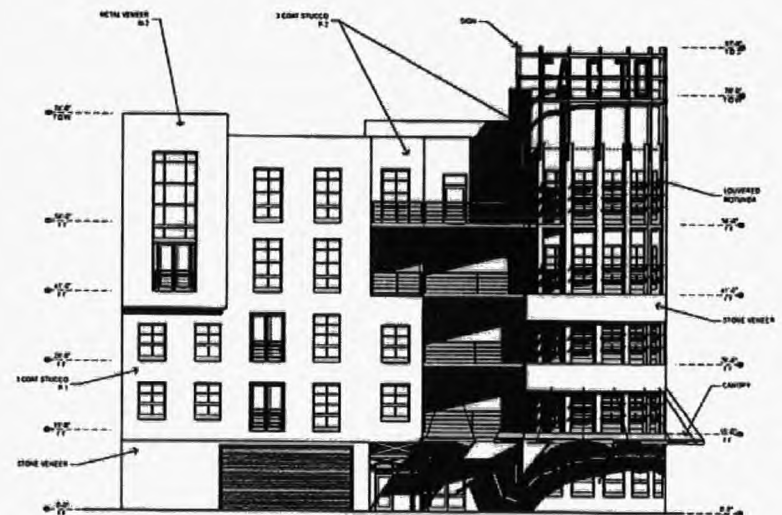


EAST ELEVATION



SOUTH ELEVATION

3/20' = 1" = 0



WEST ELEVATION

3/20' = 1" = 0

APTUSIAArchitecture
1201 South 4th Street
Suite 200
Las Vegas, Nevada 89101
P 702.879.1200
F 702.879.1211

3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

SUP-17729
SDR-17731
12/07/06 PC

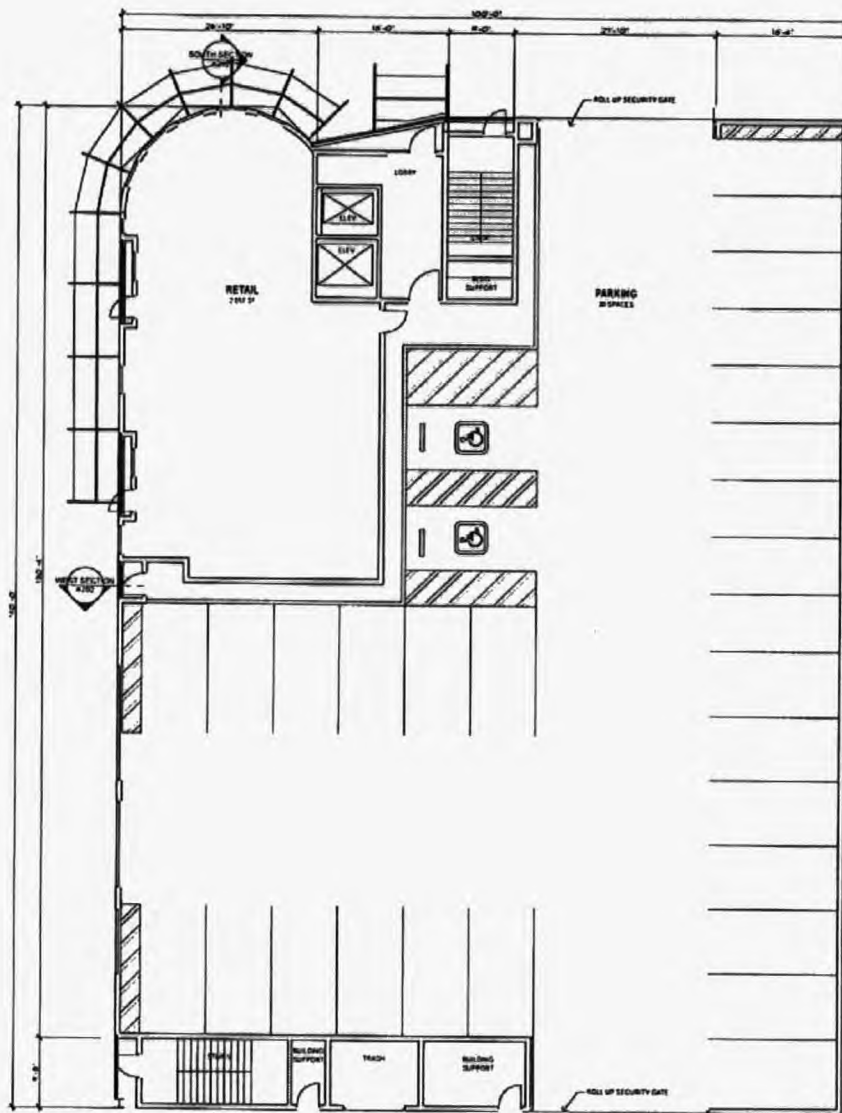
City of Las Vegas SDN Submittal 08/1/2006

12/07/2006

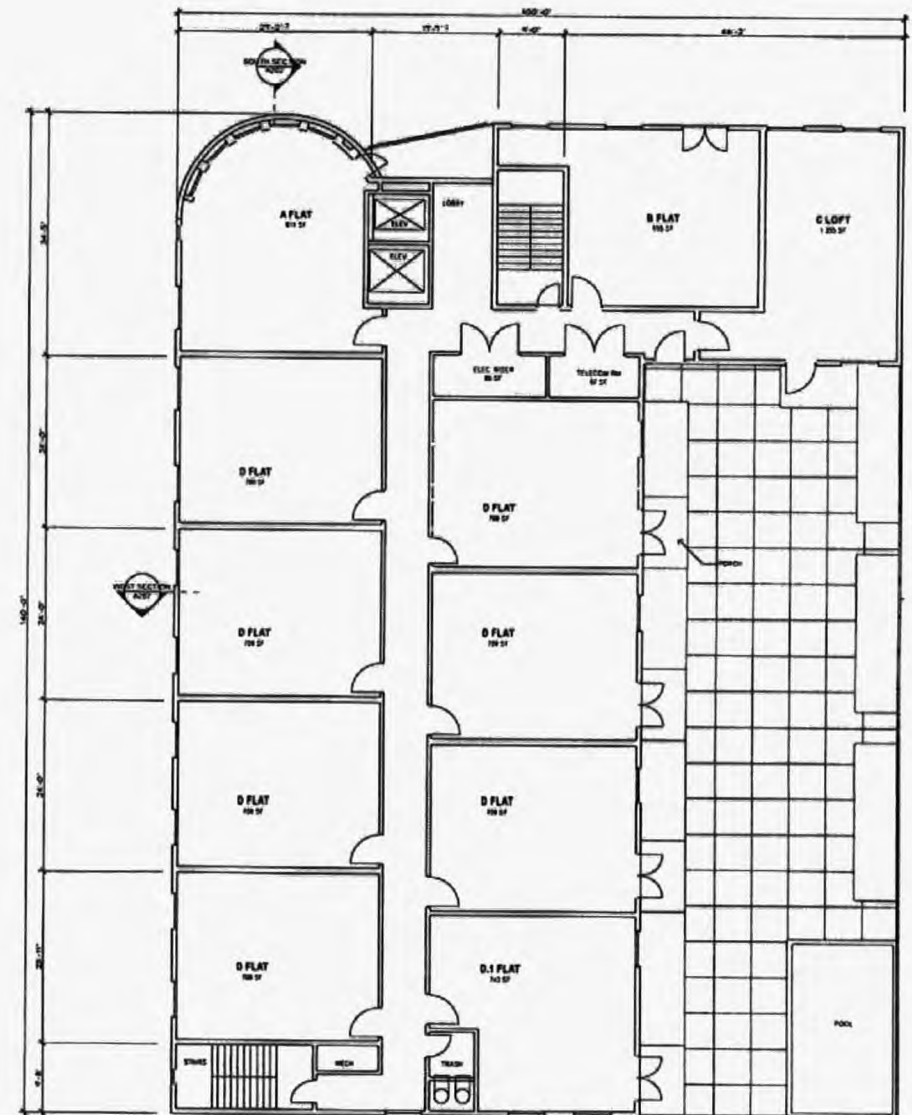
ELEVATIONS

A201

3rd & Gass Lofts



FIRST FLOOR



SECOND FLOOR

APTUSIAArchitecture

1000 South Main Avenue
Suite 200
Las Vegas, Nevada 89104
P 702.735.1200
F 702.735.1212

3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

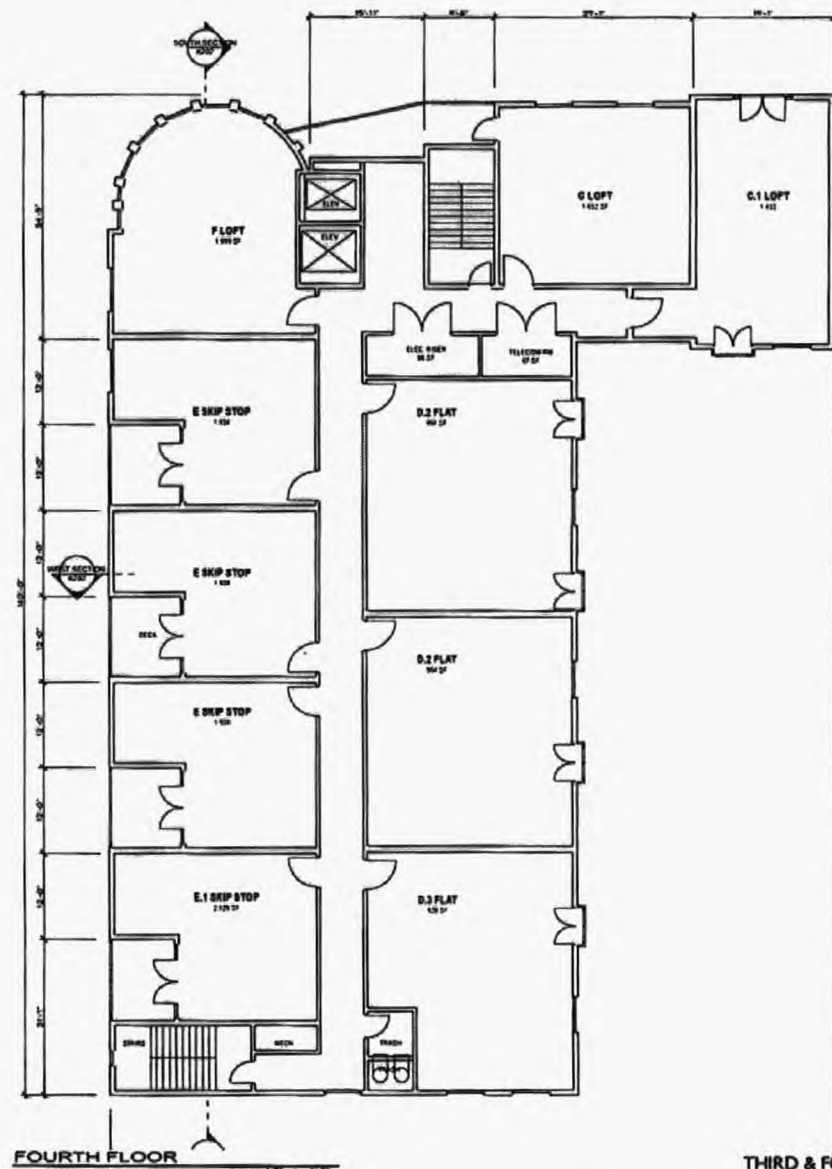
SUP-17729
SDR-17731
12/07/06 PC

FIRST & SECOND
FLOOR PLANS

A100

310 Gass Ave & Gass Lofts

OCT 24 2006



3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

SUP-17729
SDR-17731
12/07/06 PC

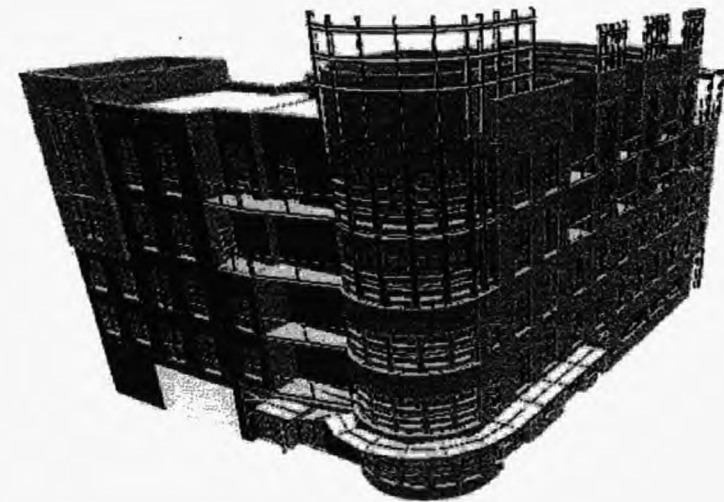
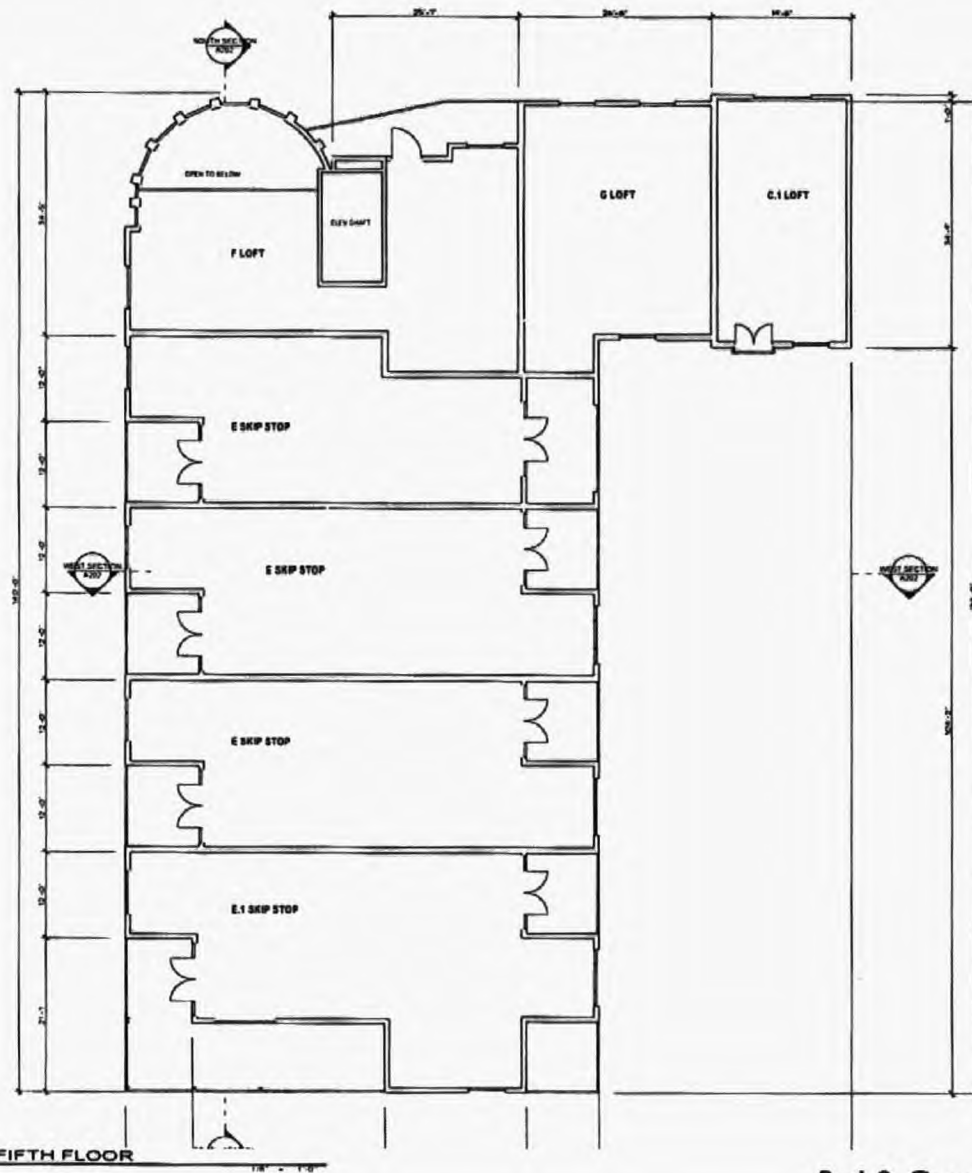
THIRD & FOURTH
FLOOR PLANS

A101

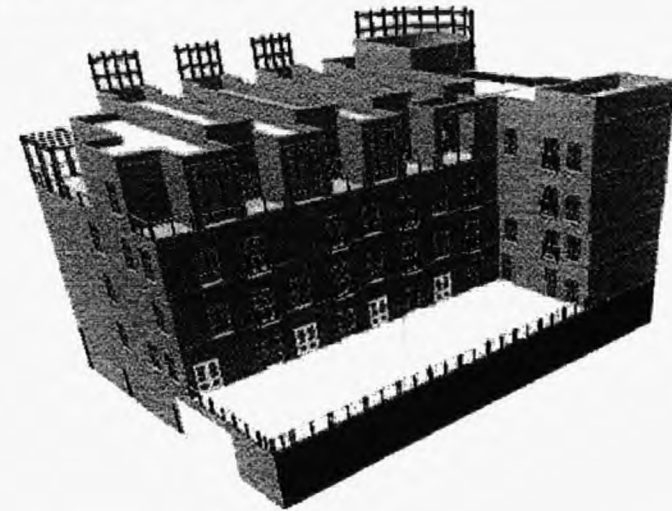
Oct 24 2006

Dr. Bill and G. Gass Lofts

APTUSIA Architecture
1201 South Main Street
Suite 200
Las Vegas, Nevada 89101
P 702.575.1200
F 702.575.1212



SOUTH PERSPECTIVE



NORTH PERSPECTIVE

APTUSIAArchitecture
1700 South Main Street
Suite 200
Las Vegas, Nevada 89104
P 702 878 1208
F 702 878 1212

3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

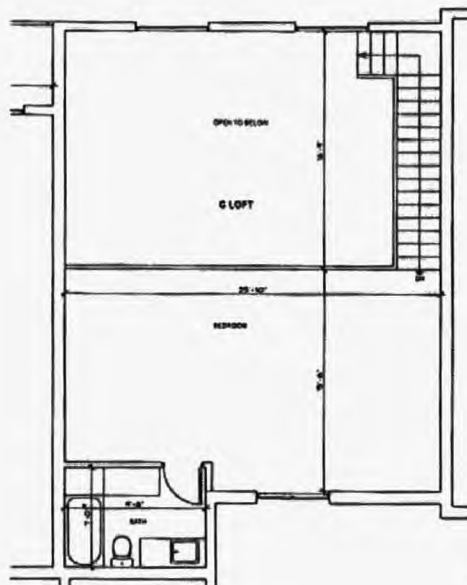
SUP-17729
SDR-17731
12/07/06 PC

OCT 24 2006

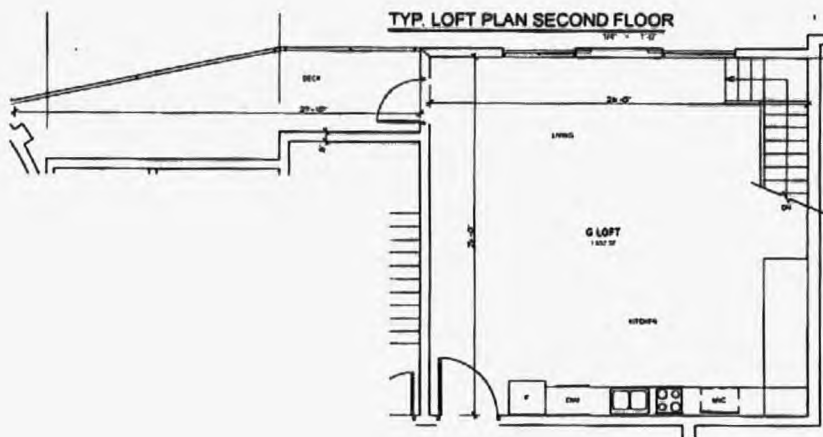
LOOR
PLAN & MASSING
PERSPECTIVES

A102

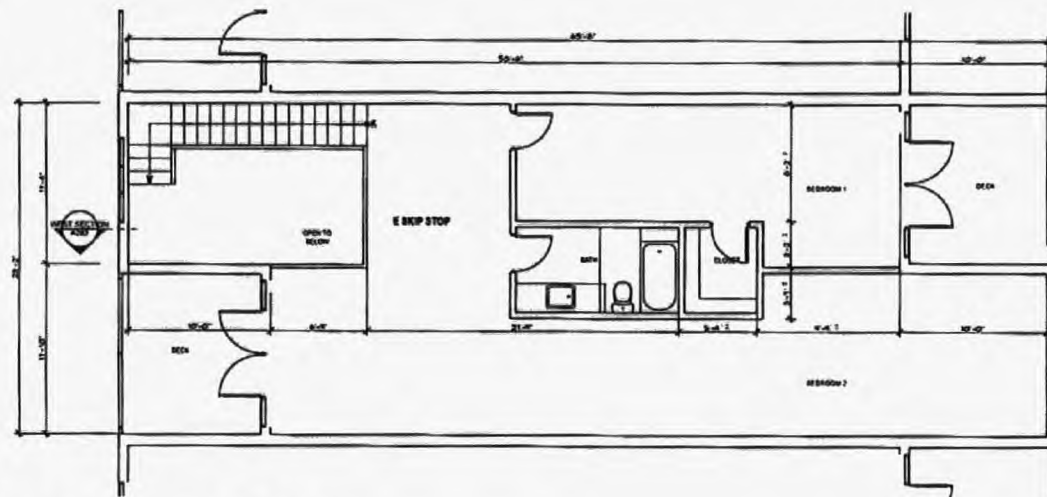
3rd & Gass Lofts



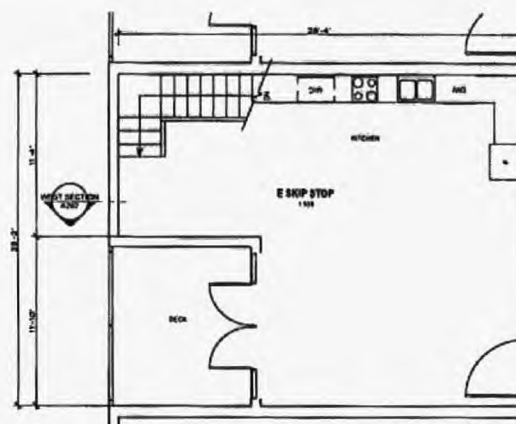
TYP. LOFT PLAN SECOND FLOOR



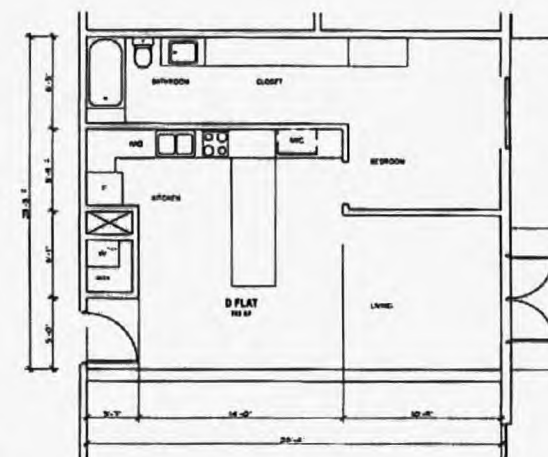
TYP. LOFT PLAN FIRST FLOOR



TYP. SKIP STOP SECOND FLOOR PLAN



TYP. SKIP STOP FIRST FLOOR PLAN



TYP. FLAT PLAN

LOFT AND FLAT PLANS

APTUSIA Architecture
1000 South Main Street
Suite 200
Las Vegas, Nevada 89101
P 702.539.1200
F 702.539.1211

3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

SUP-17729
SDR-17731
12/07/06 PC

OCT 24 2006

A103

3rd & Gass Lofts

APTUS

October 24, 2006

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

APN: 139-34-410-112
139-34-410-113

Re:
Site Development Review

To Whom It May Concern:

We respectfully submit this application for a Site Development Review and Special Use Permit for the project at 3rd and Gass. This project is currently zoned R-4 with ROI C-2 and is in the Downtown Centennial Plan.

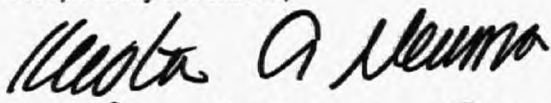
The project is a mixed-use 5 story loft project with ground floor retail located on the corner of 3rd and Gass in the City of Las Vegas. The building contains 30 loft units and 2,029 sf of retail space. The building is approximately 80 feet in height. We are providing parking for this mixed use development on-site. 30 parking spaces will be provided for the lofts. Public parking for the retail is provided along 3rd Street and Gass Street. Public transportation is also available on Las Vegas Boulevard. Parking for this facility should not be a problem considering the amount of existing parking in close proximity to the new development.

Ingress and Egress into the parking will be off of 3rd Street and through the alley off of Gass. The garage is gated with remote access for residents. The gated parking will provide security and safety for the residents. There are only 30 units providing a limited amount of ingress and egress traffic.

The owner desires to recall the heritage of Las Vegas and also to recreate the loft style buildings of warehouse and industrial districts. The buildings design is created with great care in order meet these requirements. The West and South Elevations have roof top signage to recall the 40's and 50's view of downtown Las Vegas and to incorporate the loft style. The signs add great character to the buildings facades while also breaking the roof line of the building adding to a much more interesting and exiting downtown city horizon.

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,


for R. Brandon Sprague

R. Brandon Sprague, AIA

SUP-17729
SDR-17731
12/07/06 PC

**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

JENNIFER LAZOVICH

jiazovich@kkbrf.com
702.792.7050

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5565 Klutzka Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3952

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89128
Tel: 702.893.4260
Fax: 702.939.9457

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

January 2, 2007

VIA FACSIMILE
382-4803

Barbara Jo Ronemus
CITY OF LAS VEGAS
CITY CLERK
400 Stewart Ave.
Las Vegas, NV 89101

2007 JAN -2 P 3:17
RECEIVED
CITY CLERK

Re: Request to hold (SUP-17729; SDR-17731) - Items# 118 & 119
Applicant: Mark Jaget
City of Las Vegas City Council Meeting
January 3, 2007

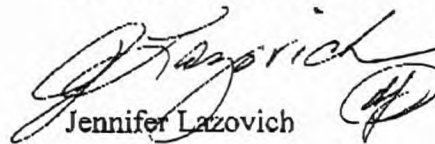
Dear Ms. Ronemus:

On behalf of the applicant, we respectfully request that the above referenced application scheduled to be heard by the City of Las Vegas City Council on January 3, 2007 be held until the **January 17, 2007** City of Las Vegas City Council meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO


Jennifer Lazovich

JJL/dmf

cc: David Jaget
Suzie Martinez

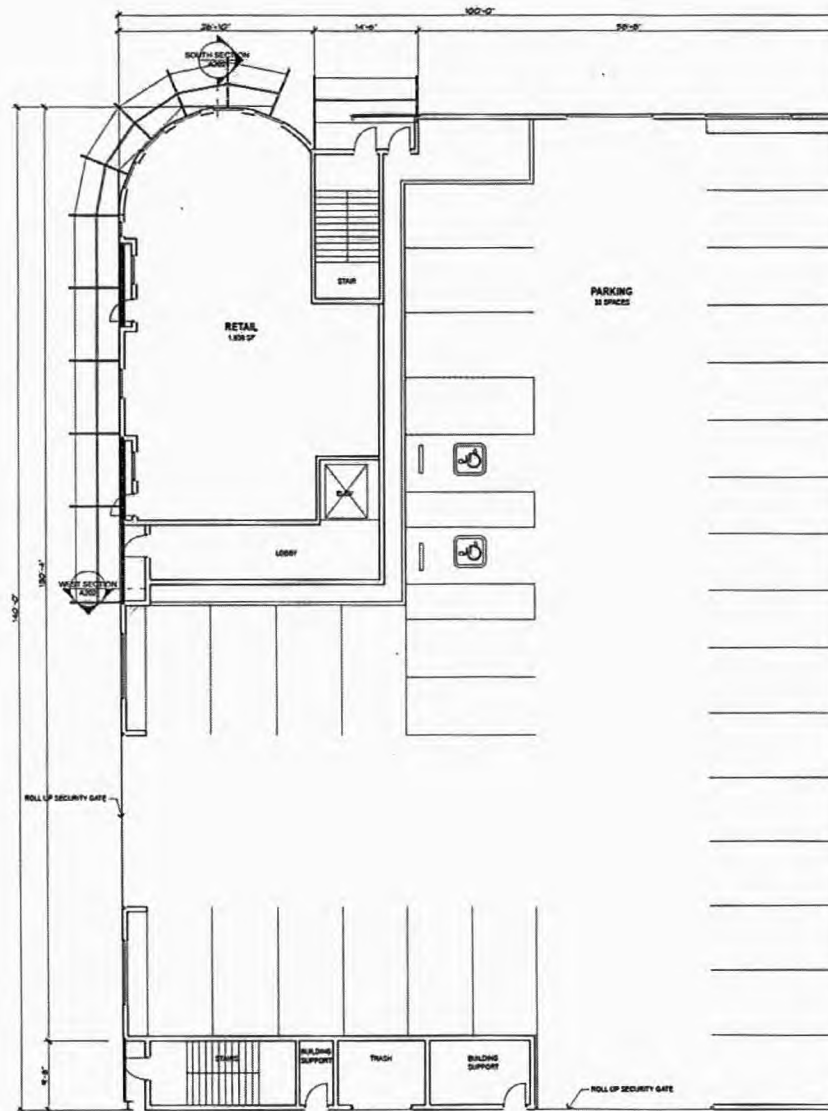
Submitted after final agenda

Date 01-02-07 Item # 118-119

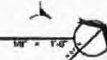


280234_1 DOC

14316 1



FIRST FLOOR



3rd & Gass Lofts
 Site Development
 310 Gass Avenue
 Las Vegas, Nevada 89101

REVISED

RECEIVED

DEC 27 2006

FLOOR PLAN

A100

06.004 3rd & Gass Lofts

APTUS Architecture

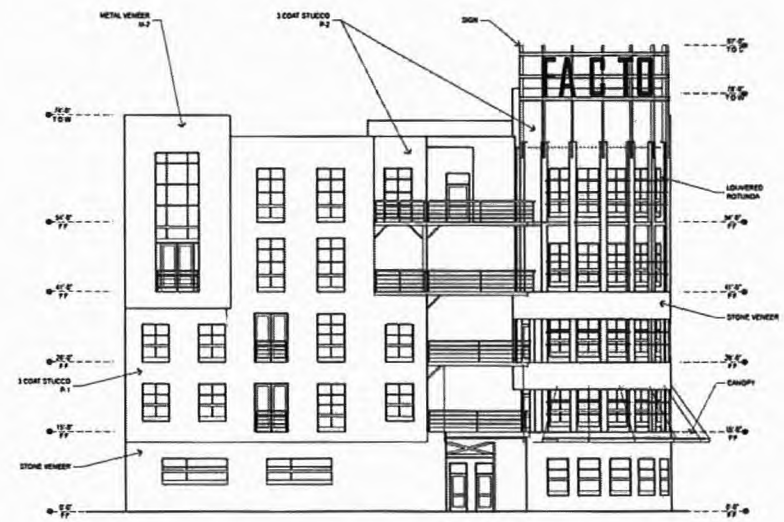
1200 South 4th Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.634.1200
 F 702.634.1213

SUP-17729 SDR-17731 01-03-07 CC



SOUTH ELEVATION

302' - 1' 0"



WEST ELEVATION

302' - 1' 0"

REVISED

RECEIVED

DEC 27 2006

APTUSIA Architecture

1200 South 4th Street
Suite 200
Las Vegas, Nevada 89104
P 702.834.1200
F 702.834.1211

3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

City of Las Vegas VCM Submittal

12.21.06

ELEVATIONS

A201

06.004 3rd & Gass Lofts

SUP-17729 SDR-17731 01-03-07 CC

**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 27, 2006

PLANNING AND DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION
DEVELOPMENT SERVICES CENTER
731 S. FOURTH STREET
LAS VEGAS 89101

RE: SUP-17729 AND SDR-17731

WE WOULD LIKE TO VOICE OUR CONCERNS ABOUT THIS DEVELOPMENT. WITH THE PROJECT TO BE BUILT ON THE HEAVILY TRAVELLED INTERSECTION OF THIRD AND CASS, WE WOULD HOPE THE BUILDING IS SITUATED IN SUCH A WAY AS TO ^{NOT} BLOCK VISIBILITY OF THE TRAFFIC APPROACHING THE INTERSECTION ON CASS. THIS IS A DANGEROUS INTERSECTION NOW, WITH CARS RUNNING THE STOP SIGN. ANY DECREASE IN VISIBILITY WOULD ONLY ADD TO THE PROBLEM.

AS TO THE ENTRANCE AND EXIT TO THE PARKING LOT FACING THIRD STREET: THIS DRIVEWAY WOULD BE IN CLOSE PROXIMITY TO OUR DRIVEWAY ACROSS THE STREET FROM THE PROJECT SITE. SINCE WE NOW EXPERIENCE DELAYS BACKING-OUT OF OUR OWN DRIVEWAY, WE WOULD PREFER TO SEE THE ENTRANCE AND EXIT FROM THE BUILDING BE ON THE ALLEY SIDE ONLY, AWAY FROM EXISTING TRAFFIC. CR, AS AN ALTERNATIVE ENTRY AND EXIT ON THE ALLEY AND ON CASS AVENUE.

CURB-SIDE PARKING ON THIRD STREET AND CASS AVENUE IS EXTREMELY LIMITED. THE DEVELOPERS

HAVE NOT PROVIDED ANY PARKING FOR THE 2,200 SQUARE FEET OF RETAIL SPACE IN THEIR PROJECT. THIS WOULD MEAN THAT ANY CAR TRAFFIC THE RETAIL PROJECT ATTRACTED WOULD BE COMPETING FOR THE ALREADY INADEQUATE PARKING. WITH THIS IN MIND, WE WOULD BE AGREEABLE TO METERED PARKING ENFORCED BY THE CITY, ON SOUTH THIRD STREET AND EAST CASS AVENUE ADJACENT TO THE PROPERTY ON WHICH THE PROJECT WILL SIT. THIS WOULD ENSURE A TURN-OVER OF THE PARKING SPACES, INSTEAD OF THE ALL-DAY PARKING THAT EXISTS NOW.

WE BELIEVE THAT THE PROPOSED 30 PARKING SPACES FOR 30 UNITS IS INADEQUATE. IN ALL LIKELY HOOD, SEVERAL, IF NOT ALL, OF THE UNITS WILL HAVE MORE THAN ONE CAR. THERE IS NO PLACE FOR ANY "OVER-FLOW" PARKING ON THE STREET, SUCH AS FOR VISITORS, GUESTS OR MORE THAN ONE CAR PER UNIT. WE FEEL THIS INADEQUACY MUST BE ADDRESSED. OUR NEIGHBORHOOD CANNOT ABSORB ANY MORE CARS. THE OTHER LFT DEVELOPMENTS IN OUR AREA PROVIDE TWO PARKING SPACES PER UNIT. WE WOULD LIKE TO SEE THIS INADEQUATE PARKING ISSUE CORRECTED.

RESPECTFULLY,
THOMAS N. TRINAYSTICH
THOMAS N. TRINAYSTICH
733 SO. THIRD STREET
LAS VEGAS 89101

ITEM # 28 + 29
CASE # SUP-17729 + SD-17731
PC MTG 12-7-06

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-17729

SDR-17731 - PUBLIC HEARING - APPLICANT: MARK JAGET - OWNERS: RICHARD WEISBANT FAMILY TRUST AND 3RD GASS PARTNERS, LLC - Request for a Site Development Plan Review FOR A FIVE STORY MIXED-USE DEVELOPMENT WITH 30 APARTMENTS AND 2,200 SQUARE FEET OF RETAIL AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN BUILDING STEPBACK REQUIREMENT on 0.31 acres adjacent to the northeast corner of Gass Avenue and 3rd Street (APNs 139-34-410-112 & 139-34-410-113), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese). The Planning Commission (4-3 vote) recommends DENIAL. Staff 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:

The Planning Commission (4-3 vote) recommends DENIAL. Staff recommends APPROVAL, subject to conditions.

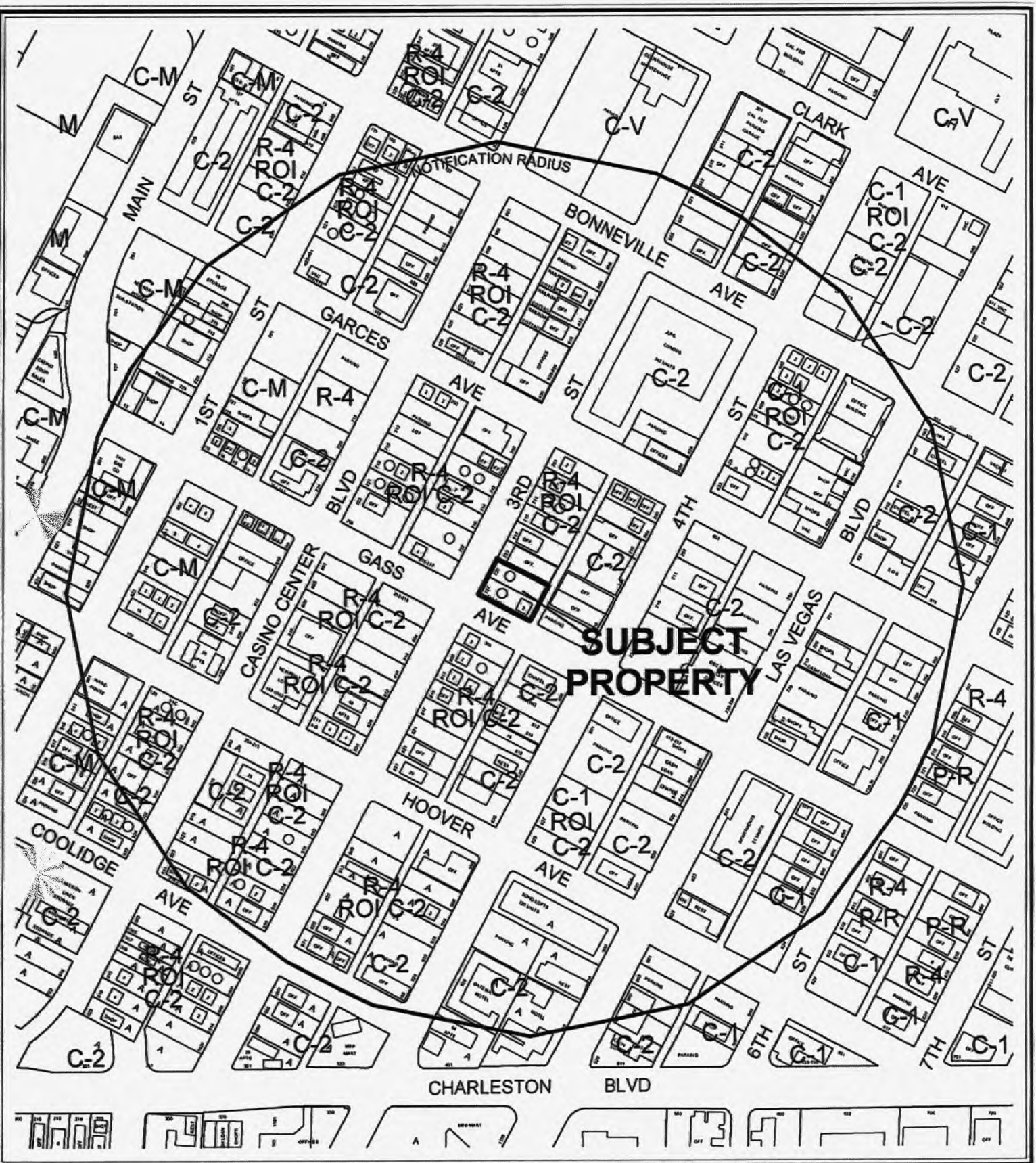
BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 12-07-06 Planning Commission Meeting Item 29

Motion made by GARY REESE to Withdraw without Prejudice Item 91 [SUP-16246], Item 92 [SDR-12922], Item 93 [ZON-15031], Item 94 [SDR-15030]; HOLD IN ABEYANCE Item 100 [VAR-16505], Item 118 [SUP-17729], Item 119 [SDR-17731] and Item 124 [ROC-18341] to 1/17/2007; Item 105 [SDR-17298] to 2/07/2007; STRIKE Item 103 [SDR-15747]; TABLE Item 102 [RQR-17098], Item 117 [RQR-17518] and Item 123 [VAC-16295]

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-17731**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO
C-2 (GENERAL COMMERCIAL)

0 100 200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-17731 - APPLICANT: MARK JAGET - OWNERS:
RICHARD WEISBANT FAMILY TRUST AND 3RD GASS PARTNERS, LLC**

**** CONDITIONS ****

The Planning Commission (4-3/se, rt, ds vote) recommends DENIAL. Staff recommends APPROVAL subject to:

Planning and Development

1. Conformance to the conditions set forth in Special Use Permit (SUP-17729), 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 10/24/06, except as amended by conditions herein.
4. Three Deglet-Noor Date Palm trees at least 25 feet in height shall be installed along the Third Street frontage.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Revised elevations shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect: 1. A revised roof signage plan for the south elevation; 2. An exit only for the Third Street garage opening; and 3. Additional architectural detail.

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. 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. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
13. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Coordinate with the City Surveyor to determine whether a Merger and Re-Subdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.
17. Dedicate a 10 foot-radius on the northeast corner of Gass Avenue and 3rd Street.
18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Downtown Centennial Plan standards concurrent with development of this site, except as amended by conditions herein.

19. The proposed driveway on Third Street shall meet the approval of the City of Las Vegas Traffic Engineer prior to the submittal of construction drawings for this site.
20. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Landscape and maintain all unimproved rights-of-way, if any, on Gass Avenue and 3rd Street adjacent to this site.
22. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to occupancy of this site. Aerial encroachment shall not be permitted except as allowed by the Downtown Centennial Plan standards. No doors, gates or other such features shall encroach into the right-of-way either in the open or closed position.
23. 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 a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a mixed-use, low-rise (five stories) residential development with 2,029 square feet of retail space available on the ground floor in a new building at the northeast corner of Third Street and Gass Avenue in downtown Las Vegas. The building is designed to reflect a warehouse-type loft residential development. There are several floor plans within this 30-unit development with several being of a "skip stop" layout offering both north and south views. A landscaped amenity area is located above the garage on the second floor that will include a pool. Roof signage is being proposed as an architectural element to reflect a 1940's style Las Vegas design. In addition, a companion application request for a Special Use Permit (SUP-17729) has been filed.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|--|---|
| 12-10-64 | City Council rezoned the entire downtown including the subject properties. |
| 12/07/06 | The Planning Commission recommended denial of companion item SUP-17729 concurrently with this application. |
| | The Planning Commission voted 4-3/se, rt, ds to recommend DENIAL (PC Agenda Item #29/yk). |
| <i>Pre-Application Meeting</i> | |
| 10/12/06 | The applicant met with staff concerning the development of a mixed-use project on commercially zoned property. The applicant was informed of the Special Use Permit requirement for the proposed mixed-use residential/commercial development and the standards for a Site Development Review application. A waiver for the required loading zone would be required and the applicant was informed that the proposed roof signage was problematic and should be reconsidered. |
| <i>Neighborhood Meeting</i> | |
| NA | NA |

| <i>Details of Application Request</i> | |
|---------------------------------------|-----------|
| <i>Site Area</i> | |
| Gross Acres | .60 acres |
| Net Acres | .32 acres |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|--------------------|------------------|--------------------------------|
| Subject Property | Apartments | Commercial | R-4 (High Density Residential) |
| North | Office | Commercial | C-2 (General Commercial) |
| South | Apartments | Commercial | R-4 (High Density residential) |
| East | Office/Parking Lot | Commercial | C-2 (General Commercial) |
| West | Apartments | Commercial | C-2 (General Commercial) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---|------------|-----------|-------------------|
| Special Area Plan | | | |
| Downtown Centennial Plan | X | | Yes |
| Redevelopment Plan Area | X | | Yes |
| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
| Special Purpose and Overlay Districts | | | |
| Downtown Overlay District | X | | Yes |
| G-O Gaming Enterprise Overlay District | | X | NA |
| A-O Airport Overlay District | X | | Yes |
| H Historic Designation | | X | NA |
| Downtown Casino Overlay District | | X | NA |
| Live/Work Overlay District | X | | Yes |
| Las Vegas Boulevard Scenic Byway Overlay District | | X | NA |
| Trails | | X | NA |
| Development Impact Notification Assessment | | X | NA |
| Project of Regional Significance | | X | NA |

DEVELOPMENT STANDARDS

| <i>Standard</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|---------------------------------|-------------------------|--------------------|-------------------|
| Min. Lot Size | NA | 13,655 square feet | Yes |
| Min. Lot Width | NA | 100 feet | Yes |
| Min. Setbacks | | | |
| • Front | NA | None | Yes |
| • Side | NA | None | |
| • Corner | NA | None | |
| • Rear | NA | None | |
| Min. Distance Between Buildings | NA | None | Yes |

| | | | |
|----------------------|--------------|---------|-----|
| Max. Lot Coverage | 100% allowed | 100% | Yes |
| Max. Building Height | No limit | 80 feet | Yes |
| Trash Enclosure | Required | Yes | Yes |
| Mech. Equipment | Screened | Yes | Yes |

Per Title 19.08: All structures located in the Downtown Overlay District are exempted from the automatic application of the building height, building setback, lot coverage provisions and residential adjacency standards.

| <i>Streetscape Standards</i> | <i>Required</i> | <i>Provided</i> | <i>Compliance</i> |
|------------------------------|---|---|-------------------|
| Downtown Centennial Plan | 5-foot amenity zone and 11-foot sidewalks | 5-foot amenity zone and 11-foot sidewalks | Yes |

This project meets the Downtown Centennial Plan streetscape requirements by providing five Southern Heritage Live Oak trees along the Gass Avenue frontage and providing three Deglet-Noor Date Palm trees along the Third Street frontage. Additional landscaping is located on the second floor amenity area on the north and east elevations of the structure.

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 | |
| Residential (studio & 1 bedroom) | 20 | 1.25 + one guest/6 | 28 | 2 | 28 | 2 | Yes |
| Residential (2 bedroom) | 10 | 1.75 + one guest/6 | 21 | 1 | 0 | 0 | No |
| Retail | 2,029 square feet | 1 per 175 square feet | 12 | 1 | 0 | 0 | No |
| SubTotal | | | 61 | 4 | 28 | 2 | No |
| Loading Spaces | | 3 | | | 0 | | No |

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. The applicant is justifying providing no parking for the retail portion of this project due to the availability of on-street parking, nearby availability of parking in paid garages and the location of mass transit lines along Las Vegas Boulevard and Casino Center Boulevard. Staff concurs with this portion of the application. The fact that a service alley is adjacent to the project justifies the lack of loading spaces and staff concurs.

Staff is concerned with the lack of stacking space before the security gates, especially on the Third Street entrance. Staff recommends that the Third Street entrance be converted to an exit only and that the garage opening off the alley be used only for an entrance which would allow some stacking room off of the street via the service alley. All electronic security gates must have written approval by City of Las Vegas Traffic Engineering prior to being permitted.

| Third Street Roof Sign: [19.14.(F).10] | | |
|---|--|--|
| Standards | Allowed | Provided |
| Maximum Number | 1 / Street frontage
1 total | 1 total |
| Maximum Area | 20% of elevation up to
a maximum of 150 SF. | 35 SF |
| Maximum Height | 8 feet above top of wall | Shall be below 8 feet above the
top of the wall |
| Minimum Setback | NA | NA |
| Illumination | Internal, External | Internal non-flashing red neon |

| Gass Avenue Roof Sign: [19.14.(F).10] | | |
|--|---|--|
| Standards | Allowed | Provided |
| Maximum Number | 1 / Street frontage
1 total | 4 / Street frontage
4 total |
| Maximum Area | 20% of elevation up
to a maximum of 150
SF. | 84 SF total for all four signs |
| Maximum Height | 8 feet above top of
wall | Shall be below 8 feet above the top
of the wall |
| Minimum Setback | NA | NA |
| Illumination | Internal, External | Internal non-flashing red neon |

ANALYSIS

The elevation of the proposed building is creative and offers a distinct design element into the downtown that has not been seen for many years. The west and south elevations show considerable relief with the recessed balconies. The proposed stone veneer and silver-shaded glass adds a modern feel to the warehouse character of the project. The garage gate on the west elevation is rather plain and will need to be revised showing additional architectural detail. The wrap around canopy over the sidewalk will require an aerial easement from Public Works.

The site plan takes maximum advantage of the limited space with the retail component at the southwest corner of the project and the parking garage wrapping around it. Due to the lack of stacking for the secured entry off of Third Street, it is advised that this become an exit only with the sole entrance to the garage being off of the service alley on the east side of the project. Written approval from the City of Las Vegas Traffic Engineering is required for the

electronically secured garage doors. There are no loading docks being proposed for this project. However, the service alley will provide ample room for trucks to load and unload goods directly adjacent to the east property. A trash chute with access directly off of the service alley is also being provided.

There are 15 floor plans being offered in the 30-unit residential component of the project which provides a wide range of choices ranging from 811 square feet to over 2,100 square feet per unit. There are four "skip stop" units that will provide the residents with both north and south views. The retail will be located on the ground floor facing the west and south. The lobby for the residential units is located off of Third Street and the retail can be accessed from both the lobby and directly off of Gass Avenue.

Five roof-top signs are being proposed for this development. Title 19 allows for one roof-top sign per street elevation. The proposed signage for the west elevation meets this requirement. However, four roof-top signs are being proposed for the Gass Avenue frontage. Staff recommends that these four signs either be consolidated or that the numbers 3, 1, and 0 are removed altogether. The red non-flashing neon may be problematic for neighboring residential units.

FINDINGS:

The following findings must be made for an SDR:

1. The proposed development is compatible with adjacent development and development in the area. *Upon approval of the companion Special Use Permit (SUP-17729) the proposed development is compatible with adjacent development and overall downtown development.*
2. The proposed development is consistent with the General Plan, Title 19, and the Downtown Centennial Plan. *With the exception of the lack of loading zones and the proposed roof signage, this proposed development is consistent with the General Plan, Title 19 and the Downtown Centennial Plan.*
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. *The capacity of both Third Street and Gass Avenue are adequate to meet the requirements of the proposed development. However, due to the lack of off-street stacking available, the Third Street garage opening shall be used as an exit only with entrance to the garage via the service alley to the east.*
4. Building and landscape materials are appropriate for the area and for the City. *The streetscape landscaping meets the Downtown Centennial Plan standards.*

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area. *The design and the proposed materials for the elevations of the building offer a creative aesthetic appearance and will blend well with the surrounding downtown environment.*
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare. *An aerial encroachment permit is required for the sidewalk canopy and written approval for the electronic garage doors from the Traffic Engineering Department are required. The development will require building permits from the Department of Building and Safety which will assure the public health, safety and general welfare are secured. Additionally, a detailed construction plan will be submitted and approved by Planning and Development staff prior to construction.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 272 by Planning Dept

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17731** APN: 139-34-410-13

X Name of Property Owner: Richard D. Weisbaert and Sharon G. Weisbaert
Co-Trustees of The Richard D. Weisbaert Family Trust
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: _____

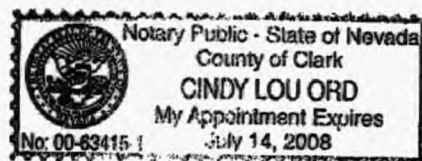
Partner(s): _____

APN: _____

X Signature of Property Owner: Richard D. Weisbaert, Co-Trustee
Print Name: Richard D. Weisbaert, Co-Trustee

Subscribed and sworn before me

This 24th day of October, 2006
Cindy Lou Ord
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-17731 APN: 139-34-210-112
Name of Property Owner: 3rd GAS Partners, LLC
Name of Applicant: MARK JAGER

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: _____

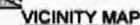
Print Name: MARK JAGER

Subscribed and sworn before me

This 24th day of October, 2006

Cindy Lou Ord
Notary Public in and for said County and State





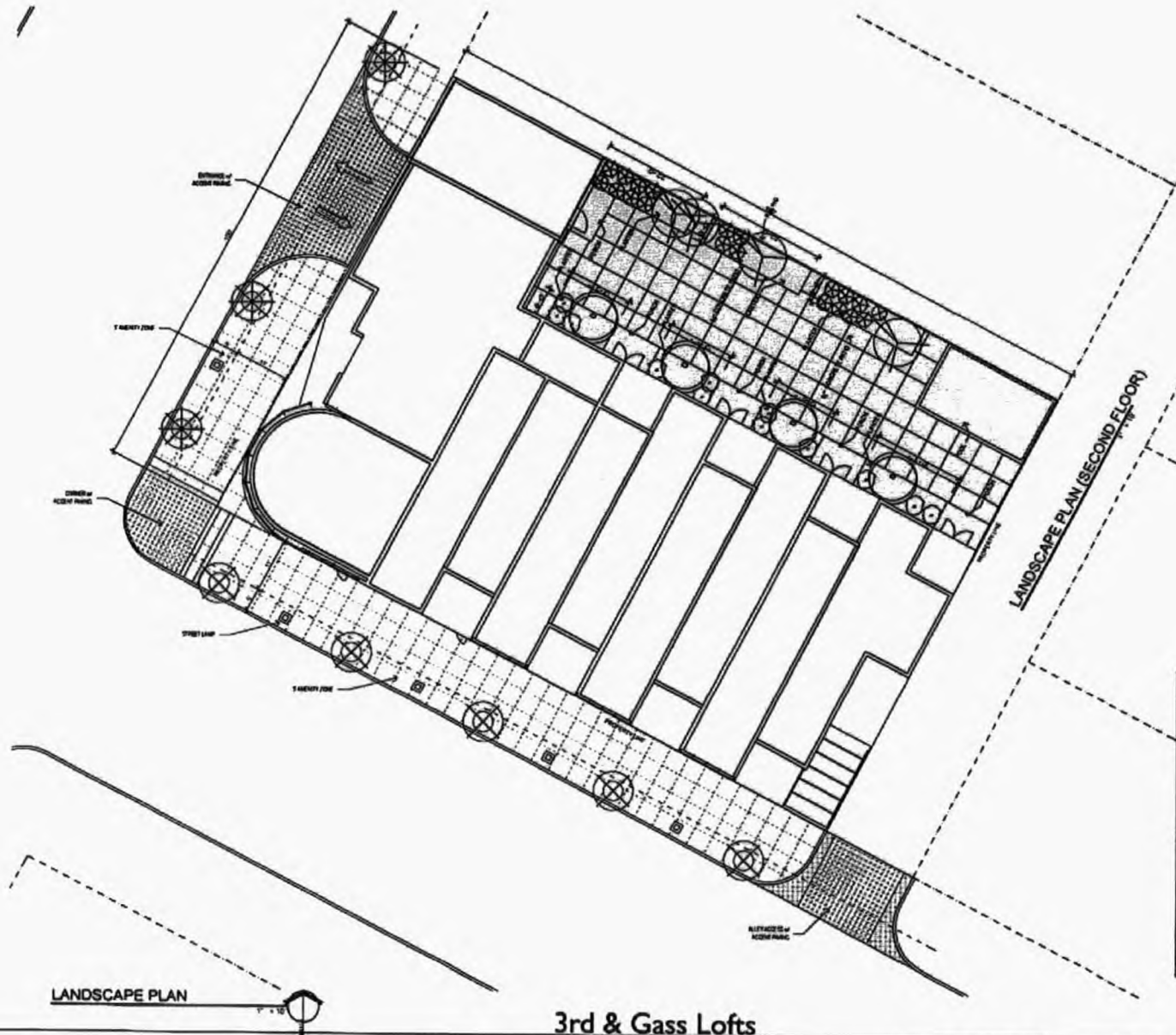
| | REQ'D | PROMISED |
|---------------|-------|----------|
| FRONT | 0-0' | 0-0' |
| INTERIOR SIDE | 0-0' | 0-0' |
| SIDE STREET | 0-0' | 0-0' |
| REAR | 0-0' | 0-0' |

3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

SUP-17729
SDR-17731
12/07/06 PC

AS101

On Sale: 10¢ & 20¢ Left



| LANDSCAPE SCHEDULE | | | | |
|--------------------|--------------------|--------------------|---------|-----|
| TREES | | | | |
| SYMBOL | COMMON NAME | BOTANICAL NAME | SIZE | QTY |
| | MONDEL PINE | Pinus mondensis | 24" Box | 4 |
| | CHILEAN MESQUITE | Prosopis chilensis | 24" Box | 4 |
| | PALE | | 24" Box | 3 |
| | HERITAGE LIVE OAK | Quercus virginiana | 24" Box | 5 |
| SHRUBS | | | | |
| | DESERT CASSIA | Cassia torresiana | 5 gal | 20 |
| | MOUNTAIN BIRCHGOLD | Argemone monensis | 5 gal | 12 |
| | SALVIA | Salvia greggii | 5 gal | 4 |
| | CREME MIMULUS | | 15 gal | 4 |
| | MEXICAN SAGE | Salvia leucantha | 5 gal | 4 |

LANDSCAPE PLAN



APTUSIAArchitecture
 1388 South Ash Avenue
 Suite 201
 Las Vegas, Nevada 89104
 P 702.839.1200
 F 702.839.1313

3rd & Gass Lofts
 Site Development
 310 Gass Avenue
 Las Vegas, Nevada 89101

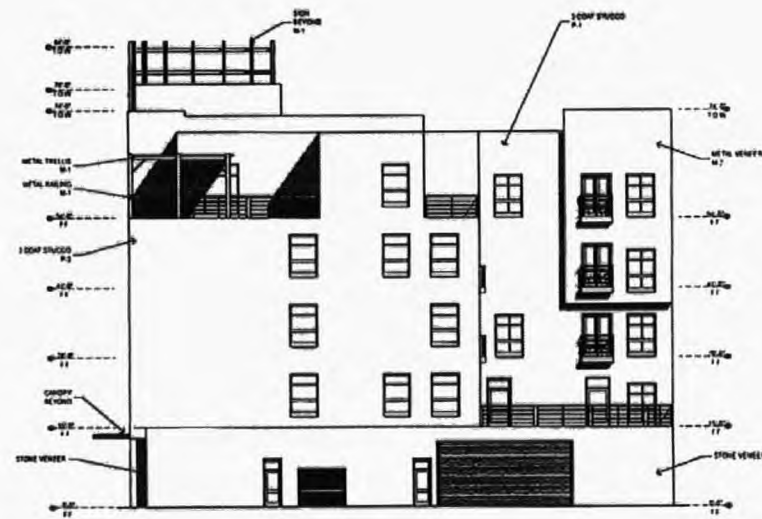
SUP-17729
SDR-17731
12/07/06 PC

OCT 24 2006

LANDSCAPE PLAN
L100
 00.004 3rd & Gass Lofts

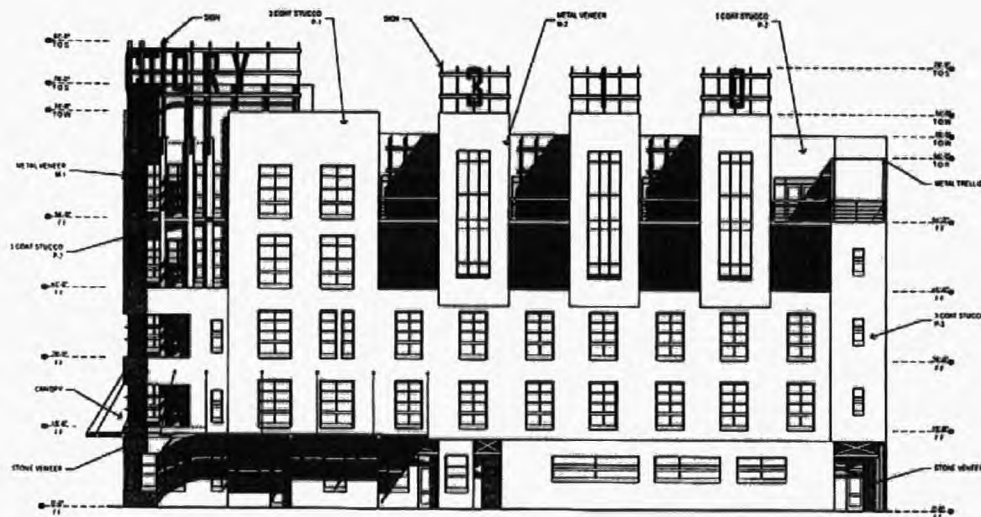


NORTH ELEVATION



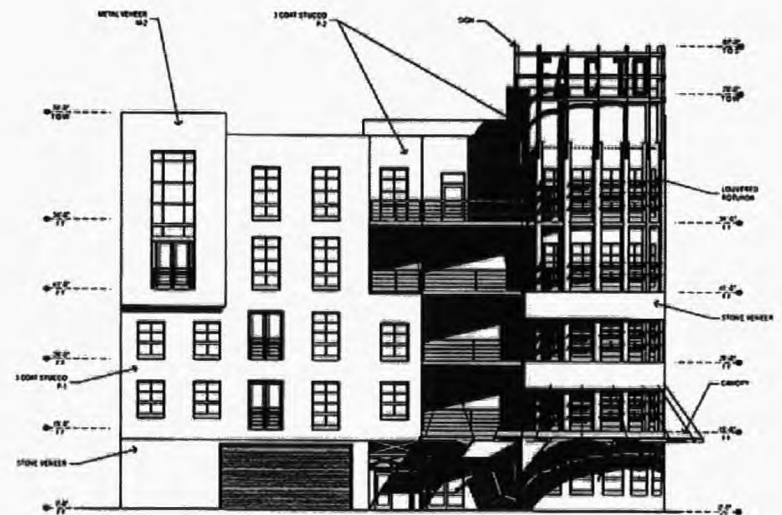
EAST ELEVATION

OCT 3 4 2006



SOUTH ELEVATION

3/22' = 1" = 0"



WEST ELEVATION

3/22' = 1" = 0"

RECEIVED
OCT 24 2006

APTUSArchitecture
1200 South Main Street
Suite 200
Las Vegas, Nevada 89101
P 702.639.1200
F 702.639.1213

3rd & Gass Lofts
Site Development
310 Gass Avenue
Las Vegas, Nevada 89101

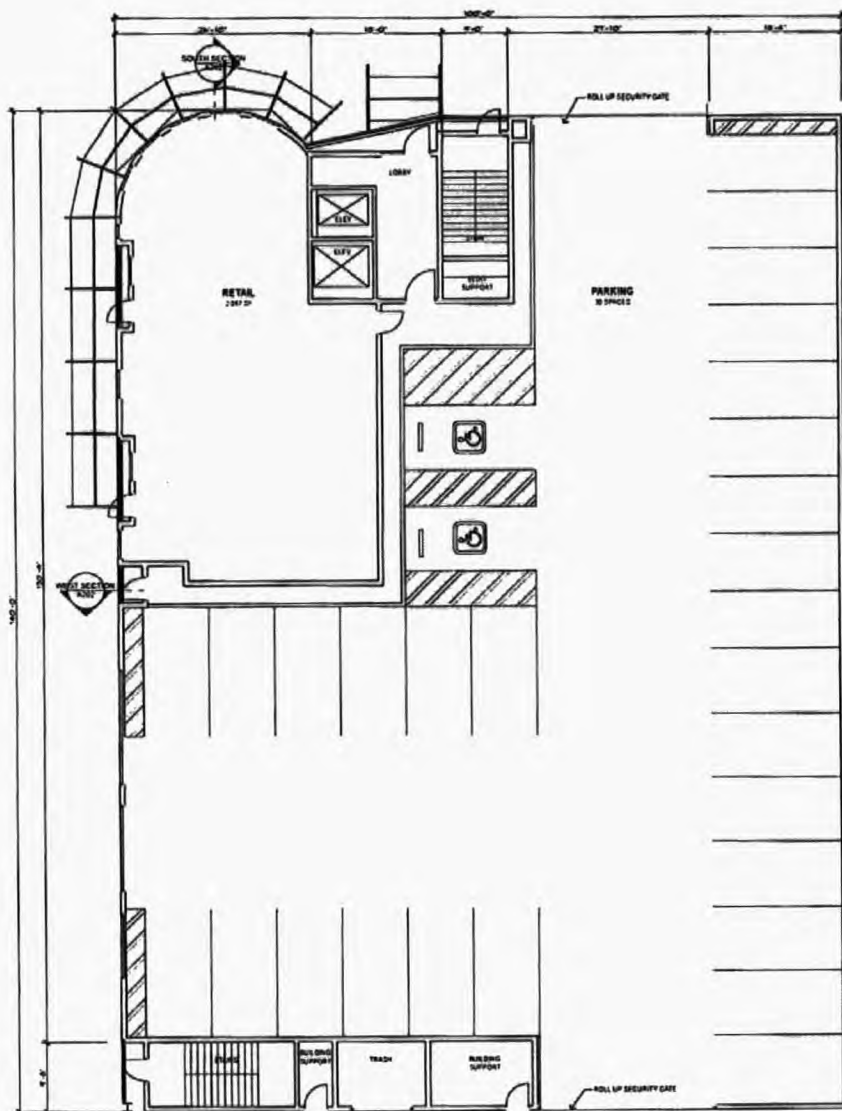
SUP-17729
SDR-17731
12/07/06 PC

ELEVATIONS

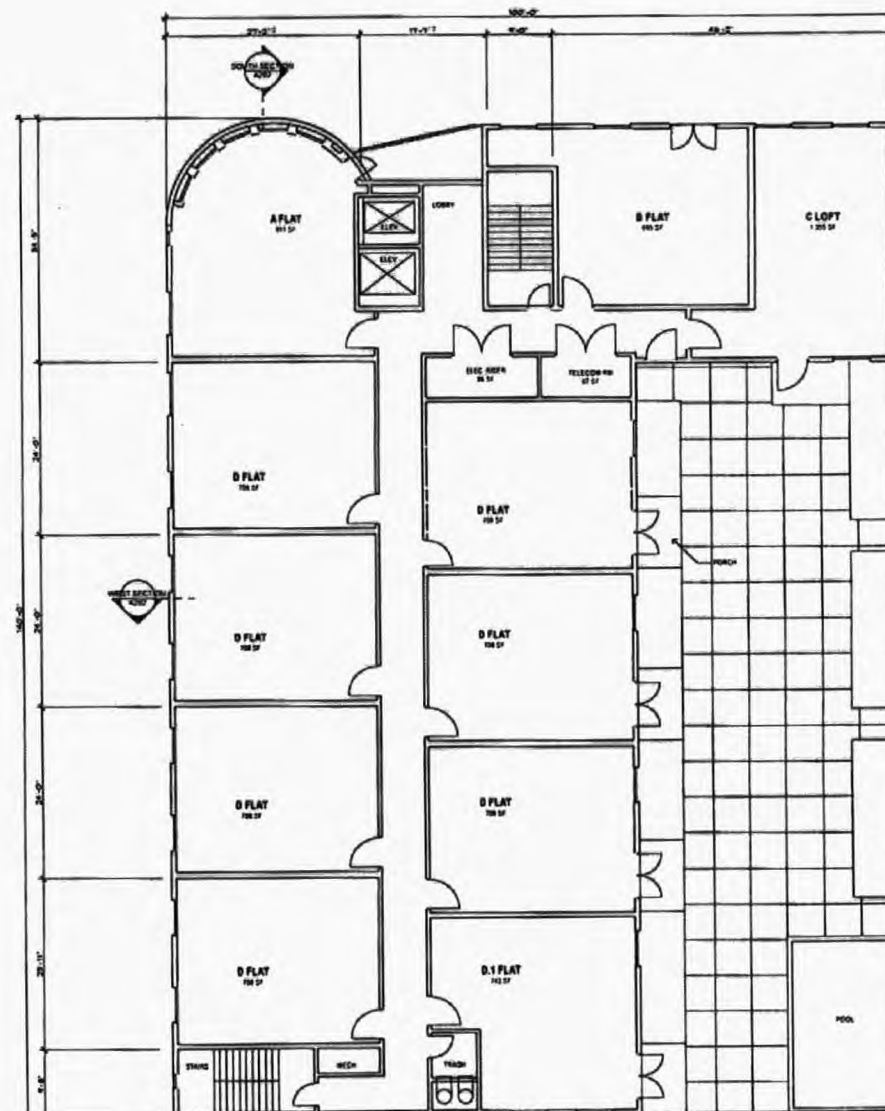
A201

On 044 3rd & Gass Lofts

City of Las Vegas Civil Engineering 10/11/2006



FIRST FLOOR



SECOND FLOOR

FIRST & SECOND FLOOR PLANS

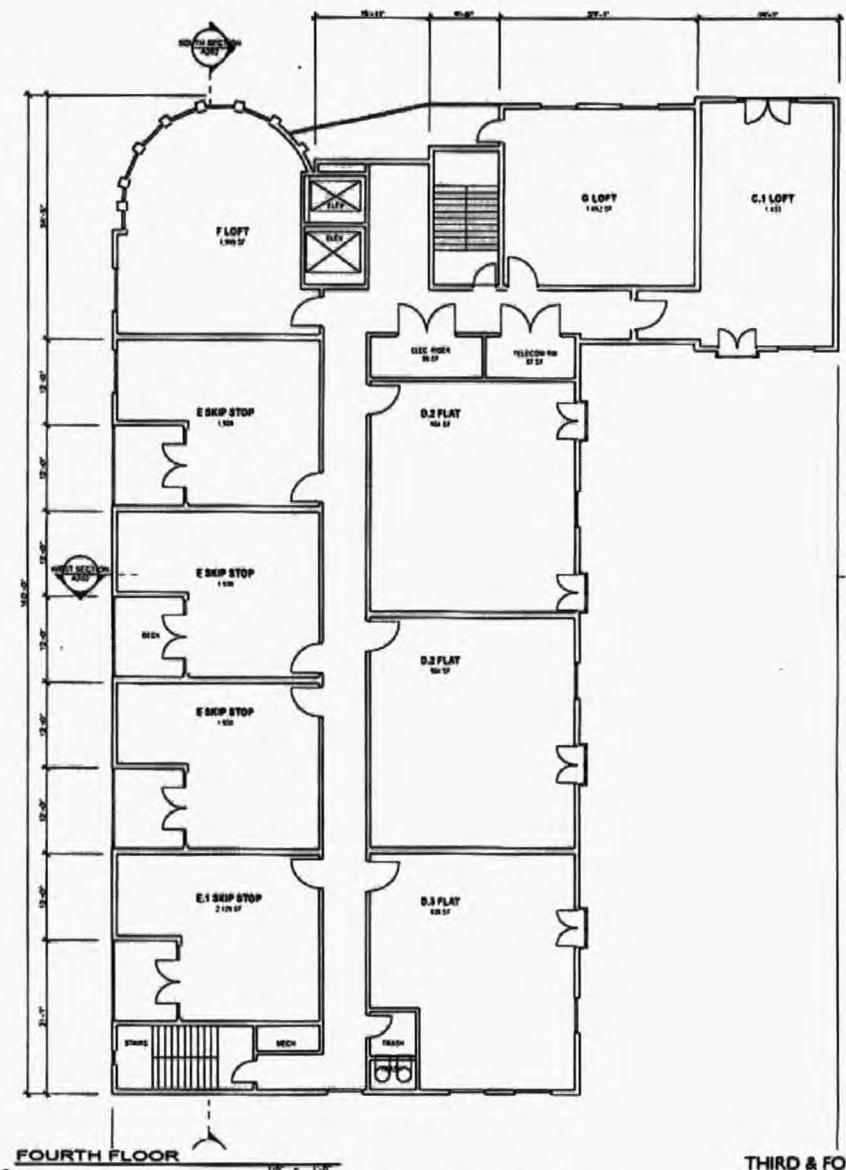
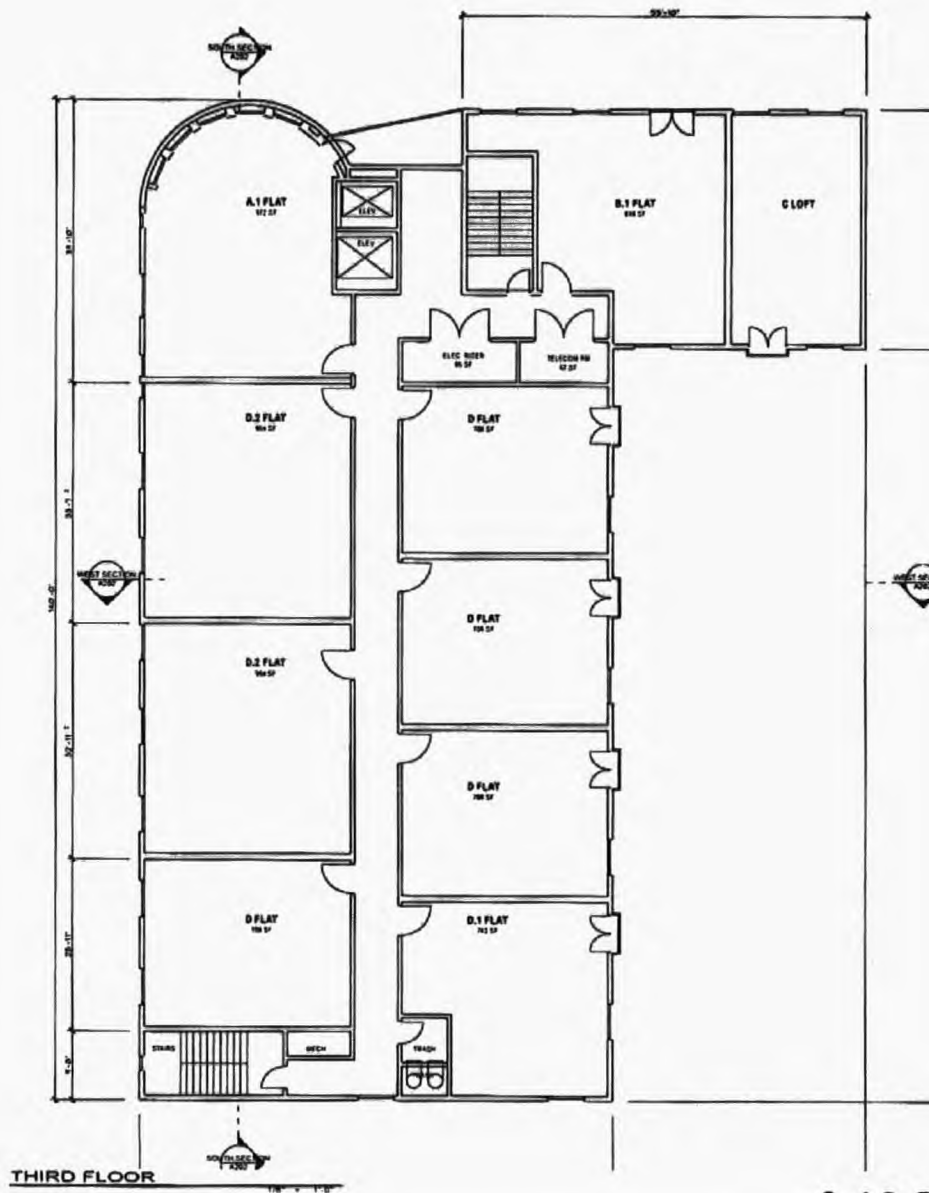
APTUSIA Architecture
 2288 Tropicana Ave. Suite 200
 Las Vegas, Nevada 89101
 P 702.833.1200
 F 702.833.1211

3rd & Gass Lofts
 Site Development
 310 Gass Avenue
 Las Vegas, Nevada 89101

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A100
 See 3rd & Gass Lofts



3rd & Gass Lofts
 Site Development
 310 Gass Avenue
 Las Vegas, Nevada 89101

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SDR-17731
12/07/06 PC

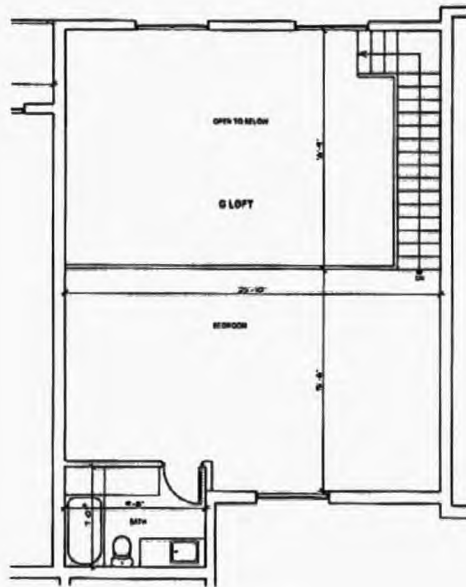
City of Las Vegas SDR Submittal 10/1/2006
RECEIVED
OCT 24 2006

THIRD & FOURTH FLOOR PLANS

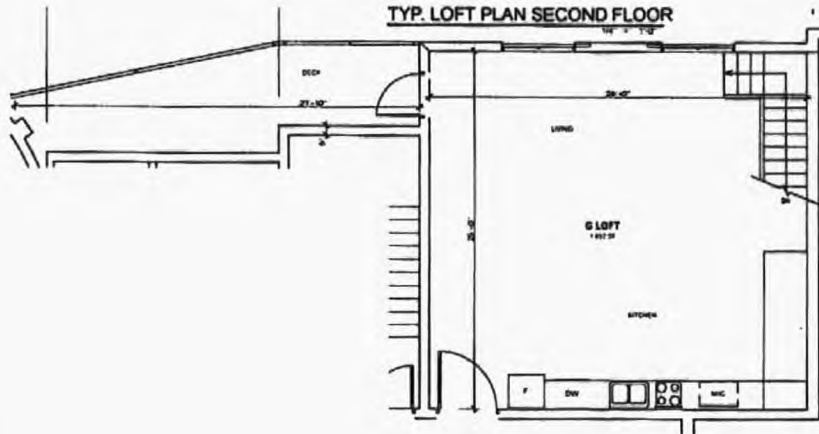
A101

3rd & Gass Lofts

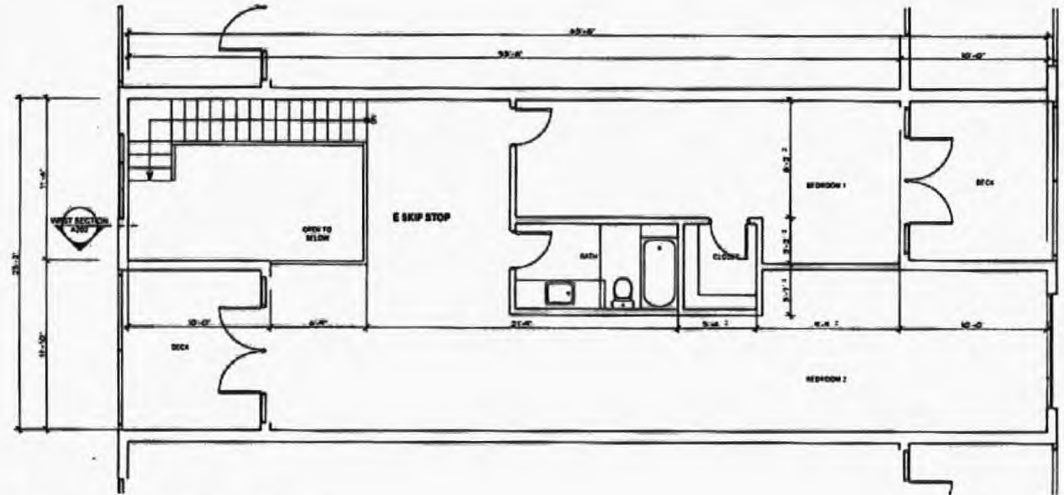
APTUSIA Architecture
 1300 South Main Street
 Suite 200
 Las Vegas, Nevada 89104
 P 702.876.1200
 F 702.876.1212



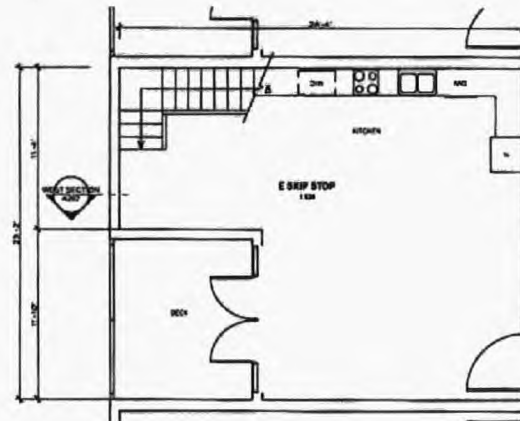
TYP. LOFT PLAN SECOND FLOOR



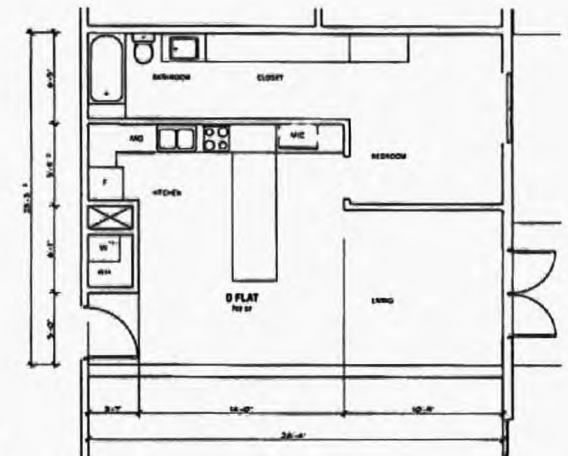
TYP. LOFT PLAN FIRST FLOOR



TYP. SKIP STOP SECOND FLOOR PLAN



TYP. SKIP STOP FIRST FLOOR PLAN

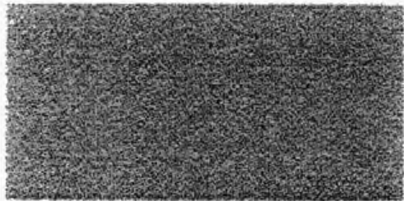


TYP. FLAT PLAN

LOFT AND FLAT PLANS



P-1



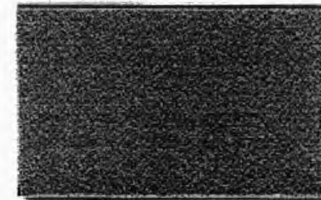
P-2



P-3



Stone Veneer



Glass



M-1 (to be applied to frames, mullions, handrails, & vertical fins)



M-2

RECEIVED
OCT 24 2006

SUP-17729

SDR-17731

12/07/06 PC

| | | | | |
|--|------------------------------|--------------|--------------------|--------------|
| SDR 17729 | | | | |
| Mark Jaget | | | | |
| NEC Gass & 3rd | | | | |
| Proposed 30 unit mixed-use development. | | | | |
| Traffic produced by proposed development: | | | | |
| | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT) | SHOPPING CENTER [1000 SF] | 2.2 | 42.94 | 94 |
| AM Peak Hour | | | 1.03 | 2 |
| PM Peak Hour | | | 3.75 | 8 |
| <i>(heaviest 60 minutes)</i> | | | | |
| | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT) | RES. CONDO/TOWNHOUSE [DWELL] | 30 | 5.86 | 176 |
| AM Peak Hour | | | 0.44 | 13 |
| PM Peak Hour | | | 0.52 | 16 |
| <i>(heaviest 60 minutes)</i> | | | | |
| Net Change | DESCRIPTION | #UNIT | RATE/# UNIT | TOTAL |
| Average Daily Traffic (ADT) | RES. CONDO/TOWNHOUSE [DWELL] | 30 | | 270 |
| AM Peak Hour | | | | 15 |
| PM Peak Hour | | | | 24 |
| <i>(heaviest 60 minutes)</i> | | | | |
| Existing traffic on all nearby streets: counts not available for 3rd Street | | | | |
| Gass Avenue | | | | |
| Average Daily Traffic (ADT) | 3,227 | | | |
| PM Peak Hour | 258 | | | |
| <i>(heaviest 60 minutes)</i> | | | | |
| 4th Street | | | | |
| Average Daily Traffic (ADT) | 13,088 | | | |
| PM Peak Hour | 1047 | | | |
| <i>(heaviest 60 minutes)</i> | | | | |
| Traffic Capacity of adjacent streets: | | | | |
| | Adjacent street ADT | | | |

| | Capacity | | | |
|---|----------|--|--|--|
| Gass Avenue | 15300 | | | |
| 4th Street | 29400 | | | |
| | | | | |
| This project will add approximately 270 trips per day on Gass, 3rd and 4th. This will increase expected volumes by about 8 percent on Gass and 2 percent on 4th. Gass is at about 21 percent of capacity and 4th at about 45 percent of capacity. | | | | |
| | | | | |
| Based on Peak Hour use, this development will add roughly 24 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. | | | | |



SUP-17729 AND SDR-17731 - APPLICANT: MARK JAGET - OWNERS: RICHARD WEISBANT FAMILY TRUST AND 3RD GASS PARTNERS, LLC
ADJACENT TO THE NORTHEAST CORNER OF GASS AVENUE AND 3RD STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06



SUP-17729 AND SDR-17731 - APPLICANT: MARK JAGET - OWNERS: RICHARD WEISBANT FAMILY TRUST AND 3RD GASS PARTNERS, LLC
ADJACENT TO THE NORTHEAST CORNER OF GASS AVENUE AND 3RD STREET
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06

APTUS

October 24, 2006

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

APN: 139-34-410-112
139-34-410-113

Re:
Site Development Review

To Whom It May Concern:

We respectfully submit this application for a Site Development Review and Special Use Permit for the project at 3rd and Gass. This project is currently zoned R-4 with ROI C-2 and is in the Downtown Centennial Plan.

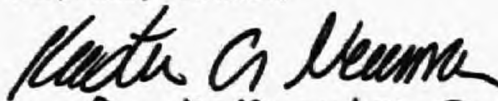
The project is a mixed-use 5 story loft project with ground floor retail located on the corner of 3rd and Gass in the City of Las Vegas. The building contains 30 loft units and 2,029 sf of retail space. The building is approximately 80 feet in height. We are providing parking for this mixed use development on-site. 30 parking spaces will be provided for the lofts. Public parking for the retail is provided along 3rd Street and Gass Street. Public transportation is also available on Las Vegas Boulevard. Parking for this facility should not be a problem considering the amount of existing parking in close proximity to the new development.

Ingress and Egress into the parking will be off of 3rd Street and through the alley off of Gass. The garage is gated with remote access for residents. The gated parking will provide security and safety for the residents. There are only 30 units providing a limited amount of ingress and egress traffic.

The owner desires to recall the heritage of Las Vegas and also to recreate the loft style buildings of warehouse and industrial districts. The buildings design is created with great care in order meet these requirements. The West and South Elevations have roof top signage to recall the 40's and 50's view of downtown Las Vegas and to incorporate the loft style. The signs add great character to the buildings facades while also breaking the roof line of the building adding to a much more interesting and exiting downtown city horizon.

We have made every attempt to try and follow City of Las Vegas Title 19 as well as the Centennial Plan as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to bring much-needed high caliber product into downtown and to Las Vegas residents.

Respectfully Submitted,


for R. Brandon Sprague

R. Brandon Sprague, AIA

SUP-17729
SDR-17731
12/07/06 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**

NOVEMBER 27, 2006

PLANNING AND DEVELOPMENT DEPT.
CURRENT PLANNING DIVISION
DEVELOPMENT SERVICES CENTER
731 S. FOURTH STREET
LAS VEGAS 89101

RE: SUP-17729 AND SDR-17731

WE WOULD LIKE TO VOICE OUR CONCERNS ABOUT THIS DEVELOPMENT. WITH THE PROJECT TO BE BUILT ON THE HEAVILY TRAVELLED INTERSECTION OF THIRD AND CASS, WE WOULD HOPE THE BUILDING IS SITUATED IN SUCH A WAY AS TO ^{NOT} BLOCK VISIBILITY OF THE TRAFFIC APPROACHING THE INTERSECTION ON CASS. THIS IS A DANGEROUS INTERSECTION NOW, WITH CARS RUNNING THE STOP SIGN. ANY DECREASE IN VISIBILITY WOULD ONLY ADD TO THE PROBLEM.

AS TO THE ENTRANCE AND EXIT TO THE PARKING LOT FACING THIRD STREET: THIS DRIVEWAY WOULD BE IN CLOSE PROXIMITY TO OUR DRIVEWAY ACROSS THE STREET FROM THE PROJECT SITE. SINCE WE NOW EXPERIENCE DELAYS BACKING-OUT OF OUR OWN DRIVEWAY, WE WOULD PREFER TO SEE THE ENTRANCE AND EXIT FROM THE BUILDING BE ON THE ALLEY SIDE ONLY, AWAY FROM EXISTING TRAFFIC. OR, AS AN ALTERNATIVE ENTRY AND EXIT ON THE ALLEY AND ON CASS AVENUE.

CURB-SIDE PARKING ON THIRD STREET AND CASS AVENUE IS EXTREMELY LIMITED. THE DEVELOPERS

HAVE NOT PROVIDED ANY PARKING FOR THE 2,200
SQUARE FEET OF RETAIL SPACE IN THEIR PROJECT.
THIS WOULD MEAN THAT ANY CAR TRAFFIC THE RETAIL
PROJECT ATTRACTED WOULD BE COMPETING FOR
THE ALREADY INADEQUATE PARKING. WITH THIS IN
MIND, WE WOULD BE AGREEABLE TO METERED PARKING
ENFORCED BY THE CITY, ON SOUTH THIRD STREET AND
EAST CASS AVENUE ADJACENT TO THE PROPERTY ON
WHICH THE PROJECT WILL SIT. THIS WOULD ENSURE
A TURN-OVER OF THE PARKING SPACES, INSTEAD OF
THE ALL-DAY PARKING THAT EXISTS NOW.

WE BELIEVE THAT THE PROPOSED 30 PARKING
SPACES FOR 30 UNITS IS INADEQUATE. IN ALL LIKELY
HOOD, SEVERAL, IF NOT ALL, OF THE UNITS WILL HAVE
MORE THAN ONE CAR. THERE IS NO PLACE FOR ANY
"OVER-FLOW" PARKING ON THE STREET, SUCH AS FOR
VISITORS, GUESTS OR MORE THAN ONE CAR PER UNIT.
WE FEEL THIS INADEQUACY MUST BE ADDRESSED.
OUR NEIGHBORHOOD CANNOT ABSORB ANY MORE CARS.
THE OTHER LFT DEVELOPMENTS IN OUR AREA PROVIDE
TWO PARKING SPACES PER UNIT. WE WOULD LIKE
TO SEE THIS INADEQUATE PARKING ISSUE CORRECTED.

RESPECTFULLY,
THOMAS N. TRINAYSTICH
THOMAS N. TRINAYSTICH
733 SO. THIRD STREET
LAS VEGAS 89101

ITEM # 28 + 29
CASE # SWP-17729 & SDP-17731
PC MTG 12.7.06

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-17307 - PUBLIC HEARING - APPLICANT: LAKESIDE CENTER - OWNER: WFTNV, LLC - Request for a Special Use Permit FOR A PROPOSED RESTAURANT SERVICE BAR AND A WAIVER OF THE 400-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING CHURCH at 2620 Regatta Drive, Suite #117 (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Brown). 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, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Approval Letter
6. Submitted at Meeting – Support letter from Rabbi Yisroel Schanowitz
7. Backup referenced from the 11-16-06 Planning Commission Meeting Item 40

Motion made by LARRY BROWN 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.

RUDY STARKS, RSJ Architecture, 8375 West Flamingo Road, appeared with RYAN ARNOLD, Skancke Company, representing the applicant. The service bar for the Ivy Grill will

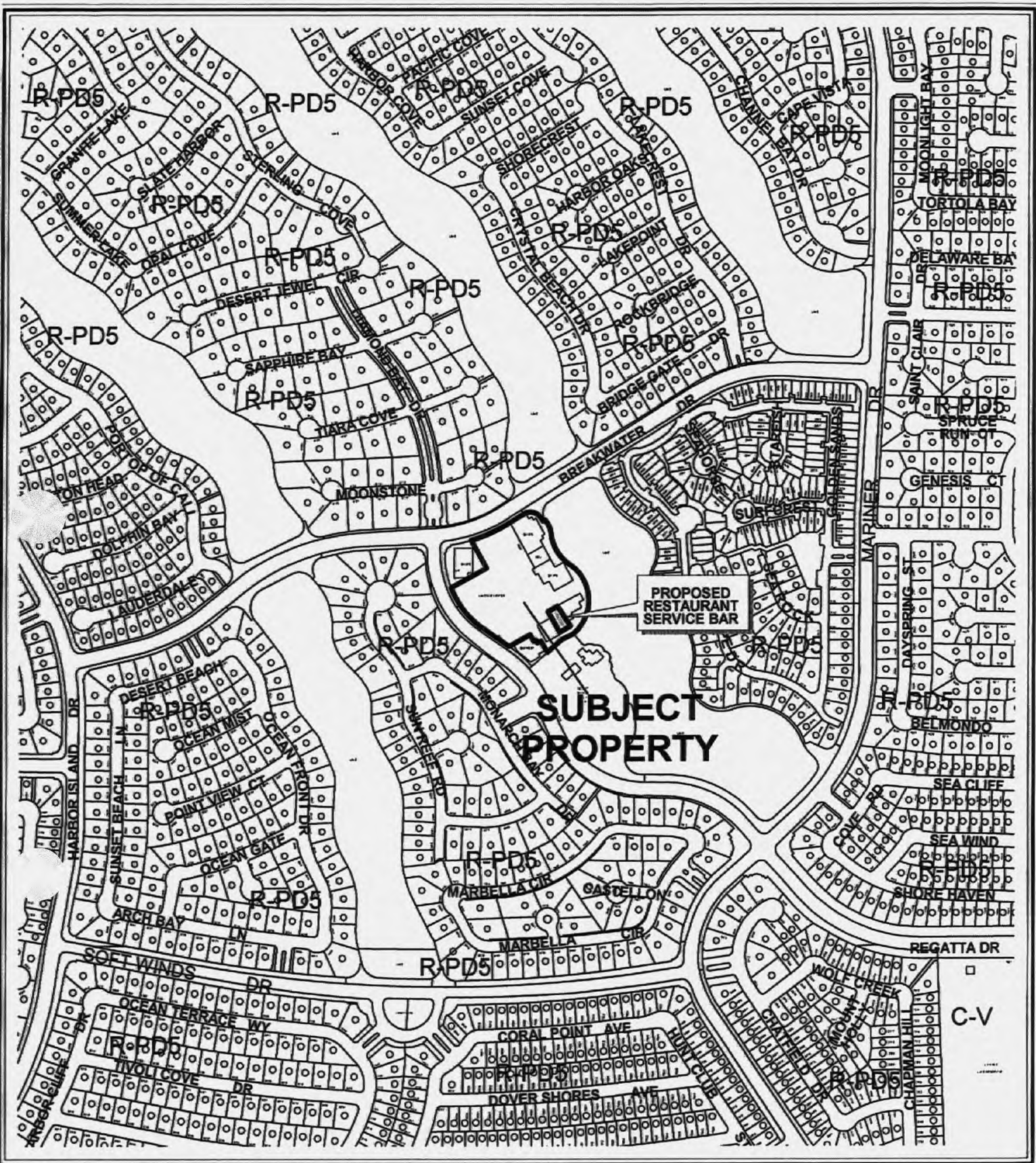
CITY COUNCIL MEETING OF: JANUARY 03, 2007

serve alcohol only in conjunction with meals and there will not be an open bar. They met with the homeowners association, who support what the applicant has done with the property. A parking issue for this location has been resolved. MR. STARKS submitted a letter of support from the Rabbi of the adjacent Synagogue.

COUNCILMAN BROWN indicated that the shopping center is thriving right now. If parking should become an issue, he asked MR. ARNOLD to come back in six months to a year for an administrative review by Planning and or Traffic. He did not want to include it as a condition and stated that everyone is aware of this, including the association.

MAYOR GOODMAN declared the Public Hearing closed.





CASE: SUP-17307

RADIUS: 1500 FT

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

0 300 600 Feet





**SUBJECT
PROPERTY**

C-V

0 300 600 Feet

| | |
|--|--|
| | |
| | |

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





SUP-17307

Protected Landuses

- | | |
|--|---|
|  CITY PARKS |  RELIGIOUS |
|  SCHOOLS | |

Business Licenses

- | | |
|--|--|
|  Tavern |  Child Care/
Children Facility |
|  Supper Club/
Restaurant Service Bar | |

 Subject Property

 400 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-17307 - APPLICANT: LAKESIDE CENTER - OWNER: WFTNV, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Restaurant Service Bar 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

The proposed project is a request for a Special Use Permit to operate a restaurant and service bar with a Waiver of the 400-foot distance separation requirement from an existing church at 2620 Regatta Drive at the southeast corner of Regatta Drive and Breakwater Drive.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|---|--|
| 01/06/88 | The City Council approved a Reclassification of Property (Z-0121-87) on the subject site as part of a larger request for a proposed residential and commercial development. |
| 01/26/89 | The Board of Zoning Adjustment approved a Variance (V-0154-88) to allow 315 parking spaces where 394 are required in conjunction with a proposed commercial shopping center. |
| 02/19/92 | The City Council approved a Special Use Permit (U-0311-91) for the sale of packaged liquor in conjunction with a market on the subject site. The Board of Zoning Adjustment recommended approval. |
| 12/06/00 | The City Council approved a Special Use Permit (U-0169-00) for a restaurant service bar in conjunction with a market/deli on the subject site. The Planning Commission recommended approval. |
| 12/19/01 | The City Council approved a Site Development Plan Review [Z-0121-87(1)] for a proposed 8,325 square-foot synagogue and a Variance (V-0073-01) to allow 315 parking spaces where 405 are required on the subject site. The Planning Commission recommended approval of both applications. |
| 11/16/06 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #40/ng). |
| <i>Pre-Application Meeting</i> | |
| 09/13/06 | A Pre-Application meeting was held with the applicant. The applicant was informed that the proposed Service Bar/Restaurant use requires a Waiver of the 400-foot separation distance from the existing synagogue. In addition, new commercial shopping center parking requirements are applicable to this project. |
| <i>Neighborhood Meeting</i> | |
| A neighborhood meeting is not required for this use application nor was one held. | |
| <i>Details of Application Request</i> | |
| <i>Site Area</i> | |
| Net Acres | 5.50 acres |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|-------------------|---------------------------------|--|
| Subject Property | Retail | Service Commercial | C-1 (Service Commercial) |
| North | Residential | Low Density Residential | R-PD5 (Residential Planned Development – 5 Units Per Acre) |
| South | Residential | Parks and Recreation/Open Space | R-PD5 (Residential Planned Development – 5 Units Per Acre) |
| East | Residential | Parks and Recreation/Open Space | R-PD5 (Residential Planned Development – 5 Units Per Acre) |
| West | Residential | Low Density Residential | R-PD5 (Residential Planned Development – 5 Units Per Acre) |

| <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 |

DEVELOPMENT STANDARDS

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 | |
| Service Bar/Restaurant | 67,942 SQUARE FEET | 1 SPACE/250 SQUARE FEET OF GROSS FLOOR AREA | 272 | 7 | 307 | 8 | Y |
| TOTAL | | | 279 | | 315 | | Y |

ANALYSIS

The project requests approval of a Special Use Permit (SUP) to operate a restaurant service bar within an existing multi-tenant retail center on a 5.5 acre site. The location of the proposed special use is within 400 feet from an existing synagogue therefore the use request requires a Waiver of separation requirements.

- General Plan

The project site is located in area designated as Service Commercial in the City Master Plan and the proposed use is consistent with this category.

- Zoning

The project site is zoned C-1 (Limited Commercial) and the proposed use is allowed with a Special Use Permit.

- Separation Distance Requirements

Title 19 minimum requirements for issuance of a Special Use Permit requires the proposed use to be located greater than 400 feet of an existing church, synagogue, school, child care facility with more than 12 children enrolled, or any city park. An existing synagogue is located directly northwest of the project site and within the minimum distance separation standard. As the project proposes operation of a restaurant with service bar, the proposed use is considered incompatible with the adjacent religious center. Therefore, staff does not support the requested Special Use Permit and Waiver of separation requirement and thereby recommends denial of the application.

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 use is inappropriate for the area and would not complement the existing adjacent religious use.

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

The project site is an existing developed commercial tenant shopping center with surface parking. The location is capable of accommodating the proposed restaurant service bar 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.”**

Existing transportation corridors along Break Water Drive and Regatta Drive are capable of accommodating traffic generated by 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.”**

The proposed use would is not compatible with the goals and intent of the General Plan. The project could adversely affect human health and public safety of the adjacent religious center.

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

The proposed use would not meet the Title 19 requirement for a minimum 400 foot separation from the existing synagogue on site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 34

SENATE DISTRICT 6

NOTICES MAILED 795 by City Clerk

APPROVALS 1

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-17307

Case Number: _____ APN: 138-16-717-002

Name of Property Owner: WFT NV LLC

Name of Applicant: Ivy Grill

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 _____

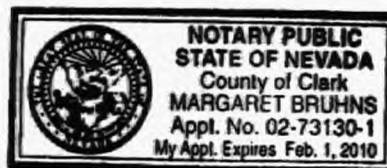
Signature of Property Owner: _____

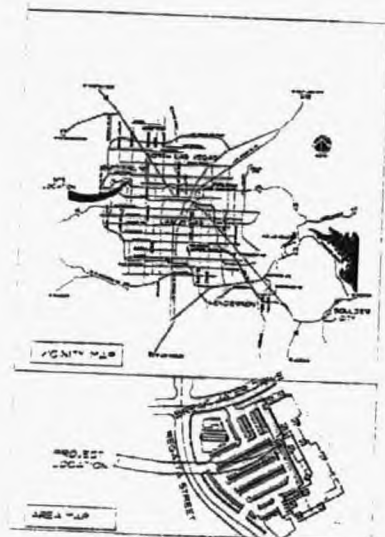
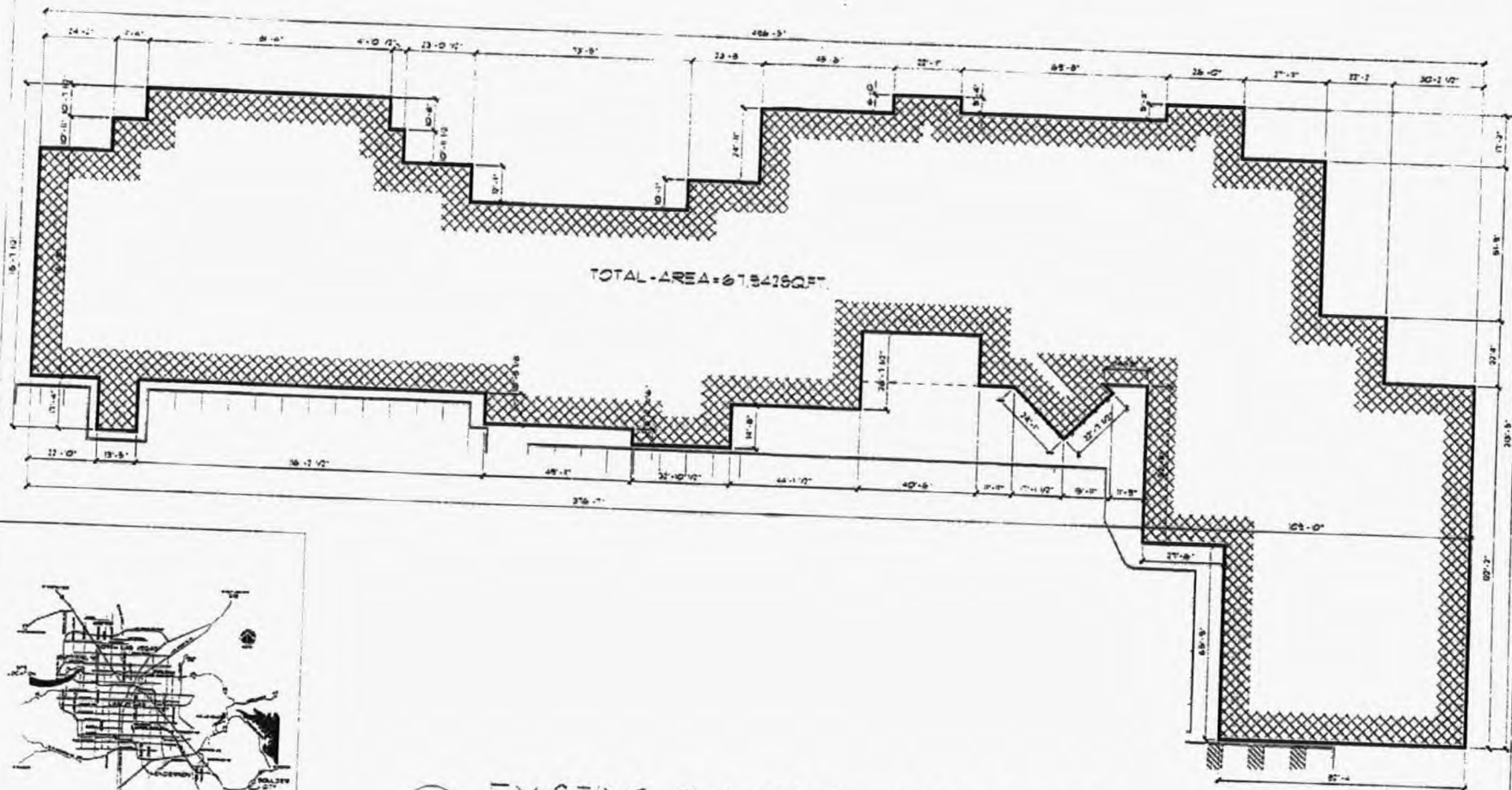
Print Name: Hamilton von Watts

Subscribed and sworn before me

This 3rd day of October, 2006

Margaret Bruhns
Notary Public in and for said County and State





SCALE 1"=1'-0"

SUP-17307
11/16/06 PC

RECEIVED
OCT 03 2006

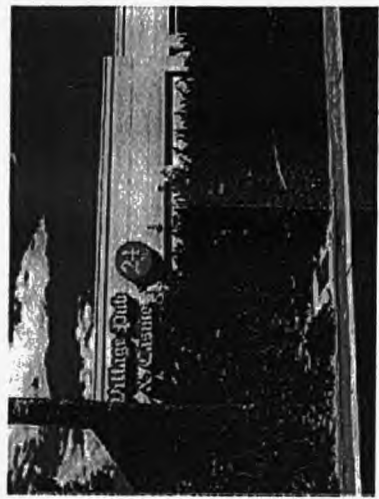


A1.1

LAKE SIDE CENTER

REGATTA & BREAK WATER
HENDERSON, NEVADA

SUP-17307
11/16/06 PC





| REVISIONS | |
|-----------|--|
| Δ | |
| Δ | |
| Δ | |
| Δ | |
| Δ | |
| Δ | |
| Δ | |
| Δ | |



R&J ARCHITECTURE
1075 and Highway 101, Suite 100
Fremont, CA 94555
Tel: (925) 436-1000
Fax: (925) 436-1001

Client Information

LAKE SIDE CENTER
REGATA & BREAK WATER
FREMONT, NEWARK

SUP-17307
11/16/06 PC

DATE
JOB NUMBER
JOB DATE
PROJECT NAME
SHEET TITLE
EXTENSION
PLANTING
SCALE

A2.0

REC
01.03.2006



SUP-17307 - APPLICANT: LAKESIDE CENTER - OWNER: WFTNV, LLC
SOUTHEAST CORNER OF REGATTA DRIVE AND BREAKWATER DRIVE
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



SUP-17307 - APPLICANT: LAKESIDE CENTER - OWNER: WFTNV, LLC
SOUTHEAST CORNER OF REGATTA DRIVE AND BREAKWATER DRIVE
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



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SOUTHEAST CORNER OF REGATTA DRIVE AND BREAKWATER DRIVE
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



October 2, 2006

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

Re: Justification letter: SUP – Waiver of Separation of Service Bar and Synagogue
Existing Shopping Center
APN: 138-16-717-002, 003 & 138-16-820-001

Dear Planning Authorities:

On behalf of my client, the Ivy Grill, we are pleased to be submitting the attached application requesting a special use permit for a restaurant service bar located within the Lakeside Center retail area.

We feel the surrounding area is currently underserved by the existing uses located within this Limited Commercial District, especially with respect to a business of this type. Although a synagogue is located within 400 feet of the proposed restaurant, we feel its addition to the almost 68,000 square foot center will have zero negative impacts. Furthermore, we anticipate the Ivy's hours of operation to have little overlap with the synagogue.

On January 16, 2002 this center was approved for a Parking Variance allowing for a total of 315 spaces where 405 were required. We are pleased to announce that with recent changes to the development code and some adjustments on our site, we no longer require this Parking Variance.

Thank you for your consideration of this application. Please contact us with any questions you may have.

Sincerely,

Rudy Starks Jr.

rsj architecture



Chabad of Summerlin/Desert Shores

An affiliate of the Worldwide Chabad Lubavitch Movement

Chabad of Summerlin
2640 Regatta Drive
Las Vegas, Nevada 89128
(702) 855-0770
(702) 433-0770 Fax
www.chabadofsummerlin@yahoo.com

November 7, 2006

Rabbi Yisroel Schanowitz
Director

Rabbi Chaim Ozer Metal
Youth and Program Director

John Korkosz
Planning Supervisor
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

Regional Headquarters
11 S. Arville Street
Las Vegas, Nevada 89102
(702) 259-0770
(702) 877-0770 Fax
www.chabadlv@aol.com

Rabbi Shmuel Harlig
Director

RE: Lakeside Center - Ivy Grill

Dear Mr. Korkosz:

I'm writing on behalf of the Chabad of Summerlin Located at 2640 Regatta Drive In the Lakeside Center, to express our support for the proposed Ivy Grill with Accompanying service bar. Having worked with the owners of Lakeside Center Now for over 10 years, we know they will continue their established trend of Professionalism while bringing yet another wonderful amenity to the area.

Thank you for taking time to consider our position on this item.

Sincerely,
Chabad of Summerlin

Rabbi Yisroel Schanowitz
Director

Submitted at City Council

Date 1/3/2007 Item #120

**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**



Chabad of Summerlin/Desert Shores

ב"ה

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November 7, 2006

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Rabbi Shea Harlig
Director

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Thank you for taking time to consider our position on this item.

Sincerely,
Chabad of Summerlin

Rabbi Yisroel Schanowitz
Director

- Adult Education • Burial Society • Crisis Counseling • Daily Minyan • Desert Torah Academy Day School • Early Childhood Mommy & Me •
- Family Holiday Programs • Gan Israel Day Camp • Hebrew School • Informative Lecture Series • Jewish Super Phone • Koshering Services •
- Lending Library • Mikvah • Moshlach Awareness • N'shei Chabad • One on One Rabbinical Studies • Prison & Hospital Visitations •
- Religious Studies • Shabbatons • Torah Tots Preschool • Visits to Retirement Homes • Weekly Torah Fax • Youth Groups •

X

Ellis & Gordon

Attorneys At Law

510 S. Ninth Street - Las Vegas, NV 89101

Phone: (702) 385-3727 Facsimile: (702) 386-6826

November 14, 2006

HAND-DELIVERED

Mr. Doug Rankin
Planning Supervisor
Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: SUP-17307

Meeting: Planning Commission
Date: November 16, 2006
Time: 6:00 P.M.
Location: City Council Chambers
400 Stewart Avenue
Las Vegas, NV

Dear Mr. Rankin:

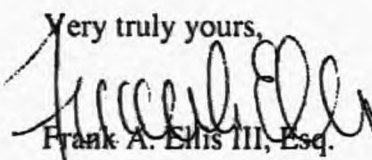
I represent Village Pub Summerlin Holdings, the owner of the real property and improvements at 2610 Regatta Drive (Parcel # 13816820001), and Village Pub & Casino-Summerlin the company that owns and operates the business upon those premises.

Village Pub Summerlin Holdings also owns a portion of the parking lot adjacent its building, and has rights to all of the parking lot by virtue of, among other things, a cross parking easement with the owner of the Lakeside Center.

We are concerned with the application only to the extent that the applicant is seeking, or will seek in the future, a variance to the minimum parking spaces required for the proposed restaurant and service bar. Parking is already tight at this center.

If you have any questions in this regard, please do not hesitate to contact me.

Very truly yours,



Frank A. Ellis III, Esq.

(R)
SUP-17307
P 40

DATE: November 14, 2006

TO: DOUG RANKIN
Planning Supervisor

FROM: JOHN ALABADO
Planner I

SUBJECT: IVY GRILL SUP-17307; EXISTING ON-SITE LIQUOR SALES
LICENSES AT LAKESIDE CENTER

Additional research related to business licensing at Lakeside Center was conducted for the Special Use Application for the proposed Ivy Grill Restaurant (SUP-17307). The following information was compiled:

Lakeside Center currently has a tenant restaurant use licensed to sell liquor and a freestanding gaming tavern currently operates on site. Additionally, both restaurants are located within a 400 foot radius of the existing synagogue.

- The use at 2620 Regatta Drive is permitted to sell beer and wine as well as package liquor.
- The use at 2610 Regatta Drive is licensed to sell liquor and operate gaming activities.

Both licenses are active.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-17716 - PUBLIC HEARING - APPLICANT/OWNER: LYLE LOOB - Request for a Special Use Permit FOR A PROPOSED HABITABLE ACCESSORY STRUCTURE at 3613 Hillsdale Court (APN 139-30-616-018), R-1 (Single-Family Residential) Zone, Ward 5 (Weekly). 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
5. Submitted after final agenda - Support letter by John Fleckenstein
6. Backup referenced from the 12-07-06 Planning Commission Meeting Item 33

Motion made by LAWRENCE WEEKLY to Approve subject to conditions

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

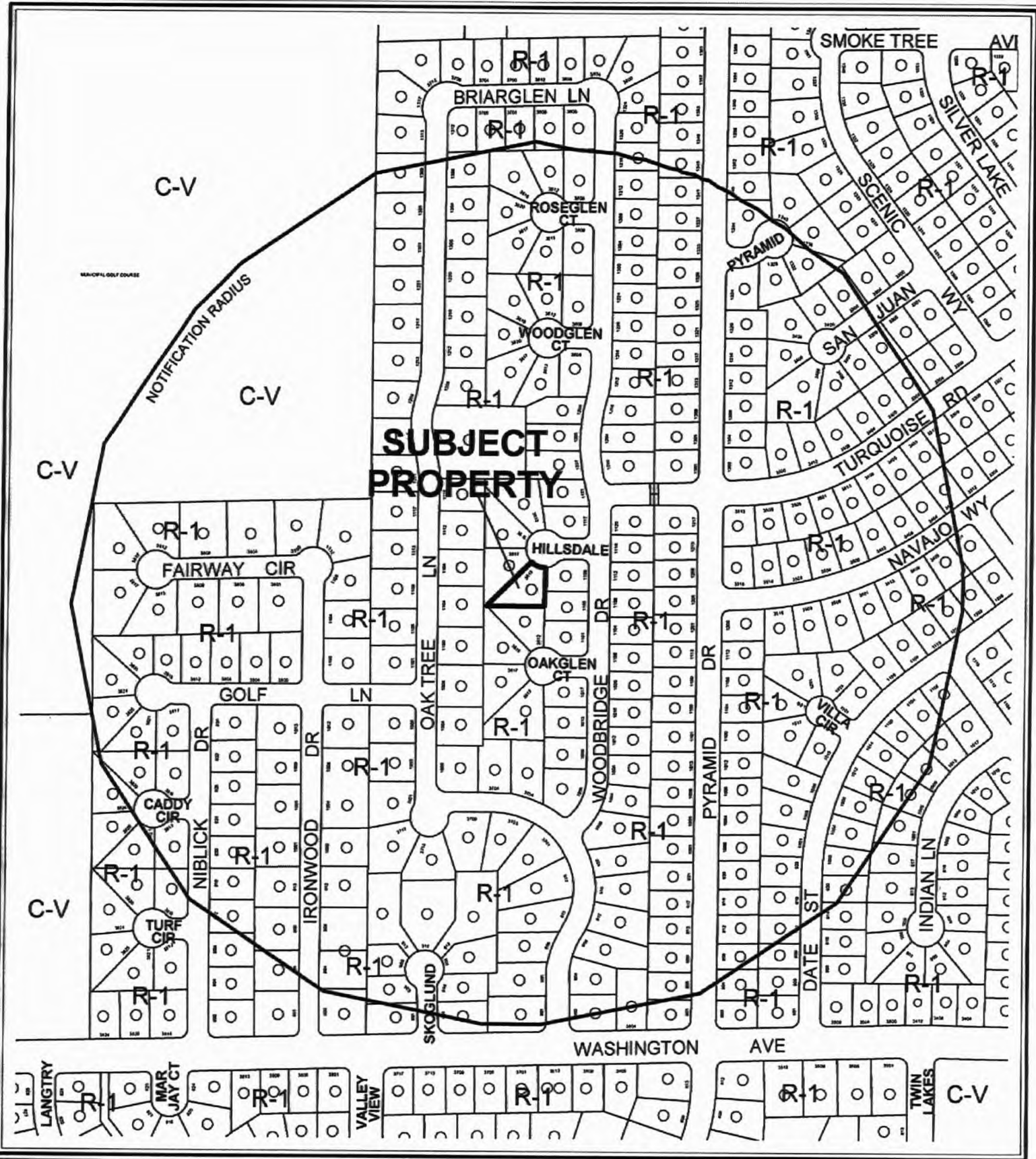
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

Under Item 79, COUNCILMAN WEEKLY announced that the applicant for Item 121 [SUP-17716] had to return to work. He verified with ASSISTANT CITY ATTORNEY BRYAN SCOTT that if the applicant was in agreement with the existing conditions, he did not need to be present and the item could be heard.

MAYOR GOODMAN declared the Public Hearing closed.



CASE: **SUP-17716**
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)





CASE: **SUP-17716**

RADIUS: 1000 FT

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

0 90 180 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-17716 - APPLICANT/OWNER: LYLE LOOB

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0002-76), 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. Conformance to revised site plan dated 12/6/06.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This petition is for a Special Use Permit for the construction of a 650 square-foot habitable accessory structure at 3613 Hillsdale Street. The proposed 650 square-foot habitable accessory structure is located on an 8,892 square-foot cul-de-sac in the northeast (rear) portion of the property. The footprint for the existing home is approximately 1,666 square feet and the rear yard is approximately 1,400 square feet. This makes the size of the proposed habitable accessory structure less than 50% of the principal dwelling and covers less than 50% of the rear yard.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|--|---|
| 3/3/76 | The City Council approved a request for Rezoning (Z-0002-76) from R-E to R-1. |
| 12/07/06 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #33/mh). |
| <i>Related Building Permits/Business Licenses</i> | |
| NA | NA |
| <i>Pre-Application Meeting</i> | |
| 10/06/06 | The applicant was informed of the conditions necessary for approval of a habitable accessory structure and the requirements for the submittal of a Special Use Permit |
| <i>Neighborhood Meeting</i> | |
| NA | A neighborhood meeting was not required nor was one held. |

| <i>Details of Application Request</i> | |
|---------------------------------------|-----------|
| <i>Site Area</i> | |
| Net Acres | 0.2 acres |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|------------------------|-----------------------------|---------------------------------|
| Subject Property | Single Family Dwelling | L (Low Density Residential) | R-1 (Single Family Residential) |
| North | Single Family Dwelling | L (Low Density Residential) | R-1 (Single Family Residential) |
| South | Single Family Dwelling | L (Low Density Residential) | R-1 (Single Family Residential) |
| East | Single Family Dwelling | L (Low Density Residential) | R-1 (Single Family Residential) |
| West | Single Family Dwelling | L (Low Density Residential) | R-1 (Single Family Residential) |

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

A-O Airport Overlay District

3616 Hillside Court is located in the Airport Overlay District. There is an existing height restriction in place limiting structures to 105 feet. As the proposed structure is 14-feet tall, there is no impact on this proposal with the overlay district.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply.

| <i>Standard</i> | <i>Required/Allowed</i> | <i>Provided</i> | <i>Compliance</i> |
|---------------------------------|-------------------------|-----------------|-------------------|
| Min. Lot Size | 6,500 sq. ft. | 8,892 sq. ft | Y |
| Min. Lot Width | 65 feet | 37 feet* | Y |
| Min. Setbacks | | | |
| • Front | N/A | N/A | N/A |
| • Side | 3 feet | 3 feet** | N |
| • Corner | N/A | N/A | N/A |
| • Rear | 3 feet | 3 feet** | Y |
| Min. Distance Between Buildings | 6 feet | 6 feet | Y |
| Max. Lot Coverage | 50% | 20% | Y |
| Max. Building Height | 2 stories or 35 feet | | Y |

*Per 19.08.040 Residential District Development Standards the minimum lot width located along the circular portion of a cul-de-sac may be reduced to a minimum of 30 feet in width at the front property line, provided that the average lot width meets the required width.

** The building setback is measured from the edge of building. In the plans provided, the setbacks have been taken from the face of building and do not account for the distance of the roof eaves. This application has been condition to require revised plans showing the required three-foot separation distance between the nearest portion of the habitable accessory structure and the property line.

Pursuant to Title 19.10, the following parking standards apply:

| Parking Requirement | | | | | | | |
|-------------------------------|-------------------------------------|---------------|---------|--------------|----------|--------------|------------|
| Use | Gross Floor Area or Number of Units | Required | | | Provided | | Compliance |
| | | Parking Ratio | Parking | | Parking | | |
| | | | Regular | Handi-capped | Regular | Handi-capped | |
| Single Family Dwelling | 1 unit | 2 spaces | 2 | NA | 3 | NA | Y |
| Habitable Accessory Structure | 650 sq ft | 1 space | 1 | NA | | NA | Y |
| TOTAL | | 3 spaces | 3 | | 3 | | Y |

ANALYSIS

The proposed additional habitable accessory structure located at 3616 Hillsdale Court meets all minimum conditions listed below. The proposed floor plans show a two-bedroom 650 square-foot (approximate) triangular guest house. The applicant intends to house his mother in the proposed structure. The irregular-shaped lot provides adequate rear yard space to meet exceed the proposed structure by 50%. This determination was calculated per the definition of the Rear Yard Setback line and then including all space from the rear plane of the primary structure not including the patio or the proposed structure. The submitted floor plans show a 650 square-foot triangular-shaped guest house that fits nicely with the difficult shaped lot. The applicant has made good effort in complying with minimum standards for a habitable accessory structure.

As the proposed addition is within the minimum standards for a Habitable Accessory Structure, staff recommends approval. The following conditions apply to all habitable accessory structure.

- Conditions
 1. The size of the lot or parcel must exceed 6,500 square feet.
 2. Habitable accessory structure may not be offered or occupied as a rental unit unless the principal dwelling is owner-occupied.
 3. A habitable accessory structure may contain one kitchen, but otherwise must comply with all provisions of Section 19.08.040 applicable to accessory structures.
 4. A minimum of one additional on-site parking space must be provided beyond the number of spaces normally required.

FINDINGS

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

1. "The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."
2. "The subject site is physically suitable for the type and intensity of land use proposed."
3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."
4. "Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."
5. The use meets all of the applicable conditions per Title 19.04.

In regard to "1":

The proposed use is compatible with surrounding land uses and should not adversely impact the area.

In regard to "2":

The lot for the proposed habitable accessory structure is sufficient to accommodate this use and all code requirements for this type of structure are consistent with code requirements.

In regard to "3":

The street network will not be impacted by this use, as it is accessory to the primary use on this site.

In regard to "4":

The proposed accessory structure as shown does not meet all code requirements for setbacks and building separations. The three-foot setback from side and rear property lines are taken from the edge of building. The plans show the setbacks being taken from the face-of-building which is incorrect.

In regard to "5":

The applicant will need to submit revised plans demonstrating that adequate three-foot setbacks have been provided from the eaves of the habitable structure to comply with Title 19.08.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 34

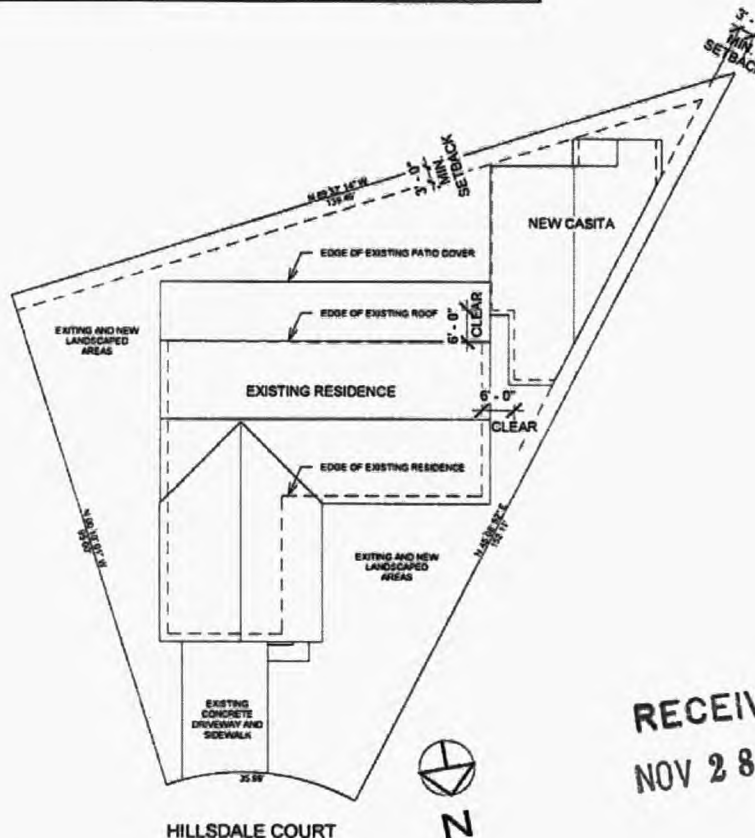
SENATE DISTRICT 4

NOTICES MAILED 314 by City Clerk

APPROVALS 1

PROTESTS 0

NEW CASITA FOR LYLE AND VICTORIA LOOB



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

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NOV 28 2006

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David D. Barnes
Residential Design
EXOTIC PROPERTIES
DEVELOPMENT CORPORATION

8440 WEST GILMORE AVENUE
LAS VEGAS, NEVADA 89128
TELEPHONE: 702-378-8881
EMAIL: DAVID@DAVIDBARNESRD.COM

PROJECT INFORMATION:

Lyle & Victoria Loob
LOOB CASITA ADDITION
3613 HILLSDALE COURT
LAS VEGAS, NV 89106

PROJECT #: 6002
ISSUED DATE: 10-18-06
DESIGNED BY: D. BARNES
CHECKED BY: D. BARNES

ISSUED FOR:
SPECIAL USE PERMIT

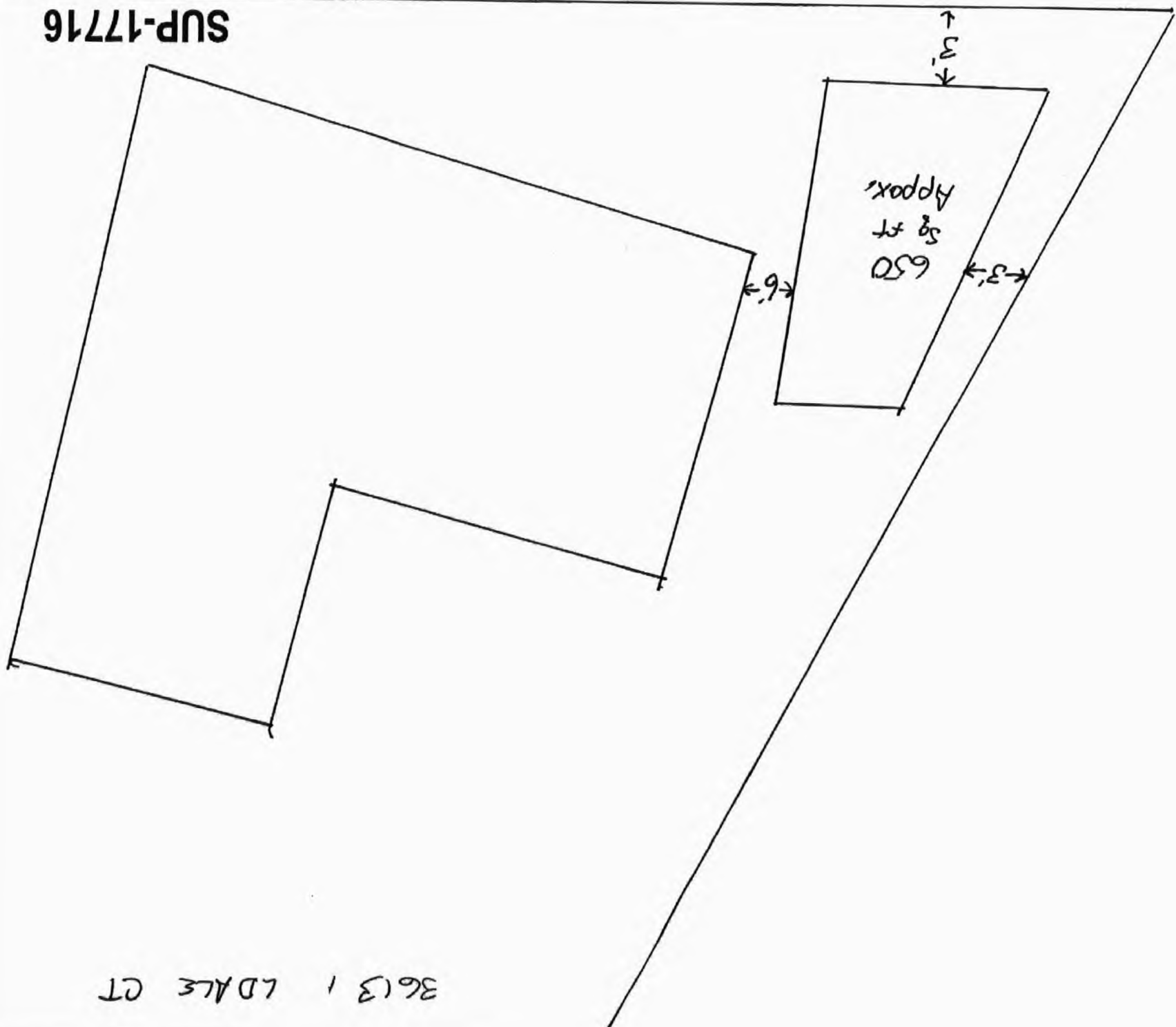
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ARCHITECT'L SITE PLAN

SHEET #:
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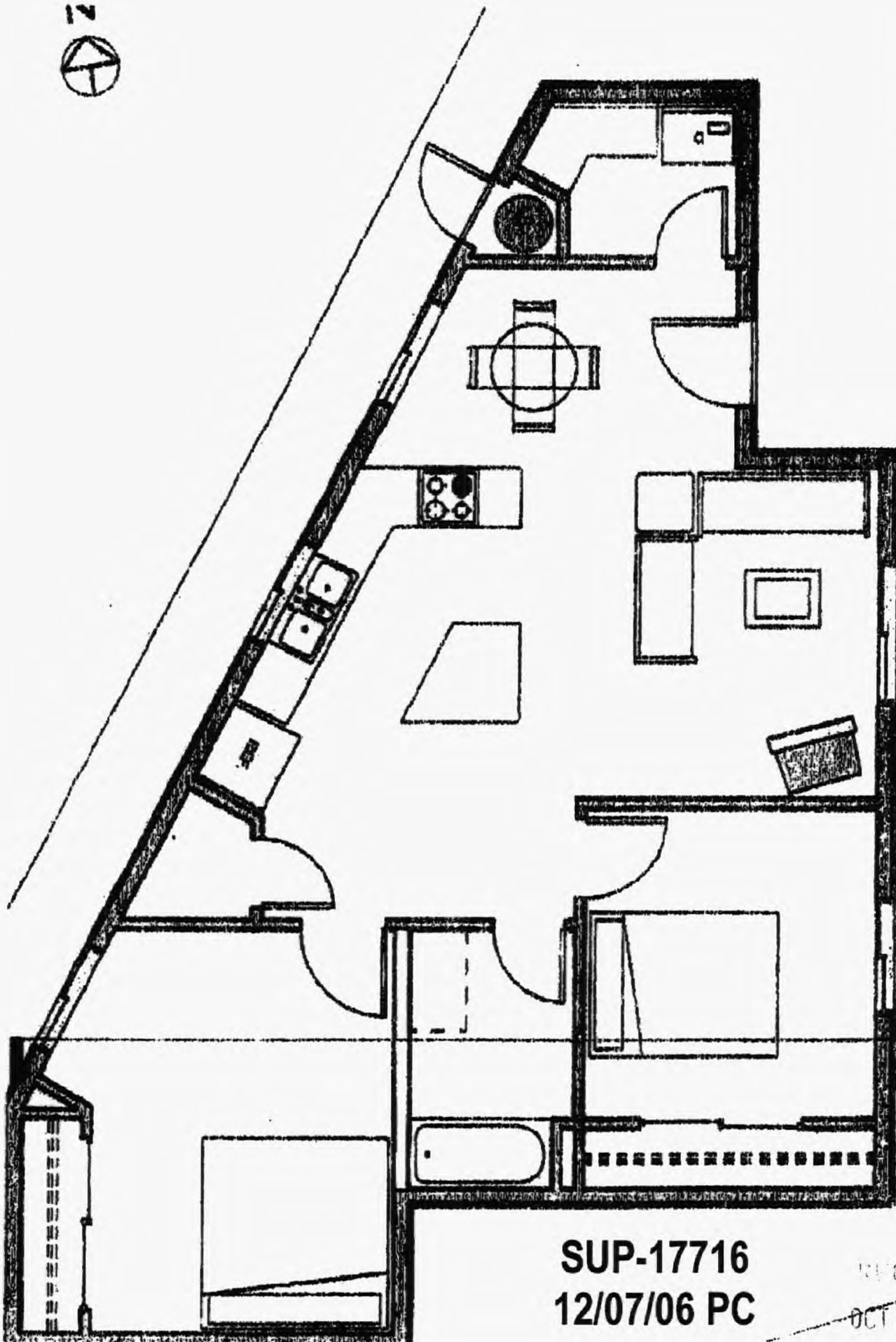
SUP-17716
12/07/06 PC

SUP-17716
12/07/06 PC

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OCT 24 2006

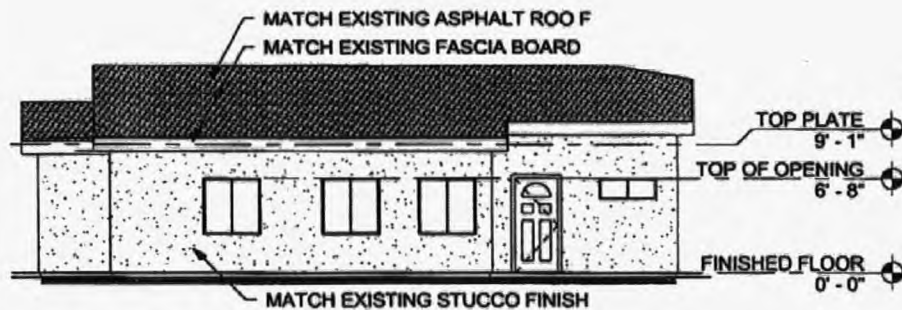


3613 1 L D A L E C T

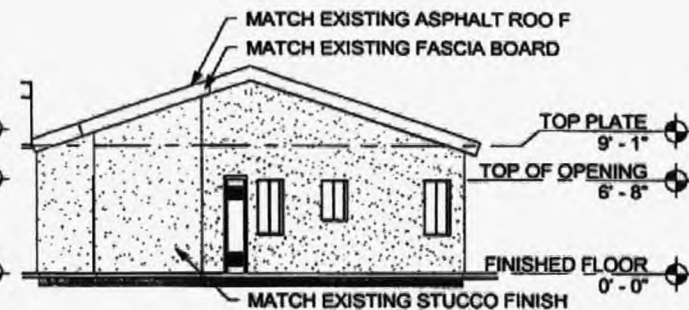


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12/07/06 PC

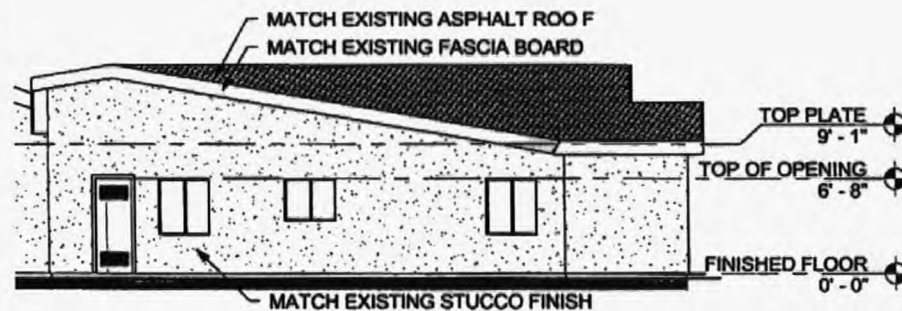
RECEIVED
OCT 24 2006



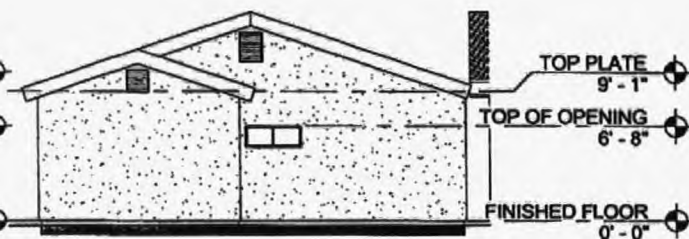
1 EAST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

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LAS VEGAS, NEVADA 89129
TELEPHONE: 702-378-6891
EMAIL: DAVID@DAVIDBARNESRD.COM

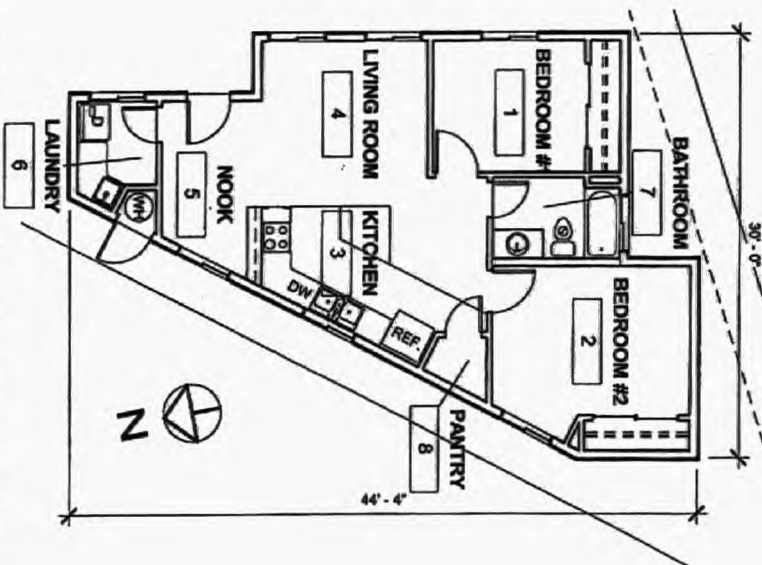
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LAS VEGAS, NEVADA 89129
TELEPHONE: 702-378-6891
EMAIL: DAVID@DAVIDBARNESRD.COM

PROJECT INFORMATION:
Lyle & Victoria Loob
LOOB CASITA ADDITION
3613 HILLSDALE COURT
LAS VEGAS, NV 89106

PROJECT #: 6002
ISSUED DATE: 10-18-06
DESIGNED BY: D. BARNES
CHECKED BY: D. BARNES
ISSUED FOR:
SPECIAL USE PERMIT
SHEET NAME:
ARCHITECT'L ELEVATIONS
SHEET #:
A1.2

SUP-17716
12/07/06 PC

OCT 24 2006



1
1/8" = 1'-0"

ARCHITECTURAL FLOOR PLAN

SUP-17716
12/07/06 PC

OCT 24 2006

| | | | | |
|--|---|--|---|--|
| SHEET NAME:
ARCHITECTL FLOOR PLAN
SHEET #:
A1.1 | PROJECT #:
6002
ISSUED DATE:
10-18-06
DESIGNED BY:
Designer
CHECKED BY:
Checker
ISSUED FOR:
SPECIAL USE PERMIT | PROJECT INFORMATION:

Lyle & Victoria Loob

LOOB CASITA ADDITION
3613 HILLSDALE COURT
LAS VEGAS, NV 89106 | <div> <div> <div>David D. Barnes</div> <div>Residential Design</div> <div>EXOTIC PROPERTIES
DEVELOPMENT CORPORATION</div> </div> <div> <div>8440 WEST GILMORE AVENUE</div> <div>LAS VEGAS, NEVADA 89129</div> </div> <div> <div>TELEPHONE: 702-378-0981</div> <div>EMAIL: DAVID@DAVIDBARNESRD.COM</div> </div> </div> | <small> <p>THIS DOCUMENT IS THE PROPERTY OF DAVID D. BARNES RESIDENTIAL DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DAVID D. BARNES RESIDENTIAL DESIGN.</p> </small> |
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SUP-17716
12/07/06 PC

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OCT 24 2006

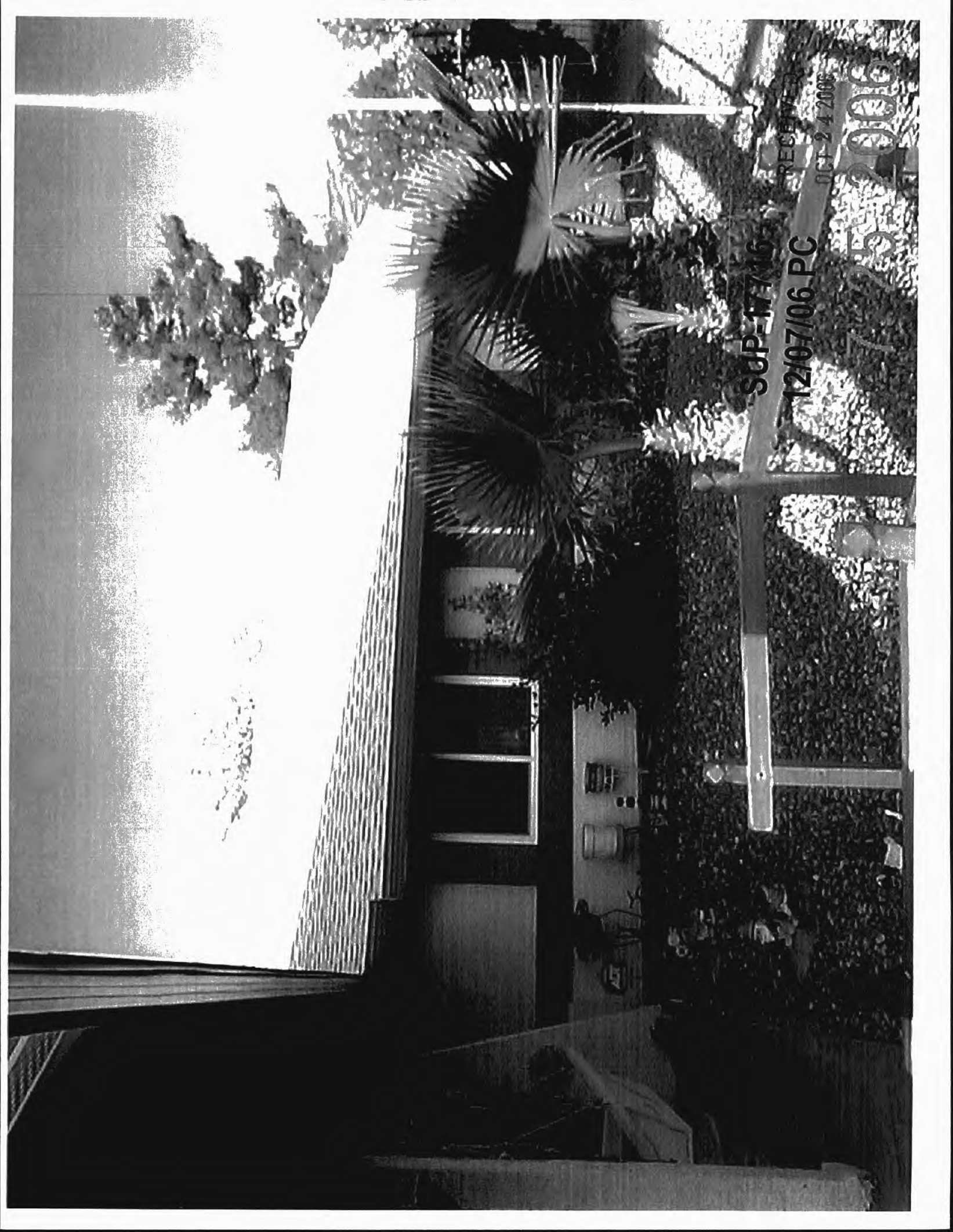
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SUP-17746

12/07/06 PC

7-25-2006



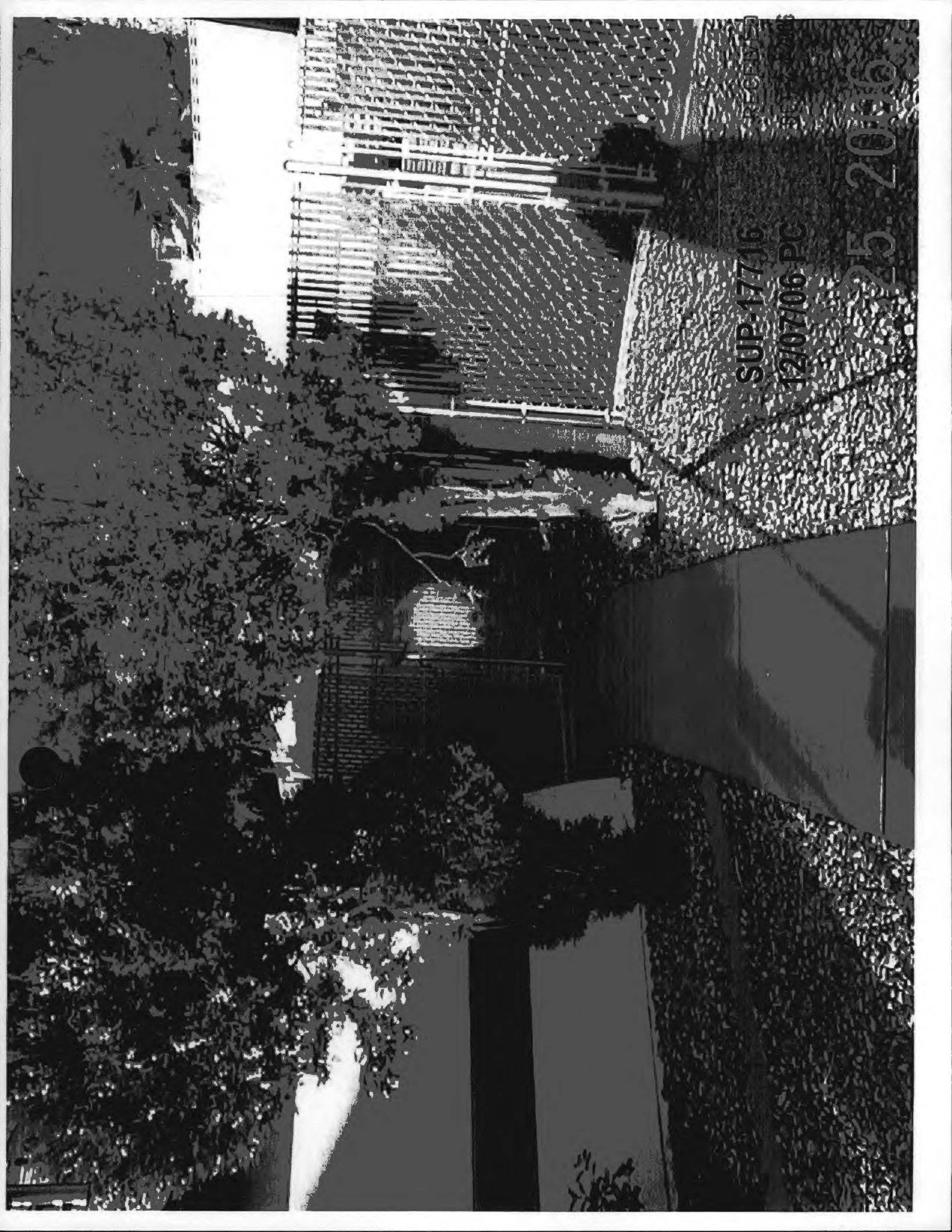
SUP-17716

12/07/06 PC

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OCT-24 2006

2006



SUP-17716

12/07/06 PC

RECEIVED

185

12-25-2006



SUP-17716 - APPLICANT/OWNER: LYLE LOOB
3613 HILLSDALE COURT
DECEMBER 7, 2006 PLANNING COMMISSION

11/08/06

October 13, 2006

To Whom It May Concern:

We are requesting that you grant us a special use permit to erect a casita that will be used as a 'mother-in-law' house. The casita will be painted the same color as the house. It will be located on the back corner of our lot. The location of the building will be situated such that it will not be directly next to anyone's home. We believe that the height and size of the casita will comply with the General Standards for Residential Districts as listed in the Las Vegas Zoning codes # 19.089040B.

The purpose of the building is to provide living space for my mother-in-law who will be re-locating here from Ohio. We believe that this building will not adversely affect our neighbors and will be consistent with other structures that are in the neighborhood.

Thank you for your time and consideration in this matter.

Sincerely,

Lyle L. Loob
3613 Hillsdale Court
Las Vegas, NV 89108

Victoria S. Loob

SUP-17716
12/07/06 PC

RECEIVED
OCT 24 2006



John Fleckenstein
3612 Hillsdale Court
Las Vegas, Nevada 89108
702-636-9834

RECEIVED
CITY CLERK

2006 DEC 29 A 10: 26

December 27, 2006

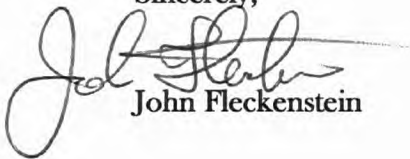
RE: Special Use Permit 17716

Support

To Whom It May Concern:

I am writing this letter in support of the Applicant, Lyle Loob, for his proposed habitability structure at 3613 Hillsdale Court, Las Vegas Nevada 89108. Should you have any questions you may contact me at the number listed above.

Sincerely,



John Fleckenstein

Scanned after meeting

Date 12/29/06 Item #121

**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**

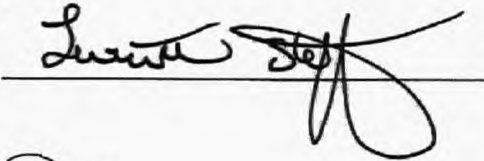
To Whom It May Concern:

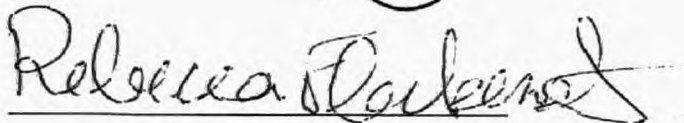
We are neighbors of Lyle and Victoria Loob who reside at 3613 Hillsdale Court. We are aware of their plans to build a casita on the back corner lot of their property.

By signing below, we are attesting to the fact that we have no objections to this project.

Thank you,







ITEM #
CASE # 542-17716
PC MTG 12 7 06

RECEIVED
OCT 24 2006

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:****SPECIAL USE PERMIT**

SUP-17724 - PUBLIC HEARING - APPLICANT/OWNER: SILVER STATE BANK - Request for a Special Use Permit FOR A PROPOSED DRIVE-THRU FACILITY FOR AN EXISTING FINANCIAL INSTITUTION, GENERAL WITH A WAIVER TO ALLOW A SEPARATION OF 280 FEET FROM A SINGLE FAMILY DWELLING WHERE 330 FEET IS REQUIRED AND TO ALLOW A DRIVE-THRU FACILITY ADJACENT TO THE RIGHT-OF-WAY on 0.63 acres at 7125 North Durango Drive (APN 125-20-117-005), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation], Ward 6 (Ross). 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 STEVEN D. ROSS to Approve subject to conditions

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

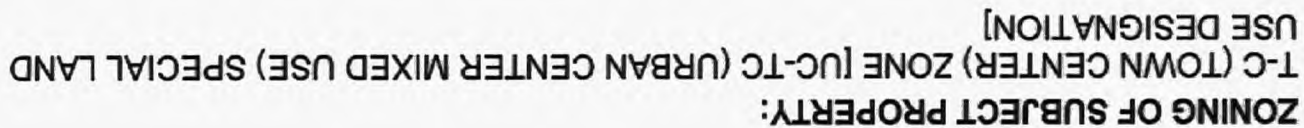
LAWRENCE WEEKLY, OSCAR B. GOODMAN, STEVE WOLFSON, STEVEN D. ROSS, LOIS TARKANIAN, LARRY BROWN, GARY REESE; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

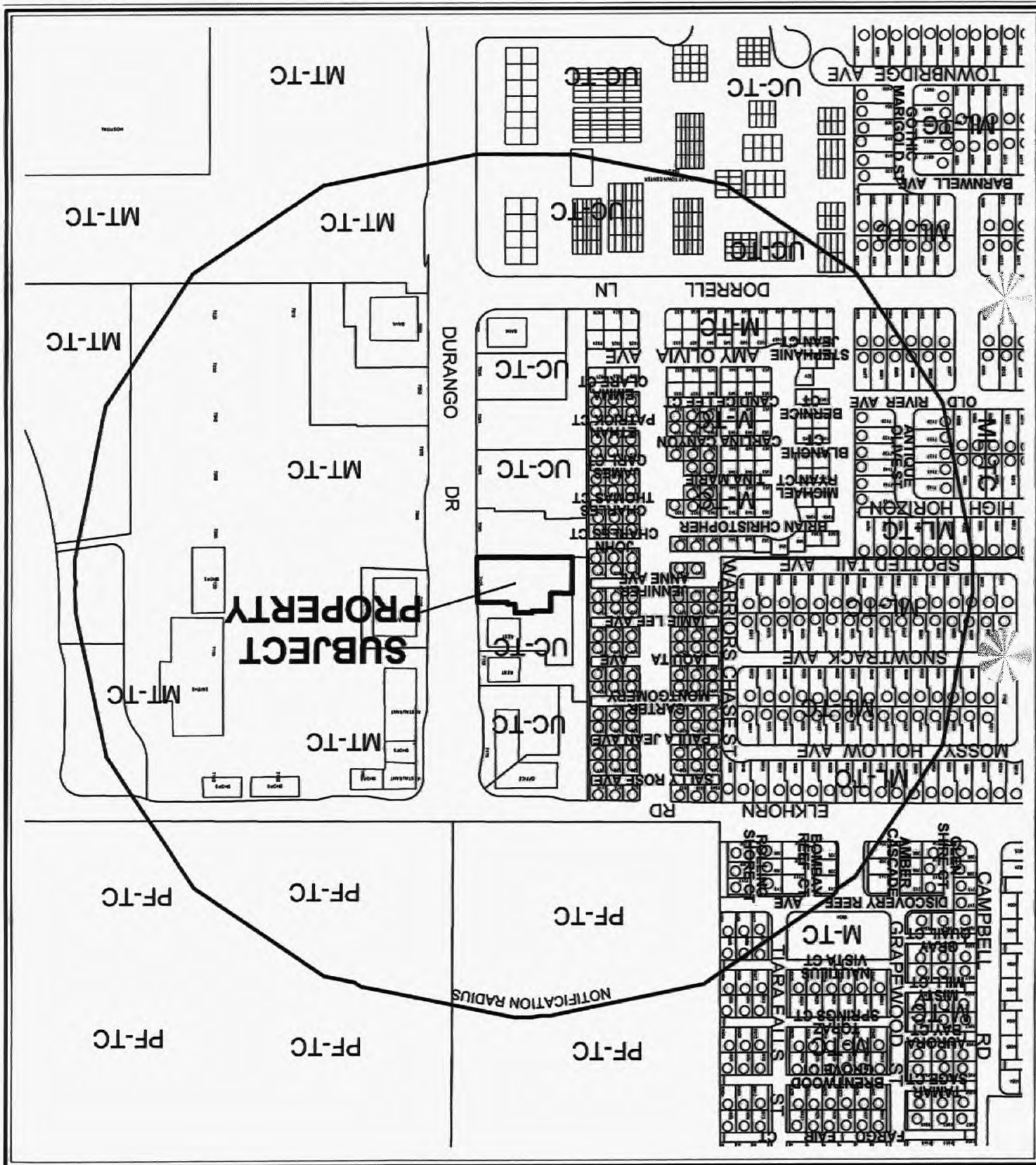
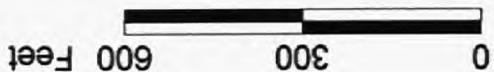
RICHARD GALLEGOS, 3005 West Horizon Ridge Parkway, appeared on behalf of the applicant and asked for approval.

MAYOR GOODMAN declared the Public Hearing closed.



RADIUS: 1000 FT

CASE: SUP-17724



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-17724 - APPLICANT/OWNER: SILVER STATE BANK

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-12901), if approved.
2. This approval shall be void two years from the date of final approval, unless a business license or building permit have 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a Financial Institution, General (with drive-through) located at 7125 North Durango Drive. The applicant has also requested a waiver to allow a drive-through less than 330 feet from a single-family residential dwelling and building placement behind the front setback line within the Durango Elkhorn Commercial Center.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|--|---|
| Month/date/year | Action |
| 1/17/01 | The City Council approved a petition to Annex (A-0003-99) property generally located west of El Capitan Way and east of Hualapai Way between Grand Teton Drive and Rome Avenue, containing approximately 615 acres, including the subject site. The Planning Commission and staff recommended approval on 03/25/99. The effective date was 01/26/01. |
| 9/18/02 | The City Council approved a request for a Rezoning (Z-0064-02) from U (Undeveloped) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, to R-PD7 (Residential Planned Development - 7 Units Per Acre) on approximately 7.4 acres adjacent to the north side of Grand Teton Drive, approximately 225 feet west of Durango Drive. The Planning Commission and staff recommended approval on 08/22/02. |
| 11/20/02 | The City Council approved a request for a Rezoning (Z-0085-02) from U (Undeveloped) Zone [TC (Town Center) General Plan Designation] to TC (Town Center) on 5.0 acres located adjacent to the southwest corner of Elkhorn Road and El Capitan Way. The Planning Commission and staff recommended approval on 10/24/02. |
| 11/20/02 | The City Council approved a request for a Special Use Permit (U-0129-02) for a proposed Tavern adjacent to the southwest corner of Elkhorn Road and El Capitan Way (Durango Drive Alignment). The Planning Commission and staff recommended approval on 10/24/02. |
| 3/17/04 | The City Council approved a request for a Variance (VAR-3736) to allow 109 parking spaces where 138 parking spaces are the minimum required in conjunction with a proposed office/retail development on 1.75 acres adjacent to the west side of Durango Drive, approximately 350 feet south of Elkhorn Road. The Planning Commission and staff recommended approval on 02/12/04. |

| | |
|---|--|
| 4/22/04 | The Planning Commission approved a request for a Tentative Map (TMP-3657) for a one-lot commercial subdivision on 4.00 acres adjacent to the southwest corner of Elkhorn Road and Durango Drive. Staff had recommended approval. |
| 9/23/04 | The Planning Commission approved a request for a Site Development Plan Review (SDR-4935) for and Waivers of the Town Center Development Standards for the two-story minimum height requirement in the Urban Center Mixed-Use District and the 70 percent minimum clear glazing requirement at the ground floor level along primary pedestrian routes for a proposed 43,200 square-foot commercial development on 3.94 acres. Staff had recommended approval. |
| 7/19/06 | The City Council approved a Site Development Plan Review (SDR-12901) for a proposed Financial Institution General and a Special Use Permit (SUP-12902) for a Drive-Through for a Financial Institution, General. The approval amended the conditions to remove the drive-through. Planning Commission recommended approval, Staff recommend denial. |
| 12/07/06 | The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #34/mh). |
| Related Building Permits/Business Licenses | |
| Month/date/year | Description |
| | There is a "Bob's Big Boy" at 7125 N. Durango with business license R09-12888. There is no license for a bank at this location |
| Pre-Application Meeting | |
| 10/10/06 | Issues discussed included the need for waivers from Town Center standards, as well as a Special Use Permit to allow a Financial Institution, General (with drive-through) due to several inconsistencies with required conditions of the proposed use. |
| Neighborhood Meeting | |
| 11/20/06 | A Neighborhood Meeting was held at the Cimarron Rose Community Center by the architect (Richard Gallegos) and one other representative for the development as well as one member from the Planning and Development Department staff. No neighbors attending the meeting. |
| Details of Application Request | |
| Site Area | |
| Net Acres | 0.63 acres |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|---------------------------|---|-------------------|
| Subject Property | Undeveloped | UC-TC (Urban Center Mixed Use-Town Center) | T-C (Town Center) |
| North | Undeveloped | UC-TC (Urban Center Mixed Use-Town Center) | T-C (Town Center) |
| South | Undeveloped | UC-TC (Urban Center Mixed Use-Town Center) | T-C (Town Center) |
| East | Shopping Center | UC-TC (Urban Center Mixed Use-Town Center) | T-C (Town Center) |
| West | Single Family Residential | M-TC (Medium Density Residential - Town Center) | T-C (Town Center) |

| <i>SPECIAL DISTRICTS/ZONES</i> | Yes | No |
|---|------------|-----------|
| Special Area Plan | X | |
| Town Center | X | |
| Special Overlay District | | X |
| Trails | | X |
| Rural Preservation Overlay District | | X |
| Development Impact Notification Assessment | | X |
| Project of Regional Significance | | X |

Town Center - Development within the UC-TC (Urban Center Mixed-Use - Town Center) land use designation is intended to be multi-storied, having ground floor offices and/or retail with similar or residential uses utilizing the upper floors. The minimum height requirement in Town Center is two stories. There are no density limitations in the UC-TC District. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. Development in this land use designation shall be consistent with Section 3.4.3, Mixed Use, of the Centennial Hills Sector Plan. Development in the UC-TC District shall be by development agreement per Section 19.18.090.

| Parking Requirement | | | | | | | |
|--|-------------------------------------|--|---------|--------------|----------|--------------|------------|
| Use | Gross Floor Area or Number of Units | Required | | | Provided | | Compliance |
| | | Parking Ratio | Parking | | Parking | | |
| | | | Regular | Handi-capped | Regular | Handi-capped | |
| Financial Institution (with Drive Through) | 2,367 sq ft | 1: 200 sq ft GFA + stacking for 6 per drive through lane | | | | | |
| TOTAL (including handicap) | | | 12 | 1 | 37 | 2 | Y |

| Waivers | | |
|---|--|-----------------------------|
| Request | Requirement | Staff Recommendation |
| To allow a separation of 213 feet from a single family dwelling where 330 feet is required. | 330 feet from Single Family Residential. | Denial |

ANALYSIS

This proposal for a Financial Institution, General with a drive-through requires a Special Use Permit as it does not meet the required conditions within the Town Center Development Standards Manual. Typically, the principal building is located at the front setback line in accordance with the applicable setback requirements, with the drive-through lane located to the side or the rear of the principal building.

The maximum front setback for development along a Town Center Parkway Arterial is 15 feet from the right-of-way line. The site plan depicts the principal building setback 16.8 feet and was approved with a waiver to Town Center Development Standards Manual (SDR-12901). The City Council denied a Special Use Permit (SUP-12902) for a Drive-Through for a Financial Institution, General.

The proposed drive-through facility is partially screened from the adjacent rights-of-way using landscaping materials. The screening materials shall have a minimum height of three feet above finished grade at the rear of the setback area. However, a portion of the proposed drive-through is not completely screened from Durango Drive and is, therefore, not in compliance with the requirements of the Town Center Development Standards Manual. This application is considered a less intense use because of the addition of the three-foot screening wall which was not part of Special Use Permit (SUP-12902), which was denied by the City Council on 07/19/06.

FINDINGS

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

1. "The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."
2. "The subject site is physically suitable for the type and intensity of land use proposed."
3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."
4. "Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."
5. The use meets all of the applicable conditions per Title 19.04.

In regard to "1":

The proposed land-use cannot 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.

In regard to "2":

The subject site is not physically suitable for the proposed use as evidenced by the inability of the proposed drive-through facility to meet the minimum separation distance from the adjacent single-family residential uses. The proposed drive-through is set back approximately 213 feet from the residential property to the west where 330 feet is the minimum required.

In regard to "3":

The site currently receives access off a shared drive from Durango Road, a Town Center Parkway (120-foot) Arterial. Site access should not negatively impact adjacent roadways or neighborhood traffic as the applicants are proposing landscape screening of the drive-through aisle.

In regard to "4":

The proposed development will be subject to inspections for Certificate of Occupancy and; therefore, the development will not compromise the public health, safety or welfare.

In regard to "5":

While the proposed projects complies with Title 19.04; however, it does not comply with the Town Center Development Standards.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 452 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-17724** APN: 125-20-117-005Name of Property Owner: Silver State BankName of Applicant: Architect Gerald Garapich

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

☐ Yes☒ No

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

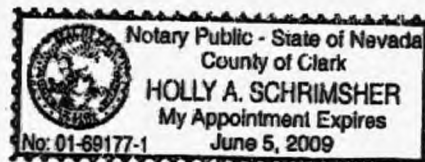
City Official: _____

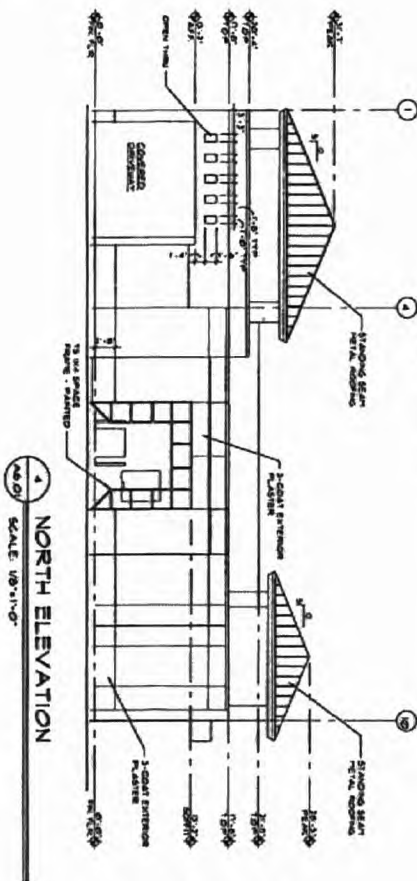
Partner(s): _____

APN _____

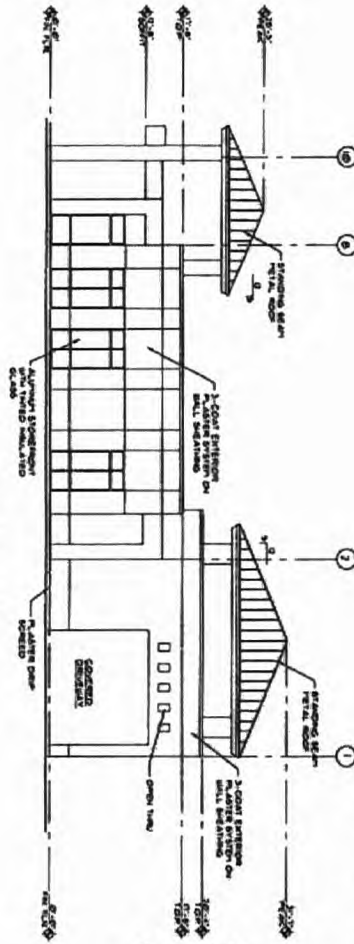
Signature of Property Owner: [Signature]Print Name: Ken Lee

Subscribed and sworn before me

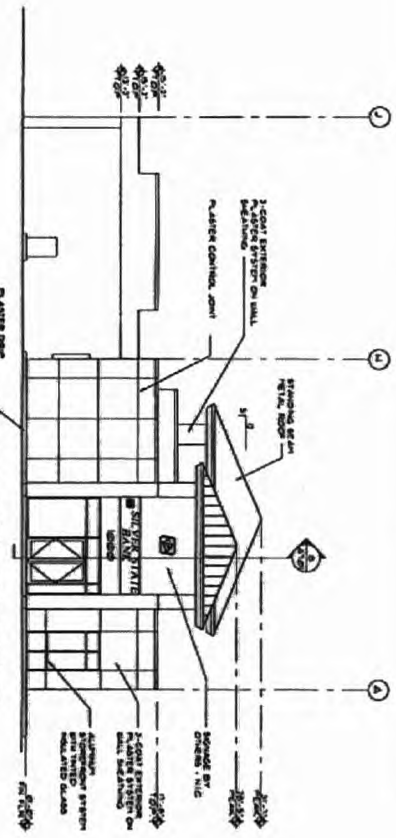
This 18 day of Oct., 2006[Signature]
Notary Public in and for said County and State



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

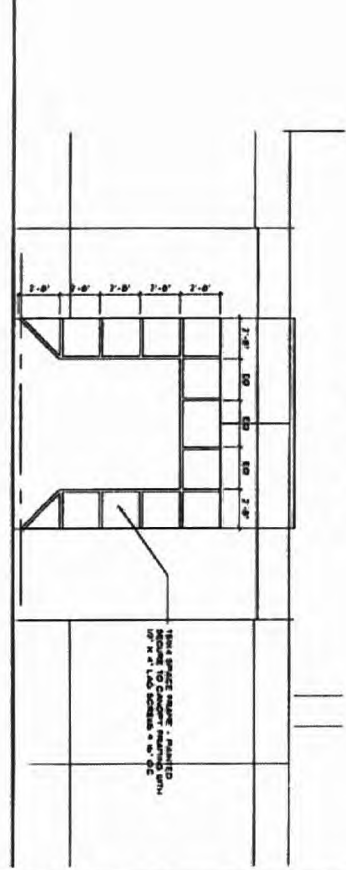


1 WEST ELEVATION
SCALE: 1/8"=1'-0"

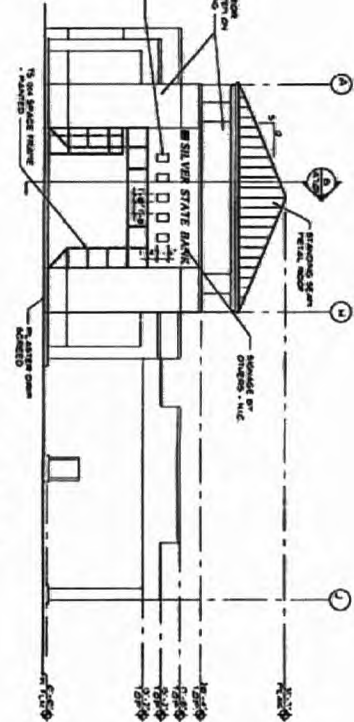


- COLOR & MATERIAL LEGEND**
- 1 FIELD AND TRIM AT EAVES
 - 2 ROOFING 953 - SONOMA
 - 3 ROOFING 954 - CLAY/A
 - 4 EXTERIOR COLUMNS
 - 5 EXTERIOR ROOFING - COPPER NAIL
 - 6 METAL ROOFING
 - 7 FAC-CLAD - TYPICAL BRONZE

3 SPACE FRAME ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



12/07/06 PC
SUP-17724

001 & 2006

AS INSTRUMENTS OF SERVICE THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE ARCHITECT'S WRITTEN CONSENT. COPIES OF THE DRAWINGS AND SPECIFICATIONS ISSUED BY THE CLIENT MAY BE REVOKED ONLY FOR THEIR USE AND FOR OCCUPANCY OF THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE, AND THEREFORE NOT VALID, UNTIL THEY ARE SIGNED, SEALED, AND DATED BY THE ARCHITECT. NO PART OF THIS DRAWING OR ANY OTHER PROJECTS. ANY USE OR REPRODUCTION OF THIS DRAWING IN WHOLE OR IN PART BY ANY MEANS WHATSOEVER IS STRICTLY PROHIBITED. THESE DOCUMENTS ARE NOT FINAL AND READY FOR USE, AND THEREFORE NOT VALID, UNTIL THEY ARE SIGNED, SEALED, AND DATED BY THE ARCHITECT.

| | |
|---------------|-------------------------------|
| PROJECT TITLE | SILVER STATE BANK BRANCH |
| LOCATION | PAD "E" TOWN CENTER PLAZA |
| ARCHITECT | CERDAID GARADICHI • AIA • LLC |
| DATE | 09/26/06 |
| SCALE | 1/8"=1'-0" |
| BY | ADG |
| CHECKED BY | ADG |
| DATE | 09/26/06 |
| APPROVED BY | ADG |
| DATE | 09/26/06 |
| REVISIONS | |
| NO. | |
| DESCRIPTION | |
| DATE | |
| BY | |
| CHECKED BY | |
| DATE | |
| APPROVED BY | |
| DATE | |

project title
SILVER STATE BANK BRANCH
PAD "E" TOWN CENTER PLAZA
CENTENNIAL HILLS
LAS VEGAS, NEVADA

ARCHITECT
CERDAID GARADICHI • AIA • LLC
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454-5842 FAX (702) 454-7842

001
002
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004
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PROPOSED FLOOR PLAN

LAND USE SUBMITTAL

Project Title: **SILVER STATE BANK BRANCH
PAD "E" TOWN CENTER PLAZA
CENTENNIAL HILLS
LAS VEGAS, NEVADA**

ARCHITECT
GERALD GARAPICH • AIA • LLC
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 451-5812 FAX (702) 451-7882



SUP-17724 - APPLICANT/OWNER: SILVER STATE BANK
7125 NORTH DURANGO DRIVE
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06



SUP-17724 - APPLICANT/OWNER: SILVER STATE BANK
7125 NORTH DURANGO DRIVE
DECEMBER 7, 2006 PLANNING COMMISSION

11/06/06

ARCHITECT

GERALD GARAPICH, AIA, LLC.

3005 HORIZON RIDGE PARKWAY, SUITE 200, HENDERSON, NV 89052
(702) 454-5842 FAX (702) 454-7842

October 19, 2006

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

Attn: Doug Rankin

**RE: SILVER STATE BANK @ TOWN CENTER
APN: 125-20-117-005
JUSTIFICATION LETTER**

PROJECT NO: 04-178

Dear Doug,

We respectfully request favorable consideration for the above referenced project for a Special Use Permit.

The proposed Special Use Permit is to allow a drive up teller lane along with a drive up ATM lane 213 feet away from a residential zoned development where 330 is required.

The proposed special use permit is appropriate based on the following findings of facts;

- A. The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land use as projected by the General Plan; *there is only one drive-up lane which is the teller window that would generate any noise and there are 3 landscape buffers that exist between the proposed use and the residences.*
- B. The subject site is physically suitable for the type and intensity of land use being proposed; *the site is large and use is low intensity.*
- C. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use; *and the existing streets are designed to handle large traffic volumes.*
- D. 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.

Should you have any questions or require additional information please contact our office.

Sincerely,


Richard C. Gallegos
Principal

RCG/mt

Cc: 04-178.js.lt.sup.civ

**SUP-17724
12/07/06 PC**

OCT 24 2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VACATION

VAC-16295 - PUBLIC HEARING - APPLICANT/OWNER: ROLAND L. GRAY, ET AL AND FOURTEEN SAC SELF-STORAGE CORPORATION - Petition to Vacate a 20-foot public right-of-way generally located south of the intersection of Jones Boulevard and Rancho Drive, Ward 6 (Ross). 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.

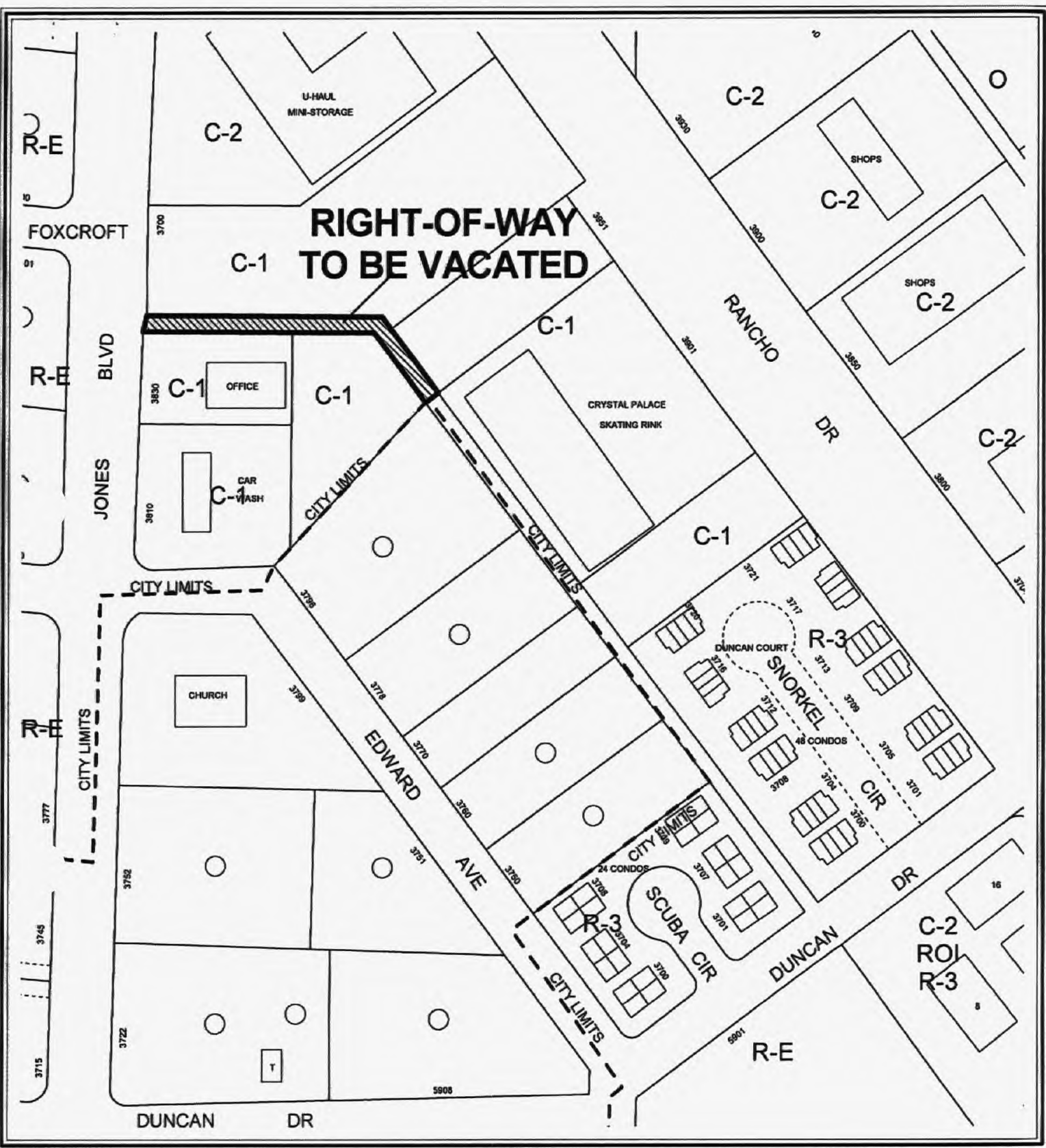
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letters
5. Submitted after final agenda – Table request by Roland L. Gray

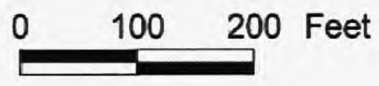
Motion made by GARY REESE to Withdraw without Prejudice Item 91 [SUP-16246], Item 92 [SDR-12922], Item 93 [ZON-15031], Item 94 [SDR-15030]; HOLD IN ABEYANCE Item 100 [VAR-16505], Item 118 [SUP-17729], Item 119 [SDR-17731] and Item 124 [ROC-18341] to 1/17/2007; Item 105 [SDR-17298] to 2/07/2007; STRIKE Item 103 [SDR-15747]; TABLE Item 102 [RQR-17098], Item 117 [RQR-17518] and Item 123 [VAC-16295]

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: VAC-16295



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-16295 - APPLICANT/OWNER: ROLAND L. GRAY, ET AL AND FOURTEEN SAC SELF-STORAGE CORPORATION

**** CONDITIONS ****

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

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. Provide a turnaround or an outlet with a turning radius acceptable to the City Engineer for the portion of the alley that is proposed to remain public prior to recordation of the Order of Vacation.
5. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
6. Provide a copy of a recorded Joint Access Agreement that will ensure legal public access is maintained to Assessor's Parcel Number 138-12-111-004 prior to recordation of the Order of Vacation; alternatively coordinate with the City Surveyor to determine an appropriate mapping method to join the parcels.
7. Public sewer easements shall be retained through this Petition of Vacation. Alternatively, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation.

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
9. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
10. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a Petition to Vacate a 20-foot public right-of-way (alley) generally located south of the intersection of Jones Boulevard and Rancho Drive,

EXECUTIVE SUMMARY

The applicant indicates that the alley is vandalized with graffiti and trash and attracts transients.

Staff is unable to support this request because it would result in a dead-end alley with no turn-around ability for vehicles.

BACKGROUND INFORMATION

A) *Related Actions*

- 12/21/05 The City Council approved a Site Development Plan Review (SDR-9188) of a proposed mini-storage facility on the north side of the alley that is proposed to be vacated. The Planning Commission and staff recommended approval at the 11/17/05 Planning Commission meeting.
- 12/07/06 The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #38/ar).

DETAILS OF APPLICATION REQUEST

The applicants are proposing to vacate a portion of a 20 foot wide alley which is located on the east side of Jones Boulevard, south of its intersection with Rancho Drive. This application was filed by property owners on both sides of the alley. An expansion of the mini-storage facility is proposed for the north side of the alley, and the south side contains commercial developed. The owners of the adjoining properties have indicated that the alley is vandalized with graffiti and trash and attracts transients.

ANALYSIS

A) *Planning discussion*

Approval of this request would create a landlocked parcel, which is located behind the commercial development on the south side of the alley. Additionally, staff is unable to support this request because it would result in a dead-end alley with no turn-around ability for vehicles.

B) *Public Works discussion*

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

- A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform, but creates a dead-end public alley.
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, however the result of this vacation will create a situation whereby the public have no legal means to exit a public alley onto public right-of-way.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *No.*
- E. Does this vacation request eliminate public street access to any abutting parcel? *Yes, APN 138-12-111-004.*
- F. Does this vacation request result in a conflict with any existing City requirements? *Yes, it will cause a public alley to be terminated with a dead end stub and create a landlocked parcel. In addition, the proposed dead end is abutting Clark County jurisdiction.*
- G. Does the Department of Public Works have an objection to this vacation request? *Yes unless the applicant provides an acceptable outlet or turn-around for that portion of the alley that is to remain public and maintains legal access to Assessor's Parcel Number 138-12-111-004.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 57 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-16295** APN: 138-12-101-004 and 005

Name of Property Owner: Fourteen SAC Self Storage Corporation

Name of Applicant: Fourteen SAC Self Storage Corporation

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

☐ Yes

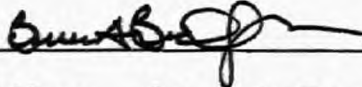
☒ No

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

City Official: _____

Partner(s): _____

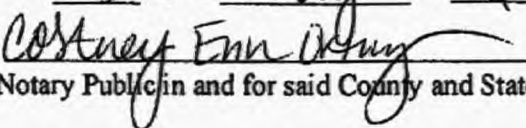
APN: _____

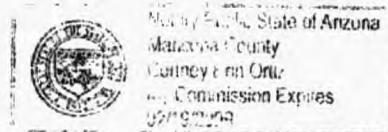
Signature of Property Owner: 

Print Name: BRUCE G. BROCKHAUSEN

Subscribed and sworn before me

This 5 day of May, 2006


Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-16295** APN: 138-12-101-004 and 005
Name of Property Owner: Fourteen SAC Self Storage Corporation
Name of Applicant: Fourteen SAC Self Storage Corporation

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

☐ Yes

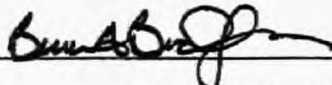
☒ No

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

City Official: _____

Partner(s): _____

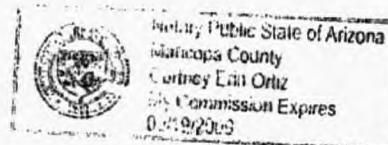
APN: _____

Signature of Property Owner: 

Print Name: BRUCE A. BROCKHAGEN

Subscribed and sworn before me

This 5 day of May, 2006
Courtney Ann Ortiz
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-16295** APN: 138-12-110-003
138-12-111-004
138-12-111-003

Name of Property Owner: ROLAND L GRAY

Name of Applicant: ROLAND L GRAY

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: _____

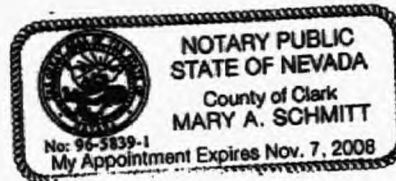
Signature of Property Owner: *Roland L Gray*

State of Nevada
County of Clark

Print Name: ROLAND L GRAY

Subscribed and sworn before me

This 15th day of August, 2006
Mary A. Schmitt
Notary Public in and for said County and State



LEGEND

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| 2 | PROPERTY LINE | 2 | SANITARY SEWER CLEANOUT |
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| 4 | WATER VALVE | 4 | STREET LIGHT |
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FLOOD INSURANCE DATA

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ONE FOR CONSUMER FUND. NAME BEHINDS L. MOORE
ONE BEHINDS 11. 1955.

NOTE: β_1 is a fixed parameter to be estimated by the method of least squares.

(THE ABOVE STATISTICS IN THE COMPANIES ONLY AND THE
SURVEYED STATISTICS ARE SUBJECT TO THE DISCRETION OF THE
COUNCIL AND THE BOARD OF THE BOARD AND THE BOARD
COUNCIL, THE ABOVE STATISTICS ARE NOT REPRESENTATIVE OF
THE COMPANY'S FINANCIAL STATEMENTS OR RESULTS.)

PARKING DATA

NUMBER OF STALLS PROVIDED. VADAPT - NO FARMING DATA AVAILABLE

SURVEYORS NOTE

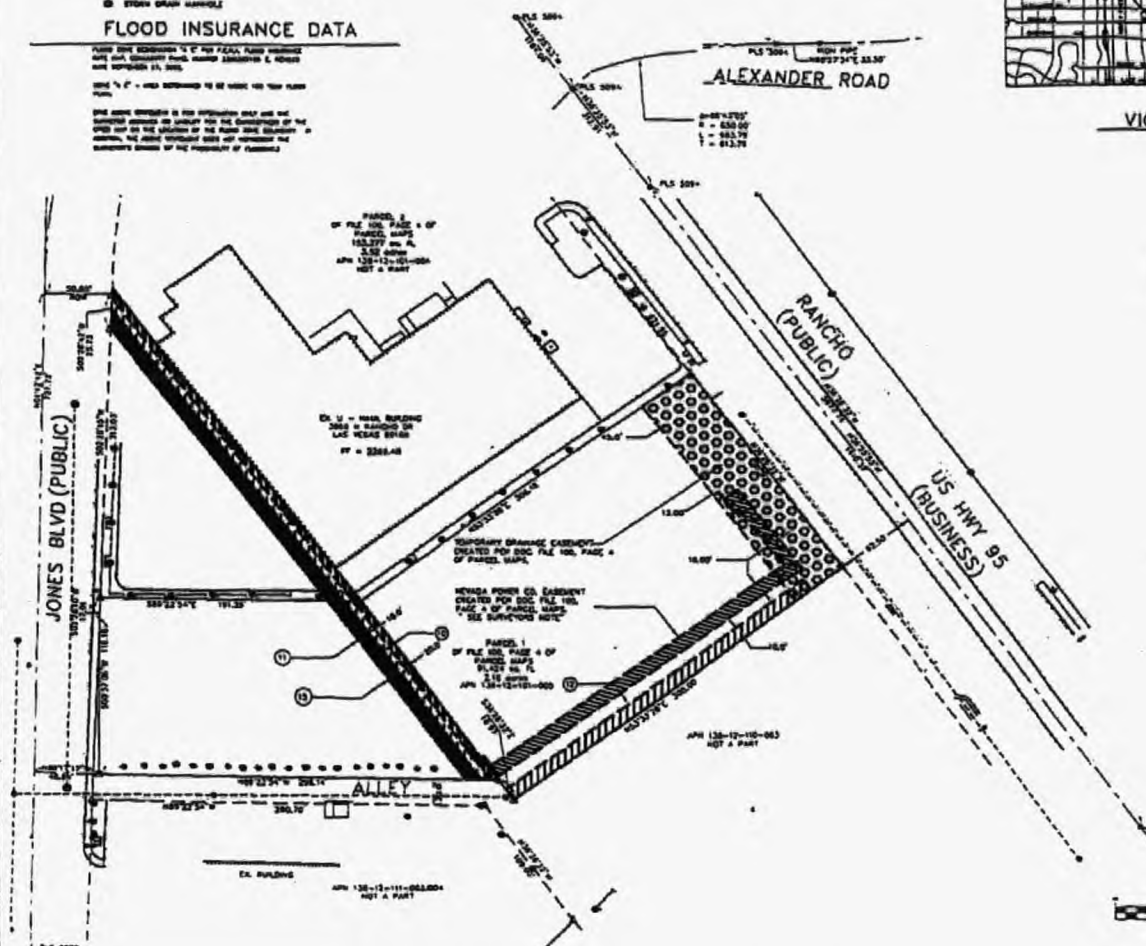
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DOC. BOOK 576433. DIST. DRAIN OF OFFICIAL RECORDS, HIGH OVER THE RECORDS
OF THE MAP OF RECORD PLS 100, PAGE 1 OF PARCEL MAPS CREATED THIS EASEMENT



VICINITY MAP

REFERENCES:

- | | | | | |
|------|-----|------|----|-------|
| BOOK | 85 | PAGE | 16 | PLAYS |
| BOOK | 86 | PAGE | 16 | PLAYS |
| BOOK | 87 | PAGE | 16 | PLAYS |
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| BOOK | 99 | PAGE | 16 | PLAYS |
| BOOK | 100 | PAGE | 16 | PLAYS |



RECEIVED
AUG 25 200

GRAPHIC SCALE

(IN FRONT)

LEGAL DESCRIPTION

PARCEL 1 OF FILE 100. OF PARCEL MAPS PAGE 4. A PORTION OF THE NORTHWEST QUARTER (NW 2) OF THE NORTHWEST QUARTER (NW 3) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, N. 14 E. 10TH OF 140 NEAS, CLARK COUNTY, NEBRASKA

BASIS OF BEARINGS

1 00°07'16" E, BEING THE BEARING OF BRADLEY ROAD AS SHOWN
ON WILSONDALE MAP IN BOOK 75, PAGE 2 OF PLATS, OFFICIAL
RECORDS, CLARK COUNTY, NEVADA.

ZONING DATA

ZONING CLASSIFICATION: THE PROPERTY IS ZONED C-1

SETRACKS: THE ZOWIE CODE BEHIND THE

NEAR YARD: A 20 FOOT WINDMILL

© 2004 Blackwell Publishing Ltd, *Journal of Internal Medicine* 255: 103–110

EASEMENTS & RESTRICTIONS

- [illegible]

ALTA/ACSM LAND TITLE SURVEY

FOURTEEN S A C SELF-STORAGE CORP

AND COMMONWEALTH LAND TITLE INSURANCE COMPANY
Denver Engineering Site No. 52111

Dwyer Engineering Site No. 32111
RANCHO DRIVE, Las Vegas, Nevada
Box 1111, Las Vegas, Nevada

at www.mortgage.com and www.finance.com.
Issued on October 15, 2009

SURVEYOR'S CERTIFICATE

AND COMMONWEALTH LAND TITLE INSURANCE COMPANY

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

...and the ...

...the ...

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

14. See UNITED STATES OF AMERICA, *supra* note 1, at 174; OF AMERICA 22, 1, 22 U.S.C. § 3025, 22 U.S.C. § 3025.

Supervisor (and Supervisor No. 3250)
in the State of Alabama.
Notary Public No. _____

Dwyer Engineering Incorporated
7330 Snake Ranch Road Suite B, Las Vegas Nevada 89128
Phone: 1-702-256-7200, fax: 1-702-256-7238, email: dwyereng@bellsouth.com

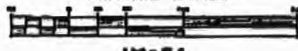
VAC-16295
12/07/06 PC

A PORTION OF TONOPAH TERRACE ALSO BEING A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 00 EAST, W.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

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WATERMAIN EASEMENT
CITY, MO. 1200' CROSSLING |
|  | 4" WIDE CITY OF SAN JUAN
TEMPORARY DRAINAGE EASEMENT |



GRAPHIC SCALE



NOTE -
ALL REMOVING PANELS COMPRISING THIS OVERALL PANEL, HAS
BUILT INTRINSIC PERPETUAL, VENDOR'S ACCESS RIGHTS TO ALL
ON-BOARD CONNECTION THIS OVERALL WIRE TO THE REMOVING
PUBLIC STATION.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Court, at New Haven, Connecticut, this 14th day of March, 1968.

DATE THIS 15th DAY OF November 1990

Carlos Vicens
CARLOS VICENS, PRESIDENT
ARABO REAL ESTATE CO.,
A STRADA CORPORATION

NOTICE HEREBY
GIVEN THAT I HAVE ACKNOWLEDGED THE RECEIPT OF
ON THIS 16 DAY OF May 1964
BY James H. Hines
OF HUNTER HALL ESTATE COMPANY,
A NEVADA CORPORATION.
James H. Hines
JAMES H. HINES



PARIS OF SEASONS
 MAY 23/18 6, BEING THE SEASONS OF THE WEST LINE
 OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER
 OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 40 EAST
 N.W. 1/4, AS PER THAT MAP OF EUROPE TOWNSHIP RECORDS
 24 FILE 8 AT PAGE 10 OF PLATS, IN THE OFFICE OF THE
 COUNTY RECORDER, CLARK COUNTY, IOWA.

三、

ATTENTION: NOTE
 ALL INFORMATION CONTAINED HEREIN SHOULD BE HANDLED
 AND BE DISTRIBUTED BY REFERENCE TO THE COMPTON SYSTEM
 COMMUNICATIONS UNIT, P.O. BOX, 170,000

MINISTRO'S CERTIFICATE
I, David Sanchez, a Notary Public, duly sworn and qualified in the
STATE OF NEVADA, do hereby certify that:

1. THIS PLAY REPRESENTS THE RESULTS OF A SURVEY CONDUCTED LATE IN
OCTOBER 1961 AT THE PRISON OF CARLOS VILLALBA, PRISONER OF
WAR IN THE STATE OF CHIHUAHUA, MEXICO.
2. THE PRISON MANAGED BY THE GUERRILLA IS, THOUGH IN NORTH,
WEST AND EAST, NORTH, AND THE PRISON IS COMPLETED IN NORTH, WEST.
3. THIS PLAY COMPLETES THE APPROXIMATE STATE STATUTES AND ARE
THESE ORDINANCES IN EFFECT IN THE STATE THAT THE GUERRILLA BODY
CAN BE THE STATE OF CHIHUAHUA.

4. The characters depicted on the plate are of the characters shown, occupy the positions indicated and are of sufficient number

LEWIS & CLARK, P.L.C.
ADVISOR CERTIFICATE NO. 121



IN REPLYING, THE DEPARTMENT OF PLANNING AND DEVELOPMENT, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DID AFFIRM AND ACCEPT, ON BEHALF OF THE PUBLIC, THIS PLAN FOR THE PLANTING OF LAWN GRASS AND ANY FENCED IN LAWN OFFERS FOR EXTERIOR FOR PUBLIC USE IN CONFORMITY WITH THE TERMS OF A.R.S. 27B-002 THROUGH 27B-004.

[Signature] 12/10/68
HAROLD S. GEMER, ACTING, DEPT.
DIRECTOR OF PLANNING AND DEVELOPMENT AND
MEMBER OF THE PLANNING COMMISSION
CITY OF LAS VEGAS, NEVADA.

CITY OF NEW YORK
 DEPT. OF SOCIAL SERVICES
 DIVISION OF CHILD PROTECTION
 100 NASSAU ST., 10TH FL.
 NEW YORK, N.Y. 10038
 TEL. (212) 312-2000
 FAX (212) 312-2000

NEVADA CERTIFICATE No. 6284
CITY SURVEYOR
LAS VEGAS, NEVADA



RECEIVED
AUG 25 2006

PM-27-00
SHEET 1 OF 1

PARCEL MAP
FOR
NICO REAL ESTATE CO.
A NEVADA CORPORATION

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 30 EAST, N.M.P., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

DIV: 68-96-10 FILE: 68A/PWJ - 200

Casey, Kenneth

SURVEYS

10 E. BROADWAY, N.Y.C. 10

Instrument No. 1204
Filed at the Registry of
Deeds for the County of ...

[Handwritten signature]

of Pacific
MAPS
State County, Spanish Records
JULIAN A. SANCHEZ, Manager

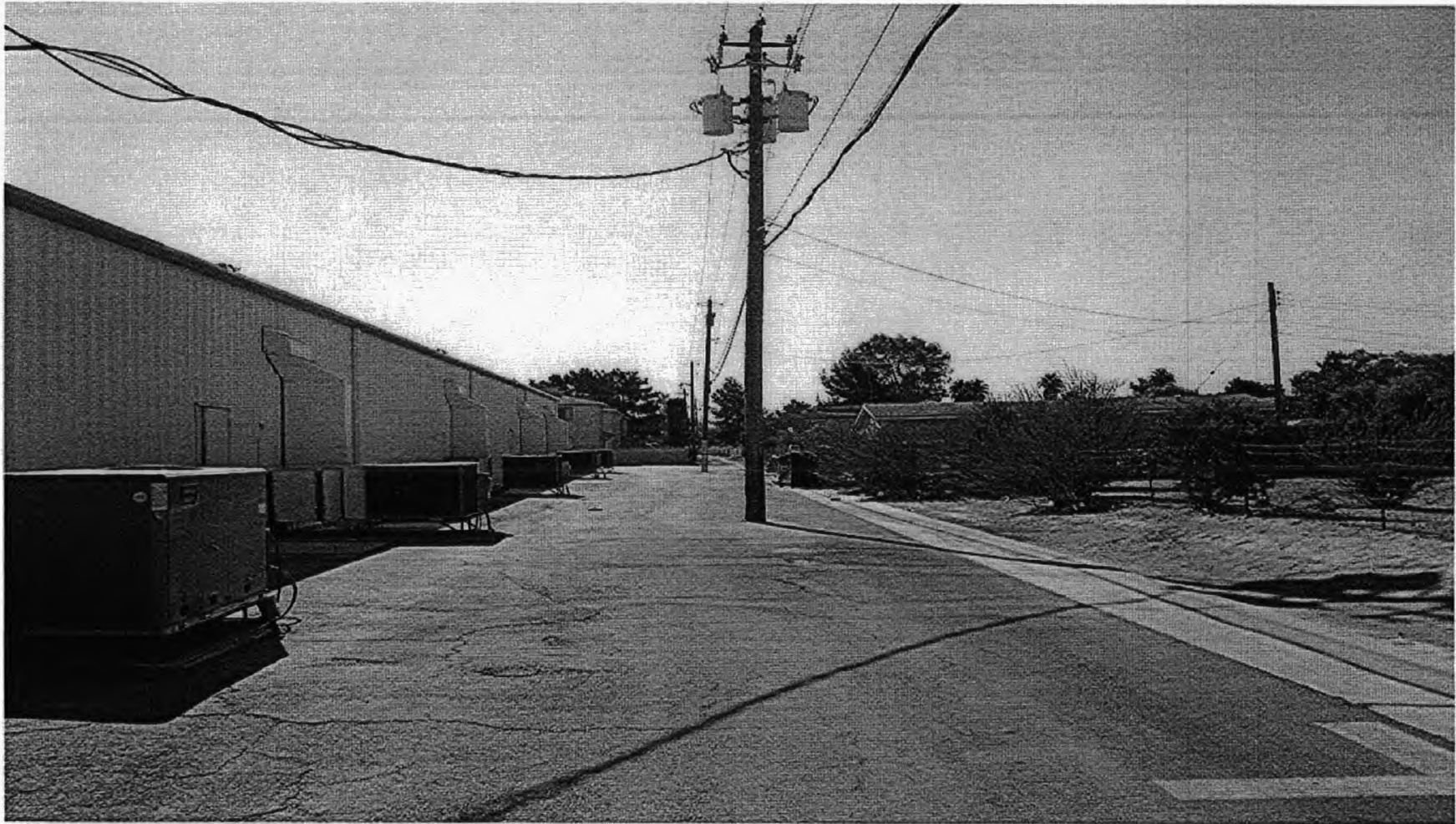
May 17th - June 28th

VAC-16295
12/07/06 PC



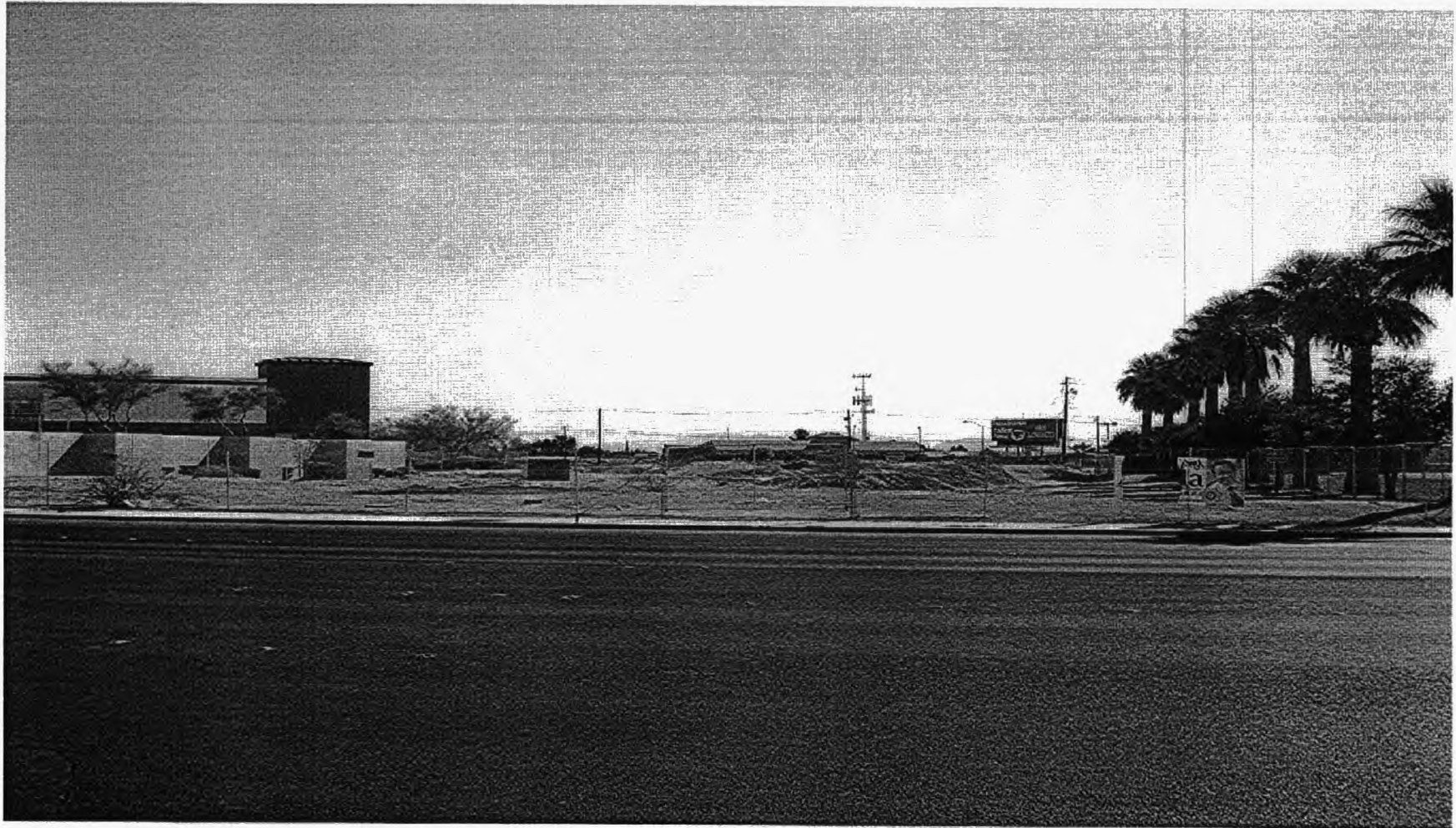
VAC-16295 - APPLICANT/OWNER: ROLAND L. GRAY, ET AL AND FOURTEEN SAC SELF-STORAGE CORPORATION
SOUTH OF THE INTERSECTION OF JONES BOULEVARD AND RANCHO DRIVE
DECEMBER 7, 2006 PLANNING COMMISSION

09/26/06



VAC-16295 - APPLICANT/OWNER: ROLAND L. GRAY, ET AL AND FOURTEEN SAC SELF-STORAGE CORPORATION
SOUTH OF THE INTERSECTION OF JONES BOULEVARD AND RANCHO DRIVE
DECEMBER 7, 2006 PLANNING COMMISSION

09/26/06



VAC-16295 - APPLICANT/OWNER: ROLAND L. GRAY, ET AL AND FOURTEEN SAC SELF-STORAGE CORPORATION
SOUTH OF THE INTERSECTION OF JONES BOULEVARD AND RANCHO DRIVE
DECEMBER 7, 2006 PLANNING COMMISSION

09/26/06

AMERCO

REAL ESTATE COMPANY

Telephone (602) 263-6165
e-mail: cheryl_colbert@fc.uhaul.com

August 23, 2006

VIA OVERSIGHT DELIVERY

City of Las Vegas
Planning & Development Department
731 S. 4th Street
Las Vegas, Nevada 89101
Attn: Mike Howe
Tel: (702) 229-6821

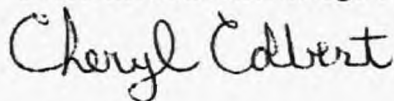
Re: Vacation of Alley
Property Address: 3969 W. Rancho Drive, Las Vegas, NV
Parcel Nos. 138-12-101-004 and 138-12-101-005

Dear Mr. Howe:

By this letter, Fourteen SAC Self Storage Corporation ("U-Haul"), the fee owner of the property located at 3969 W. Rancho Drive, Las Vegas, NV hereby requests the alleyway located south of our property referenced above to be vacated. The alleyway is a liability to us and presents us with numerous safety and health problems. We are burdened with the responsibility of constantly cleaning up graffiti, cleaning out trash that is dumped there, and it serves as an environment where homeless people and other unlawful elements may be present. The alleyway serves no function to the public as evidenced by the attached parcel map.

The alleyway is not used as a means to get from one point to another by the public. So in the interest of public safety and welfare we would like to vacate this alleyway. We appreciate your aid and consideration in granting the request to prevent further public safety and welfare issues. Thank you again for your consideration in this matter.

Sincerely,
Amerco Real Estate Company on behalf of
Fourteen SAC Self Storage Corporation



Cheryl Colbert
Real Estate Representative

VAC-16295
12/07/06 PC

VIA OVERNIGHT DELIVERY

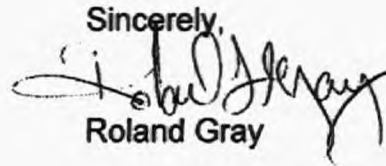
City of Las Vegas Planning & Development Department
731 S. 4th Street
Las Vegas, NV 89101
Attn: Mike Howe
Tel: (702)229-6821

Re: Vacation of Alley
Property Address(s): 3951 N. Rancho Drive, Las Vegas, NV.
Parcel Nos. 138-12-110-003 and 138-12-111-004
Property Address: 3830 N. Jones, Las Vegas, NV.
Parcel No. 138-12-111-003

Dear Mr. Howe:

By this letter, the fee owner of the property located at 3830 N. Jones, Las Vegas, NV hereby requests the alleyway located north of our property referenced above and west of our property at 3951 N. Rancho, Las Vegas, NV to be vacated. The alleyway is a liability to us and presents us with numerous safety and health problems. We are burdened with the responsibility of constantly cleaning up graffiti, cleaning out trash that is dumped there, and it serves as an environment where homeless people and other unlawful elements may be present. The alleyway serves no function to the public as evidenced by the attached parcel map.

The alleyway is not used as a means to get from one point to another by the public. So in the interest of public safety and welfare we would like to vacate this alley. We appreciate your aid and consideration in granting the request to prevent further public safety and welfare issues. Thank you again for your consideration in this matter.

Sincerely,

Roland Gray

VAC-16295
12/07/06 PC

RECEIVED
CITY CLERK

January 2, 2007

2007 JAN -2 P 1:20

City of Las Vegas
731 S Fourth St.
Las Vegas, NV 89101
382-4803 fax

Attn: City Clerk

SUBJECT: VAC-16295 ITEM No. 123

We request that this item be tabled for a future meeting.

Respectfully,


Roland L. Gray
Property Owner
768-9660

Submitted after final agenda

Date 01-02-07 Item #123

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REVIEW OF CONDITION

ROC-18341 - PUBLIC HEARING - APPLICANT/OWNER: WAGNER HOMES, INC. - Request for a Review of Condition Number 11 of an approved Site Development Plan Review (SDR-2418) TO REMOVE THE CONDITION THAT REQUIRED ANY PROPERTY LINE WALL SHALL BE A DECORATIVE BLOCK WALL, WITH AT LEAST 20 PERCENT CONTRASTING MATERIALS. WALL HEIGHTS SHALL BE MEASURED FROM THE SIDE OF THE FENCE WITH THE LEAST VERTICAL EXPOSURE ABOVE THE FINISHED GRADE, UNLESS OTHERWISE STIPULATED. ALL PERIMETER WALLS, INCLUDING A COMBINATION OF RETAINING AND SCREEN WALLS, SHALL NOT EXCEED EIGHT FEET IN HEIGHT, MEASURED FROM THE BASE OF THE RETAINING WALL, WITHOUT THE APPROPRIATE STEPBLOCKS for an approved residential subdivision on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN 138-08-116-020 and 021) R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown). 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-2418
6. Submitted after final agenda – Abeyance request by Attorney Anthony J. Celeste

Motion made by GARY REESE to Withdraw without Prejudice Item 91 [SUP-16246], Item 92 [SDR-12922], Item 93 [ZON-15031], Item 94 [SDR-15030]; HOLD IN ABEYANCE Item 100 [VAR-16505], Item 118 [SUP-17729], Item 119 [SDR-17731] and Item 124 [ROC-18341] to 1/17/2007; Item 105 [SDR-17298] to 2/07/2007; STRIKE Item 103 [SDR-15747]; TABLE Item 102 [RQR-17098], Item 117 [RQR-17518] and Item 123 [VAC-16295]

CITY COUNCIL MEETING OF: JANUARY 03, 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: ROC-18341

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT- 5 UNITS PER ACRE)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-18341 - APPLICANT/OWNER: WAGNER HOMES, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Condition Number 11 of Site Development Plan Review (SDR-2418) shall be removed.
2. Conformance to all other conditions of approval of Site Development Plan Review (SDR-2418) and all other subsequent related actions as required by the Planning and Development Department and the Public Works Department.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition Number 11 of an approved Site Development Plan Review (SDR-2418) to remove the condition "that required any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade unless otherwise stipulated. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without the appropriate stepbacks" for an approved residential subdivision on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road.

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i> | |
|--|---|
| 08/06/03 | The City Council approved a Rezoning (ZON-2415) from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre); and a Site Development Plan Review (SDR-2418) for a 57-lot single family residential development. The Planning Commission and staff recommended approval on 06/26/03. |
| 10/23/03 | The Planning Commission approved a Tentative Map (TMP-3068) for a 57 lot single family residential subdivision on 8.01 acres. Staff recommended approval of the request. |
| 01/11/07 | The Planning Commission will consider a Variance (VAR-18345) to allow a 13.9 foot high perimeter wall where 12 feet is the maximum height allowed for an approved 57-lot single family residential development on 0.36 acres adjacent to the southeast corner and southwest corner of Alexander Road and Campbell Road. Staff is recommending denial of the subject case. |
| <i>Related Building Permits/Business Licenses</i> | |
| 08/17/04 | A Final Map (FMP-4426) for a 57-lot single family residential subdivision was finalized on 08/17/04. |
| 07/26/06 | A building permit (70030) was issued for a four-foot retaining wall and a six-foot block wall on the indicated date. |
| 09/21/06 | Civil Improvement Plans (CIVIL-13221) for a 57-lot single family residential subdivision was finalized on 09/21/06. |

| <i>Details of Application Request</i> | |
|---------------------------------------|------|
| <i>Site Area</i> | |
| Gross Acres | 8.01 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|----------------------|---|---|--|
| Subject Property | Single Family Dwellings | L (Low Density Residential) | R-PD5 (Residential Planned Development – 5 Units per Acre) |
| North | Single Family Dwellings | DR (Desert Rural Density Residential) | R-PD2 (Residential Planned Development – 2 Units per Acre) |
| South | Single Family Dwellings/Garehime Heights Park | ML (Medium Low Density Residential)/PR-OS (Parks/Recreation/Open Space) | C-V (Civic)/R-CL (Residential Compact-Lot) |
| East | Single Family Dwellings | ML (Medium Low Density Residential) | R-PD6 (Residential Planned Development – 6 Units per Acre) |
| West | Single Family Dwellings | ML (Medium Low Density Residential) | R-1 (Single Family Residential)/R-CL (Residential Compact-Lot) |

| <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 | |

ANALYSIS

The purpose of the Review of Condition is to remove Condition Number 11 from Site Development Plan Review (SDR-2418). The removal of this condition will allow the applicant to apply for a Variance (VAR-18345), to allow a 13.9 foot high perimeter wall where 12 feet is the maximum height allowed. The Variance will be heard by the Planning Commission on 01/11/07. The majority of the wall has been constructed, but a portion of the wall is under construction. The wall is being constructed around the perimeter of the project. The wall begins near Fort Apache Drive and extends along the entire frontage of Alexander Drive, and terminates at Campbell Road on the east side of the project. The applicant received permits for a six-foot wall with a four-foot retaining wall on 08/03/06. There are no permits 13.9-foot wall which is currently under construction.

FINDINGS

The applicant is constructing a 13.9-foot wall without proper permits. The subject Review of Condition cannot be supported since the applicant has not received proper permits. Staff cannot support the removal of the condition since the proposed deviation exceeds Title 19 standards.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 360

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: R06-18341 APN: 138-08-116-020 & 021

Name of Property Owner: Wagner Homes Inc

Name of Applicant: Wagner Homes

Name of Representative: Stephani Allen

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

Xi No

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

City Official: _____

Partner(s): _____

APN: _____

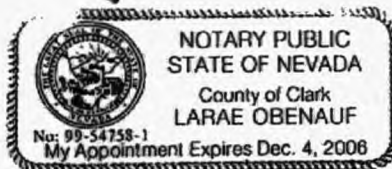
Signature of Property Owner:

Print Name: _____

Subscribed and sworn before me

This 2nd day of November, 2006

Lafae Chenang
Notary Public in and for said County and State



BENCHMARK
 ELEVATION 885.00
 1/2" = 1' = 10' = 120"

BASIS OF BEARINGS
 1/2" = 1' = 10' = 120"

NOTE:
 1. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF.

NOTE:
 1. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF.

CONSTRUCTION NOTES:
 1. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF.

FOR ALL GRADING & STREET SECTIONS SEE SHEET 400

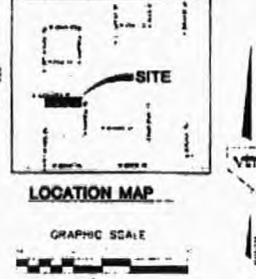
FOR ALL STREET SECTIONS SEE SHEET 400

ENGINEER'S EXPLANATION NOTE:
 1. ALL ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3. ALL ANGLES ARE IN DEGREES AND DECIMALS THEREOF.

Call before you Overhead
 1-800-227-2600

Call before you Dig
 1-800-227-2600

Call before you Underground
 1-800-227-2600



ENGINEER'S ESTIMATE OF PUBLIC FLOOD CONTROL REQUIRED QUANTITIES:

| PUBLIC FLOOD CONTROL IMPROVEMENT | QUANTITY |
|--------------------------------------|----------|
| 1. DRAINAGE IMPROVEMENT - 100' x 10' | 1000 SF |
| 2. DRAINAGE IMPROVEMENT - 100' x 10' | 1000 SF |
| 3. DRAINAGE IMPROVEMENT - 100' x 10' | 1000 SF |

LANDSCAPING
 CUT: 1000 CUBIC YARDS
 FILL: 1000 CUBIC YARDS



SIDEWALK RAMP TABLE

| TYPE | WIDTH | LENGTH | AREA |
|------------------------------|-------|--------|--------|
| 1. SIDEWALK RAMP - 10' x 10' | 10' | 10' | 100 SF |
| 2. SIDEWALK RAMP - 10' x 10' | 10' | 10' | 100 SF |
| 3. SIDEWALK RAMP - 10' x 10' | 10' | 10' | 100 SF |

LEGEND

| SYMBOL | DESCRIPTION |
|------------------|------------------|
| 1. SIDEWALK RAMP | 1. SIDEWALK RAMP |
| 2. SIDEWALK RAMP | 2. SIDEWALK RAMP |
| 3. SIDEWALK RAMP | 3. SIDEWALK RAMP |

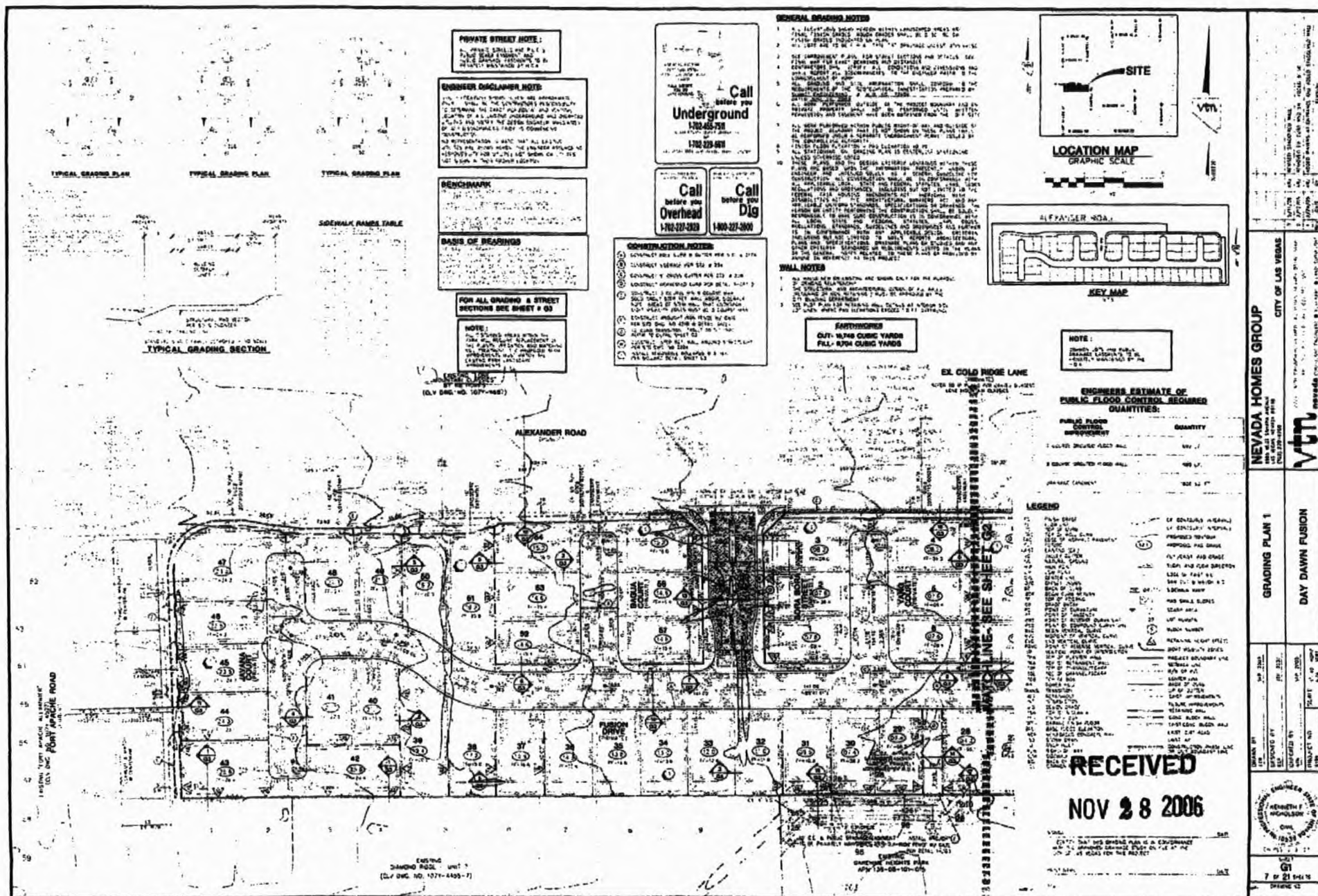
RECEIVED

NOV 28 2006

ROC-18341
01-03-07 CC

NEVADA HOMES GROUP
 CITY OF LAS VEGAS
 GRADING PLAN 2
 DAY DAWN FUSION
 RECEIVED
 NOV 28 2006
 ROC-18341
 01-03-07 CC

ROC-18341
01-03-07 CC



November 27, 2006
WO# 6194

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

**DAY DAWN FUSION:
RE: Justification for a Variance & Review of Conditions**

Planning Department,

On behalf of our client, Nevada Homes Group, VTN Nevada respectfully submits this letter and application for a Review of Condition and a Variance. Our client is requesting relief from condition # 11 of SDR-2418, stipulating in part, that perimeter walls shall not exceed eight feet in height. Amending this condition to permit a greater wall height would necessitate relief of Chapter 19.08.040 of Title 19, limiting wall height to eight feet.

The applicant is only requesting this relief for approximately 1,300 feet along Alexander Road. Basically, the request is restricted from the vicinity of the entry street east to Campbell Road

The applicant is proposing to build an enhanced, visually superior oriental themed wall that uses contrasting materials, color, as well as surface relief to provide visual relief of a monotonous wall that is typically so pervasive in the area.

The wall is currently designed in two sections that include a combination retaining/screen wall and an off-set, low retaining wall. The combined height of this wall section is 12.4 feet $\pm$. The applicant proposes to build an enhanced single wall approximately 13.9 feet $\pm$ in height in the aforementioned area. The grading of the landscape easement will reduce the total wall height by 1-foot.

The applicant believes the substantial cost of single, enhanced perimeter wall that enhances the visual theme justifies this request. Thank you for your consideration in this matter.

Sincerely,

VTN Nevada


Jeffrey Armstrong
Senior Planner

Attachments

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5141
TEL. (702) 873-7550 FAX: 362-2597

**ROC-18341
01-03-07 CC**



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
TTE B. McDONALD
RENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

C: NV. Homes
(257-7715)
Donna
Kathy / status
Ken Nicholson
Jeffrey A.
Jim F.
Robert H.
Tony Z.
Planning (orig)

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

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

September 11, 2003

Mr. Ahmed Mohamed
2470 East Flamingo Road
Las Vegas, Nevada 89121

RE: SDR-2418 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 6, 2003
Related to ZON-2415 and VAR-2419

Dear Mr. Mohamed:

The City Council at a regular meeting held August 6, 2003 APPROVED the request for a Site Development Plan Review for a proposed 57-lot Single Family RESIDENTIAL Development on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 7, 2003. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-2415) to a R-PD5 (Residential Planned Development - 5 Units Per Acre) Zoning District approved by the City Council.
2. Approval of a Variance (VAR-2419) to allow zero square feet of open space approved by the City Council or a revised site plan shall be submitted for review and approval depicting useable internal open space as required by Title 19.06.040.
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 Council.
4. Lots 31 through 39, 42 and 43 to be developed with single-story homes and Lots 42 and 43 to have a 10-foot south side setback.
5. Cross access easements will not be permitted along the side property lines between dwellings.
6. The landscaping plan shall be revised prior to the submittal of civil improvement plans to reflect a minimum one 24-inch box tree every 30 linear feet of perimeter landscape planter and a minimum of four 5-gallon shrubs per tree or an acceptable alternative as outlined in the single-family guidelines for landscaping.

6194
Apache /
Alexander

ROC-18341
01-03-07 CC

7. Building height shall not exceed two stories or 35 feet, whichever is less.
8. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
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 Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without the appropriate setbacks.
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.

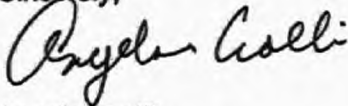
Public Works

13. All City Code requirements and design standards of all City departments must be satisfied.
14. This site plan shall be revised to accommodate additional public street dedications in accordance with Standard Drawing #201.1 for free-right turn lanes and dual left lanes unless specifically noted in writing as not needed in the approved Traffic Impact Analysis. The Tentative Map shall show the required dedications.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. 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.
17. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

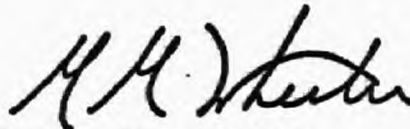
Mr. Ahmed Mohamed
SDR-2418 – Page 3
September 11, 2003

19. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Site development to comply with all applicable conditions of approval for ZON-2415 and all other subsequent site-related actions.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



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



M. Margo Wheeler, AICP
Deputy Director
Planning and Department Department

cc: Ned Yamin and Haideh Family Trust
1065 Hillcrest Road
Beverly Hills, California 90210

Mr. Paul Wagner
Nevada Homes Group
6985 West Sahara Avenue
Las Vegas, Nevada 89146

C.W. Fourth Family, Limited Partnership
2717 Bavo Court
Las Vegas, Nevada 89102

Matonovich Family Trust
29 Pheasant Ridge
Henderson, Nevada 89014

Mr. Jeffrey Armstrong
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

ROC-18341
01-03-07 CC

**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.790.7181

RENO OFFICE
5585 Kietzka 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: 702.683.4260
Fax: 702.539.6457

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

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE

aceleste@kkbrf.com
702.693.4215

January 2, 2007

VIA FACSIMILE

382-4803

Barbara Jo Ronemus
CITY OF LAS VEGAS
CITY CLERK
400 Stewart Ave.
Las Vegas, NV 89101

RECEIVED
CITY CLERK
2007 JAN -3 A 7:57

Re: Request to hold (ROC-18341) - Items# 124
Applicant: Wagner Homes Inc.
City of Las Vegas City Council Meeting
January 3, 2007

Dear Ms. Ronemus:

On behalf of the applicant, we respectfully request that the above referenced application scheduled to be heard by the City of Las Vegas City Council on January 3, 2007 be held until the **January 17, 2007** City of Las Vegas City Council meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO



Anthony J. Celeste

AJC/dmf



280364_1.DOC

Submitted after final agenda

Date 01-03-07 Item # 124

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 3, 2007

SUBJECT:

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

Minutes:

CN - 1919 Fremont Street; RQR-17518, SUP-17307, SUP-17551, SUP-17716, SUP-17724, SUP-17729, VAR-17741, VAR-17742, VAR-17743, VAR-17749, VAR-17751, VAC-16295 and VAC-17744 - 1/17/2007 Agenda



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 3, 2007

SUBJECT:

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

BACKUP DOCUMENTATION:

Submitted at Meeting – Written comments by Tom McGowan

Minutes:

MAYOR GOODMAN asked if anyone in the audience needed help in finding a place to stay, as City staff was available for those who wanted the help.

DOROTHY BARNES, Las Vegas resident, once again brought forth her concerns about her rights being violated.

PATRICIA BROWN, 207 North 11th Street, expressed concern about affordable housing and the homeless. She stated that during the holidays she became homeless and while going through the process of finding housing, she encountered problems and rude people who do not know the process. Her ID was stolen and she could not prove who she was and could not access any of the programs available. Through JENNIFER ELLIS' efforts and time and other staff members, she was able to find housing for the new year. She stated the system needs to be investigated as to the step by step procedures. She suggested that free rent vouchers be given to those people trying to access programs so they can get back on their feet. MAYOR GOODMAN suggested that MS. BROWN contact MS. WEST from the Regional Homeless Coalition, to discuss her experience. MS. BROWN reiterated that more affordable housing is needed and the people helping the homeless need to be more compassionate.

AL HESSEN referred to an article where he allegedly made comments against MAYOR GOODMAN. He deemed that comment bogus.

ROSHAND JOSHUA COLLINS, homeless advocate, preaches the word of God. Being in a shelter will not resolve the issues. The main issue is the jail system and the prosecution and the discrimination of the homeless by the law. Many of them are being arrested just for jaywalking. Where is the Council defender of the poor? COUNCILWOMAN TARKANIAN commented that members of the City Council work very hard to help the poor and they take the homeless situation very seriously.

JAMES BIRCH, photojournalist from New York City, stated his wife was arrested for domestic violence. Las Vegas does not have many programs that help the homeless. His wife is educated,

CITY COUNCIL MEETING OF: JANUARY 03, 2007

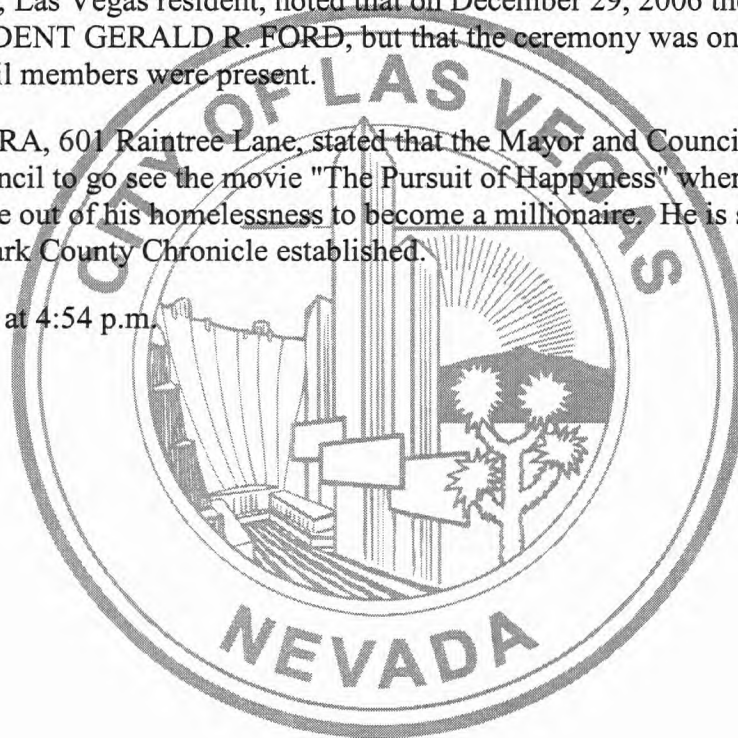
but lives on the street. MAYOR GOODMAN suggested his wife contact his office and she will be given a place to stay, as no one is being turned away from the City.

CRYSTAL QUORQUIT stated the focus should be on empathy and to provide help to people rather than fight or silence people. It should be recognized that people need basic necessities: housing, food and clothing. The reality is that people can be offered housing and food, but this only puts a band aid on the issue. What should be addressed is what causes homelessness. She asked what is being done to ensure that people are being rehabilitated and receive mental help. MAYOR GOODMAN asked DEPUTY CITY MANAGER ORLANDO SANCHEZ to provide MS. QUORQUIT with MS. WEST'S telephone number, who will be able to answer all her questions.

TOM MCGOWAN, Las Vegas resident, noted that on December 29, 2006 the City honored the memory of PRESIDENT GERALD R. FORD, but that the ceremony was only attended by few and no City Council members were present.

JOHNNY VENTURA, 601 Raintree Lane, stated that the Mayor and Council's job is very hard. He invited the Council to go see the movie "The Pursuit of Happyness" where it shows how a homeless man came out of his homelessness to become a millionaire. He is still looking for funds to get the Clark County Chronicle established.

Meeting adjourned at 4:54 p.m.



TM/LAS COUNCIL MTG. [9A WED. 3 JAN., '07 (Coch. Chmbr.)] (CH: MAY OLG)
CITIZ. PARTIC. [1P] ... (1min) ...

- Tom McGowan; Las Vegas Resident, and Candidate for Election to Public Office as Mayor of the City of Las Vegas, Nevada.

1. ON FRIDAY 29 DEC., '06, THE CITY OF LAS VEGAS WAS THE FIRST AND ONLY MAJOR CITY AMONG THE SEVERAL UNITED STATES TO HONOR THE MEMORY OF THE LATE PRESIDENT GERALD R. FORD, ~ A FOOTBALL PLAYER AND DECORATED NAVAL VETERAN OF WORLD WAR II IN THE PACIFIC, ~ WHO BECAME PRESIDENT OF THE UNITED STATES FOLLOWING THE RESIGNATION OF RICHARD M. NIXON.

THE FORD MEMORIAL EVENT WAS SCHEDULED AND CONDUCTED BY MAYOR OSCAR B. GOODMAN, AND WAS ASSISTED BY THE SMARTLY UNIFORMED MEMBERS OF THE FIRE DEPARTMENT'S CEREMONIAL HONOR GUARD AND THE CITY MARSHALLS.

THE EVENT WAS ATTENDED BY MEMBERS OF THE LEISURE SERVICES DEPT. AND OTHER CITY STAFFPERSONS. PUBLIC ATTENDEES INCLUDED CITIZEN TED RUSSELL AND CITIZEN TOM MCGOWAN. WARD REPRESENTATIVE MEMBERS OF THE CITY COUNCIL WERE NOT IN ATTENDANCE, AND PUBLIC COMMENT WAS NOT ALLOWED DURING THE MAYOR'S FORD MEMORIAL EVENT.

2. ON WED. 10 JAN., '07, THE MAYOR'S 'STATE OF THE CITY' EVENT WILL TAKE PLACE ON THE 16TH FLOOR OF BLDG #2 OF THE WORLD MARKET CENTER. ATTENDANCE IS BY INVITATION-ONLY, AND UNINVITED MEMBERS OF THE GENERAL PUBLIC WILL BE EXCLUDED.

3. UPON MY ELECTION TO PUBLIC OFFICE AS YOUR MAYOR, ~ I'LL GIVE A VASTLY IMPROVED CITY GOVERNMENT OF, BY, AND FOR THE PEOPLE, BACK TO THE PEOPLE OF THE CITY OF LAS VEGAS, INCLUSIVELY.

THE WRITTEN TEXT OF MY PUBLIC COMMENT IS SUBMITTED AND REQUESTED INCLUSION IN THE MEETING MINUTES. THANK YOU.

(SUBMITTED)

Submitted at City Council

Date 3/2007 Item Citizens Participation