

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-15031

SDR-15030 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: 3100 MEADE, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF TWO EXISTING STORAGE BUILDINGS TO A LIGHT MANUFACTURING FACILITY on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive (APN 162-08-201-005), R-1 (Single Family Residential) Zone [PROPOSED: C-M (Commercial/Industrial) Zone], Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

31

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest petition with 31 signatures
6. Backup referenced from the 08-24-06 Planning Commission meeting Item 43

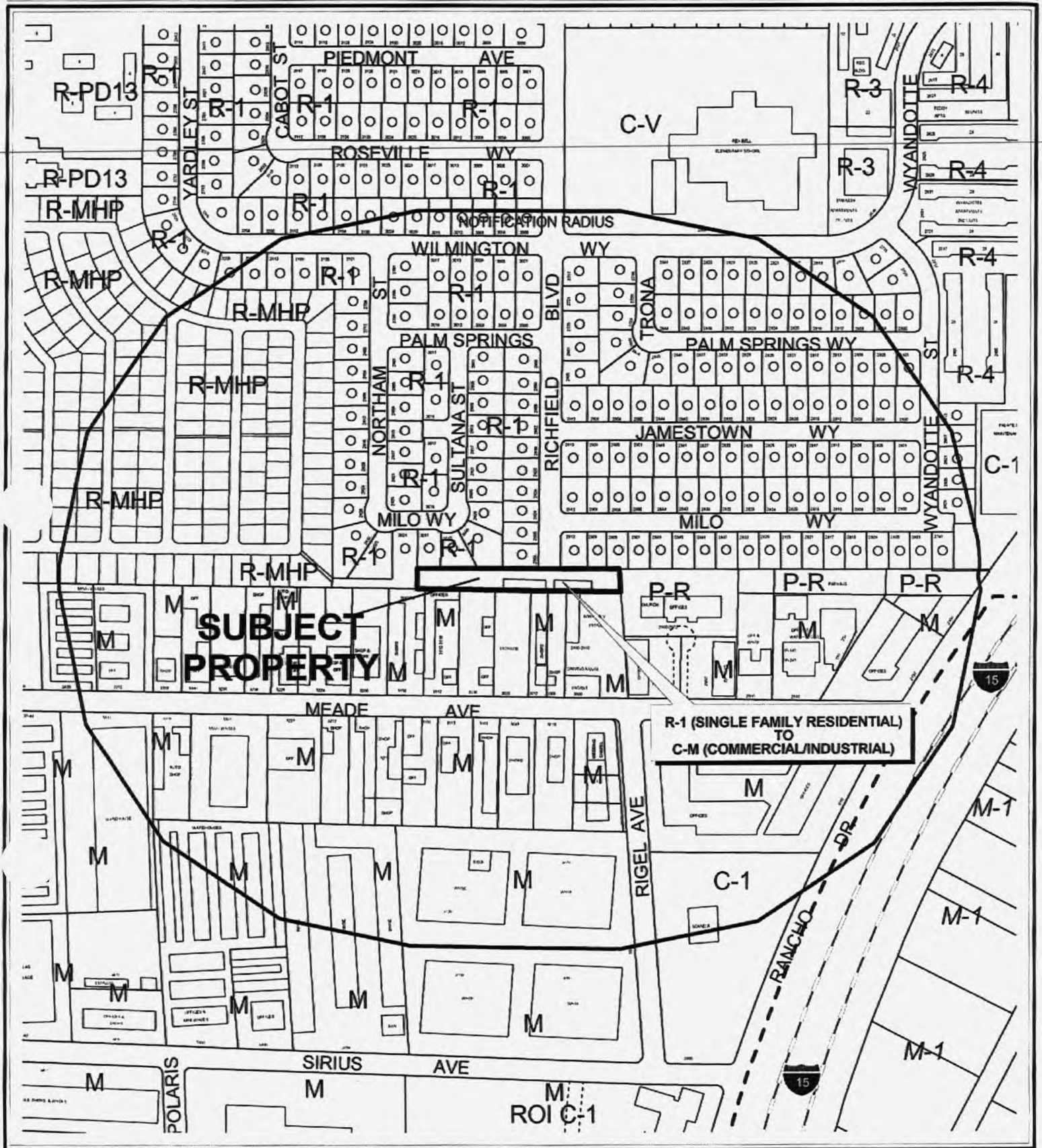
Motion made by GARY REESE to Withdraw without Prejudice Item 91 [SUP-16246], Item 92 [SDR-12922], Item 93 [ZON-15031], Item 94 [SDR-15030]; HOLD IN ABEYANCE Item 100 [VAR-16505], Item 118 [SUP-17729], Item 119 [SDR-17731] and Item 124 [ROC-18341] to 1/17/2007; Item 105 [SDR-17298] to 2/07/2007; STRIKE 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 94 for related backup.



CASE: SDR-15030

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SDR-15030 - APPLICANT/OWNER: 3100 MEADE, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE DECEMBER 20, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-2/sd/se vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-15031) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/11/06, except as amended by conditions herein.
4. No person shall be permitted to reside in the apartment that was part of the mini-warehouse use.
5. A Waiver from perimeter landscape buffer requirements is hereby approved, to allow a landscape buffer width of four feet along the northern boundary of the site where eight feet is the minimum required and to provide no landscape buffer on the other sides of the development.
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 business license. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall depict a total of 32 trees located on the property, minimum 24-inch box size, and a four-foot landscape buffer along the northern boundary of the site. The landscape buffer shall contain a minimum of 128, five gallon shrubs.

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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. Hours of operation shall be limited 6 a.m. to 6 p.m., seven days a week.
14. 24-inch Mondale pines shall be planted to match existing 20 feet on center on north property line.
15. The north-facing doors shall remain closed during all business hours.
16. The lower four feet of the eight foot wall shall be solid grout, 12 inch CMU, with a vehicle barrier.
17. A drainage study or other information acceptable to the Flood Control Section of the Department of Public Works shall be approved prior to the issuance of any permits for this site.
18. Provide proof of a joint access agreement between this site and the parcel to the south providing permanent irrevocable access to Mead Avenue.
19. The roll-up doors shall be soundproofed with standard insulation materials.

Public Works

20. The proposed 8-foot CMU wall shall not be constructed adjacent to the Richfield Avenue termination and a crash gate acceptable to the Department of Fire Services shall be installed concurrent with construction of the CMU wall.

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a Site Development Plan Review for two existing storage buildings and a waiver of perimeter landscape buffer width requirements on 0.80 acres approximately 300 feet north of Meade Avenue and 980 feet west of Rancho Drive.

EXECUTIVE SUMMARY

A Site Development Plan Review is required as the applicant is changing the use on the site. The use is changing from mini-warehouse to light manufacturing. The exterior of the buildings would remain the same. Changes to the landscaping will be required. The business is currently operating as proposed without a business license for such activity. The only active license is for an administrative facility for order taking and processing. This matter has been turned over to Business Licensing and Code Enforcement for appropriate action. Denial of this application is recommended as the use is deemed too intense for this location given the adjacent use is single-family residential. Conditions of approval have been added regarding landscaping deficiencies and the residential unit that was part of the mini-warehouse.

BACKGROUND INFORMATION

A) *Related Actions*

- | | |
|----------|---|
| 01/26/89 | A Variance (V-149-88) was approved to allow a proposed building 13 feet from the rear property line where a 50-foot setback is the minimum required. An Extension of Time was approved on this Variance on 03/22/90. This Extension of Time expired on 01/26/91. |
| 04/19/89 | The City Council approved a Variance (V-16-89) to allow a mini-storage warehouse to be permitted over a drainage easement. An Extension of Time was granted for this Variance on 06/20/90 and again on 07/17/91. On 06/17/92 a third Extension of Time was approved while a Review of Condition to remove the landscaping on the site was denied. |
| 08/24/06 | The Planning Commission recommended approval of companion items ZON-15031 concurrently with this application. |
| 08/24/06 | The Planning Commission voted 4-2/sd/se to recommend APPROVAL (PC Agenda Item #43/ng). |

The site is currently being used for the light manufacturing use that the applicant is proposing. The applicant does not have a business license for this activity. The only active business license for this company, Champion Vinyl Products, is for an administrative facility for order taking and processing. A field check yielded that assembly and other similar type activities are in operation on the site. This matter has been turned over to Business Licensing and Code Enforcement for appropriate action.

B) *Pre-Application Meeting*

06/13/06 A pre-application meeting was held and elements of this submittal were discussed.

C) *Neighborhood Meetings*

A neighborhood meeting is not required for a Site Development Plan Review, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 0.80

B) *Existing Land Use*

Subject Property: Mini-warehouse
North: Single Family Residential
South: Offices
Storage
Shops
East: Church
West: Single Family Residential

C) *Planned Land Use*

Subject Property: LI/R (Light Industry/Research)
North: L (Low Density Residential)
South: LI/R (Light Industry/Research)
East: C (Commercial)
West: L (Low Density Residential)

D) *Existing Zoning*

Subject Property: R-1 (Single Family Residential) [Proposed C-M
(Commercial/Industrial)]
North: R-1 (Single Family Residential)
South: M (Industrial)
East: P-R (Professional Office and Parking)
West: R-1 (Single Family Residential)

E) General Plan Compliance

The subject property is designated as LI/R (Light Industry/Research) under the Southeast Sector Plan of the General Plan. The Light Industry/Research category permits low intensity industrial uses such as the proposed assembly of signs. The proposed use is in compliance with the General Plan; however, the proposed use is considered inappropriate for this location due to its proximity to single family residential development.

PROJECT DESCRIPTION

The applicant seeks to change the use of the subject property from mini-warehouse to light manufacturing. The exterior of the buildings would remain the same. Changes to the landscaping will be required. The use, which is actually currently operating on the site without the proper licenses, assembles plastic gazeboes and fences. The hours of operation are from 6 am to 6 pm.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

Standards	Required C-M	Provided	Compliance
Min. Lot Width	100 Feet	57 Feet	N
Min. Setbacks			
• Front	10 Feet	Zero Feet	N
• Side	10 Feet	43 Feet	Y
• Corner	10 Feet	N/A	N/A
• Rear	20 Feet	30 Feet	Y

The subject property is deficient from front yard setback requirements. As this is an existing building and no modifications are proposed to the exterior of the structures no action is necessary at this time. If modifications are made in the future a Variance may be required.

A2) Residential Adjacency Standards

As no changes are proposed to the exterior of the buildings photographs were able to be substituted for architectural elevations. There is a portion of the development that is two stories and is greater than fifteen feet in height. This would not meet residential adjacency requirements. Exact measurements are not available as elevations are not necessary. No action is required at this time as changes are not proposed. Future modifications to the building may result in the need for a Variance.

A3) Parking and Traffic Standards

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

Uses	GFA	Required		Provided	
		Ratio	Parking		Parking
			Regular	Handicap	Regular Handicap
Industrial	9,100 SF	1/1,000 GFA	10	1	25 2

The site exceeds the parking requirements of Title 19.10.

A4) Landscape and Open Space Standards

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

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Tree/6 Spaces	5 Trees	Zero Trees
Buffer:			
• Min. Trees	1 Tree/20 Linear Feet (adjacent to residential)	25 Trees	23 Trees
	1 Tree/30 Linear Feet (adjacent to commercial)	2 Trees*	Zero Trees
Min. Zone Width	8 Feet		Zero Feet**

The applicant is providing less than the required number of trees in the perimeter and parking lot areas of the development. Additionally, the site effectively does not have a landscape buffer. The trees are located in small planters that are surrounded by pavement. There are several mature pine trees along the northern boundary of the site as shown in the photographs supplied by the applicant. A condition of approval shall be added to this application requiring a total of 32 trees located around the perimeter of the property.

* This total is less than typically would be required due to the unique size, shape, and location of this parcel.

** This project requires a Waiver of perimeter landscape buffer requirements. The standard for industrial development is eight feet. Currently, the applicant is not providing a landscape buffer. The trees are individually planted in an area cut out of the pavement. The applicant shall provide a landscape buffer four feet in width along the northern boundary of the site. This area shall include a minimum of 128, five gallon shrubs.

B) *General Analysis and Discussion*

- Zoning

The subject property is currently zoned R-1 (Single-Family Residential). The purpose of the R-1 (Single-Family Residential) District is to provide for the development of single-family detached dwellings in a suburban setting. The R-1 (Single-Family Residential) District is consistent with the policies of the Low Density Residential category of the General Plan.

The applicant has requested a Rezoning to a C-M (Commercial/Industrial) District. The C-M (Commercial/Industrial) District is a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office and limited industrial uses. This district is intended to be located away from areas of low and medium density residential development. The C-M (Commercial/Industrial) District is consistent with the Light Industry/Research category of the General Plan. As the proposed Rezoning (ZON-15031) is in compliance with the General Plan approval of the Rezoning request is recommended.

- Site Plan

The overall site plan does not contain changes from what currently exists on the site. The changes to the location are in the use and to the interior of the buildings to accommodate this use. Additional changes to the landscaping on the site are required by staff and are noted in the Landscape Plan section of the report.

- Waivers

A Waiver of perimeter landscape buffer with is required. The standard for industrial development is eight feet. Currently, the applicant is not providing a landscape buffer. The trees are individually planted in an area cut out of the pavement. The applicant shall provide a landscape buffer four feet in width along the northern boundary of the site. This area shall include a minimum of 128, five gallon shrubs. Staff is able to support this Waiver with the conditions listed in this report due to the narrow nature of the lot. The changes listed in the conditions are deemed an acceptable compromise to Code requirements.

- Landscape Plan

The location of trees is shown on the site plan and photographs of the existing trees were submitted. A conceptual landscape plan was not submitted as landscaping is existing. A conceptual landscape plan will be required prior to the issuance of a business license showing the requested added trees, landscape buffer, and shrubs.

- Elevation

Photographs of the building were submitted. The building is typical of a mini-storage facility. There is a two-story element where the residence was located. The remaining portion is a single-story with garage doors at uniform intervals. The building is painted white with a grey stripe and garage doors.

- Floor Plan

The floor plan calls for removing a number of the dividers from what was the mini-warehouse and creating larger rooms for manufacturing. The residence floor plan remains typical of a one bedroom apartment. It is noted that due to the change in use that no one shall be permitted to live at this location.

FINDINGS

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

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

The development is existing, the change in use is the primary issue. The site is directly adjacent to single-family residential development and the area is currently designated for light industrial use. The proposed use would assemble and fabricate PVC gazeboes and fencing. This includes the use of saws and routers. Additionally, the site would receive and send products. The hours of operation for the manufacturing facility are from 6 am to 6 pm. While this concentrates the activity on the site to daytime hours the new use will create more noise and traffic than the previous use as a mini-warehouse. Additionally, the business is currently operating on this site without the proper licenses. Due to the increase in the intensity of the site combined with the proximity of adjacent single-family residential property denial of this application is recommended.

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

The site is out of compliance with Title 19 landscape buffer width requirements and does not provide the required number of trees. A Waiver has been requested for landscape buffer width requirements. Conditions of approval have been added regarding the landscaping deficiencies. Additionally, the site does not meet the required minimum lot width and front yard setback requirements, but as the buildings are existing and no exterior changes are proposed a Variance is not required.

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

Site access is a concern as ingress/egress is reliant upon another parcel that is under the same ownership as the subject property. Access is provided from Meade Avenue. There is little area to turn around and delivery trucks would have to drive in and back out onto the adjacent property to leave the site.

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

The site is existing and exterior changes are not proposed. Building and landscape materials are appropriate for the area and the City of Las Vegas.

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

Building elevations and design characteristics are not unsightly or obnoxious and are compatible with surrounding development.

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

The noise, additional traffic, and increase of the intensity of the use of the site could be potentially harmful to the general welfare of the residents in the vicinity.

PLANNING COMMISSION ACTION

The Planning Commission added conditions 13 and 19.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

ASSEMBLY DISTRICT

10

SENATE DISTRICT 3

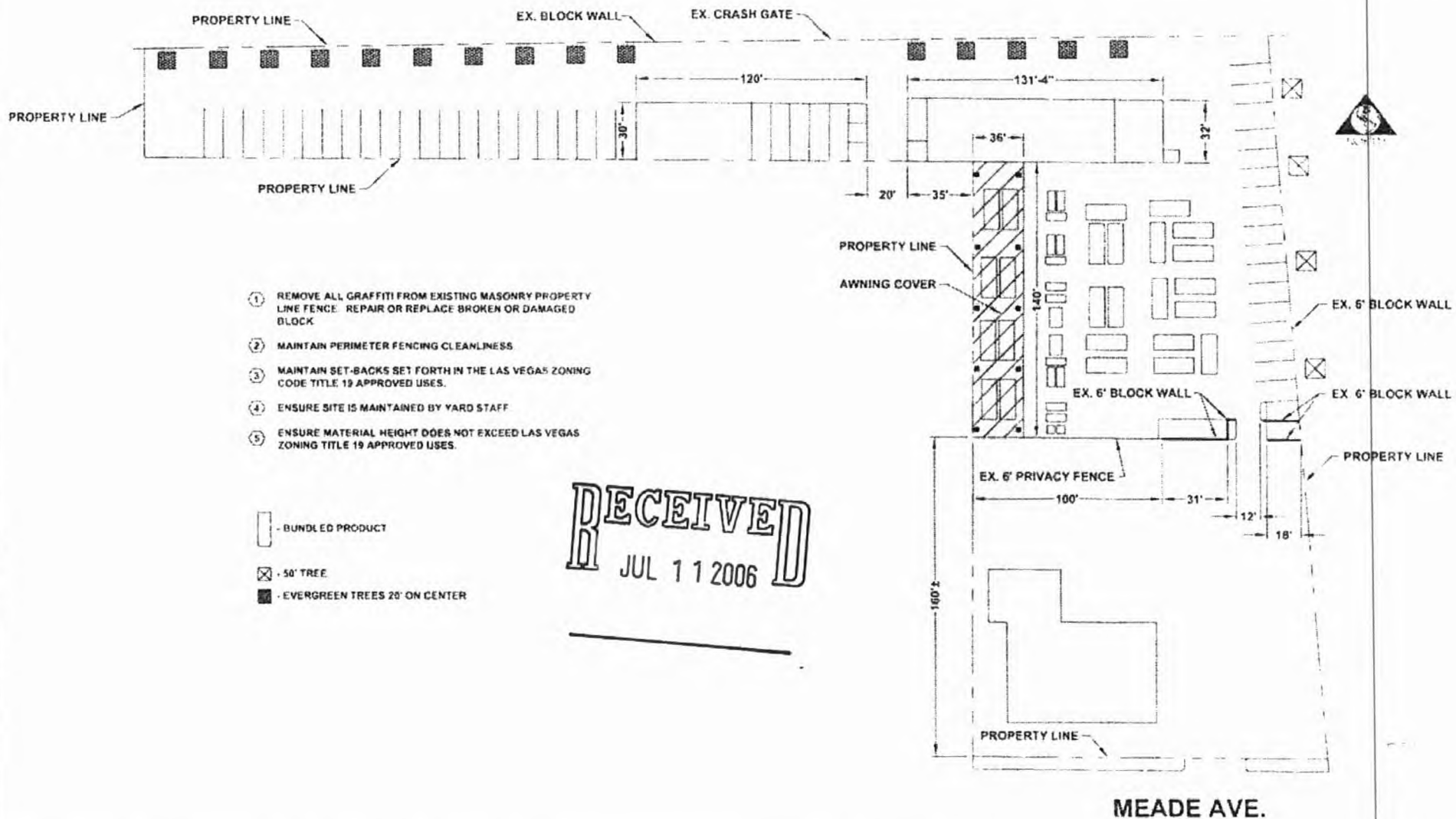
NOTICES MAILED 552 by Planning Department

APPROVALS 0

PROTESTS 0



APN: 162-08-201-005



2990 - 3000 MEADE AVE.

CHAMPION DESIGNS

SCALE = N.T.S.

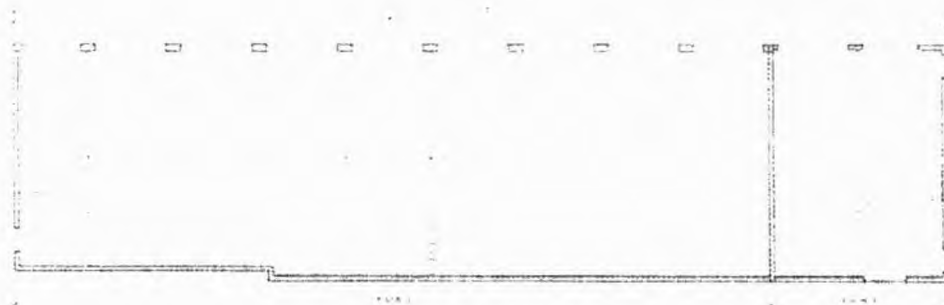
SITE PLAN

PAGE: 1 of 1

SDR-15030
08/24/06 PC



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



GROUND FLOOR PLANS
SCALE: 1/8" = 1'-0" BUILDING 2 & 3



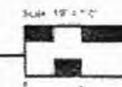
2nd FLOOR PLAN
SCALE: 1/8" = 1'-0" BUILDING 4

RECEIVED
JUL 11 2006

Champion Vinyl Products

Las Vegas, NV

RECEIVED



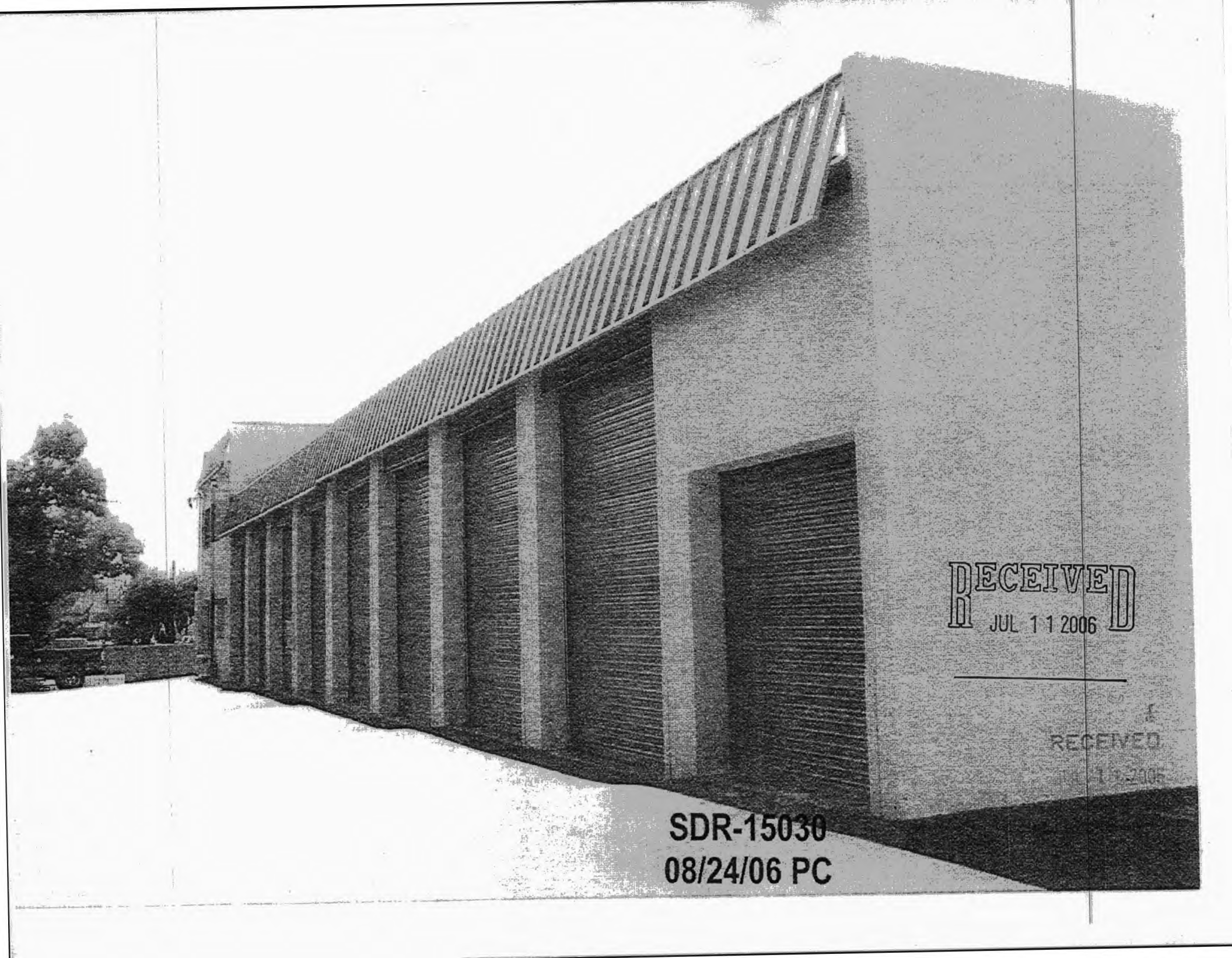
FRONTLINE group

MOSER

architecture studio

SDR-15030
08/24/06 PC

Conceptual Floor Plans Sheet 1 of 2
Massing Diagrams Sheet 2 of 2
Site Plan Sheet 3 of 2



RECEIVED
JUL 11 2006

RECEIVED
JUL 11 2006

SDR-15030
08/24/06 PC

RECEIVED
JUL 11 2006

SDR-15030
08/24/06 PC

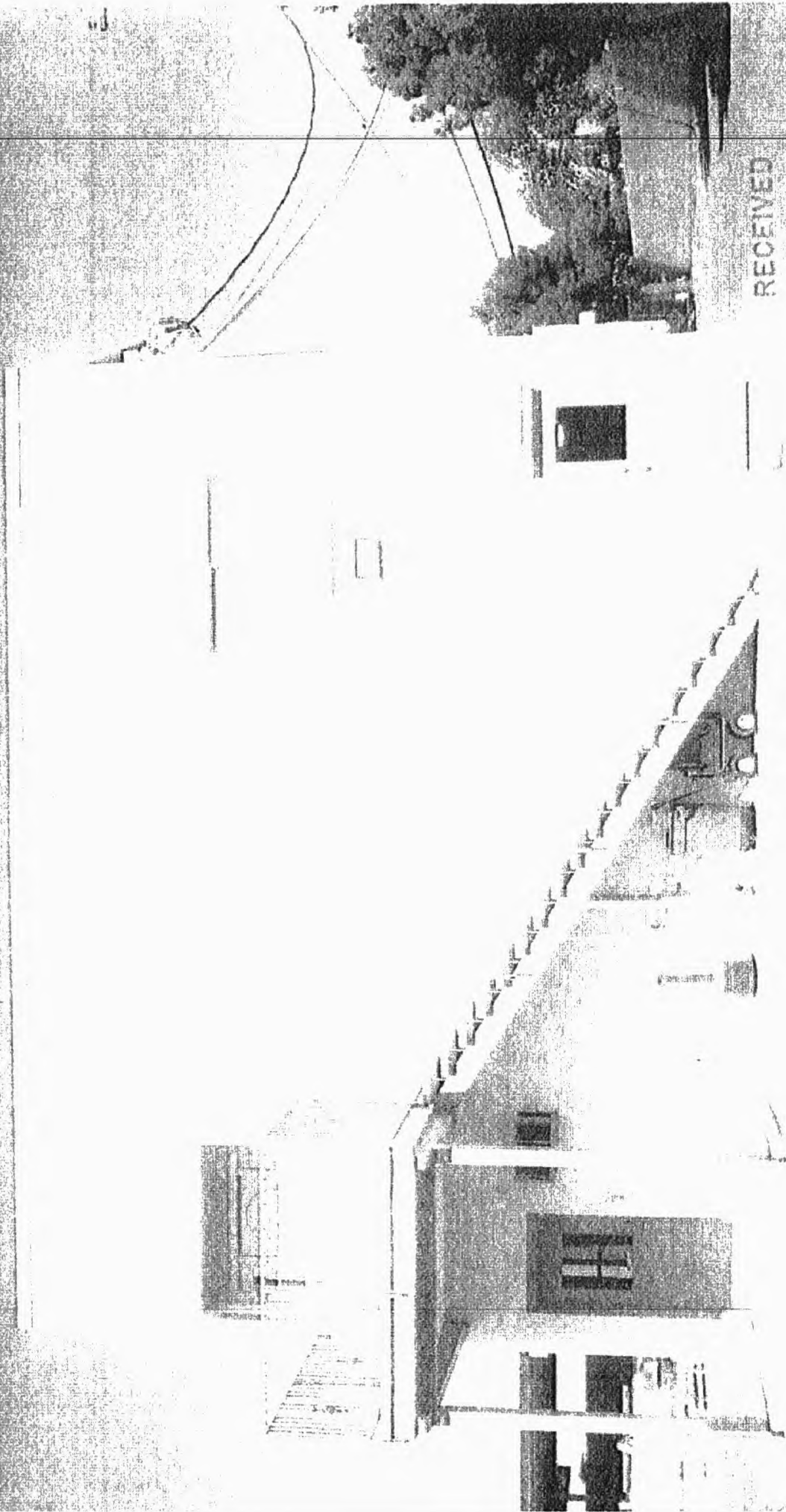


RECEIVED

RECEIVED
JUL 11 2006

SDR-15030

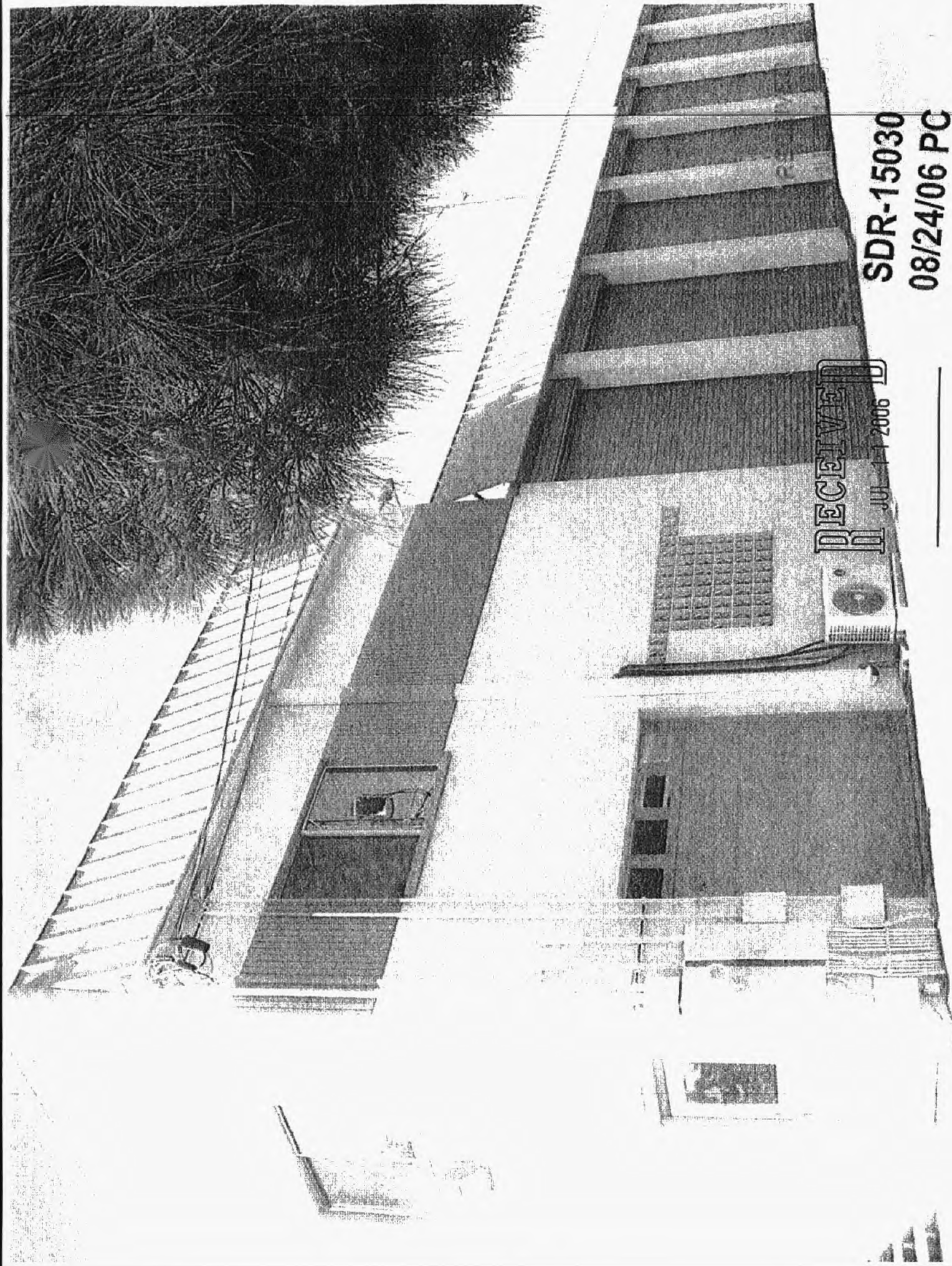
08/24/06 PC



RECEIVED
JUL 11 2006

RECEIVED
JUL 11 2006

SDR-15030
08/24/06 PC

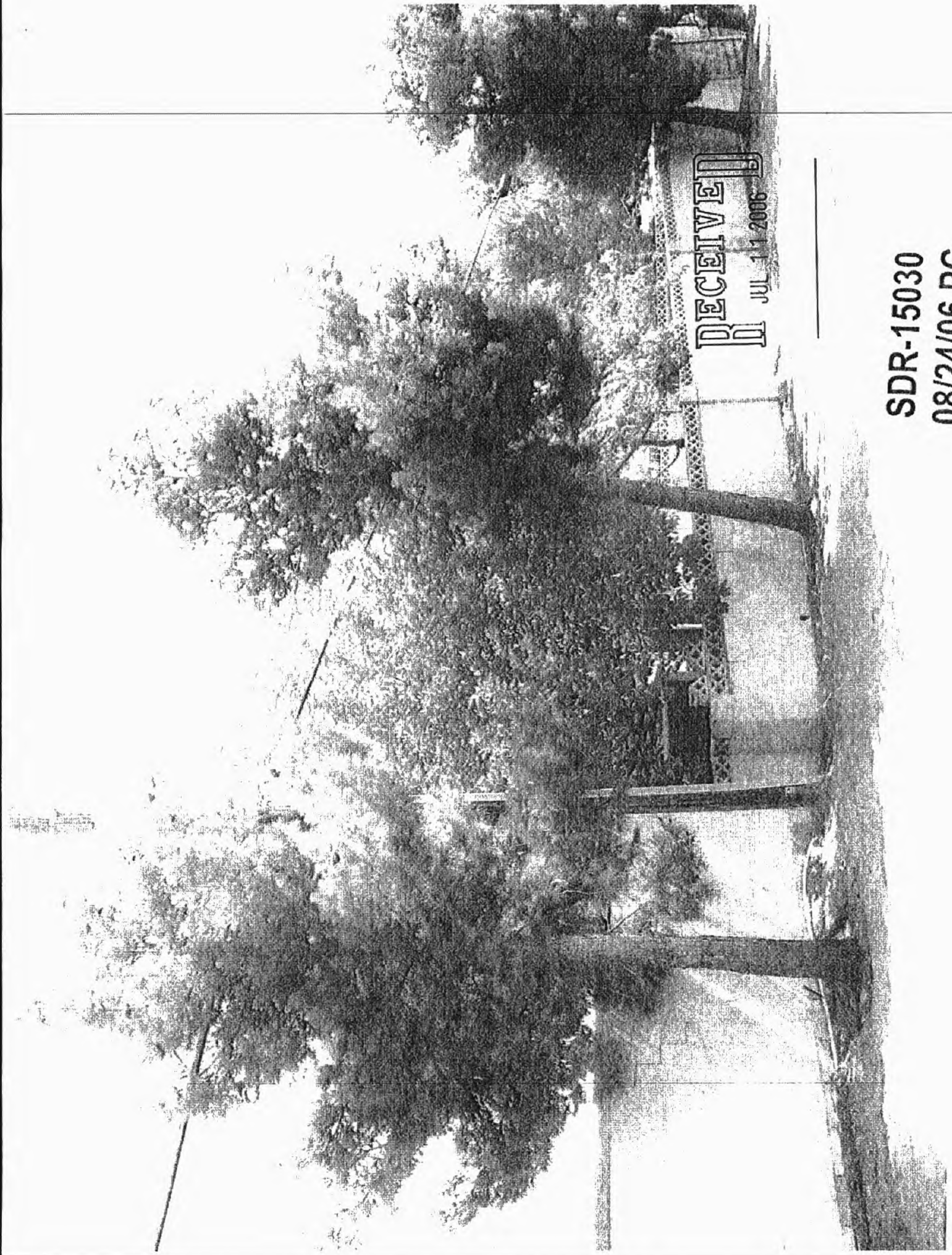


RECEIVED

JUL 14 2006

SDR-15030

08/24/06 PC



RECEIVED
JUL 11 2006

SDR-15030
08/24/06 PC

RECEIVED
JUL 11 2006

SDR-15030
08/24/06 PC



RECEIVED
JUL 11 2006

SDR-15030
08/24/06 PC



RECEIVED
JUL 11 2006

SDR-15030
08/24/06 PC

SDR-15030
08/24/06 PC

JUL 11 2006

RECEIVED
JUL 11 2006



SDR 15030				
3100 Meade, LLC				
N of Meade, W of Rancho				
Proposed 9.1 thousand square foot storage buildings.				
Traffic produced by proposed development:				
New development	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL LIGHT INDUSTRIAL [1000 SF]	9.1	6.97	63
AM Peak Hour			0.92	8
PM Peak Hour			0.98	9
(heaviest 60 minutes)				
Existing traffic on all nearby streets: counts not available for Meade				
Valley View Avenue				
Average Daily Traffic (ADT)	39,003			
PM Peak Hour	3120			
(heaviest 60 minutes)				
Rancho Drive				
Average Daily Traffic (ADT)	6,972			
PM Peak Hour	558			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Valley View Avenue	34300			
Rancho Drive	16200			
This project will add approximately 63 trips per day on Meade, Rancho and Valley View. This will increase expected volumes by less than one percent on Rancho and Valley View. Rancho is at about 43 percent of capacity and Valley View is over capacity.				
Based on Peak Hour use, this development will add roughly 9 additional cars into the area; which works out to about one every seven minutes.				
Note that this report assumes all traffic from this development uses all named streets.				

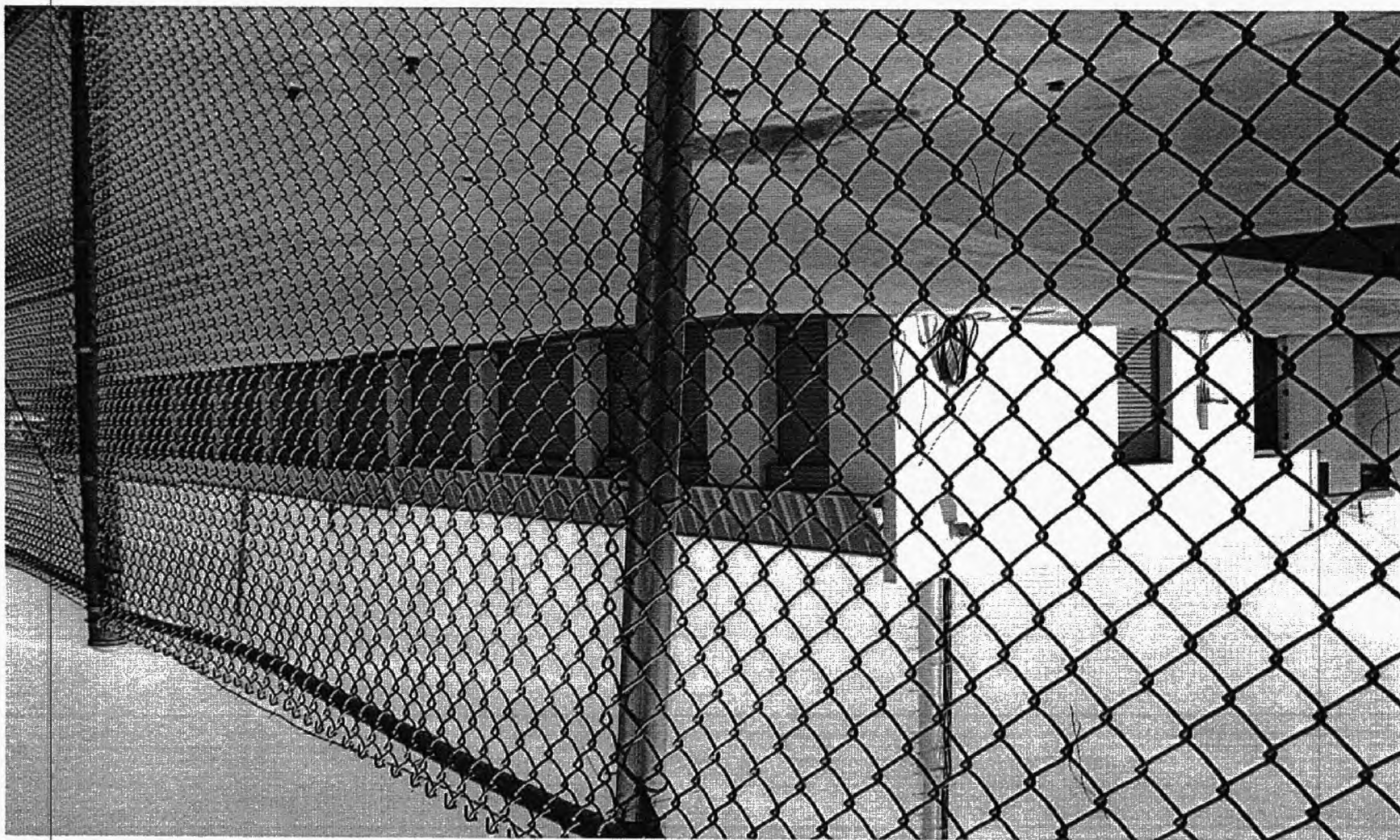


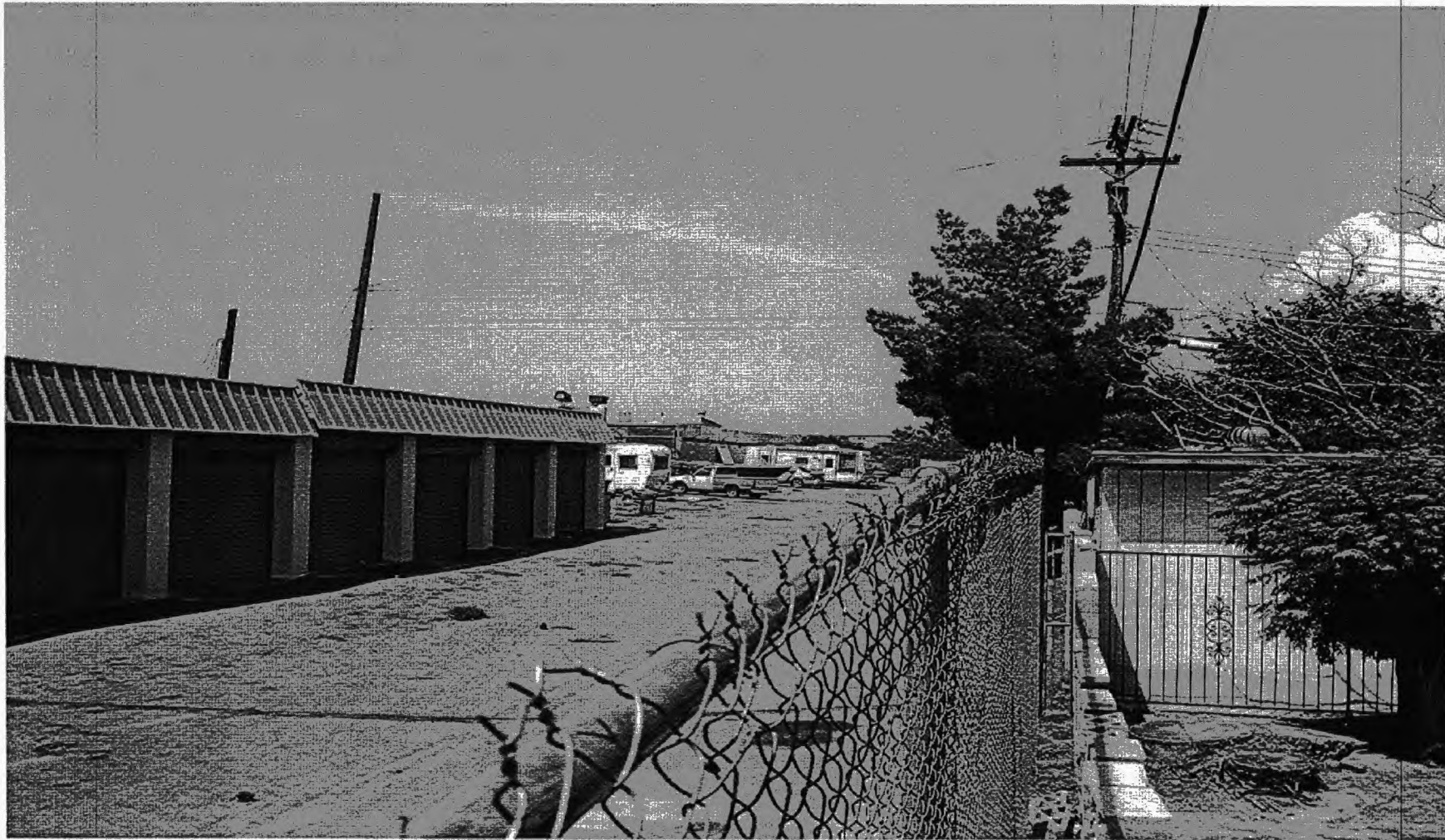
ZON-15031 & SDR-15030 - APPLICANT/OWNER: 3100 MEADE, LLC
300 FEET NORTH OF MEADE AVENUE, 980 FEET WEST OF RANCHO DRIVE
AUGUST 24, 2006 PLANNING COMMISSION

07/26/06

07/26/06

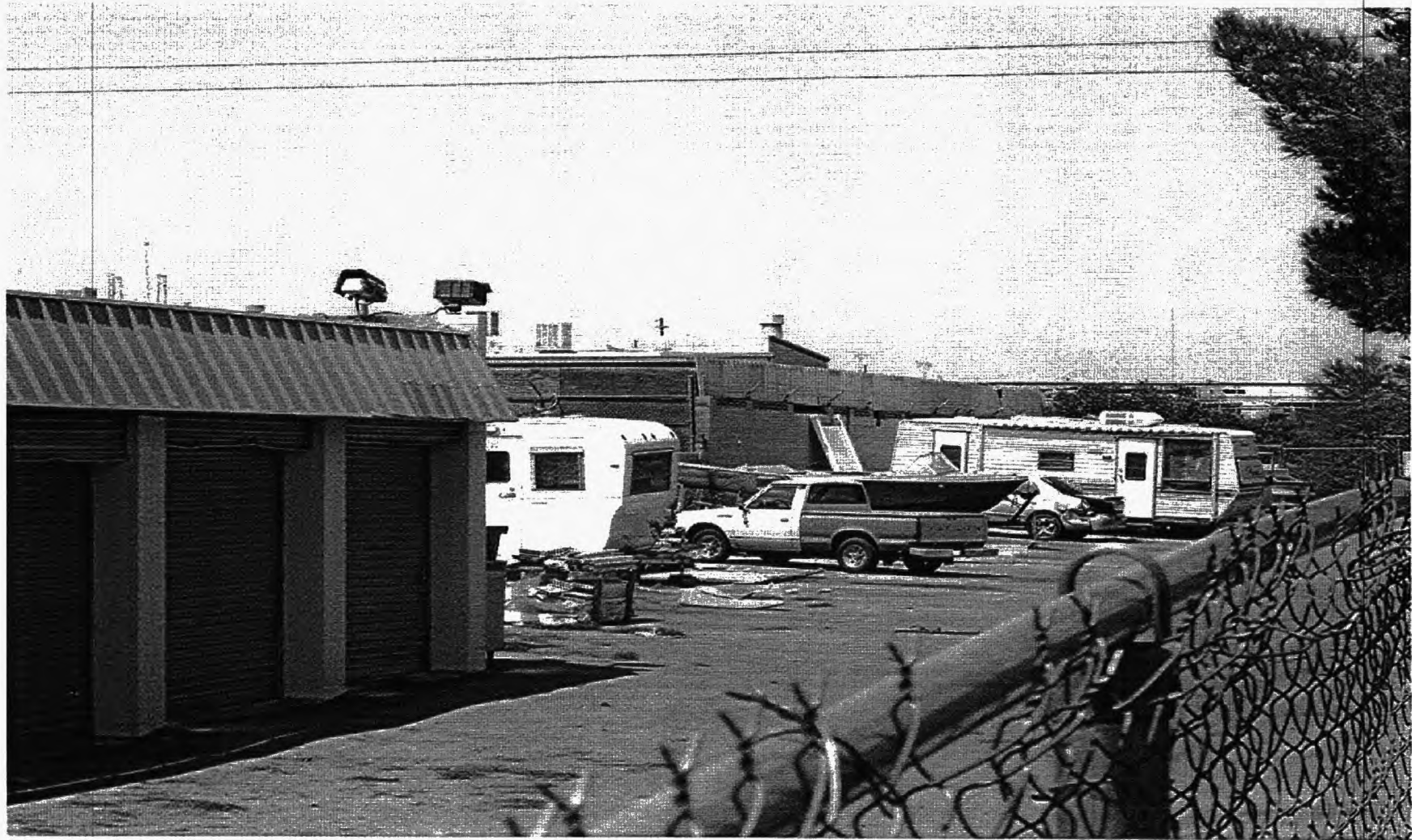
ZON-15031 & SDR-15030 - APPLICANT/OWNER: 3100 MEADE, LLC
300 FEET NORTH OF MEADE AVENUE, 980 FEET WEST OF RANCHO DRIVE
AUGUST 24, 2006 PLANNING COMMISSION





ZON-15031 & SDR-15030 - APPLICANT/OWNER: 3100 MEADE, LLC
300 FEET NORTH OF MEADE AVENUE, 980 FEET WEST OF RANCHO DRIVE
AUGUST 24, 2006 PLANNING COMMISSION

07/26/06



ZON-15031 & SDR-15030 - APPLICANT/OWNER: 3100 MEADE, LLC
300 FEET NORTH OF MEADE AVENUE, 980 FEET WEST OF RANCHO DRIVE
AUGUST 24, 2006 PLANNING COMMISSION

07/26/06

**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

3500 VEGAS BLVD., SUITE 200
LAS VEGAS, NV 89169
TEL: 702.693.4115
FAX: 702.693.4115

RENO, NEVADA
1000 N. 3RD STREET
RENO, NV 89501
TEL: 775.784.2000
FAX: 775.784.2000

3500 VEGAS BLVD., SUITE 200
LAS VEGAS, NV 89169
TEL: 702.693.4115
FAX: 702.693.4115

1000 N. 3RD STREET
RENO, NV 89501
TEL: 775.784.2000
FAX: 775.784.2000

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ANTHONY J. CELESTE
aceleste@kkbf.com
702.693.4115

RECEIVED
JUL 11 2006

July 11, 2006

VIA HAND DELIVERY

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

**Re: *Champion Vinyl*
Justification Letter – Conforming Zone Change & Site Plan Review
APN: 162-08-201-005**

To Whom It May Concern:

Please be advised this office represents Champion Vinyl (the "Applicant") in the above referenced matter. This application is for a conforming zone change and site plan review on approximately 0.8 acres located near the intersection of Richfield and Milo Way, more specifically known as assessors parcel number 162-08-201-005 (the "Site").

Conforming Zone Change:

The Applicant is requesting a confirming zone change from R-1 to CM. This Site is master planned Light Industrial Research. Consequently, the proposed zone change is consistent with what is contemplated in the area. Further, a zone change on this Site from R-1 to CM provides the ideal transition and buffer between residential and manufacturing uses.

Site Plan Review:

This Site Plan Review is for a light manufacturing business. By way of background, the existing buildings on this Site were approved by a variance (V-149-88) in 1988. The building is approximately 24'-6" and this Site meets all parking and landscape requirements.

Thank you for your kind consideration of this matter. If you have any questions or concerns, please feel free to contact the undersigned.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO

Anthony J. Celeste

AJC:dmf

**SDR-15030
08/24/06 PC**



RECEIVED
CITY CLERK

RICHFIELD RESIDENTS AGAINST CASE # 15030

2006 SEP 18 P 1: 32 Residents living on the south end of Richfield Avenue and on Milo Way have been subjected to undue noise from forklifts and Other equipment at very early hours in the morning, disturbing sleep.

A sign at the entrance to Richfield Neighborhood prohibits trucks from using The residential streets: Semi's and large delivery trucks have used the crash gate Entrance to deliver goods and equipment, endangering children living and playing In the neighborhood and at Rex Bell Elementary School.

The proposed plan is NOT in the best interest of the citizens Of the Richfield Neighborhood

Print Name John A. Tobler Address 2900 Richfield Blvd Zip 89102

Signature John A. Tobler

Name Steven F. Deard Address 2912 Milo Way Zip 89102

Signature Steven F. Deard

Name LEVI FISO Address 2904 Richfield Blvd Zip 89102

Signature Levi Fiso

Name Jorge L SOTO Address 2828 Richfield Zip 89102

Signature Jorge L SOTO

Name Eunice Wilson Address 2824 Richfield Blvd Zip 89102

Signature Eunice Wilson

Name Melelino Fiso Address 2904 Richfield Blvd Zip 89102

Signature Melelino Fiso

Name ana Solano Address 2909 Milo Way Zip 89102

Signature ana Solano

Name Angela Perez Address 2905 Milo Way Zip 89102

Signature Angela Perez

Protest

Submitted after final agenda

Date 9/18/06 Item #111

2

RECEIVED
OF RICHFIELD RESIDENTS AGAINST CASE # 15030

2006 SEP 18 Residents living on the south end of Richfield Avenue and on Milo Way have been subjected to undue noise from forklifts and Other equipment at very early hours in the morning, disturbing sleep. A sign at the entrance to Richfield Neighborhood prohibits trucks from using The residential streets: Semi's and large delivery trucks have used the crash gate Entrance to deliver goods and equipment, endangering children living and playing In the neighborhood and at Rex Bell Elementary School.

**The proposed plan is NOT in the best interest of the citizens
Of the Richfield Neighborhood**

Print Name HANS MANAGO Address 2904 MILO WAY Zip 89102

Signature [Signature]

Name Olivia Perez Address 2900 Milo way Zip 89102

Signature Olivia Perez

Name WALDO CAMINO Address 2828 MILO WAY Zip 89102

Signature Waldo Camino

Name Howland Okon Mbang Address 2825 milo way Zip 89102

Signature Howland Okon Mbang

Name CLARENCE HOFMES Address 2020 MILO WAY Zip 89102

Signature [Signature]

Name Alexandra Hernandez Address 2829 Miloway Zip 89102

Signature Alexandra Hernandez

Name Maria Aldaba Address 2829 MILO WAY Zip 89102

Signature Maria Y. Aldaba

Name Greg D. Hansen Address 3024 Roseville way Zip 89102

Signature [Signature]

RECEIVED
CITY CLERK

RICHFIELD RESIDENTS AGAINST CASE # 15030

2006 SEP 18 P 1:32

Residents living on the south end of Richfield Avenue and on Milo Way have been subjected to undue noise from forklifts and Other equipment at very early hours in the morning, disturbing sleep. A sign at the entrance to Richfield Neighborhood prohibits trucks from using The residential streets: Semi's and large delivery trucks have used the crash gate Entrance to deliver goods and equipment, endangering children living and playing In the neighborhood and at Rex Bell Elementary School.

The proposed plan is NOT in the best interest of the citizens Of the Richfield Neighborhood

Print Name Odete T. Tobler Address 2900 Richfield Zip 89102

Signature Odete T. Tobler

Name Derek Stevens Address 2901 Milo Way Zip 89102

Signature Derek Stevens

Name Joe Davis Address 2849 Milo Zip 89102

Signature Joe Davis

Name Jose Quintanilla Address 2945 Milo Way Zip 89102

Signature Jose Quintanilla

Name Patti Hanks Address 2805 Milo Way Zip 89102

Signature Patti Hanks

Name Christin Kiser Address 2805 Milo Zip 89102

Signature Christin Kiser

Name Angela A. Vallejos Address 2816 Milo Zip 89102

Signature Angela A. Vallejos

Name Brenda Vallejos Address 2816 Milo Zip 89102

Signature Brenda Vallejos

4

RECEIVED
CITY CLERK

RICHFIELD RESIDENTS AGAINST CASE # 15030

2006 SEP 18

Residents living on the south end of Richfield Avenue and on Milo Way have been subjected to undue noise from forklifts and Other equipment at very early hours in the morning, disturbing sleep. A sign at the entrance to Richfield Neighborhood prohibits trucks from using The residential streets: Semi's and large delivery trucks have used the crash gate Entrance to deliver goods and equipment, endangering children living and playing In the neighborhood and at Rex Bell Elementary School.

The proposed plan is NOT in the best interest of the citizens Of the Richfield Neighborhood

Print Name DONALD SHEELY Address 2840 MILO WAY Zip 89102
Signature Donald Sheely

Name FRANCES SHEELY Address 2840 MILO WAY Zip 89102
Signature Frances Sheely

Name Cherry Halliday Address 2913 MILA Zip 89102
Signature _____

Name _____ Address _____ Zip _____
Signature _____

Name _____ Address _____ Zip _____
Signature _____

Name _____ Address _____ Zip _____
Signature _____

Name _____ Address _____ Zip _____
Signature _____

Name _____ Address _____ Zip _____
Signature _____

RICHFIELD RESIDENTS AGAINST CASE # 15030
CITY CLERK

2006 SEP 18 Residents living on the south end of Richfield Avenue and on
Milo Way have been subjected to undue noise from forklifts and
Other equipment at very early hours in the morning, disturbing sleep.

A sign at the entrance to Richfield Neighborhood prohibits trucks from using
The residential streets: Semi's and large delivery trucks have used the crash gate
Entrance to deliver goods and equipment, endangering children living and playing
In the neighborhood and at Rex Bell Elementary School.

The proposed plan is NOT in the best interest of the citizens
Of the Richfield Neighborhood

Print Name Jennifer White Address 3017 Milo Way Zip 89102

Signature X Jennifer E White

Name Francis A White Address 3017 MILO WAY Zip 89102

Signature X Francis A White

Name John Maguire Address 3021 Milo Way Zip 89102

Signature X John Maguire

Name Kris E Jorgensen Address 2912 Jamestown Way Zip 89102

Signature X Kris E Jorgensen

Name _____ Address _____ Zip _____

Signature X _____

Name _____ Address _____ Zip _____

Signature X _____

Name _____ Address _____ Zip _____

Signature X _____

Name _____ Address _____ Zip _____

Signature X _____

**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**

LEASE AGREEMENT
(Modified Gross)

THIS LEASE AGREEMENT ("Lease") is made between Harsch Investment Properties - Nevada, LLC, an Oregon limited liability company ("Landlord"), and Champion Designs LLC dba Champion Vinyl Products, a Nevada corporation ("Tenant"), as of June 14, 2006 (the "date of this Lease").

BASIC LEASE INFORMATION

DESCRIPTION OF PREMISES: 4080 West Desert Inn, Suite W-103 (the Premises as shown on Exhibit A), consisting of approximately 2,350 square feet within Building W (the "Building") of Landlord's property known as Location One Commerce Center (the "Project").

PERMITTED USE: FABRICATION AND SALES OF VINYL PRODUCTS FOR NO OTHER PURPOSE.

INITIAL LEASE TERM: 6 MONTHS AND 15 DAYS

EARLY OCCUPANCY DATE: _____

SCHEDULED COMMENCEMENT DATE: June 16, 2006

SCHEDULED EXPIRATION DATE: December 31, 2006

BASE RENT, OPERATING EXPENSES AND SECURITY DEPOSIT:

(a) Base Rent due pursuant to Paragraph 3:
June 16, 2006 through June 30, 2006 \$ 1,586.50 per month
July 1, 2006 through December 31, 2006 \$ 3,173.00 per month

(b) Security Deposit pursuant to Paragraph 5
\$3,173.00

(c) Monthly HVAC Service Charge pursuant to Paragraph 7.3:
June 16, 2006 through June 30, 2006 \$30.00
July 1, 2006 through December 31, 2006 \$60.00

(d) Monthly Trash Surcharge \$ N/A

NOTICE ADDRESSES: **NOTICE TO LANDLORD:**
Harsch Investment Properties - Nevada, LLC
3111 South Valley View Blvd., Suite K-101
Las Vegas, Nevada 89102
Attn: Property Manager
Fax: (702) 368-2930

NOTICE TO TENANT:
Champion Vinyl Products
3000 Meade Ave.
Las Vegas NV 89102
Attn: Jason Randall
Fax: 702-643-9494

BILLING AND PAYMENT ADDRESSES: **LOCKBOX REMITTANCE TO LANDLORD:**
Location #1 Commerce Ctr
Unit No. 32
P O Box 5000
Portland, Oregon 97208-5000

BILLING TO TENANT:
Champion Vinyl Products
3000 Mead Ave
Las Vegas NV 89102
Attn: Jason Randall

TENANT'S TAXPAYER ID #: 88-0457989

GUARANTOR: None

TENANT CONTACT: Name: Jason Randall Telephone: 702-643-7766 Fax: 702-643-9494

IN WITNESS WHEREOF, the parties hereto have executed this Lease, consisting of the foregoing Basic Lease Information, the following Paragraphs 1 through 23 (the "Standard Lease Provisions") and Exhibits A (Premises/Project), B (Insurance), C (Signage Criteria), D (Intentionally Omitted), E (Rules & Regulations) F (Intentionally Omitted) and G (Intentionally Omitted) all of which are incorporated herein by this reference (collectively, this "Lease"). In the event of any conflict between the provisions of the Basic Lease Information and the provisions of the Standard Lease Provisions, the Standard Lease Provisions shall control.

Landlord
Harsch Investment Properties - Nevada, LLC
an Oregon limited liability company

By: Kertha Williams
Name: Kertha Williams
Is: Regional Leasing Director

Tenant
Champion Designs LLC, dba Champion Vinyl Products

By: Lucy G. Corral
Lucy G. Corral, President
By: Jason A. Randall
Jason A. Randall, Director Of Operations

STANDARD LEASE PROVISIONS
(Modified Gross)

1. **Premises.** Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, subject to the following terms and conditions, the Premises located in the Project and described in the Basic Lease Information and shown on the attached Exhibit A. Landlord reserves the right to make such changes, additions and/or deletions to the Project and/or the common areas and parking or other facilities thereof as it shall determine from time to time.

2. **Term.** (a) Unless delayed or sooner terminated in accordance herewith, the term of this Lease (the "Term") shall be as set forth in the Basic Lease Information. If the Term Commencement Date (defined below) is not the first day of a calendar month, there shall be added to the Term the partial month ("Partial Lease Month") from the Term Commencement Date through the last day of that calendar month containing the Term Commencement Date.

(b) The Term shall commence as specified in the Basic Lease Information on the Scheduled Term Commencement Date unless the Landlord has not delivered the Premises to Tenant by that date. In the latter event, the Term Commencement Date shall be the earlier of the date Landlord delivers the Premises to Tenant or the date Tenant takes possession or commences use of any portion of the Premises for any business purpose (including moving in). If this Lease contemplates the construction of tenant improvements in the Premises by Landlord, Landlord shall be deemed to have delivered the Premises to Tenant on the date determined by Landlord's space planner to be the date of substantial completion of the work to be performed by Landlord (as described in the Tenant Improvement Agreement, if any, attached hereto as Exhibit D). Tenant acknowledges that Tenant has inspected and accepts the Premises in their present condition, "AS-IS" (WITH ALL FAULTS), except for tenant improvements (if any) to be constructed by Landlord in the Premises.

(c) This Lease shall be a binding contractual obligation upon execution and delivery hereof by Landlord and Tenant, notwithstanding the later commencement of the Term. If the Term Commencement Date is delayed, this Lease shall not be void or voidable, the Term shall not be extended (except as provided in Paragraphs 2(a) & 2(b)), and Landlord shall not be liable to Tenant for any loss or damage resulting therefrom; provided that Tenant shall not be liable for any Rent (defined below) for any period prior to the Term Commencement Date.

(d) Upon full execution and delivery of this Lease and receipt by Landlord of satisfactory evidence of Tenant's compliance with the insurance provisions of the Lease, Tenant may be permitted to occupy the Premises prior to the Term Commencement Date to install furniture, fixtures and the like. Early occupancy shall not advance the expiration date of the Lease and no Base Rent shall be payable, but Tenant shall be responsible for any separately metered utility usage and bound by all other provisions of the Lease including, without limitation, Additional Rent (defined below). During any early occupancy or other period in which Landlord and Tenant are simultaneously occupying and/or performing work in the Premises, Landlord's construction supervisor shall be authorized to resolve any conflicts as to scheduling, access or the like.

3. **Rent.** Subject to the provisions of this Paragraph 3, Tenant agrees to pay during the Term as rent for the Premises the sums specified in the Basic Lease Information (as increased from time to time as provided in the Basic Lease Information or as may otherwise be provided in this Lease) (the "Base Rent"). Base Rent shall be payable in consecutive monthly installments, in advance, without prior notice, demand, deduction or offset, commencing on the Term Commencement Date and continuing on the first day of each calendar month thereafter, except that the first full monthly installment of Base Rent shall be payable upon Tenant's execution of this Lease. If the Term Commencement Date is not the first day of a calendar month, then the Base Rent for the Partial Lease Month shall be prorated based on a 30-day month and shall be payable on the first day of the calendar month following the Term Commencement Date. Base Rent, all forms of additional rent payable hereunder by Tenant and all other amounts, fees, payments or charges payable hereunder by Tenant (collectively, "Additional Rent") shall (i) each constitute rent payable hereunder (and shall sometimes collectively be referred to herein as "Rent"), (ii) be payable to Landlord in lawful money of the United States when due without any prior demand therefor, except as may be expressly provided to the contrary herein, (iii) be payable to Landlord at Landlord's Remittance Address set forth in the Basic Lease Information or to such other person or to such other place as Landlord may from time to time designate in writing to Tenant, and (iv) if applicable, be prorated based upon a 30 day month for any partial month.

4. **Delinquent Payment; Handling Charges.** If Tenant is more than ten (10) days late in paying any amount of Rent, Tenant shall pay Landlord a late charge equal to ten percent (10%) of the delinquent amount, or \$100.00, whichever is greater. In addition, any amount due from Tenant to Landlord which is not paid within ten (10) days of the date due shall bear interest at an annual rate (the "Default Rate") equal to fifteen percent (15%).

5. **Security Deposit.** Upon execution of this Lease, Tenant shall pay to Landlord the amount of Security Deposit specified in the Basic Lease Information. If Tenant defaults with respect to any provision of this Lease, Landlord may, but shall not be required to, use, apply or retain all or any part of the Security Deposit. If any portion of the Security Deposit is so used or applied, Tenant shall, within ten (10) days after demand therefor by Landlord, deposit with Landlord cash in an amount sufficient to restore the Security Deposit to the amount required to be maintained by Tenant hereunder. Within a reasonable period following expiration or the sooner termination of this Lease, provided that Tenant has performed all of its obligations hereunder, Landlord shall return to Tenant the remaining portion of the Security Deposit. The Security Deposit may be commingled by Landlord with Landlord's other funds, and no interest shall be paid thereon.

6 **Obligations of Landlord and Tenant.**

6.1 **Landlord's Obligations.** Landlord shall be responsible and pay for all real property taxes associated with the Project, insurance for the protection of Landlord, operation of and lighting for the common areas of the Project, and water and sewer services to the Premises and the Project. Landlord shall also provide basic trash disposal services and may impose a surcharge on Tenant for use in excess of the normal level provided. In no case shall the reduction or unavailability of any service or any interference in Tenant's business operations within the Premises render Landlord liable to Tenant for any damages of any nature whatsoever caused thereby, constitute a constructive eviction of Tenant, constitute a breach of any implied warranty by Landlord, or entitle Tenant to any abatement of Tenant's rental obligations hereunder. Landlord reserves the right (but shall not be obligated) to contract directly for any such services or to change the supplier or provider of any such services from time to time.

6.2 **Tenant's Obligations.** Tenant shall (to the extent possible) contract for and pay directly when due for all gas, heat, air conditioning, light, power, telephone and data, sprinkler charges, cleaning, waste disposal in excess of that provided by Landlord, and other utilities and services (the "Services") used on or from the Premises, together with any taxes (other than real estate taxes), penalties, surcharges or the like pertaining thereto. If any such Services are not separately billed or metered to Tenant, Tenant shall pay an equitable share, as determined in good faith by Landlord, of all charges jointly billed or metered with other premises in the Project. Tenant shall also be responsible and pay for any personal property, sales, use or income taxes associated with Tenant's use or occupancy of the Premises, insurance required to be carried by Tenant under the Lease, and Tenant's repair and maintenance duties under the Lease.

7 **Improvements, Alterations, Repairs and Maintenance, HVAC & Mechanic's Liens.**

7.1 **Improvements; Alterations.** No alterations in, of or to the improvements contained within the Premises (collectively, "Alterations") are permitted without Landlord's prior written approval. Any Alterations shall be installed at Tenant's expense and only in accordance with detailed plans and specifications, construction methods, and all appropriate permits and licenses. Such work may only be done by professionally qualified and licensed contractors and subcontractors approved by Landlord.

7.2 **Repairs and Maintenance.** Tenant shall maintain the Premises and the improvements and electrical and plumbing systems, including all interior lighting and ballasts, plate glass windows and doors, all interior floor surfaces, walls and ceilings in a first-class condition. Tenant shall repair or replace, as needed, subject to Landlord's direction, any damage to the Project caused by Tenant, including, without limitation, any contractor, employee, agent, invitee or visitor of Tenant (each, a "Tenant Party"). If any such damage occurs outside of the Premises, or if Tenant fails to perform Tenant's obligations under this Paragraph 7.2 or under any other paragraph of this Lease within ten (10) days' after written notice from Landlord (except in the case of an emergency, in which case no notice shall be required), then Landlord may elect to perform such obligations and repair such damage itself at Tenant's expense. Except for and to the extent of damage done by Tenant or a Tenant Party, Landlord shall be responsible and pay for maintenance and repair of the common areas and the foundation, roof, exterior surfaces of the exterior walls, and structural elements of the Premises.

7.3 **HVAC.** Landlord shall have responsibility for the preventive maintenance, repair and replacement of the heating, ventilation and air conditioning (HVAC) systems serving the Premises. In addition to Base Rent, Tenant shall pay a monthly HVAC Service Charge as set forth in the Basic Lease Information, the amount of which may be increased by Landlord annually, on or about the anniversary date of the Lease, but such increases shall not exceed Five Dollars (\$5.00) per month.

7.4 **Mechanic's Liens.** Tenant shall not cause, suffer or permit any mechanic's or materialman's lien or claim to be filed or asserted against the Premises or the Project for any work performed, materials furnished, or obligation incurred by or at the request of Tenant or any Tenant Party.

8 **Use**

8.1 **Permitted Use.** Tenant shall continuously occupy and use the Premises only for the Permitted Use stated in the Basic Lease Information (the "Permitted Use") and shall not create or permit any nuisance or unreasonable interference with or disturbance of any other tenants of Landlord. Tenant shall at its sole cost and expense strictly comply with all existing or future applicable governmental laws, rules, requirements and regulations, and covenants, easements and restrictions of record governing and relating to the use, occupancy or possession of the Premises, or to Tenant's use of the common areas (collectively "Regulations"). Should any Regulation now or hereafter be imposed on Tenant or Landlord by any governmental body relating to the use or occupancy of the Premises by Tenant or any Tenant Party, then Tenant agrees, at its sole cost and expense, to comply promptly with such Regulations.

8.2 **Hazardous Materials.** As used in this Lease, the term "Hazardous Material" means any flammable items, hazardous or toxic substances, including any substances defined as or included in the definition of "hazardous substances", "hazardous wastes", "hazardous materials" or "toxic substances" now or subsequently regulated under any applicable federal, state or local laws or regulations, including without limitation petroleum-based products, paints, pesticides, asbestos, PCBs and similar compounds, and including any materials subsequently found to have adverse effects on the environment or the health and safety of persons. Tenant shall not cause or permit any Hazardous Material to be generated, produced, brought upon, used, stored, treated or disposed of in or about the Property by Tenant or any Tenant Party without the prior written consent of Landlord.

9. Assignment and Subletting.

9.1 Transfers; Consent. Tenant shall not, without the prior written consent of Landlord, (a) assign, transfer, mortgage, hypothecate, or encumber this Lease or any estate or interest hereon, whether directly, indirectly or by operation of law, (b) permit any other entity to become a Tenant hereunder by merger, consolidation, or other reorganization, (c) if Tenant is a corporation, partnership, limited liability company, limited liability partnership, trust, association or other business entity (other than a corporation whose stock is publicly traded), permit, directly or indirectly, the transfer of any ownership interest in Tenant so as to result in (i) a change in the current control of Tenant, (ii) a transfer of twenty-five percent (25%) or more in the aggregate in any twelve (12) month period in the beneficial ownership of such entity or (iii) a transfer of all or substantially all of the assets of Tenant, (d) sublet any portion of the Premises, or (e) grant any license, concession, or other right of occupancy of or with respect to any portion of the Premises, or (f) permit the use of the Premises by any party other than Tenant or a Tenant Party (each of the events listed in this Paragraph 9.1 being referred to herein as a "Transfer"). At least twenty (20) business days prior to the effective date of any proposed Transfer, Tenant shall provide Landlord with a written description of all terms and conditions of the proposed Transfer and all consideration therefor, copies of the proposed documentation, and such information as Landlord may reasonably require. Any Transfer made without Landlord's consent shall be void and shall constitute an Event of Default by Tenant. Tenant shall pay to Landlord \$500 as a review fee for each Transfer request, and reimburse Landlord for its reasonable attorneys' fees and all other costs incurred in connection with considering any request for consent to a proposed Transfer. Landlord's consent to a Transfer shall not release Tenant from its obligations under this Lease (or any guarantor of this Lease of its obligations with respect thereto). Landlord's consent to any Transfer shall not waive Landlord's rights as to any subsequent Transfers.

9.2 Cancellation and Recapture. Notwithstanding Paragraph 9.1, Landlord may (but shall not be obligated to), within ten (10) business days after receipt of Tenant's written request for Landlord's consent to an assignment or subletting, cancel this Lease as to the portion of the Premises proposed to be sublet or subject to an assignment of this Lease ("Transfer Space") as of the date such proposed Transfer is proposed to be effective and, thereafter, Landlord may lease such portion of the Premises to the prospective transferee (or to any other person or entity or not at all) without liability to Tenant.

10. Insurance, Waivers, Subrogation and Indemnity.

10.1 Insurance. Tenant shall maintain throughout the Term each of the insurance policies described on Exhibit B attached hereto and shall otherwise comply with the obligations and requirements provided on Exhibit B.

10.2 Waiver of Subrogation. Landlord and Tenant each waives any claim, loss or cost it might have against the other for any damage to or theft, destruction, loss, or loss of use of any property (a "Loss"), to the extent the same is insured against (or is required to be insured against under the terms hereof) under any "all risk" property damage insurance policy covering the Project, the Premises, Landlord's or Tenant's fixtures, personal property, leasehold improvements, or business, regardless of whether the negligence of the other party caused such Loss.

10.3 Indemnity. Subject to Paragraph 10.2, Tenant shall indemnify, defend and hold harmless Landlord and its affiliates, and each of their respective directors, shareholders, partners, lenders, members, managers, contractors, affiliates and employees (collectively, "Landlord Indemnitees") from and against all claims, losses, liabilities, causes of suit or action, judgments, damages, penalties, costs and expenses (including, without limitation, reasonable attorneys' fees and court costs) arising from or asserted in connection with the use or occupancy of the Premises by Tenant or any Tenant Party, or any negligence or misconduct of Tenant or of any Tenant Party in or about the Premises or the Project, or Tenant's breach of any of its covenants under this Lease, except in each case to the extent arising from the gross negligence or willful misconduct of Landlord or any Landlord Indemnitee. Except to the extent expressly provided in this Lease, Tenant hereby waives all claims against and releases Landlord and each Landlord Indemnitee for any injury to or death of persons, damage to property or business loss in any manner related to (i) Tenant's use and occupancy of the Premises, (ii) acts of God, (iii) acts of third parties, or (iv) any matter outside of the reasonable control of Landlord. This Paragraph 10.3 shall survive termination or expiration of this Lease.

11. Subordination; Attornment.

11.1 Subordination. This Lease is subject and subordinate to all present and future ground or master leases of the Project and to the lien of all mortgages or deeds of trust (collectively, "Security Instruments") now or hereafter encumbering the Project, if any, and to all renewals, extensions, modifications, consolidations and replacements thereof, and to all advances made or hereafter to be made upon the security of any such Security Instruments, unless the holders of any such mortgages or deeds of trust, or the lessors under such ground or master leases (such holders and lessors are sometimes collectively referred to herein as "Holders") require in writing that this Lease be superior thereto. Tenant shall, within fifteen (15) days of request to do so by Landlord, execute, acknowledge and deliver to Landlord such further instruments or assurances as Landlord may deem necessary or appropriate to evidence or confirm the subordination or superiority of this Lease to any such Security Instrument.

11.2 Attornment. Tenant covenants and agrees that in the event that any proceedings are brought for the foreclosure of any mortgage or deed of trust, or if any ground or master lease is terminated, it shall attorn, without any deductions or set-offs whatsoever, to the purchaser upon any such foreclosure sale, or to the lessor of such ground or master lease, as the case may be, if so requested to do so by such purchaser or lessor, and to recognize such purchaser or lessor as "Landlord" under this Lease. In the event that the holder of any such mortgage or deed of trust becomes the "Landlord" under this Lease, such holder shall not be liable for any act or omission of Landlord which occurred prior to such holder's acquisition of title.

12. **Rules and Regulations and Signage** Tenant shall comply, and shall cause each Tenant Party to comply, with the Rules and Regulations of the Project which are attached hereto as Exhibit E and the signage criteria which are attached hereto as Exhibit C, and all such nondiscriminatory modifications, additions, deletions and amendments thereto as Landlord shall adopt in good faith from time to time.

13. **Condemnation** If the entire Project or Premises are taken by right of eminent domain or conveyed by Landlord in lieu thereof (a "Taking"), this Lease shall terminate as of the date of the Taking. If any material portion, but less than all of the Premises or the Building, become subject to a Taking and such Taking will render the Premises untenantable for a period of more than one hundred eighty (180) days, then Tenant may terminate this Lease as of the date of such Taking by giving written notice to Landlord within thirty (30) days after the Taking, and all Rent paid or payable hereunder shall be apportioned between Landlord and Tenant as of the date of such Taking. If any material portion, but less than all, of the Project, Building or the Premises becomes subject to a Taking, or if Landlord is required to pay any of the proceeds received for a Taking to any Holder of any Security Instrument, then Landlord may terminate this Lease by delivering written notice thereof to Tenant within thirty (30) days after such Taking, and all Rent paid or payable hereunder shall be apportioned between Landlord and Tenant as of the date of such Taking. If this Lease is not so terminated, then Base Rent thereafter payable hereunder shall be abated for the duration of the Taking in proportion to that portion of the Premises rendered untenantable by such Taking. If any Taking occurs, then Landlord shall receive the entire award or other compensation for the land on which the Project is situated, the Project, and other improvements taken, and Tenant may separately pursue a claim (to the extent it will not reduce Landlord's award).

14. **Fire or Other Casualty**

14.1 **Repair Estimate; Right to Terminate** If all or any portion of the Premises or the Project is damaged by fire or other casualty (a "Casualty"), Landlord shall, within ninety (90) days after Landlord's discovery of such damage, deliver to Tenant its good faith estimate (the "Damage Notice") of the time period following such notice needed to repair the damage caused by such Casualty. Landlord may elect to terminate this Lease in any case where (a) any portion of the Premises or any material portion of the Project are damaged and (b) either (i) Landlord estimates in good faith that the repair and restoration of such damage under Paragraph 14.2 ("Restoration") cannot reasonably be completed (without the payment of overtime) within two hundred (200) days of Landlord's actual discovery of such damage, (ii) the Holder of any Security Instrument requires the application of any insurance proceeds with respect to such Casualty to be applied to the outstanding balance of the obligation secured by such Security Instrument, (iii) the cost of such Restoration is not fully covered by insurance proceeds available to Landlord and/or payments received by Landlord from tenants, or (iv) Tenant shall be entitled to an abatement of rent under this Paragraph 14 for any period of time in excess of thirty-three percent (33%) of the remainder of the Term.

14.2 **Repair Obligation; Abatement of Rent** Subject to Paragraph 14.1, Landlord shall, within a reasonable time after the discovery by Landlord of any damage resulting from a Casualty, begin with reasonable diligence to restore the Premises to substantially the same condition as existed immediately before such Casualty, except for modifications required by Regulations, and modifications to the Project reasonably deemed desirable by Landlord; provided, however, that Landlord shall not be required as part of the Restoration to repair or replace any of the Alterations, furniture, equipment, fixtures, and other improvements which may have been placed by, or at the request of, Tenant or other occupants in the Premises. Landlord shall have no liability for any inconvenience or annoyance to Tenant or injury to Tenant's business as a result of any Casualty, regardless of the cause therefor. Base Rent shall abate if and to the extent a Casualty damages the Premises and renders them unfit for occupancy, and are not occupied by Tenant.

15. **Parking** Tenant shall have the right to the nonexclusive use of the parking facilities of the Project for the parking of motor vehicles used by Tenant and Tenant Parties only; such rights are not transferable without Landlord's approval. The use of such parking facilities shall be subject to such rules and regulations as may be adopted by Landlord from time to time for the use of such facilities.

16. **Events of Default** Each of the following occurrences shall be an "Event of Default" and shall constitute a material default and breach of this Lease by Tenant: (a) any failure by Tenant to pay Rent or any other amount due and payable hereunder when due; (b) the abandonment or vacation of the Premises by Tenant; (c) any failure by Tenant to obtain insurance and/or deliver insurance certificates required under Paragraph 11; (d) any failure by Tenant to execute and deliver any estoppel certificate or other document described in Paragraphs 12 or 21 requested by Landlord, where such failure continues for five (5) days after delivery of written notice of such failure by Landlord to Tenant; (e) any failure by Tenant to fully perform any other obligation of Tenant under this Lease, where such failure continues for thirty (30) days after delivery of written notice of such failure by Landlord to Tenant; (f) the voluntary or involuntary filing of a petition by or against Tenant or any general partner of Tenant or any guarantor (i) in any bankruptcy or other insolvency proceeding, (ii) seeking any relief under any state or federal debtor relief law, or (iii) for the appointment of a liquidator or receiver for all or substantially all of Tenant's property or for Tenant's interest in this Lease; (g) the default, repudiation or revocation of any guarantor of Tenant's obligations hereunder. Any notice of any failure of Tenant required under this Paragraph 16 shall be in lieu of, and not in addition to, any notice required under applicable law.

17. **Remedies** Upon the occurrence of any Event of Default by Tenant, Landlord shall have, in addition to any other remedies available at law or in equity, the option to pursue any one (1) or more of the following remedies, each and all of which shall be cumulative and nonexclusive, without any notice or demand whatsoever:

(a) Terminate this Lease, and Landlord may recover from Tenant all amounts permitted by law necessary to compensate Landlord for the detriment proximately caused by Tenant's failure to perform its obligations under this Lease (specifically including, without limitation, brokerage commissions and advertising expenses incurred, expenses of remodeling the Premises or any portion thereof fit a new tenant, whether for the same or a different use, and any special concessions made to obtain a new tenant);

(b) If Landlord does not elect to terminate this Lease on account of any Event of Default by Tenant, Landlord may, from time to time, without terminating this Lease, enforce all of its rights and remedies under this Lease, including the right to recover all Rent as it becomes due.

(c) Landlord shall at all times have the right to seek any declaratory, injunctive, or other equitable relief, and specifically enforce this Lease, or restrain or enjoin a violation or breach of any provision hereof

(d) Following the occurrence of two instances of payment of Rent more than ten (10) days late in any twelve (12) month period, the late charge set forth in Paragraph 4 shall apply from the date payment was due and Landlord may require that all remaining monthly installments of Rent payable under this Lease shall be payable by cashier's check or electronic funds transfer two (2) months in advance, and may require that Tenant increase the Security Deposit to an amount equal to two times the current month's Rent at the time of the most recent default. Landlord may cure Tenant's default at the expense of Tenant (A) immediately and without notice in the case (1) of emergency, (2) where such default unreasonably interferes with any other tenant in the Project, or (3) where such default will result in the violation of any Regulation or the cancellation of any insurance policy maintained by Landlord, and (B) in any other case if such default continues for ten (10) days following the receipt by Tenant of notice of such default from Landlord and all costs incurred by Landlord in curing such default(s), including, without limitation, attorneys' fees, shall be reimbursable by Tenant as Rent hereunder upon demand, together with interest thereon, from the date such costs were incurred by Landlord, at the Default Rate.

18 **Surrender of Premises.** No agreement to accept a surrender of the Premises shall be valid unless it is in writing and signed by Landlord. At the expiration or earlier termination of this Lease, Tenant shall deliver to Landlord all keys to the Premises, and Tenant shall deliver to Landlord the Premises in the same condition as existed on the date Tenant originally took possession thereof, ordinary wear and tear excepted. In addition, prior to the expiration of the Term or any sooner termination thereof, (a) Tenant shall remove such Alterations as Landlord shall request (even if installed with Landlord's consent) and shall restore the portion of the Premises affected by such Alterations and such removal to its condition existing immediately prior to the making of such Alterations, (b) Tenant shall remove from the Premises all unattached trade fixtures, furniture, equipment and personal property located in the Premises, including, without limitation, phone equipment, wiring, cabling and all garbage, waste and debris, and (c) Tenant shall repair all damage to the Premises or the Project caused by any such removal including, without limitation, full restoration of all holes and gaps resulting from any such removal and repainting required thereby. All personal property and fixtures of Tenant not so removed shall, to the extent permitted under applicable Regulations, be deemed to have been abandoned by Tenant and may be appropriated, sold, stored, destroyed, or otherwise disposed of by Landlord without notice to Tenant and without any obligation to account for such items.

19. **Holding Over.** If Tenant holds over after the expiration or earlier termination of the Term hereof, with or without the express or implied consent of Landlord, Tenant shall be only a month-to-month tenant and otherwise upon the terms, covenants and conditions herein specified. Unless Tenant obtains Landlord's express written consent to the holdover, Tenant's Base Rent shall be at a rate equal to one hundred fifty percent (150%) of the monthly installment of Base Rent payable by Tenant immediately prior to such expiration or termination. If Tenant obtains Landlord's express written consent to the holdover, Tenant's Base Rent shall remain the same as it was immediately prior to such expiration or termination.

20 **Substitution or Demolition.**

20.1 **Substitution.** Upon at least sixty (60) days prior written notice, Landlord may relocate Tenant within the Project (or to any other facility owned by Landlord or an affiliate of Landlord within the vicinity of the Project) to substitute space. As used herein, "substitute space" means space containing square footage which is not more than 15 percent greater or lesser than the approximate square footage of the Premises set forth in the Basic Lease Information and which is comparable in utility and condition to the Premises. If Landlord exercises this right to relocate Tenant, Landlord shall reimburse Tenant for (a) Tenant's reasonable out-of-pocket expenses for moving Tenant's furniture, equipment and supplies from the Premises to the substitute space; (b) the cost of installing leasehold improvements in the substitute space comparable to those in the Premises; (c) reprinting Tenant's stationery of the same quality and quantity as Tenant's stationery supply on hand immediately before Landlord's exercise of this relocation right. In the event Tenant is relocated pursuant to this Section 20, Tenant shall surrender the Premises to Landlord in accordance with all terms and conditions of this Lease prior to the termination of the 60-day period and shall promptly upon Landlord's request execute an amendment to this Lease which shall designate the substitute space as the "Premises" subject to this Lease and adjust the Base Rent and Additional Rent to reflect any increase or decrease in the floor area of the substitute space or, if Tenant is relocated outside the Project, to execute a new lease in substantially the same form as the existing Lease with the affiliate of Landlord.

20.2 **Demolition.** Landlord shall have the right to terminate this Lease in the event Landlord elects to demolish 75 percent or more of the total floor area in the building containing the Premises. In such event, Landlord shall give Tenant a notice of termination at least 180 days prior to the effective date of such termination and shall pay Tenant, on the termination date, the cost (less depreciation) of Tenant's fixtures (other than removable trade fixtures) and of leasehold improvements installed in the Premises at Tenant's expense. For the purposes of this provision, depreciation of Tenant's fixtures and leasehold improvements shall be calculated on a straight-line basis over the Term of this Lease (exclusive of any permitted extensions of the Term). Upon payment to Tenant of the amount specified in this paragraph and any prepaid Rent or security deposit, Landlord shall be relieved of all further liability to Tenant hereunder and the Lease shall terminate as of the effective date of such termination except for the rights and obligations accrued as of the date of such termination.

21 **Miscellaneous.**

21.1 **Landlord Transfers and Liability.** Landlord may, without restriction, sell, assign or transfer in any manner all or any portion of the Project, any interest therein or any of Landlord's rights under this Lease and then Landlord shall automatically be released from any further obligations hereunder. The liability of Landlord to Tenant for any default by Landlord under the terms of this Lease or with respect to any obligation or liability related to the Premises or the Project shall be recoverable only from the interest of Landlord in the Project, and neither Landlord nor any affiliate thereof shall have any personal liability with respect thereto and in no case shall Landlord be liable to Tenant for any lost profits, damage to business, or any form of special, indirect or consequential damage on account of any breach of

this Lease. In the event that the holder of a mortgage or deed of trust becomes the "Landlord" under this Lease, such holder shall not be liable for any act or omission of Landlord which occurred prior to such holder's acquisition of title

21.2 **Estoppel Certificates; Financial Statements.** At any time and from time to time during the Term, Tenant shall, without charge, execute, acknowledge and deliver to Landlord within ten (10) days after Landlord's request therefor, an estoppel certificate in recordable form containing such factual certifications and other provisions as are commonly found in the estoppel certificate forms requested by institutional lenders and purchasers.

21.3 **Notices.** Notices, consents, etc. desired or required to be given under this Lease shall be effective only if given in writing and sent by (a) registered or certified United States mail, postage prepaid, (b) nationally recognized express mail courier that provides written evidence of delivery, fees prepaid, or (c) facsimile and United States mail, postage prepaid, and addressed as set forth in the Basic Lease Information, or at such other address as may be specified from time to time, in writing, or, if to Tenant, at the Premises. Any such notice, consent, etc. shall be deemed given (i) if sent by mail, on the day it is officially delivered to or refused by the intended recipient, (ii) if sent by courier, on the date it is officially recorded by such courier, (iii) if delivered by facsimile, on the date the sender obtains written telephonic confirmation that the electronic transmission was received, or (iv) if delivered personally, upon delivery or, if refused by the intended recipient, upon attempted delivery.

21.4 **Payment by Tenant; Non-Waiver.** Landlord's acceptance of Rent following an Event of Default shall not waive Landlord's rights regarding such Event of Default. No waiver by Landlord of any violation or breach of any of the terms contained herein shall waive Landlord's rights regarding any future violation of such terms. Landlord's acceptance of any partial payment of Rent shall not waive Landlord's rights with regard to the remaining portion of the Rent that is due, regardless of any endorsement or other statement on any instrument delivered in payment of Rent or any writing delivered in connection therewith; accordingly, Landlord's acceptance of a partial payment of Rent shall not constitute an accord and satisfaction of the full amount of the Rent that is due.

21.5 **Certain Rights Reserved by Landlord.** Landlord hereby reserves and shall have the following rights with respect to the Premises and the Project: (a) to make inspections, repairs, or improvements, whether structural or otherwise, in and about the Premises or any part thereof; and (b) to enter the Premises at reasonable hours (or at any time in an emergency) to perform repairs, to take any action authorized hereunder, or to show the Premises to prospective purchasers or lenders, or, during the last six (6) months of the Term, prospective tenants.

21.6 **Miscellaneous.** If any clause or provision of this Lease is illegal, invalid, or unenforceable under present or future laws, then the remainder of this Lease shall not be affected thereby. This Lease may not be amended except by instrument in writing signed by Landlord and Tenant. No provision of this Lease shall be deemed to have been waived by Landlord unless such waiver is in writing signed by Landlord. The terms and conditions contained in this Lease shall inure to the benefit of and be binding upon the parties hereto, and upon their respective successors in interest and legal representatives, except as otherwise herein expressly provided. This Lease constitutes the entire agreement between Landlord and Tenant regarding the subject matter hereof and supersedes all oral statements and prior writings relating thereto. Tenant and the person or persons signing on behalf of Tenant represent and warrant that Tenant has full right and authority to enter into this Lease, and that all persons signing this Lease on its behalf are authorized to do so. If Tenant is comprised of more than one party, each such party shall be jointly and severally liable for Tenant's obligations under this Lease. All exhibits and attachments attached hereto are incorporated herein by this reference. This Lease shall be governed by and construed in accordance with the laws of the jurisdiction where the Project is located. In any action which Landlord or Tenant brings to enforce its respective rights hereunder, the unsuccessful party shall pay all costs incurred by the prevailing party, including without limitation, reasonable attorneys' fees and court costs. Tenant shall not record this Lease or any memorandum hereof. **TO THE MAXIMUM EXTENT PERMITTED BY LAW, LANDLORD AND TENANT EACH WAIVE RIGHT TO TRIAL BY JURY IN ANY LITIGATION ARISING OUT OF OR WITH RESPECT TO THIS LEASE.** This Lease may be executed in any number of counterparts, each of which shall be deemed an original. Time is of the essence as to the performance of each covenant hereunder in which time of performance is a factor.

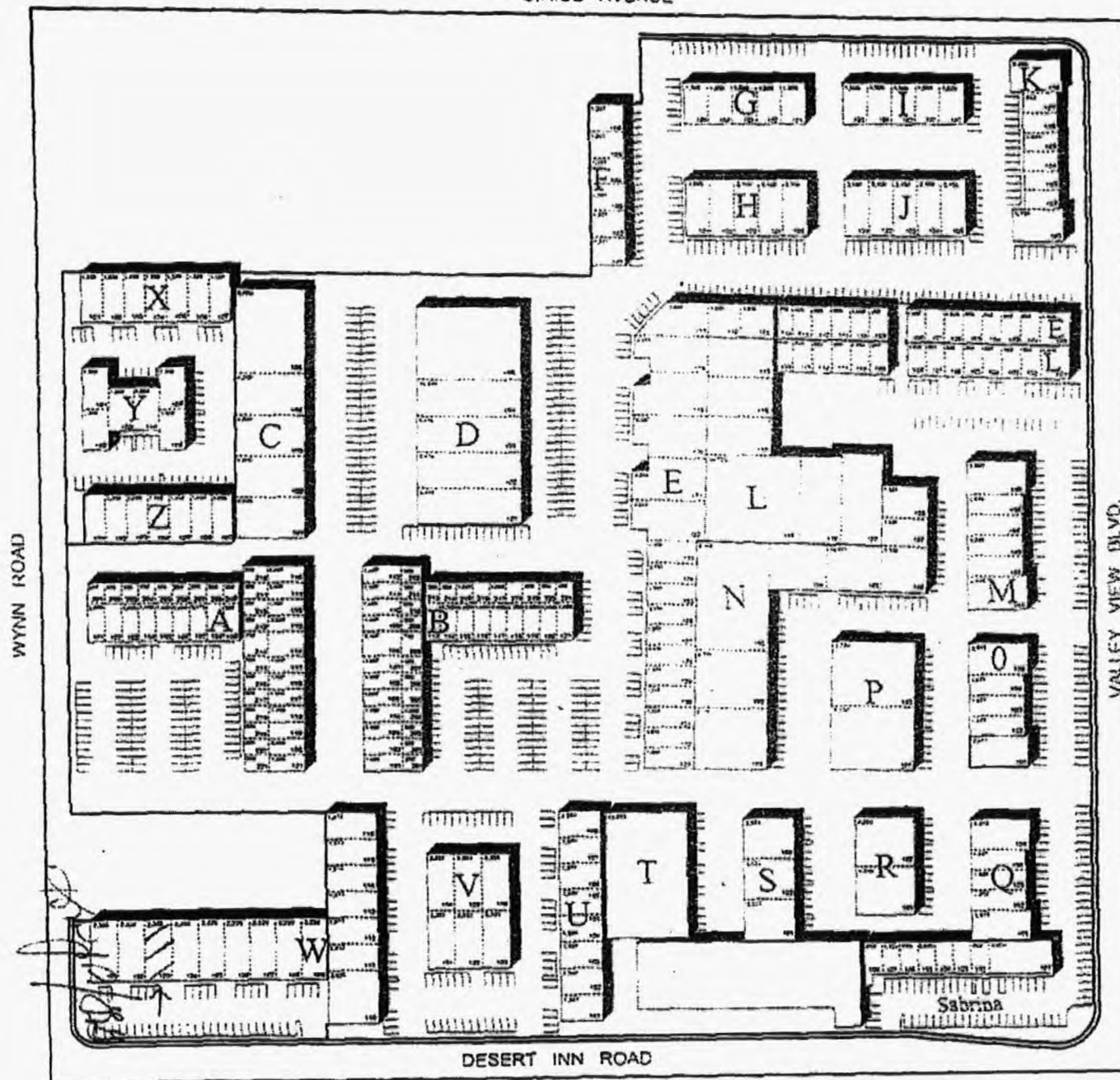
22 **No Broker.** Landlord and Tenant each warrant that they have dealt with no real estate broker in connection with this transaction with the exception of the brokers, if any, named in Exhibit F. Landlord and Tenant each agree to hold each other harmless from and against any and all damages, costs and expenses resulting from any claim(s) for a brokerage commission or finder's fee that may be asserted against either of them by any broker or finder with whom the other has dealt.

23 **Further provisions, if any, are contained in Exhibit F, attached hereto.**

Submission of this Lease to Tenant does not constitute an option or offer to lease and this Lease is not effective otherwise until execution and delivery by both Landlord and Tenant.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIRIUS AVENUE



**LOCATION ONE
BUSINESS PARK**

SITE ADDRESS:
4080 WEST DESERT INN ROAD
3111 SOUTH VALLEY VIEW BLVD
LAS VEGAS NV 89102

PARCEL NUMBER:
15207502013

PARCEL MAP FILE:
#10, PG 23
Y21 R61 SECTION 7

ZONE M-1

EXHIBIT A



EXHIBIT B
INSURANCE

Tenant's Insurance. Tenant shall, at Tenant's sole cost and expense, procure and keep in effect from the date of this Lease (or earlier authorized occupancy) and at all times until the end of the Term, the following insurance coverage:

1. **Property Insurance.** Insurance on all personal property and fixtures of Tenant and all improvements made by or for Tenant to the Premises on an "All Risk" or "Special Form" basis, for the full replacement value of such property.
2. **Liability Insurance.** Commercial General Liability insurance written on an ISO CG 00 01 10 93 or equivalent form, on an occurrence basis, with a per occurrence limit of at least \$1,000,000, and a minimum general aggregate limit of at least \$2,000,000, covering bodily injury and property damage liability occurring in or about the Premises or arising out of the use and occupancy of the Premises and/or the Project by Tenant or any Tenant Party. Such insurance shall include contractual liability coverage insuring Tenant's indemnity obligations under this Lease, and shall be endorsed to name Landlord, any Holder of a Security Instrument and any other party specified by Landlord as an additional insured with regard to liability arising out of the ownership, maintenance or use of the Premises.
3. **Worker's Compensation and Employer's Liability Insurance.** (a) Worker's Compensation Insurance as required by any Regulation, and (b) Employer's Liability Insurance in amounts not less than \$1,000,000 each accident for bodily injury by accident and for bodily injury by disease, and for each employee for bodily injury by disease.
4. **Commercial Auto Liability Insurance.** Commercial auto liability insurance with a combined limit of not less than One Million Dollars (\$1,000,000) for bodily injury and property damage for each accident. Such insurance shall cover liability relating to any auto (including owned, hired and non-owned autos).
5. **Alterations Requirements.** In the event Tenant shall desire to perform any Alterations, Tenant shall deliver to Landlord, prior to commencing such Alterations (i) evidence satisfactory to Landlord that Tenant carries "Builder's Risk" insurance covering construction of such Alterations in an amount and form approved by Landlord, (ii) such other insurance as Landlord shall reasonably require, and (iii) a lien and completion bond or other security in form and amount satisfactory to Landlord.
6. **General Insurance Requirements.** All coverages described in this Exhibit B shall be endorsed to (i) provide Landlord with thirty (30) days' notice of cancellation or change in terms; and (ii) be primary and non-contributing with Landlord's insurance. The property insurance coverage required of Tenant shall be endorsed to waive all rights of subrogation by the insurance carrier against Landlord or shall otherwise state that the carrier shall be so bound by Tenant's waiver of the carrier's right of subrogation. If at any time during the Term the amount or coverage of insurance which Tenant is required to carry under this Exhibit B is, in Landlord's reasonable judgment, materially less than the amount or type of insurance coverage typically carried by owners or tenants of properties located in the general area in which the Premises are located which are similar to and operated for similar purposes as the Premises or if Tenant's use of the Premises should change with or without Landlord's consent, Landlord shall have the right to require Tenant to increase the amount or change the types of insurance coverage required under this Exhibit B. All insurance policies required to be carried by Tenant under this Lease shall be written by companies rated AX or better in "Best's Insurance Guide" and authorized to do business in the State of Nevada. Deductible amounts under all insurance policies required to be carried by Tenant under this Lease shall not exceed \$50,000 per occurrence. Tenant shall deliver to Landlord on or before the Term Commencement Date, and thereafter at least thirty (30) days before the expiration dates of the expired policies, certified copies of Tenant's insurance policies, or a certificate evidencing the same issued by the insurer thereunder, and, if Tenant shall fail to procure such insurance, or to deliver such policies or certificates, Landlord may, at Landlord's option and in addition to Landlord's other remedies in the event of a default by Tenant under the Lease, procure the same for the account of Tenant, and the cost thereof (with interest thereon at the Default Rate) shall be paid to Landlord as Additional Rent.

Landlord's Insurance. All insurance maintained by Landlord shall be for the sole benefit of Landlord and under Landlord's sole control.

1. **Property Insurance.** Landlord agrees to maintain property insurance insuring the Building against damage or destruction due to risk including fire, vandalism, and malicious mischief in an amount not less than the replacement cost thereof, in the form and with deductibles and endorsements as selected by Landlord. At its election, Landlord may instead (but shall have no obligation to) obtain "All Risk" coverage, and may also obtain earthquake, pollution, and/or flood insurance in amounts selected by Landlord.
2. **Optional Insurance.** Landlord, at Landlord's option, may also (but shall have no obligation to) carry (i) insurance against loss of rent, in an amount equal to the amount of Base Rent and Additional Rent that Landlord could be required to abate to all Project tenants in the event of condemnation or casualty damage for a period of twelve (12) months, and (ii) liability insurance and such other insurance as Landlord may deem prudent or advisable, including, without limitation, liability insurance in such amounts and on such terms as Landlord shall determine. Landlord shall not be obligated to insure, and shall have no responsibility whatsoever for any damage to, any furniture, machinery, goods, inventory or supplies, or other personal property or fixtures which Tenant may keep or maintain in the Premises, or any leasehold improvements, additions or alterations within the Premises.

EXHIBIT C

SIGN CRITERIA

1. Purpose. These Sign Criteria have been established for the purpose of maintaining a consistent overall appearance of the Project and shall be strictly enforced.
2. Signage. As used herein, Signage shall mean any signs, advertising placards, banners, pennants, names, insignias, trademarks, balloons, flags, decals or other decorative or descriptive material installed on the Project.
3. Tenant Responsibility. Tenant, at its sole expense, shall be responsible for any Signage it requires at the Premises, including conforming with these Sign Criteria and all applicable laws, obtaining required permits, installing, maintaining and removing such Signage, as well as restoring the Premises to Landlord's satisfaction after such Signage is removed.
4. Approved Contractor. Tenant shall contract with a professionally licensed sign company approved by Landlord for the design, fabrication and installation of Tenant's Signage.
5. Landlord Approval Required. Tenant shall obtain Landlord's written approval prior to the installation or removal of any Signage on the Premises. Prior to Tenant's Signage installation, Tenant shall submit to Landlord for its review and approval, a scaled drawing of Tenant's proposed Signage including colors, construction details, method of attachment, electrical loads and electrical plans. Any sign installed without the prior approval of Landlord will be brought into conformity or removed at Tenant's expense.
6. Permitted Signage. Tenant shall be permitted Identification Signage at Tenant's main entrance displaying Tenant's business name, type of business and/or logo only. Tenant shall also be permitted Information Signage at Tenant's main entrance displaying Tenant's hours of operation and such other information approved by Landlord. Landlord shall designate the specific location of Tenant's Signage.
7. Sign Specifications. All Tenant Signage shall comply with these Sign Criteria and the Sign Specifications attached hereto as Exhibit C-1.
8. Installation. Tenant shall notify Landlord prior to the installation of any Signage. Tenant or its contractor shall repair any damage to any property caused by such installation work.
9. Maintenance. Tenant shall be solely responsible for the proper maintenance of its Signage, including illumination. Landlord may repair or maintain Tenant's Signage, at Tenant's expense, if Tenant has not commenced required maintenance of its signage within ten days after receipt of written notice from Landlord informing Tenant of such required repairs or maintenance.
10. Removal. Tenant shall remove all of its Signage upon the expiration or early termination of the Lease. Tenant shall notify Landlord prior to such removal. Landlord, at Tenant's expense, shall repair any damage to the building required as a result of Tenant's sign removal.
11. Interior Signage. Except as provided herein, no signs visible from the exterior of the Premises shall be permitted in the interior of the Premises without Landlord's consent.
12. Vehicle Signs. Without restricting Tenant's right to park its delivery or other vehicles used in the normal course of business on the Project, no signs may be affixed to any vehicles or trailers parked on the Project that advertise promotions or direct customers to the Premises.
13. Prohibited Signs. Signs consisting of moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light are prohibited. Off-premise signs or any sign installed for the purpose of advertising a product, event, person, or subject not related to the premises upon which said sign is located are prohibited, without written consent of the Landlord.
14. No Exceptions. Except as provided herein, no Signage shall be affixed, without Landlord's prior approval, anywhere on the Project, including but not limited to on the glass, in the window area or on the exterior walls of the building, landscaping areas, sidewalks or the driveways or parking areas of the Project.
15. Changes. These Sign Criteria are subject to change by Landlord. In the event Landlord changes the Sign Criteria for the Project during the term of this Lease, Landlord may update Tenant's Signage in compliance with the new Sign Criteria provided that any costs associated with such change shall be at Landlord's sole expense.

EXHIBIT C-1 SIGN SPECIFICATIONS

These Sign Specifications for Location One are an attachment to Landlord's Sign Criteria and are incorporated therein.

Identification Signage

1. Tenant's Identification Signage shall only be installed in the area designated by Landlord on the Building.
2. The letter style, wording and logo shall be submitted to Landlord for approval.
3. Tenant shall be responsible for electrical requirements, transformer specifications, conduit locations and other electrical criteria associated with any illuminated sign. There shall be no exposed wiring, conduits or transformers.
4. Tenant's sign panel shall be made of white acrylic material at least 3/16" thick, inserted in the existing metal sign can designated by Landlord. Vinyl letters shall be applied to the acrylic sign panel.

Information Signage

1. Tenant's Information Signage shall only be installed in the area designated by Landlord on the door or storefront of the building at Tenant's main entrance.
2. The letter style and wording shall be submitted to Landlord for approval.
3. Tenant's Information Signage shall consist of vinyl letters not to exceed 2" in height.

* * * * *

Exhibit E Rules and Regulations

Except as otherwise provided in the Multi-Tenant Lease to which this exhibit is attached, the following rules and regulations shall apply:

1. The sidewalk, entries and driveways of the Project shall not be obstructed by Tenant or its agents or used by them for any purpose other than ingress and egress to and from the Premises.
2. Tenant shall not place any objects, including antennas, satellites, outdoor furniture, etc., in the parking areas, landscaped areas or other areas outside of its Premises or on the roof of the Project. No A-frame signs allowed on the Project, the landscaping or the sidewalks.
3. Except for seeing-eye dogs or service animals, no animals, including birds or reptiles, shall be allowed in the offices, halls, corridors or common areas in the Project. Feeding of pigeons is strictly prohibited.
4. Tenant shall not disturb the occupants of the Project or adjoining buildings by the use of any radio or musical instrument or by the making of loud or improper noises including revving and testing of engines, vehicles and car stereo systems.
5. If Tenant desires data or telephone lines or other electric connections or installations in the Premises, Landlord or its agent will direct the electrician as to where and how the wires may be introduced and, without such direction, no boring or cutting of wires will be permitted. Any such installation or connection shall be made at Tenant's expense, with prior written authorization from Landlord.
6. Tenant shall not install or operate any steam or gas engine or boiler or carry on any mechanical business in the Premises except as specifically approved in the Lease. The use of oil, gas or flammable liquids for heating, lighting or any other purpose is expressly prohibited. Explosives or other articles deemed extra hazardous shall not be brought into the Project. Tenant cannot under any circumstances spray paint objects inside of or outside of leased Premises, unless using a certified paint booth.
7. Parking any type of recreational vehicles is specifically prohibited on or about the Project. No vehicle of any type shall be stored in the parking areas at any time. In the event a vehicle is disabled, improperly or illegally parked, or the vehicle is without a current license plate and tag, it shall be towed within 24 hours at the Tenant's expense. There shall be no "For Sale" or other advertising signs on or about any parked vehicle. All vehicles shall be parked in designated parking areas in conformity with all signs and other markings and cannot take more than one designated parking space. All parking will be open parking; numbering or lettering of individual spaces will not be permitted except as specified by Landlord. The parking lot cannot be used for the testing of vehicles, motorcycles, choppers, ATVs, motor scooters and pocket bikes, etc.
8. Tenant shall maintain the Premises free from rodents, insects and other pests. Interior extermination/spraying are the Tenant's responsibility.
9. Landlord reserves the right to exclude or expel from the Project any person who, in Landlord's judgment, is intoxicated or under the influence of liquor or drugs or who shall in any manner do any act in violation of the Rules and Regulations of the Project.
10. a. Tenant agrees that all Tenants' trash and rubbish shall be deposited in receptacles and that Tenant shall not cause or permit any trash receptacles to remain outside the building. Tenant cannot use on-site compactor/dumpsters for the disposal of any manufacturing materials and by-products, landscaping refuse, glass panes, etc., or for excessive amounts of any type of refuse. The compactor/dumpsters are for ordinary office refuse only. All boxes and pallets must be crushed or broken down before placing them into the compactor. All movable trash receptacles provided by the trash disposal firm for the Premises must be kept in the trash enclosure areas, if any, provided for that purpose. In the event Landlord provides or designates trash receptacles, Tenant agrees, at its own cost and expense, to cause such receptacles to be emptied and trash removed. Tenant agrees to bag trash before depositing it in the authorized trash area. Landlord reserves the right to contract for trash removal and bill Tenant for said service.

b. Tenant shall not cause any unnecessary labor by reason of Tenant's carelessness or indifference in the preservation of good order and cleanliness. Landlord shall not be responsible to Tenant for any loss of property on the Premises, however occurring, or for any damage done to the effects of Tenant by the janitors or any other employee or person.

11. Tenant shall give Landlord prompt notice of any defects in the water, lawn sprinkler, sewage, gas pipes, exterior electrical lights and fixtures, heating apparatus or any other service equipment affecting the Premises. Any damages caused by lack of notice by Tenant to Landlord will be the responsibility of the Tenant.
12. Tenant shall not permit storage outside the Premises including, without limitation, outside storage of pallets, trucks, trailers and other vehicles or dumping of waste or refuse or permit any harmful materials to be placed in any drainage or sanitary system or trash receptacle in or about the Premises.
13. No auction, public or private, will be permitted on the Premises or the Project. No sidewalk sales allowed.
14. No awnings shall be placed over the windows in the Premises except with the prior written consent of Landlord.
15. The Premises shall not be used for lodging, sleeping or cooking or for any immoral or illegal purposes or for any purpose other than that specified in the Lease.
16. Tenant shall ascertain from Landlord the maximum amount of electrical current that can safely be used in the Premises, taking into account the capacity of the electrical wiring in the Project and the Premises and the needs of other tenants and shall not use more than such safe capacity. Landlord's consent to the installation of electric equipment shall not relieve Tenant from the obligation not to use more electricity than such safe capacity.
17. Tenant assumes full responsibility for protecting the leased Premises from graffiti, theft, robbery and pilferage.
18. Tenant shall not install or operate on the Premises any machinery or mechanical devices of a nature not directly related to Tenant's ordinary use of the Premises and shall keep all such machinery free of vibration, noise and air waves which may be transmitted beyond the Premises.
19. No vehicle washing allowed on Property or Premises unless provided by contracted service that does not use Property water. Exterior Property water is for Landlord only and not for the use of the Tenant, unless permission is given to the Tenant by written notice.
20. No auto/vehicle repair work is to be done anywhere on Property, except the interior of Tenant's Premises, if that is Tenant's business activity as stated in the lease. Tenants who repair customer vehicles as part of their business cannot park such vehicles overnight in the parking lot. They must be stored inside the Tenant's Premises.
21. The maximum speed limit for all vehicles on the property is 20 miles per hour or less, depending on conditions. The Tenant is responsible for compliance of all traffic regulations by it and its employees, vendors, clients and customers.

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING

ZON-16915 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER:
 GHASSAN MISHREFI - Request for a Rezoning FROM: R-E (RESIDENTIAL ESTATES) TO:
 R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 1.08 acres
 on the north side of Smoke Ranch Road, approximately 467 feet east of Michael Way (APN 138-
 13-801-068), Ward 5 (Weekly). 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. Concern Letter from John and Margaret Rodriguez
6. Townhall Meeting and Annual Meeting Sign In Sheets
7. Backup referenced from the 11-02-06 Planning Commission Meeting Item 2

Motion made by LAWRENCE WEEKLY to Withdraw without Prejudice Item 95 [ZON-16915],
 Item 96 [VAR-16996] and Item 97 [SDR-16914]

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 95 [ZON-16915], Item 96
 [VAR-16996] and Item 97 [SDR-16914].

CITY COUNCIL MEETING OF: JANUARY 03, 2007

THOMAS HULLUMS, 7330 Smoke Ranch Road, appeared on behalf of the applicant and stated they met with the homeowners. He believes the homeowners are in favor of the project, with the exception of the two-story component.

ELEANOR ALVORD, 5425 Tassara Way, #105, opposed the two story project and stated that the undesirable project will invade their privacy.

DOROTHY GUILOFF, 5449 Geneive Lane, #103, strongly opposed the proposed two-story project. The proposed six homes are too close and 10-foot rear setback would leave no place for the children to play.

NORM KLOKE, 5400 Tassara Way, #104, and BILL SCHWIDER, 5401 Tassara Way, #105, appeared in opposition and stated that the view of the mountains would be lost if this project is approved.

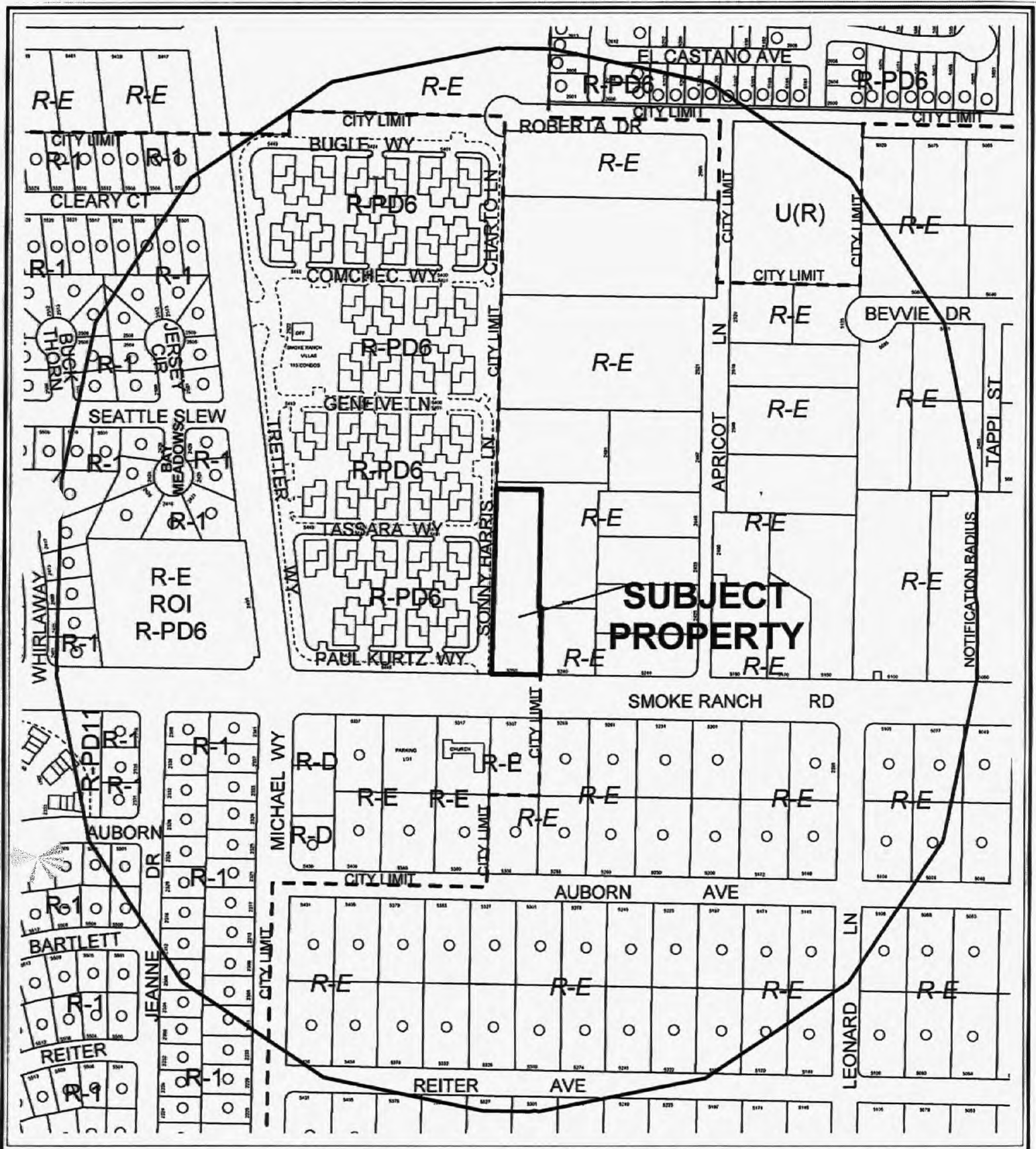
PHIL ZASLOFF, 5400 Paul Kurtz Way, #102, stated that the original plan called for six homes with only two two-story homes.

MARGARET and JUAN RAUL RODRIGUEZ, 5244 Smoke Ranch, indicated their concern is not only the two-story homes, but also the easement to the well on the property, which other families would be sharing if this project is approved. MR. RODRIGUEZ expressed concern about their privacy and asked for a piece of land for access by emergency vehicles, as well as a wall separating his property from the proposed project.

MR. HULLUMS replied that the developer will provide MR. RODRIGUEZ a water meter to hook into the Las Vegas Valley Water District's system. Regarding the other residents' concerns, the six houses are only 300 feet in front of the first six condominiums on the entire Smoke Ranch Villas property. From their properties to the back of the proposed homes, it is approximately 50 feet. Additionally, there is full landscaping with mature trees on their side of the wall. They will not lose the view of the mountains.

COUNCILMAN WEEKLY thanked MR. HULLUMS for meeting with him and the neighbors. Although this item previously received an approval from the Planning Commission and staff, he still is not comfortable, as far as the easement issue is concerned. The City Attorney's Office and the Public Works Department have given him some options. He felt the issues have not been adequately addressed. In addition, there is a very small buffer between the proposed project and the existing apartment complex. He asked MR. HULLUMS to withdraw the applications without prejudice to come up with something more compatible and to fully address the easement issue with the RODRIGUEZES. MR. HULLUMS agreed to withdraw the applications and work with COUNCILMAN WEEKLY to bring forward a project that will not infringe upon the adjacent residents' quality of life.

MAYOR GOODMAN declared the Public Hearing closed on Item 95 [ZON-16915], Item 96 [VAR-16996] and Item 97 [SDR-16914].



CASE: ZON-16915

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

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



CASE: ZON-16915

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-16915 - APPLICANT/OWNER: GHASSAN MISHERRI

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

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-16914) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing offsite improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. Grant a perpetual, irrevocable vehicular and pedestrian access easement in favor of Assessor's Parcel Number 138-13-801-053 on the Final Map for this site; alternatively provide a copy of a recorded Access Easement/Agreement between this site and Assessor's Parcel Number 138-13-801-053 prior to the recordation of a map for this site.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

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

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/07/03	The City Council approved an Annexation (ANX-1752) for the subject property. The Planning Commission recommended approval. The effective date was 06/13/03.
08/20/03	The City Council approved the General Plan Amendment GPA-2572, Rezoning ZON-2574, and Site Plan Review SDR-2577. The Planning Commission and staff recommended approval.
03/26/04	The Planning Commission approved a seven-lot Tentative Map TMP-3876 at 5250 Smoke Ranch Road.
08/04/04	The Planning and Development staff administratively approved the Final Map FMP-3876. The Final Map was not recorded.
05/10/05	Code Enforcement Case #29821: Vacant Building. Case resolved on 8/17/05.
11/02/06	The Planning Commission recommended approval of companion items VAR-16996 and SDR-16914 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #2/mh).
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
08/07/06	The applicant's representative met with staff to discuss reactivating a previously-expired entitlement for a six-lot Residential, Planned Development.
<i>Neighborhood Meeting</i>	
N/A	N/A

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

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

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06 the following standards apply:

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

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
RE	2du/ac	(2)	R-PD6	6.49du/ac max. 7d/u for subject site	ML	8.49du/ac max. 9.1d/u for subject site

Pursuant to Title 19.12 the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: • Min. 24-inch box Trees • Min. 5-gallon shrubs	1 Tree/ 30 Linear Feet 4 shrubs / 24-inch box tree	3 Trees 12 Shrubs	8 Trees 33 Shrubs	
Min. Zone Width	6 Feet		6-feet wide	Y
Wall Height	8 Feet Max		6-feet high	Y

Pursuant to Title 19.06 the following standards apply:

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

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

ANALYSIS

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

Notably, an application of identical size and similar characteristics had been previously approved at this location by City Council on 8/20/03 (ZON-2574). The planned subdivision will provide an adequate buffer in housing density between the existing 6-unit per acre condominium complex and the lower density, Unincorporated Clark County-Rural Estates housing.

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

FINDINGS

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

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

In regard to “1”:

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

In regard to “2”:

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

In regard to “3”:

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

In regard to “4”:

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 304 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-16915** APN: 138-13-801-068

Name of Property Owner: Ghassan Mishrefi

Name of Applicant: Dwyer Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN 138-13-801-068

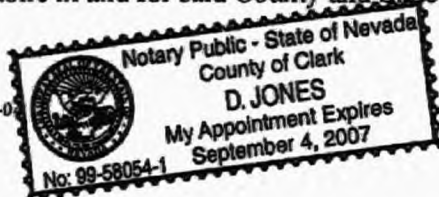
Signature of Property Owner: Ghassan Mishrefi

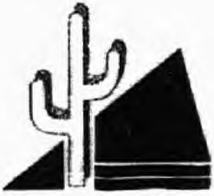
Print Name: GHASSAN MISHREFI

Subscribed and sworn before me

This 30 day of August, 2006
[Signature]

Notary Public in and for said County and State





DWYER ENGINEERING, INC.

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

September 18, 2006

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

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

Dear Sirs:

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

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

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

We request approval of this rezoning.

Sincerely,
DWYER ENGINEERING, INC.

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

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

FROM: { JUAN RAUL
MARGARET RODRIGUEZ

OWNERS OF PROPERTY AT 5244
SMOKE RANCH ROAD

RE: MEETING SCHEDULED FOR DECEMBER
6TH 2006
AT 1 p.m.

AT CITY COUNCIL CHAMBERS

RECEIVED
CITY CLERK

2006 DEC 6 P 12:08

VARIANCE # VAR 16996

ZONING # ZON 16915

THIS PROPERTY LOCATED AT SMOKE RANCH
ROAD AND MICHAEL WAY

PROPOSED VARIANCE / RESIDENTIAL
DEVELOPMENT

WE HAVE BEEN IN CALIFORNIA ALL YEAR
-RETURNED YESTERDAY- DEC. 3RD- WILL
ATTEND MEETING BUT HAVE BEEN ADVISED
TO SUBMIT IN WRITING OUR CONCERN
RE. OUR EMBLEMEN TO THIS PROPERTY.
OUR ONLY SOURCE OF WATER IS FROM
A WELL ON THIS LAND - PLEASE SEE
ATTACHED DOCUMENTS RE. EMBLEMEN.

Submitted after final City Council

Date 12-04-06 Item #81+82

TOWN HALL MEETING

SIGN IN SHEET - DATE: 12/12/06

NAME	ADDRESS
JOE RICHART	5400 CENEVE #104
Netta Rowe	5424 TASSARA #102
Clara Cantoral	5424 Geneva Ln #104
Andys McHark	5424 Tassara Way #104
Kelly Benavidez	Councilman's Office.
REN FERNANDEZ	5449 #102
Dorothy Scireff	5449 Honine #103
Marian Jappe	5400 Comche Way #101
Leonard Jappe	5400 " " 1
Helen Linker	5424 Geneva Ln #102
Paul & Eave Busch	5400 Tassara Way 70L
PAUL & EAVE ZASLOFF	5400 Paul Kurtz Way -102
J. R. Rodriguez	5244 SMOICE RANCH RD.
LUAN RAUL RODRIGUEZ	" " "
George Busch	5400 Tassara Way #103
Don and Renate Coffey	5425 GENEVE #105
Donna Effertz	5425 TASSARA #102
Norma Kuhn	5400 TASSARA way #104
Timi Laidson	5425-103 TASSARA WAY
Bill Schneider	5401 Tassara Way 105
Betty Gerriard	5424 Paul Kurtz Way 101

RECEIVED
 CITY CLERK
 2006 DEC 13 P 1:45

SMOKE RANCH VILLAS

2510 NO MICHAEL WAY

LAS VEGAS, NV 89108

PATIO HOMES - NOVEMBER 01, 2006

SMOKE RANCH VILLAS CONSIST OF 115 HOMES. EACH HOME HAS AN ATTACHED TWO (2) CAR GARAGE.

MANY OF THE RESIDENTS ARE RETIRED INDIVIDUALS. IT IS A QUIET LOCATION. THE SURROUNDING HOMES (ACROSS THE STREET) AND NEXT DOOR ARE ONE STORY BUILDINGS.

THE MAJOR CONCERNS ARE CROWDEDNESS AND TRAFFIC CONGESTION.

PARKING COULD ALSO PRESENT PROBLEMS FOR OUR RESIDENTS, ENTERING AND EXITING OUR COMPLEX.

ATTACHED IS A PETITION SIGNED BY A NUMBER OF HOMEOWNERS. WE THE HOMEOWNERS WISH TO BE ADVISED WITH REGARD TO THE NOTICES LISTED BELOW:

VAR-16996, ZON-16915, SDR-16914

IT IS IMPORTANT FOR US TO DETERMINE HOW THE DEVELOPMENTS WOULD AFFECT OUR COMMUNITY.

/ENA

SMOKE RANCH VILLAS 2510 NO MICHAEL WAY LAS VEGAS, NV 89108

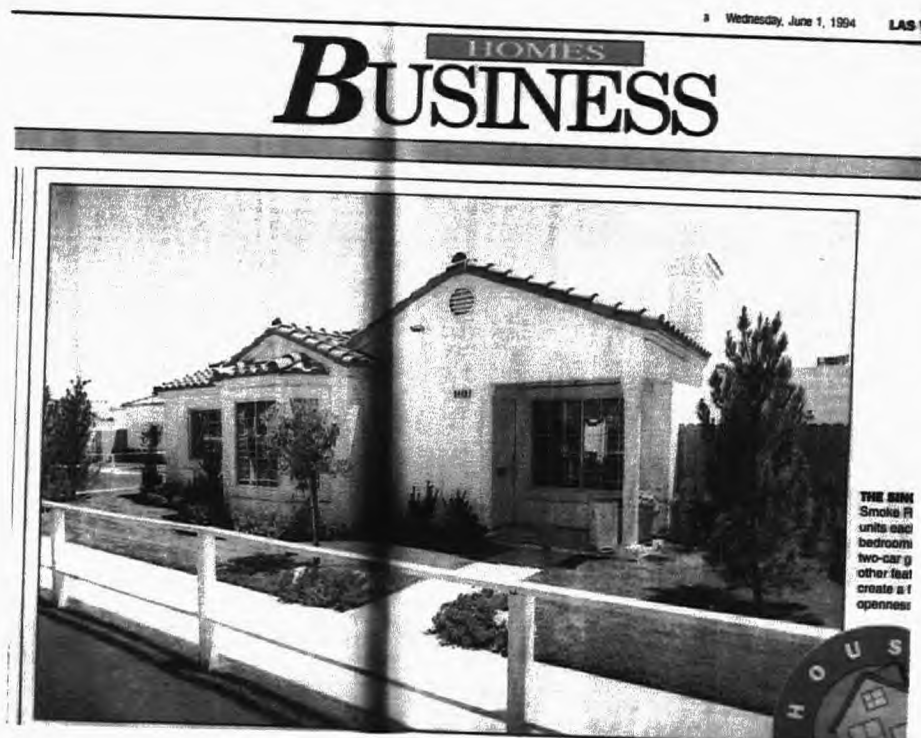
PATIO HOMES - NOVEMBER 01, 2006

SMOKE RANCH VILLAS CONSIST OF 115 HOMES. EACH HOME HAS AN ATTACHED TWO (2) CAR GARAGE.

MANY OF THE RESIDENTS ARE RETIRED INDIVIDUALS. IT IS A QUIET LOCATION. THE SURROUNDING HOMES (ACROSS THE STREET) AND NEXT DOOR ARE ONE STORY BUILDINGS.

THE MAJOR CONCERNS ARE CROWDEDNESS AND TRAFFIC CONGESTION.

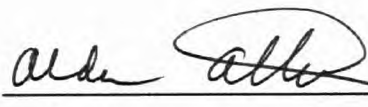
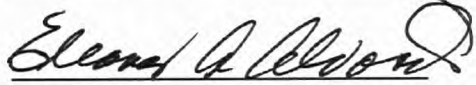
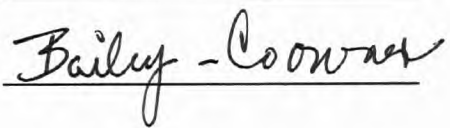
PARKING COULD ALSO PRESENT PROBLEMS FOR OUR RESIDENTS, ENTERING AND EXITING OUR COMPLEX.



DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 1

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
ALLARD	5400 Tassara Way # 102 Alden & Brenda Allard (H)	5400T102			03/16/05	
ALVORD	5425 Tassara Way # 105 Robert & Eleanor Alvord (H)	5425T105			01/19/05	
ANDREW	5425 Geneive Lane # 104 Justine Andrew (H)	5425G104				
ARCHULETA	5425 Bugle Way # 104 Dorothy or Mike Archuleta (H)	5425B104				
BAILEY	5424 Paul Kurtz Way # 1 Warren & Thelma Bailey (H) 3717 Maverick Street; Las Vegas, NV 89108	5424P102				
BENTZEN	5425 Geneive Lane # 106 Edwin Bentzen (H)	5425G106				
BINGHAM	5424 Tassara Way # 106 Ada Bingham (H)	5424T106				
BISSON	5401 Geneive Lane # 101 Barbara Bisson (H)	5401G101			05/24/05	
BLACKWELL	5424 Paul Kurtz Way # 1 Jimmy L. & Mary G. Blackwell (H)	5424P104			08/21/06	
BODIE	5424 Geneive Lane # 106 Leslie Bodie (H)	5424G106				
BONIFAZ	5401 Bugle Way # 101 Dolores Bonifaz (H)	5401B101			08/30/05	
BORCHARDT	5401 Tassara Way # 103 Heidy Borchardt (H)	5401T103				
BOSWELL	5425 Bugle Way # 105 Susan Boswell (H)	5425B105				
BROWNE	5425 Comchec Way # 101 Teresa Browne (H)	5425C101			08/30/05	
BRUMBACK	5425 Comchec Way # 102 Glenna Brumback (H)	5425C102			06/01/04	
BRYANT	5400 Paul Kurtz Way # 1 Cynthia Bryant (H)	5400P101				

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 2

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
BUCHHOLZ	5400 Tassara Way # 106 Raymond Buchholz (H)	5400T106				<u>Ray Buchholz</u>
BUEHRLE	5449 Tassara Way # 101 Robert Buehrle (H)	5449T101				<u>R. W. Buehrle</u>
BUNKER	5401 Tassara Way # 104 James Bunker (H)	5401T104				<u>Jim Bunker</u>
BUSSELL	5400 Tassara Way # 103 George & Margaret Bussell (H)	5400T103			12/08/04	<u>George & Margaret Bussell</u>
CABRERA	5449 Tassara Way # 102 Emilio M. Cabrera (H)	5449T102			07/07/06	<u>[Signature]</u>
CALLLEN	5400 Comchec Way # 106 Walter & Kathleen Callen (H)	5400C106				<u>Rental</u>
CARCO	5401 Bugle Way # 105 Felicia Carco (H)	5401B105				<u>Moved</u>
CARCO	5401 Tassara Way # 101 Raymond Carco (H)	5401T101				<u>Moved</u>
COFFEY	5425 Geneive Lane # 105 Donald Coffey (H)	5425G105				<u>Donald S Coffey</u>
COOPER	5425 Tassara Way # 106 Robert Cooper (H)	5425T106				<u>[Signature]</u>
CROAD	5401 Comchec Way # 103 Gregory Croad (H)	5401C103			02/17/04	
DACOSTA	5400 Tassara Way # 105 Madelin De Arazoza-Dacosta (H)	5400T105			04/24/06	
DADOURIAN	5449 Bugle Way # 103 Berge & Lucia Dadourian (H)	5449B103			05/13/04	<u>Rental</u>
DAVIS	1901 Realeza Court; Las Vegas, NV 89102 5401 Geneive Lane # 104 Sherry Davis (H)	5401G104				<u>Rental</u>
DE ZARN	349 Northrup Lane; American Canyon, CA 94503 5400 Paul Kurtz Way # 1 Judith A. De Zarn (H)	5400P103			03/31/06	<u>Judith A. De Zarn</u>
DEBACA OSBORN	5425 Geneive Lane # 101 Debaca Osborn Living Trust (H)	5425G101				<u>Moved Away</u>

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 3

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
	c/o Nestor Debaca; 101 Shadow Lane; Las Vegas, NV 89106					
DEBARTOLO		5425C105				
	5425 Comchec Way # 105					
	Vito Debartolo (H)					
DILWORTH		5425C103				
	5425 Comchec Way # 103					
	Lillian Dilworth (H)					
DIVONE		5424P105				
	5424 Paul Kurtz Way # 1					
	Daniel Divone (H)					
ELLIOTT		5425C106				
	5425 Comchec Way # 106					
	Betty Elliott (H)				05/05/05	
ELLIOTT		5425T102				
	5425 Tassara Way # 102					
	Donna Elliott (H)					<i>Donna Elliott</i>
FANASELLE		5425B103				
	5425 Bugle Way # 103					
	Thomas & Jerri Fanaselle (H)					
FERGUSON		5424P103				
	5424 Paul Kurtz Way # 1					
	Barbara K Ferguson (H)				10/26/06	
FERNANDEZ		5449G102				
	5449 Geneive Lane # 102					
	Reynald & Teresita Fernandez (H)				08/29/05	<i>Reynald Fernandez</i>
FINN		5400C105				
	5400 Comchec Way # 105					
	Arthur Finn (H)					
FLAMM		5425B102				
	5425 Bugle Way # 102					
	Bradley Flamm (H)				10/19/04	<i>Rental</i>
FRENCH		5400G105				
	5400 Geneive Lane # 105					
	Sarah French (H)					
FUJIMOTO		5401T106				
	5401 Tassara Way # 106					
	Toshio Fujimoto (H)					<i>Toshio Fujimoto</i>
GAFFAN		5448C101				
	5448 Comchec Way # 101					
	Paul & Renee Gaffan (H)					
GALUSHA		5424C103				
	5424 Comchec Way # 103					
	Deborah & Juliana Galusha (H)					
GIERLOFF		5449G103				
	5449 Geneive Lane # 103					
	Dorothy Gierloff (H)				12/28/05	<i>Dorothy M Gierloff</i>
GILES		5400C103				<i>MaryAnn Bernard</i>
	5400 Comchec Way # 103					
	Tena Giles (H)					
GIROUARD		5424P101				

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 4

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
	5424 Paul Kurtz Way # 1 Richard & Mary Anne Girouard (H)					<i>Previous Page ✓</i>
GONZALEZ-RODRIGUEZ		5400T105				
	5400 Tassara Way # 105 Enrique Gonzalez-Rodriguez (H)				04/24/06	
GOVE		5401G102				<i>Deceased</i>
	5401 Geneive Lane # 102 Sandra Gove NAS-BK (H)					
HAMMER		5401C101				<i>Rental</i>
	5401 Comchec Way # 101 Julie Hammer (H)					
	6261 Huntington Ridge Ave; Las Vegas, NV 89139					
HARTMAN		5425B106				<i>Louise Hartman</i>
	5425 Bugle Way # 106 Louise Hartman (H)					
HATFIELD		5401C104				<i>Rental</i>
	5401 Comchec Way # 104 Scott Hatfield (H)				02/04/04	
	83 W Shale Creek Cir; Woodlands, TX 77382					
HERMANN		5424G101				
	5424 Geneive Lane # 101 Craig Hermann (H)				05/05/05	
HIGLEY		5424P102				<i>Bailey - Colburn</i>
	5424 Paul Kurtz Way # 1 Michael & Pamela Higley (H)					
	3717 Maverick Street; Las Vegas, NV 89108					
HINKSON		5424G102				<i>Helen Hinkson</i>
	5424 Geneive Lane # 102 Helen Hinkson (H)					
HORNSBY		5449B106				<i>Jane Hornsby</i>
	5449 Bugle Way # 106 Jane Hornsby (H)					
HUNTER		5449B101				<i>Pat Hunter</i>
	5449 Bugle Way # 101 Pat Hunter (H)					
HUNTLEY		5401B104				
	5401 Bugle Way # 104 Helene Huntley (H)					
HUNTLEY		5401G106				<i>Rental</i>
	5401 Geneive Lane # 106 Helene Huntley (H)					
	5401 Bugle Way #104; Las Vegas, NV 89108					
JACKSON		5401G103				<i>Thomas Jackson</i>
	5401 Geneive Lane # 103 Thomas Jackson (H)					<i>Marian Jappe</i>
JAPPE		5400C101				<i>Sam Jappe</i>
	5400 Comchec Way # 101 Leonard & Marian Jappe (H)					
JERALDS		5449G101				
	5449 Geneive Lane # 101					

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 5

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
KARLOVIT	5449 Geneive Lane # 101	5400G102			10/10/06	<i>Signed for Peggy</i> <i>Rental</i>
	Richard Jeralds (H)					
KEETON	5400 Geneive Lane # 102	5448C106			05/13/04	<i>Moved</i>
	Eleanor Karlovit (H)					
KLOKE	11826 Melones Cr; Gold River, CA 95670	5400T104				<i>Norman D Klok</i>
	5201 Sandy Cactus Lane; Las Vegas, NV 89149					
KOHOUT	5400 Tassara Way # 104	5400G104				<i>Joseph Kohout</i> <i>Ruth La Gana</i> <i>Tim Lawton</i>
	Norman Klope (H)					
LA GANA	5400 Geneive Lane # 104	5425T104				
	Joseph Kohout (H)					
LAWSON	5425 Tassara Way # 104	5425T103				
	Ruth La Gana (H)					
LIVINGSTON	5425 Tassara Way # 103	5424C106				
	Timothy Lawson (H)					
LOPEZ	5424 Comchec Way # 106	5401C106				
	Darlene Livingston (H)					
LUNA	5401 Comchec Way # 106	5448C105				
	Carlos & Joan Lopez (H)					
MANGUBAT	5448 Comchec Way # 105	5424T105			05/01/06	<i>Moved</i> <i>Sle m'Carthy</i>
	Jose & Kathy Luna (H)					
MCCARTHY	5424 Tassara Way # 105	5424T103				
	Cherrie C. Mangubat NAS (H)					
MCCLOWRY	5424 Tassara Way # 103	5425B101				
	Walter McCarthy (H)					
MCCOWN	5425 Bugle Way # 101	5425G102				
	Lynne McCowry (H)					
MCGURK	5425 Geneive Lane # 102	5424T104				<i>Peggy M. McCown</i> <i>Ardys M. Gurb</i>
	Peggy McCown (H)					
MILLER	5424 Tassara Way # 104	5400T101				<i>Rental</i>
	Ardys McGurk (H)					
MILLIGAN	5400 Tassara Way # 101	5400C104				
	Ralph Miller (H)					

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 6

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
	5400 Comchec Way # 104					
	William & Theresa Milligan (H)				10/05/04	<i>Brewers Page</i>
	9334 Van Andel Way; Santee, CA 92071					
MORRIS		5400P105				
	5400 Paul Kurtz Way # 1					
	Arlene Morris (H)					<i>Arlene Morris</i>
MYERS		5401B103				
	5401 Bugle Way # 103					
	Stephanie M. Myers (H)				12/02/05	
NAGY		5424C102				
	5424 Comchec Way # 102					
	Arthur & Elsa Nagy (H)					
NOAHR		5400C102				
	5400 Comchec Way # 102					
	Audrey Noahr (H)					
OGDEN		5425G101				
	5425 Geneive Lane # 101					
	Ruby Ogden (H)					<i>Moved</i>
	c/o Nestor Debaca; 101 Shadow Lane; Las Vegas, NV 89106					
OLIVA		5401G105				
	5401 Geneive Lane # 105					<i>Fred F. Oliva</i>
	Fred Oliva (H)					
PEAL		5448T101				
	5448 Tassara Way # 101					<i>Rita Peal</i>
	Rita Peal (H)					
PERMUT		5401T102				
	5401 Tassara Way # 102					<i>Florine Permut</i>
	Florine Permut (H)					
PHILLIPS		5448C102				
	5448 Comchec Way # 102					
	William & Louis Phillips (H)					
PIAZZI		5449B102				
	5449 Bugle Way # 102					<i>Kenneth + Pina</i>
	Kenneth Piazza (H)					
PIZZITOLA		5424G104				
	5424 Geneive Lane # 104					<i>P.O.A. Clara Centrone</i>
	Vincent & Antoinette Pizzitola (H)					
POPE		5400P106				
	5400 Paul Kurtz Way # 1					
	Charles Pope (H)					
ROBINSON		5400G101				
	5400 Geneive Lane # 101					<i>Dale & Rodriguez</i>
	Betty & Max Robinson (H)					
RODRIGUES		5400P104				
	5400 Paul Kurtz Way # 1					<i>Hospitalized</i>
	Dale & Victoria Rodrigues (H)					
ROUSSEAU		5401C102				
	5401 Comchec Way # 102					<i>Betta Rowe</i>
	George Rousseau (H)					
ROWE		5424T102				

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 7

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
	5424 Tassara Way # 102 David Rowe, et al (H)				04/27/04	<i>Previous Page</i> ✓
ROY	5424 Paul Kurtz Way # 1 Thomas J. & Rosemary H. Roy (H)	5424P106				<i>Roy</i> ✓
SANGER	5401 Comchec Way # 105 Lana Sanger (H)	5401C105				
SAUER	5400 Geneive Lane # 103 Angela Sauer (H)	5400G103				
SCHOEN	5448 Comchec Way # 104 Jeffrey Schoen (H)	5448C104				
SCHWIDER	5401 Tassara Way # 105 William & Sally Schwider (H)	5401T105				<i>William Schwider</i>
SCOTT	5400 Geneive Lane # 106 Victoria R. & Wayne K. Scott (H)	5400G106			01/31/06	<i>Brental</i>
SIERRAS	54 Newland Street; Malden, MA 02148					
SIERRAS	5424 Geneive Lane # 105 Debra Su-Ling Sierras (H)	5424G105			04/25/06	<i>Debra S. Sierras</i>
SIERRAS	5424 Geneive Lane # 105 Deanna Sierras (H)	5424G105			04/25/06	<i>Deanna Sierras</i>
SMITH	5425 Comchec Way # 106 Diana Smith (durable POA) (H)	5425C106			05/05/05	<i>Brental</i>
SMITH	5449 Bugle Way # 105 Wendy Smith (H)	5449B105				<i>Wendy J Smith</i>
STANKOV	P.O. Box 26353; Las Vegas, NV 89126-0353					
STANKOV	5448 Comchec Way # 103 Krystyna Stankov (H)	5448C103			08/25/04	
STEPHENSON	5425 Comchec Way # 104 David & Susan Stephenson (H)	5425C104			03/31/04	<i>David & Susan Stephenson</i>
STEVENSON	5424 Comchec Way # 104 Thomas & Elizabeth Stevenson (H)	5424C104				
STRATMAN	5424 Geneive Lane # 103 Virginia Stratman (H)	5424G103			11/12/04	
SUITER	5448 Tassara Way # 102 Margaret & David Suiter (H)	5448T102				<i>David H. Suiter</i>
THURSTON		5424C101				

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 8

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
TINTSMAN	5424 Comchec Way # 101	5400G102				<u>Renter</u>
	Martha Thurston (H)					
	5400 Geneive Lane # 102					
VAN FLEET	Thomas & Marilyn Tintzman (H)	5424G103			11/12/04	<u>Rental</u>
	11826 Melones Cr; Gold River, CA 95670					
	5424 Geneive Lane # 103					
VIVION	Marjorie Van Fleet (H)	5424C105				<u>Rental</u>
	5424 Comchec Way # 105					
	Merrilyn Vivion (H)					
WARD	P. O. Box 570704; Las Vegas, NV 89157	5424T101				<u>Rental</u>
	5424 Tassara Way # 101					
	Farley Ward (H)					
WILLIAMS	678 N Sloan Ln; Las Vegas, NV 89110	5425T101			12/23/04	<u>Rental</u>
	5425 Tassara Way # 101					
	Toia Williams (H)					
WILSON	5401 Bugle Way # 106	5401B106			02/16/05	<u>Rental</u>
	Michael Wilson (H)					
	5425 Geneive Lane # 103					
WOOD	Donald Wood (H)	5401B102				
	5401 Bugle Way # 102					
	Lee & Eugena Wright (H)					
ZASLOFF	5400 Paul Kurtz Way # 1	5400P102				<u>Phil Zasloff</u>
	Phil Zasloff (H)					
	5449 Bugle Way # 104					
ZITO	Agostino & Liliane Zito (H)	5449B104				<u>Rental</u> <u>M. Rodriguez</u>
	11031 N. 79th Place; Scottsdale, AZ 85260					

JUAN RAUL
MARIAEET RODRIGUEZ
5244 SMOKE CANYON RD
(762) 287-2118

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

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

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

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

SUBJECT: ZON-16915 - APPLICANT: DWYER ENGINEERING - OWNER: GHASSAN MISHERFI

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *November 2, 2006* Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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

Thomas L. Hellums

Signature

10-27-06

Date

Thomas L. Hellums

Please print name

DWYER Engr.

Company Name

Sincerely,

Doug Rankin
Planning Supervisor
Current Planning Division

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-16915

VAR-16996 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: GHASSAN MISHFERFI - Request for a variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT OF 1.08 ACRES WHERE FIVE ACRES IS THE MINIMUM AREA REQUIRED on the north side of Smoke Ranch Road, approximately 467 feet east of Michael Way (APN 138-13-801-068), R-E (Residential Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 5 (Weekly). 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
5. Townhall Meeting and Annual Meeting Sign In Sheets
6. Backup referenced from the 11-02-06 Planning Commission Meeting Item 3

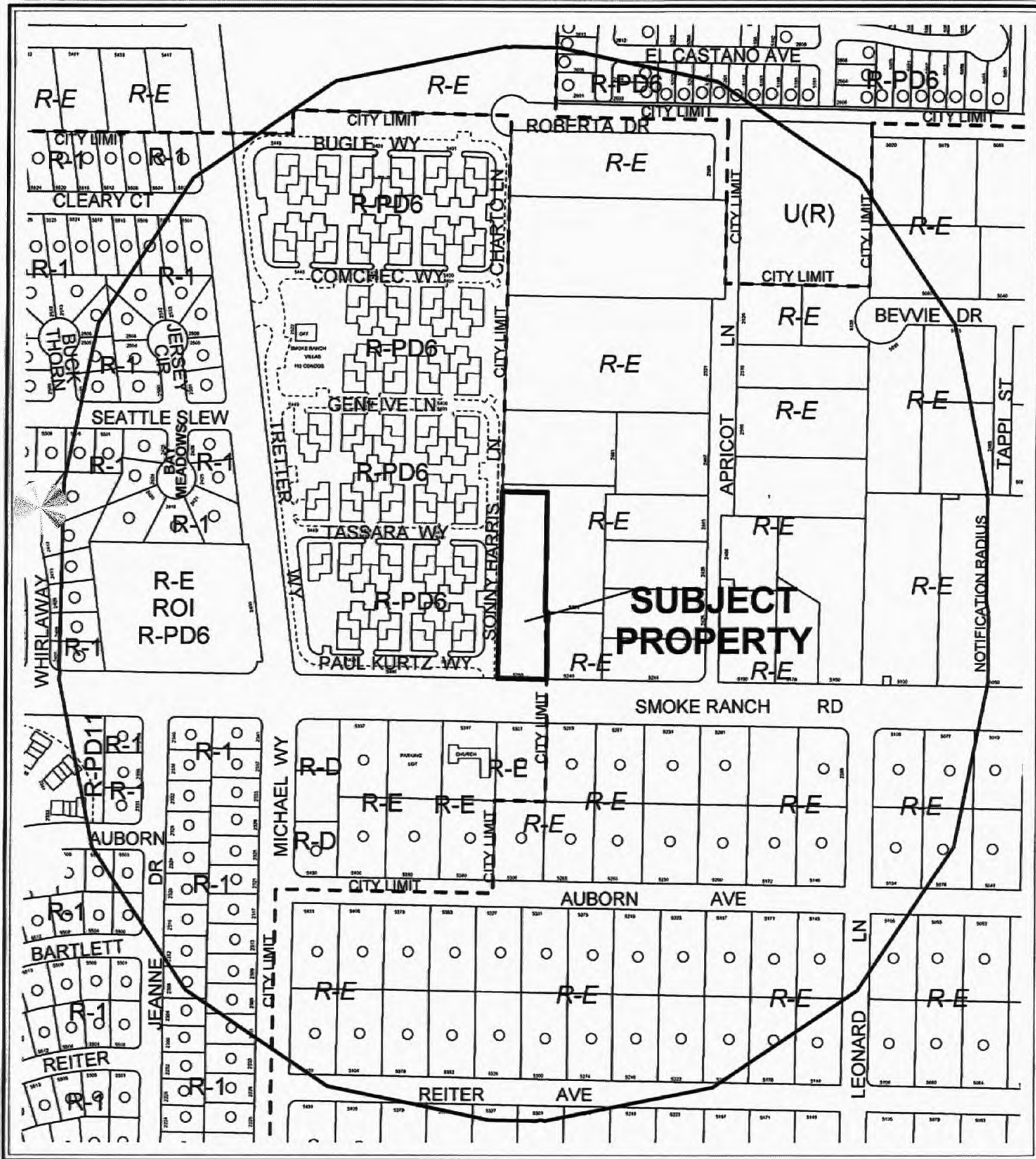
Motion made by LAWRENCE WEEKLY to Withdraw without Prejudice Item 95 [ZON-16915], Item 96 [VAR-16996] and Item 97 [SDR-16914]

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 95 for related discussion.



CASE: VAR-16996

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

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

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-16915), and Site Development Plan Review (SDR-16914) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

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

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/07/03	The City Council approved an annexation (ANX-1752) for the subject property. The Planning Commission recommended approval. The effective date was 06/13/03.
08/20/03	The City Council approved the General Plan Amendment GPA-2572, Rezoning ZON-2574, and Site Plan Review SDR-2577. The Planning Commission and staff recommended approval.
03/26/04	The Planning Commission approved a 7-lot Tentative Map TMP-3876 at 5250 Smoke Ranch Road.
08/04/04	The Planning and Development Staff administratively approved the Final Map FMP-3876. The Final Map was not recorded.
05/10/05	Code Enforcement Case #29821: Vacant Building. Case resolved on 8/17/05.
11/02/06	The Planning Commission recommended approval of companion items ZON-16915 and SDR-16914 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #3/mh).
<i>Pre-Application Meeting</i>	
08/07/06	The applicant's representative met with staff to discuss reactivating previously-expired entitlements for a six-lot Residential Planned Development.
<i>Neighborhood Meeting</i>	
N/A	N/A

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

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

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

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, the following standards apply:

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

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
RE	2du/ac	(2)	R-PD6	6.49du/ac max. 7d/u for subject site	ML	8.49du/ac max. 9.1d/u for subject site

ANALYSIS

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

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 309 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-16996

Case Number: VAR-16996 APN: 138-13-801-068

Name of Property Owner: Ghassan Misherfi

Name of Applicant: Dwyer Engineering

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

☐ Yes☒ No

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

City Official: _____

Partner(s): _____

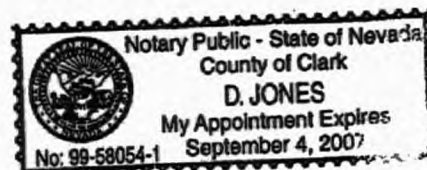
APN ~~138-13-801-068~~Signature of Property Owner: Ghassan G. Misherfi

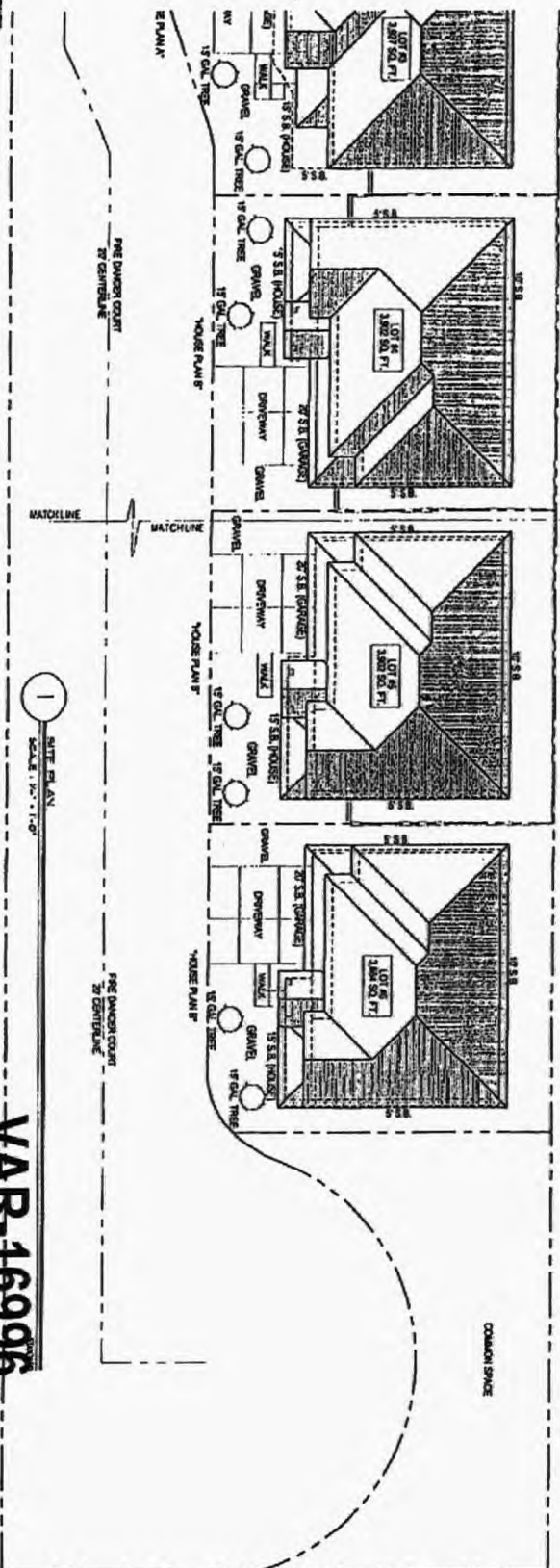
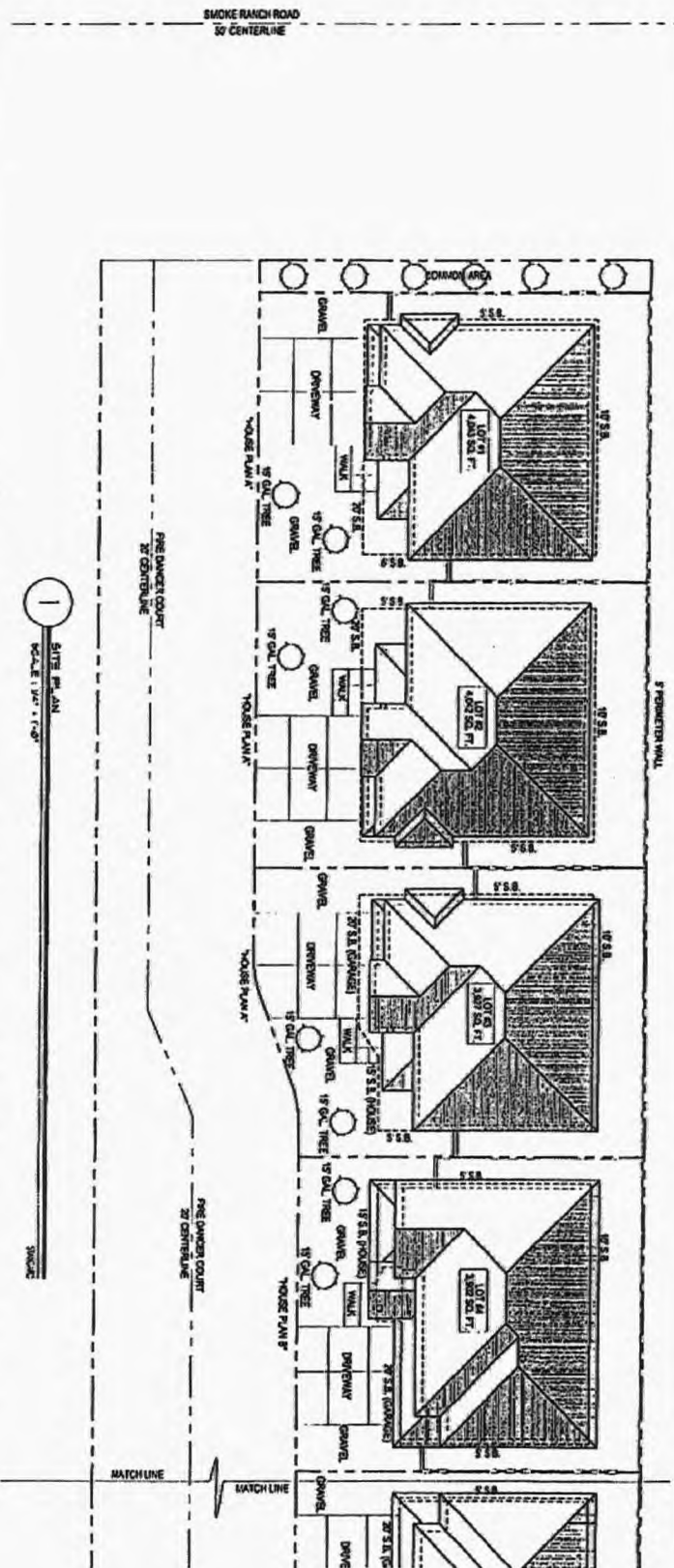
Print Name: GHASSAN G. Misherfi

Subscribed and sworn before me

This 15 day of September, 2006

Notary Public in and for said County and State

RECEIVED
SEP 18 2006



REVISIONS	DESCRIPTION	DATE

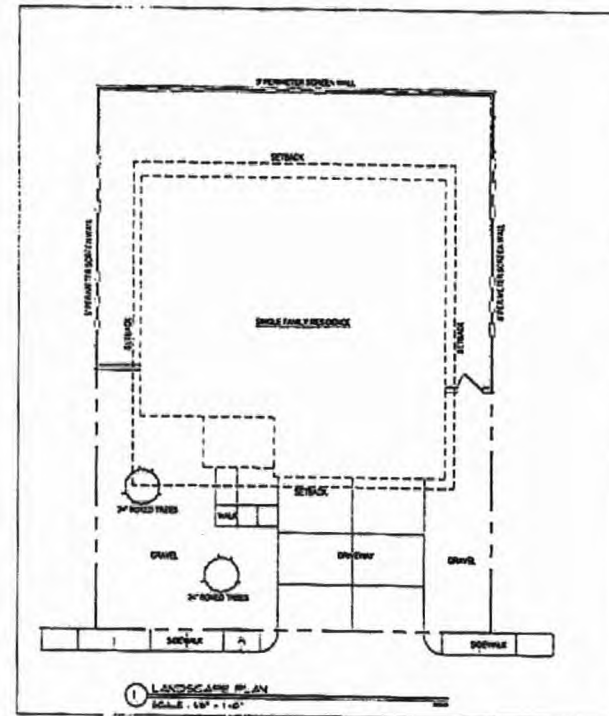
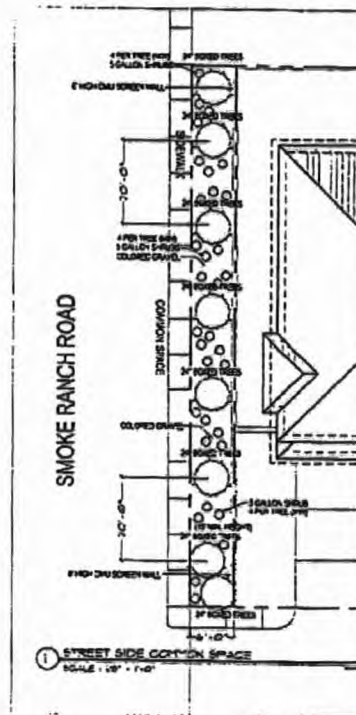
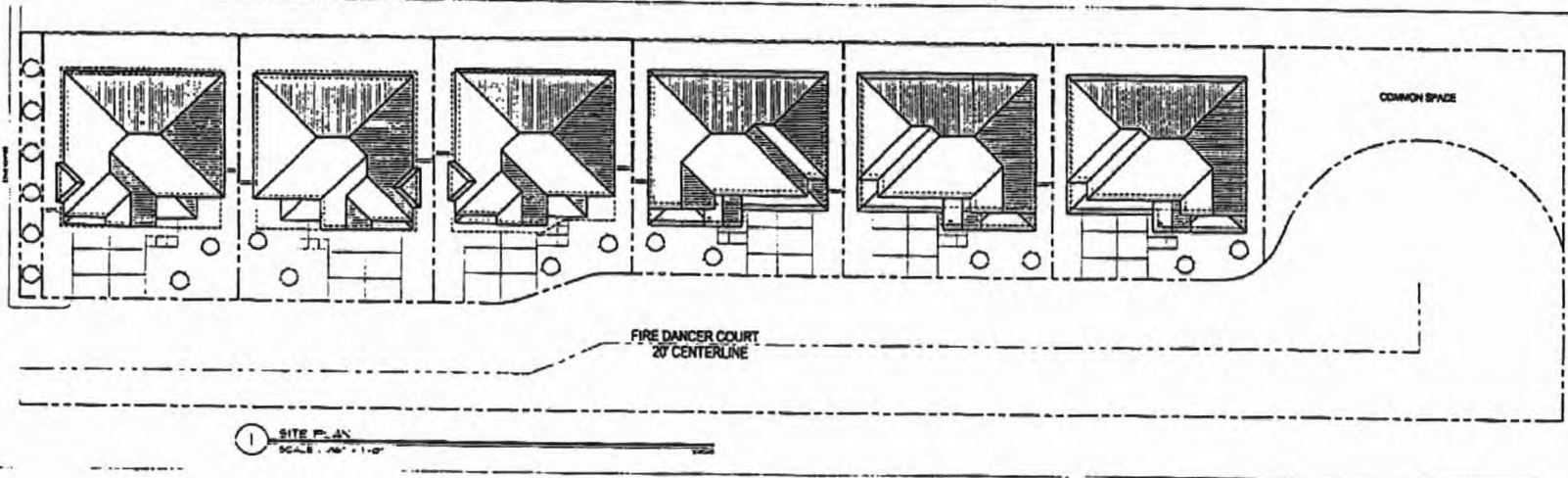
SMOKE RANCH

SITE PLAN
LOCATION / LEGAL DESCRIPTION

SHEET
A-0 OF 1-8
OWNER/BUILDER
NEW RESIDENCE
DATE 08-14-06

VAR-16996
11/02/06 PC

RECEIVED
SEP 18 2006



REVISIONS	DESCRPT.	DATE

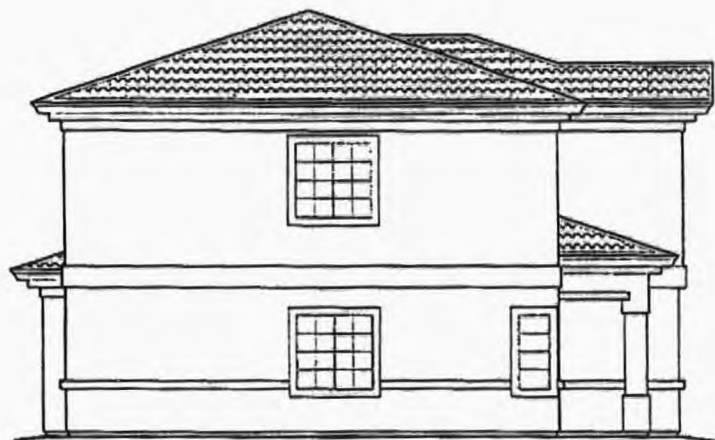
SMOKE RANCH

LANDSCAPE PLAN
LOCATION / LEGAL DESCRIPTION

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

VAR-16996
11/02/06 PC

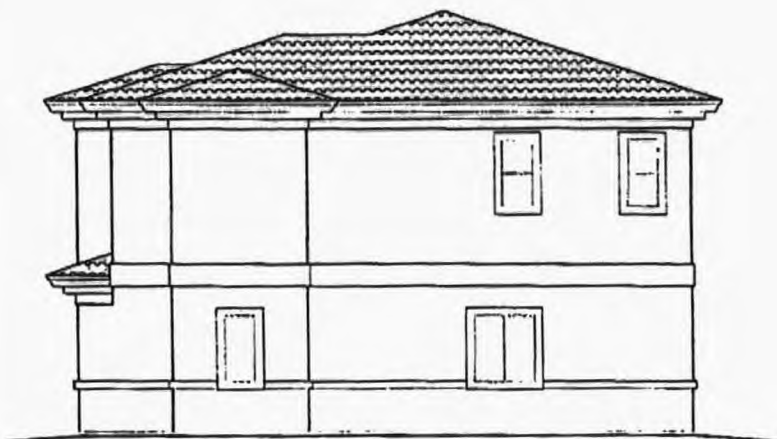
RECEIVED
SEP 18 2006



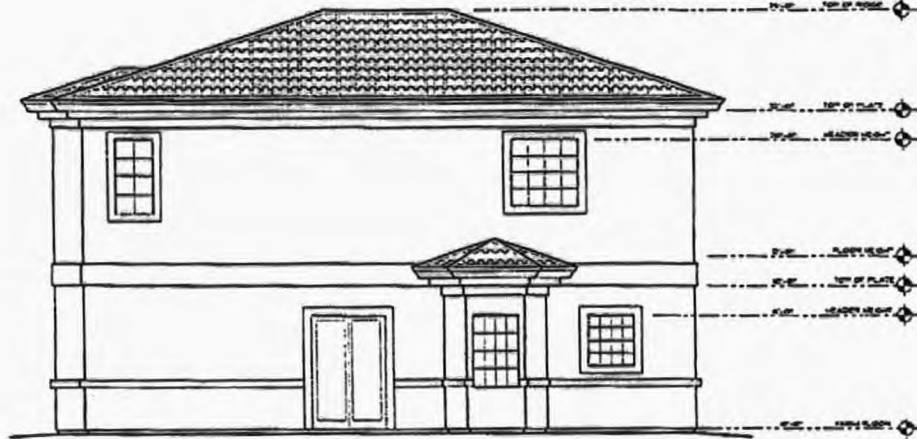
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

REVISED	DATE

SMOKE RANCH

PLAN 'A'

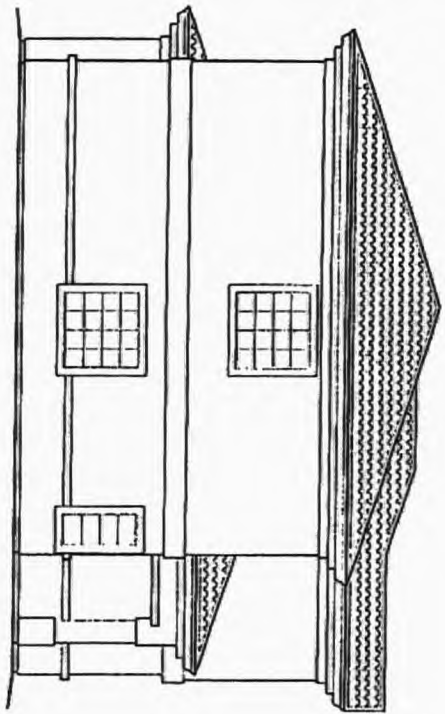
ELEVATIONS

LOCATION / LEGAL DESCRIPTION

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

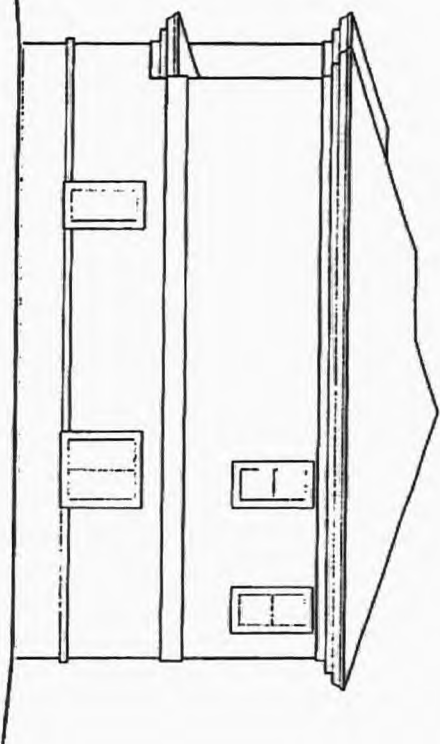
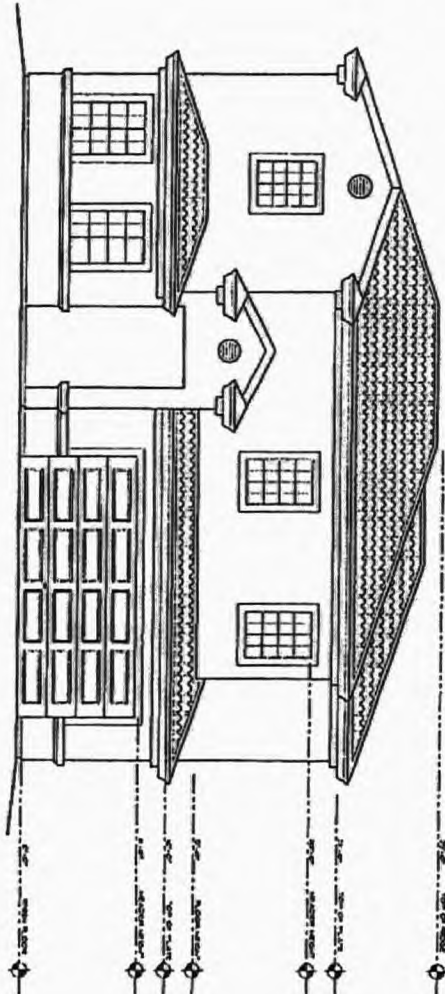
SEP 18 2006

VAR-16996
11/02/06 PC



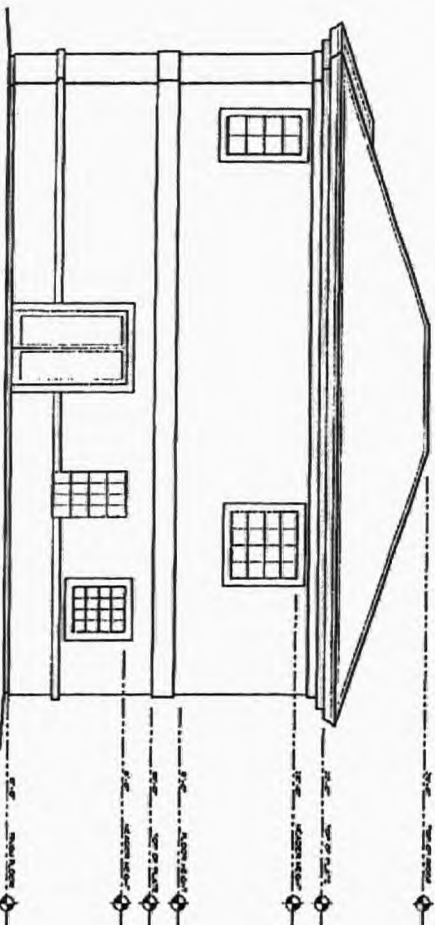
2
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

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



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

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



SEP 18 2006

VAR-16996

11/02/06 PC

DATE: 08-11-06 OWNER: BILDER NEW RESIDENCE	SHEET: A-3	ELEVATIONS LOCATION / LEGAL DESCRIPTION		SMOKE RANCH PLAN 'B'		REVISIONS DESCRPT. DATE	

**NE CORNER OF SMOKE RANCH ROAD AND SONY HARRIS LANE
CLARK COUNTY, NEVADA**

SEP 18 2006

RECEIVED
SEP 18 2006

VAR-16996
11/02/06 PC

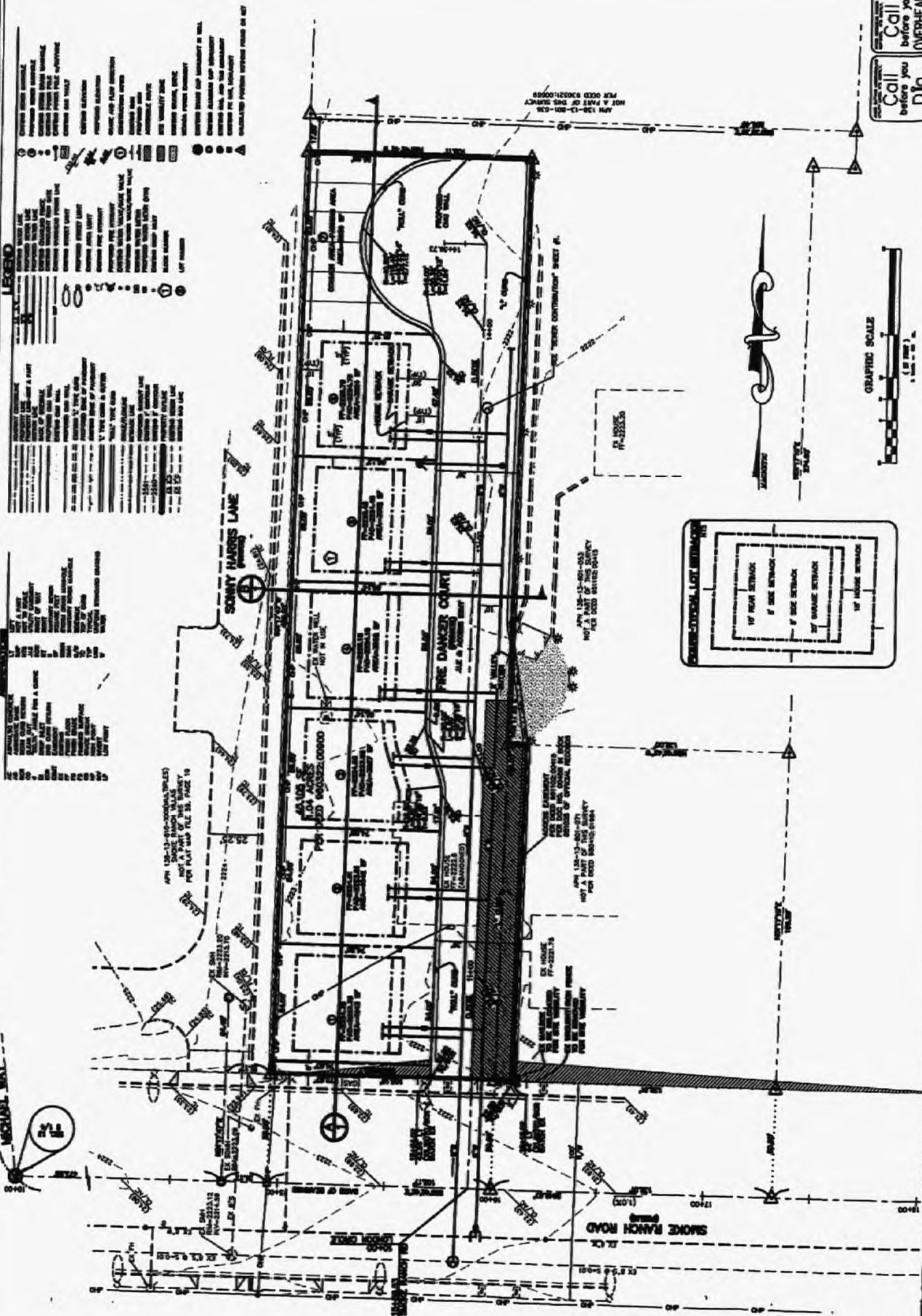
2 of 2

Call before you dig.
Call 800-4-A-DIG
OVERHEAD

23400
08/14/06
W/A
JGR
JLS

PROTATIVE MAP-SITE LAYOUT
LONDON CIRCLE
NO. 1000 OF BLOCK BAYNE RD AND SOUTH BAYNE LANE
APPLIC. 128-13-001-000

128-13-001-000
128-13-001-000
128-13-001-000



LEGEND

SONNY HARRIS LANE

SHORE RANCH ROAD

FIRE DANGER COURT



DWYER ENGINEERING, INC.

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

September 19, 2006

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

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

Dear Sirs:

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

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

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

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

Sincerely,
DWYER ENGINEERING, INC.

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

VAR-16996
11/02/06 PC

RECEIVED

SEP 18 2006

SIGN IN SHEET - DATE: 12/12/06

RECEIVED
CITY CLERK
2006 DEC 13 P 1:45

SMOKE RANCH VILLAS 2510 NO MICHAEL WAY LAS VEGAS, NV 89108

PATIO HOMES - NOVEMBER 01, 2006

SMOKE RANCH VILLAS CONSIST OF 115 HOMES. EACH HOME HAS AN ATTACHED TWO (2) CAR GARAGE.

MANY OF THE RESIDENTS ARE RETIRED INDIVIDUALS. IT IS A QUIET LOCATION. THE SURROUNDING HOMES (ACROSS THE STREET) AND NEXT DOOR ARE ONE STORY BUILDINGS.

THE MAJOR CONCERNS ARE CROWDEDNESS AND TRAFFIC CONGESTION.

PARKING COULD ALSO PRESENT PROBLEMS FOR OUR RESIDENTS, ENTERING AND EXITING OUR COMPLEX.

ATTACHED IS A PETITION SIGNED BY A NUMBER OF HOMEOWNERS. WE THE HOMEOWNERS WISH TO BE ADVISED WITH REGARD TO THE NOTICES LISTED BELOW:

VAR-16996, ZON-16915, SDR-16914

IT IS IMPORTANT FOR US TO DETERMINE HOW THE DEVELOPMENTS WOULD AFFECT OUR COMMUNITY.

/ENA

SMOKE RANCH VILLAS 2510 NO MICHAEL WAY LAS VEGAS, NV 89108

PATIO HOMES - NOVEMBER 01, 2006

SMOKE RANCH VILLAS CONSIST OF 115 HOMES. EACH HOME HAS AN ATTACHED TWO (2) CAR GARAGE.

MANY OF THE RESIDENTS ARE RETIRED INDIVIDUALS. IT IS A QUIET LOCATION. THE SURROUNDING HOMES (ACROSS THE STREET) AND NEXT DOOR ARE ONE STORY BUILDINGS.

THE MAJOR CONCERNS ARE CROWDEDNESS AND TRAFFIC CONGESTION.

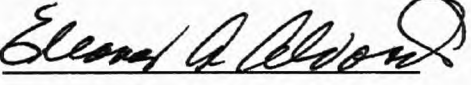
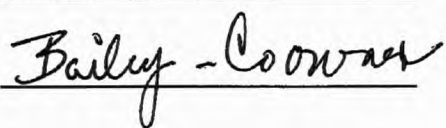
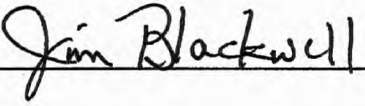
PARKING COULD ALSO PRESENT PROBLEMS FOR OUR RESIDENTS, ENTERING AND EXITING OUR COMPLEX.



DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 1

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
ALLARD	5400 Tassara Way # 102 Alden & Brenda Allard (H)	5400T102			03/16/05	
ALVORD	5425 Tassara Way # 105 Robert & Eleanor Alvord (H)	5425T105			01/19/05	
ANDREW	5425 Geneive Lane # 104 Justine Andrew (H)	5425G104				
ARCHULETA	5425 Bugle Way # 104 Dorothy or Mike Archuleta (H)	5425B104				
BAILEY	5424 Paul Kurtz Way # 1 Warren & Thelma Bailey (H) 3717 Maverick Street; Las Vegas, NV 89108	5424P102				
BENTZEN	5425 Geneive Lane # 106 Edwin Bentzen (H)	5425G106				
BINGHAM	5424 Tassara Way # 106 Ada Bingham (H)	5424T106				
BISSON	5401 Geneive Lane # 101 Barbara Bisson (H)	5401G101			05/24/05	
BLACKWELL	5424 Paul Kurtz Way # 1 Jimmy L. & Mary G. Blackwell (H)	5424P104			08/21/06	
BODIE	5424 Geneive Lane # 106 Leslie Bodie (H)	5424G106				
BONIFAZ	5401 Bugle Way # 101 Dolores Bonifaz (H)	5401B101			08/30/05	
BORCHARDT	5401 Tassara Way # 103 Heidy Borchardt (H)	5401T103				
BOSWELL	5425 Bugle Way # 105 Susan Boswell (H)	5425B105				
BROWNE	5425 Comchec Way # 101 Teresa Browne (H)	5425C101			08/30/05	
BRUMBACK	5425 Comchec Way # 102 Glenna Brumback (H)	5425C102			06/01/04	
BRYANT	5400 Paul Kurtz Way # 1 Cynthia Bryant (H)	5400P101				

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 2

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
BUCHHOLZ	5400 Tassara Way # 106 Raymond Buchholz (H)	5400T106				<u>Ray Buchholz</u>
BUEHRLE	5449 Tassara Way # 101 Robert Buehrle (H)	5449T101				<u>R. W. Buehrle</u>
BUNKER	5401 Tassara Way # 104 James Bunker (H)	5401T104				<u>Jim Bunker</u>
BUSSELL	5400 Tassara Way # 103 George & Margaret Bussell (H)	5400T103			12/08/04	<u>George & Margaret Bussell</u>
CABRERA	5449 Tassara Way # 102 Emilio M. Cabrera (H)	5449T102			07/07/06	<u>[Signature]</u>
CALLEN	5400 Comchec Way # 106 Walter & Kathleen Callen (H)	5400C106				<u>Renter</u>
CARCO	5401 Bugle Way # 105 Felicia Carco (H)	5401B105				<u>Moved</u>
CARCO	5401 Tassara Way # 101 Raymond Carco (H)	5401T101				<u>Moved</u>
COFFEY	5425 Geneive Lane # 105 Donald Coffey (H)	5425G105				<u>Donald S Coffey</u>
COOPER	5425 Tassara Way # 106 Robert Cooper (H)	5425T106				<u>[Signature]</u>
CROAD	5401 Comchec Way # 103 Gregory Croad (H)	5401C103			02/17/04	
DACOSTA	5400 Tassara Way # 105 Madelin De Aragoza-Dacosta (H)	5400T105			04/24/06	
DADOURIAN	5449 Bugle Way # 103 Berge & Lucia Dadourian (H)	5449B103			05/13/04	<u>Rental</u>
DAVIS	1901 Realeza Court; Las Vegas, NV 89102 5401 Geneive Lane # 104 Sherry Davis (H)	5401G104				<u>Rental</u>
DE ZARN	349 Northrup Lane; American Canyon, CA 94503 5400 Paul Kurtz Way # 1 Judith A. De Zarn (H)	5400P103			03/31/06	<u>Judith A. De Zarn</u>
DEBACA OSBORN	5425 Geneive Lane # 101 Debaca Osborn Living Trust (H)	5425G101				<u>Moved Away</u>

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 3

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
	c/o Nestor Debaca; 101 Shadow Lane; Las Vegas, NV 89106					
DEBARTOLO	5425 Comchec Way # 105 Vito Debartolo (H)	5425C105				
DILWORTH	5425 Comchec Way # 103 Lillian Dilworth (H)	5425C103				
DIVONE	5424 Paul Kurtz Way # 1 Daniel Divone (H)	5424P105				
ELLIOTT	5425 Comchec Way # 106 Betty Elliott (H)	5425C106			05/05/05	
ELLIOTT	5425 Tassara Way # 102 Donna Elliott (H)	5425T102				<i>Donna Elliott</i>
FANASELLE	5425 Bugle Way # 103 Thomas & Jerri Fanaselle (H)	5425B103				
FERGUSON	5424 Paul Kurtz Way # 1 Barbara K Ferguson (H)	5424P103			10/26/06	
FERNANDEZ	5449 Geneive Lane # 102 Reynald & Teresita Fernandez (H)	5449G102			08/29/05	<i>Reynald Fernandez</i>
FINN	5400 Comchec Way # 105 Arthur Finn (H)	5400C105				
FLAMM	5425 Bugle Way # 102 Bradley Flamm (H)	5425B102			10/19/04	<i>Rental</i>
FRENCH	5400 Geneive Lane # 105 Sarah French (H)	5400G105				
FUJIMOTO	5401 Tassara Way # 106 Toshio Fujimoto (H)	5401T106				<i>Toshio Fujimoto</i>
GAFFAN	5448 Comchec Way # 101 Paul & Renee Gaffan (H)	5448C101				
GALUSHA	5424 Comchec Way # 103 Deborah & Juliana Galusha (H)	5424C103				
GIERLOFF	5449 Geneive Lane # 103 Dorothy Gierloff (H)	5449G103			12/28/05	<i>Dorothy M Gierloff</i>
GILES	5400 Comchec Way # 103 Tena Giles (H)	5400C103				<i>Mary Anne Giles</i>
GIROUARD		5424P101				

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 4

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
	5424 Paul Kurtz Way # 1					<i>Previous Page ✓</i>
	Richard & Mary Anne Girouard (H)					
GONZALEZ-RODRIGUEZ		5400T105				
	5400 Tassara Way # 105					
	Enrique Gonzalez-Rodriguez (H)				04/24/06	
GOVE		5401G102				
	5401 Geneive Lane # 102					<i>Deceased</i>
	Sandra Gove NAS-BK (H)					
HAMMER		5401C101				
	5401 Comchec Way # 101					<i>Rental</i>
	Julie Hammer (H)					
	6261 Huntington Ridge Ave; Las Vegas, NV 89139					
HARTMAN		5425B106				
	5425 Bugle Way # 106					<i>Louise Hartman</i>
	Louise Hartman (H)					
HATFIELD		5401C104				
	5401 Comchec Way # 104					<i>Rental</i>
	Scott Hatfield (H)				02/04/04	
	83 W Shale Creek Cir; Woodlands, TX 77382					
HERMANN		5424G101				
	5424 Geneive Lane # 101					
	Craig Hermann (H)				05/05/05	
HIGLEY		5424P102				
	5424 Paul Kurtz Way # 1					<i>Bailey - Co Owner</i>
	Michael & Pamela Higley (H)					
	3717 Maverick Street; Las Vegas, NV 89108					
HINKSON		5424G102				
	5424 Geneive Lane # 102					<i>Helen Hinkson</i>
	Helen Hinkson (H)					
HORNSBY		5449B106				
	5449 Bugle Way # 106					<i>Jane Hornsby</i>
	Jane Hornsby (H)					
HUNTER		5449B101				
	5449 Bugle Way # 101					<i>Pat Hunter</i>
	Pat Hunter (H)					
HUNTLEY		5401B104				
	5401 Bugle Way # 104					
	Helene Huntley (H)					
HUNTLEY		5401G106				
	5401 Geneive Lane # 106					<i>Rental</i>
	Helene Huntley (H)					
	5401 Bugle Way #104; Las Vegas, NV 89108					
JACKSON		5401G103				
	5401 Geneive Lane # 103					<i>Thomas Jackson</i>
	Thomas Jackson (H)					<i>Marian Jappe</i>
JAPPE		5400C101				
	5400 Comchec Way # 101					<i>S. Jappe</i>
	Leonard & Marian Jappe (H)					
JERALDS		5449G101				
	5449 Geneive Lane # 101					

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 5

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
KARLOVIT	5449 Geneive Lane # 101	5400G102			10/10/06	<i>Signed prev page</i> <i>Rental</i>
	Richard Jeralds (H)					
KEETON	5400 Geneive Lane # 102	5448C106			05/13/04	<i>Moved</i>
	Eleanor Karlovit (H)					
KLOKE	11826 Malones Cr; Gold River, CA 95670	5400T104				<i>Norman D Klok</i>
	5448 Comchec Way # 106					
KOHOUT	William & Darla Keeton (H)	5400G104				<i>Joseph Kohout</i>
	5201 Sandy Cactus Lane; Las Vegas, NV 89149					
LA GANA	5400 Tassara Way # 104	5425T104				<i>Ruth La Gana</i>
	Norman Kloke (H)					
LAWSON	5425 Tassara Way # 104	5425T103				<i>Tim Lawson</i>
	Ruth La Gana (H)					
LIVINGSTON	5425 Tassara Way # 103	5424C106				
	Timothy Lawson (H)					
LOPEZ	5424 Comchec Way # 106	5401C106				
	Darlene Livingston (H)					
LUNA	5401 Comchec Way # 106	5448C105				
	Carlos & Joan Lopez (H)					
MANGUBAT	5448 Comchec Way # 105	5424T105			05/01/06	<i>Moved</i>
	Jose & Kathy Luna (H)					
MCCARTHY	5424 Tassara Way # 105	5424T103				<i>Sle m'Carthy</i>
	Cherrie C. Mangubat NAS (H)					
MCCLOWRY	5424 Tassara Way # 103	5425B101				
	Walter McCarthy (H)					
MCCOWN	5425 Bugle Way # 101	5425G102				<i>Peggy M. McCown</i>
	Lynne McCowry (H)					
MCGURK	5425 Geneive Lane # 102	5424T104				<i>Arlys M. Burk</i>
	Peggy McCown (H)					
MILLER	5424 Tassara Way # 104	5400T101				<i>Rental</i>
	Arlys McGurk (H)					
MILLIGAN	5400 Tassara Way # 101	5400C104				
	Ralph Miller (H)					

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06

TIME: 4:02 PM

Smoke Ranch

PAGE 6

ANNUAL MEETING REPORT AS OF 11/14/06

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
	5400 Comchec Way # 104					
	William & Theresa Milligan (H)				10/05/04	<i>Previous Page</i>
	9334 Van Andel Way; Santee, CA 92071					
MORRIS		5400P105				
	5400 Paul Kurtz Way # 1					
	Arlene Morris (H)					<i>Arlene Morris</i>
MYERS		5401B103				
	5401 Bugle Way # 103					
	Stephanie M. Myers (H)				12/02/05	
NAGY		5424C102				
	5424 Comchec Way # 102					
	Arthur & Elsa Nagy (H)					
NOAHR		5400C102				
	5400 Comchec Way # 102					
	Audrey Noahr (H)					
OGDEN		5425G101				
	5425 Geneive Lane # 101					<i>moved</i>
	Ruby Ogden (H)					
	c/o Nestor Debaca; 101 Shadow Lane; Las Vegas, NV 89106					
OLIVA		5401G105				
	5401 Geneive Lane # 105					<i>Fred F. Oliva</i>
	Fred Oliva (H)					
PEAL		5448T101				
	5448 Tassara Way # 101					<i>Rita Peal</i>
	Rita Peal (H)					
PERMUT		5401T102				
	5401 Tassara Way # 102					<i>Florine Permut</i>
	Florine Permut (H)					
PHILLIPS		5448C102				
	5448 Comchec Way # 102					
	William & Louis Phillips (H)					
PIAZZI		5449B102				
	5449 Bugle Way # 102					<i>Kennel + Pinn</i>
	Kenneth Piazza (H)					
PIZZITOLA		5424G104				
	5424 Geneive Lane # 104					<i>P.O.A. Clara Centrone</i>
	Vincent & Antoinette Pizzitola (H)					
POPE		5400P106				
	5400 Paul Kurtz Way # 1					
	Charles Pope (H)					
ROBINSON		5400G101				
	5400 Geneive Lane # 101					<i>Dale Rodriguez</i>
	Betty & Max Robinson (H)					
RODRIGUES		5400P104				
	5400 Paul Kurtz Way # 1					<i>Hospitalized</i>
	Dale & Victoria Rodrigues (H)					
ROUSSEAU		5401C102				
	5401 Comchec Way # 102					<i>Bretta Rowe</i>
	George Rousseau (H)					
ROWE		5424T102				

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 7

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
ROY	5424 Tassara Way # 102 David Rowe, et al (H)	5424P106			04/27/04	<i>David Rowe</i> ✓
SANGER	5424 Paul Kurtz Way # 1 Thomas J. & Rosemary E. Roy (H)	5401C105				<i>Roy</i> ✓
SAUER	5401 Comchec Way # 105 Lana Sanger (H)	5400G103				
SCHOEN	5400 Geneive Lane # 103 Angela Sauer (H)	5448C104				
SCHWIDER	5448 Comchec Way # 104 Jeffrey Schoen (H)	5401T105				
SCOTT	5401 Tassara Way # 105 William & Sally Schwider (H)	5400G106			01/31/06	<i>William Schwider</i> <i>Brent</i>
SIERRAS	5400 Geneive Lane # 106 Victoria R. & Wayne K. Scott (H)	5424G105			04/25/06	<i>Debra S. Sierras</i>
SIERRAS	5424 Geneive Lane # 105 Debra Su-Ling Sierras (H)	5424G105			04/25/06	<i>Deanna Sierras</i>
SMITH	5424 Geneive Lane # 105 Deanna Sierras (H)	5425C106			05/05/05	<i>Brent</i> <i>Wendy G Smith</i>
SMITH	5425 Comchec Way # 106 Diana Smith (durable POA) (H)	5449B105				
STANKOV	5449 Bugle Way # 105 Wendy Smith (H)	5448C103			08/25/04	
STEPHENSON	P.O. Box 26353; Las Vegas, NV 89126-0353	5425C104			03/31/04	<i>Susan O. Stephenson</i>
STEVENSON	5448 Comchec Way # 103 Krystyna Stankov (H)	5424G103				
STRATMAN	5425 Comchec Way # 104 David & Susan Stephenson (H)	5424G103			11/12/04	<i>David H. Suitor</i>
SUITER	5424 Comchec Way # 104 Thomas & Elizabeth Stevenson (H)	5448T102				
THURSTON	5424 Geneive Lane # 103 Virginia Stratman (H)	5448T102				
	5448 Tassara Way # 102 Margaret & David Suiter (H)	5448T102				
		5424C101				

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 8

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
	5424 Comchec Way # 101 Martha Thurston (H)					
TINTSMAN		5400G102				
	5400 Geneive Lane # 102 Thomas & Marilyn Tintzman (H)					Renter
	11826 Melones Cr; Gold River, CA 95670					
VAN FLEET		5424G103				
	5424 Geneive Lane # 103 Marjorie Van Fleet (H)				11/12/04	
VIVION		5424C105				
	5424 Comchec Way # 105 Merrilyn Vivion (H)					Rental
	P. O. Box 570704; Las Vegas, NV 89157					
WARD		5424T101				
	5424 Tassara Way # 101 Farley Ward (H)					Rental
	678 N Sloan Ln; Las Vegas, NV 89110					
WILLIAMS		5425T101				
	5425 Tassara Way # 101 Toia Williams (H)				12/23/04	
WILSON		5401B106				
	5401 Bugle Way # 106 Michael Wilson (H)				02/16/05	Rental
WOOD		5425G103				
	5425 Geneive Lane # 103 Donald Wood (H)					
WRIGHT		5401B102				
	5401 Bugle Way # 102 Lee & Eugena Wright (H)					
ZASLOFF		5400P102				
	5400 Paul Kurtz Way # 1 Phil Zasloff (H)					Phil Zasloff
ZITO		5449B104				
	5449 Bugle Way # 104 Agostino & Lilliane Zito (H)					Rental
	11031 N. 79th Place; Scottsdale, AZ 85260					

JUAN RAUL

MARGARET RODRIGUEZ

5244 SMOKE RANCH RD

(762) 287-2118

M. Rodriguez

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

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

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

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

SUBJECT: VAR-16996 - APPLICANT: DWYER ENGINEERING - OWNER: GHASSAN MISHERRI

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **November 2, 2006** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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

Thomas L. Hellums

Signature

10-27-06

Date

Thomas L. Hellums

Please print name

DWYER Engr.

Company Name

Sincerely,

Doug Rankin
Planning Supervisor
Current Planning Division

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-16915 AND VAR-16996

SDR-16914 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: GHASSAN MISHFERFI - Request for a Site Development Plan Review FOR A 6 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 1.08 acres on the north side of Smoke Ranch Road, approximately 467 feet east of Michael Way (APN 138-13-801-068), R-E (Residential Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 5 (Weekly). 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
5. Townhall Meeting and Annual Meeting Sign In Sheets
6. Backup referenced from the 11-02-06 Planning Commission Meeting Item 4

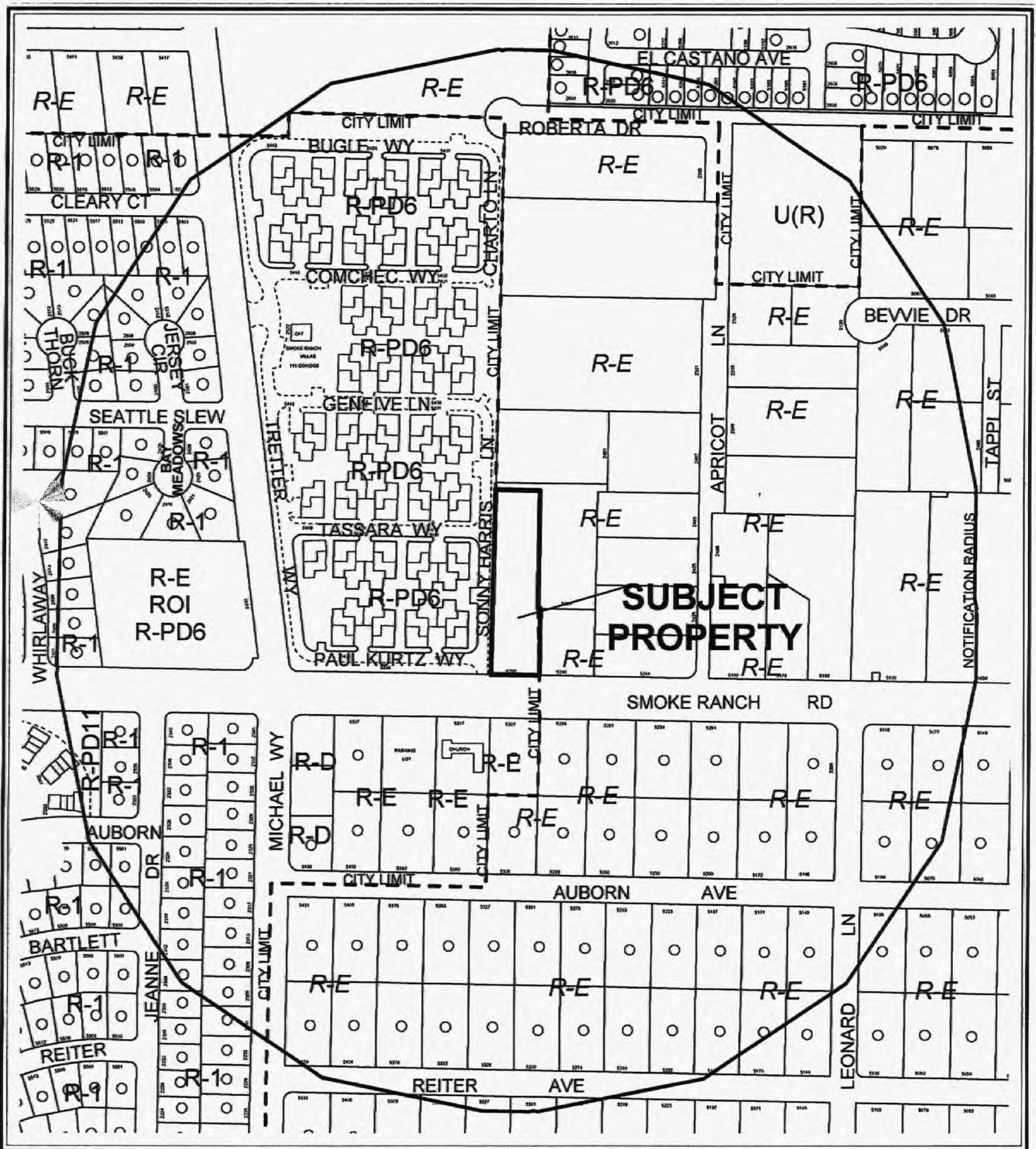
Motion made by LAWRENCE WEEKLY to Withdraw without Prejudice Item 95 [ZON-16915], Item 96 [VAR-16996] and Item 97 [SDR-16914]

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 95 for related discussion.



CASE: SDR-16914

RADIUS: 1000 FT

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

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16914 - APPLICANT/OWNER: GHASSAN MISHERRI

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

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-16915), and Variance (VAR-16996) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/18/06, except as amended by conditions herein.
4. The standards for this development shall include a minimum lot size of 3,884 square feet and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 15 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 10 feet in the rear.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. The driveway for Lot 1 shall be relocated to the north portion of the lot, unless otherwise allowed by the City Traffic Engineer.
14. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
15. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. The entrance driveway shall be designed, located and constructed to meet the intent of Standard Drawing #222a.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16915 and all other applicable site-related actions.
18. 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 request is for a Site Development Plan Review for a six-unit Residential Planned Development on 1.08 acres located adjacent to the north side of Smoke Ranch Road, approximately 470 feet east of Michael Way. Approval would permit the development for six homes as a single-family subdivision.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/07/03	The City Council approved an annexation (ANX-1752) for the subject property. The Planning Commission recommended approval. The effective date was 06/13/03.
08/20/03	The City Council approved the General Plan Amendment GPA-2572, Rezoning ZON-2574, and Site Plan Review SDR-2577 for a Six-Lot Single-Family Residential Subdivision and a Waiver to Density Requirements within a Rural Preservation Neighborhood Buffer. The Planning Commission and staff recommended approval.
03/26/04	The Planning Commission approved a seven-lot Tentative Map TMP-3876 at 5250 Smoke Ranch Road.
08/04/04	The Planning and Development staff administratively approved the Final Map FMP-3876. The Final Map was not recorded.
05/10/05	Code Enforcement Case #29821: Vacant Building. Case resolved on 8/17/05.
11/02/06	The Planning Commission recommended approval of companion items ZON-16915 and VAR-16996 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #4/mh).
<i>Pre-Application Meeting</i>	
08/07/06	The applicant's representative met with staff to discuss reactivating previously-expired entitlements for a six-lot Residential Planned Development.
<i>Neighborhood Meeting</i>	
N/A	N/A

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

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

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06 the following standards apply:

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

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
RE	2du/ac	(2)	R-PD6	6.49du/ac max. 7d/u for subject site	ML	8.49du/ac max. 9.1d/u for subject site

Pursuant to Title 19.12 the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: • Min. 24-inch box Trees • Min. 5-gallon shrubs	1 Tree/ 30 Linear Feet 4 shrubs / 24-inch box tree	3 Trees 12 Shrubs	8 Trees 33 Shrubs	
Min. Zone Width	6 Feet		6-feet wide	Y
Wall Height	8 Feet Max		6-feet high	Y

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

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

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Dwelling	6 units	2 spaces per unit	12	N/A	12	NA	Y
TOTAL (including handicap)			12	NA	12	NA	Y

ANALYSIS

The proposed R-PD6 Development (Residential Planned Development- 6 units per acre) is in conformance with the existing ML (Medium-Low Density Residential) General Plan category. There is an existing, six-unit-per-acre condominium complex directly to the west and single-family residential (unincorporated Clark County, Rural Estates Residential -2 Units per acre) abutting the other boundaries of the site. The site plan shows an effective layout for a six-unit subdivision that is not in conflict with the established development pattern of the area.

The proposed landscape design and planting are in compliance with the standards listed in *Title 19.12 Landscape, Wall, and Buffer Requirements*. In addition, a common space at the terminus of the cul-de-sac is provided where no open space is required for developments of less than twelve homes per Title 19.06.

Two model homes are proposed for this subdivision, and the submitted elevations and floor plans reflect as such. Upon submittal of building plans the Planning and Development Department will review the elevations to assure compliance with Title 19, including appropriate building height and materials.

FINDINGS

The following findings must be made for an SDR:

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

In regard to "1":

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

In regard to "2":

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

In regard to "3":

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

In regard to "4":

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

In regard to "5":

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

In regard to "6":

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

PLANNING COMMISSION ACTION

The Planning Commission amended conditions as amended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

ASSEMBLY DISTRICT 1

SENATE DISTRICT 4

NOTICES MAILED 304 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16914** APN: 138-13-801-068

Name of Property Owner: Ghassan Misherfi

Name of Applicant: Dwyer Engineering

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN _____

Signature of Property Owner: Ghassan Misherfi

Print Name: GHASSAN Misherfi

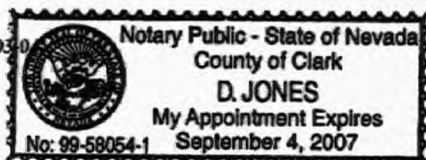
Subscribed and sworn before me

This 30 day of August, 2006

[Signature]

Notary Public in and for said County and State

Revised 12-03-00



F: depot Application Packet Statement of Financial Interest.pdf

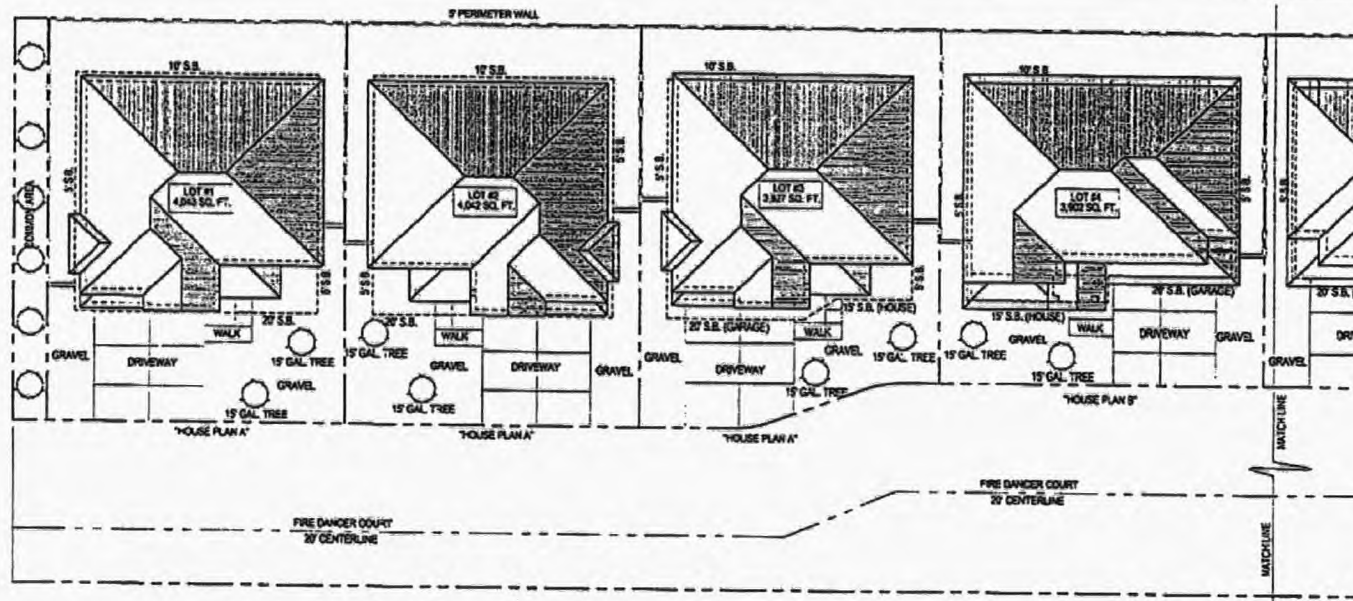
REVISIONS	DATE

SMOKE RANCH

SITE PLAN
LOCATION / LEGAL DESCRIPTION

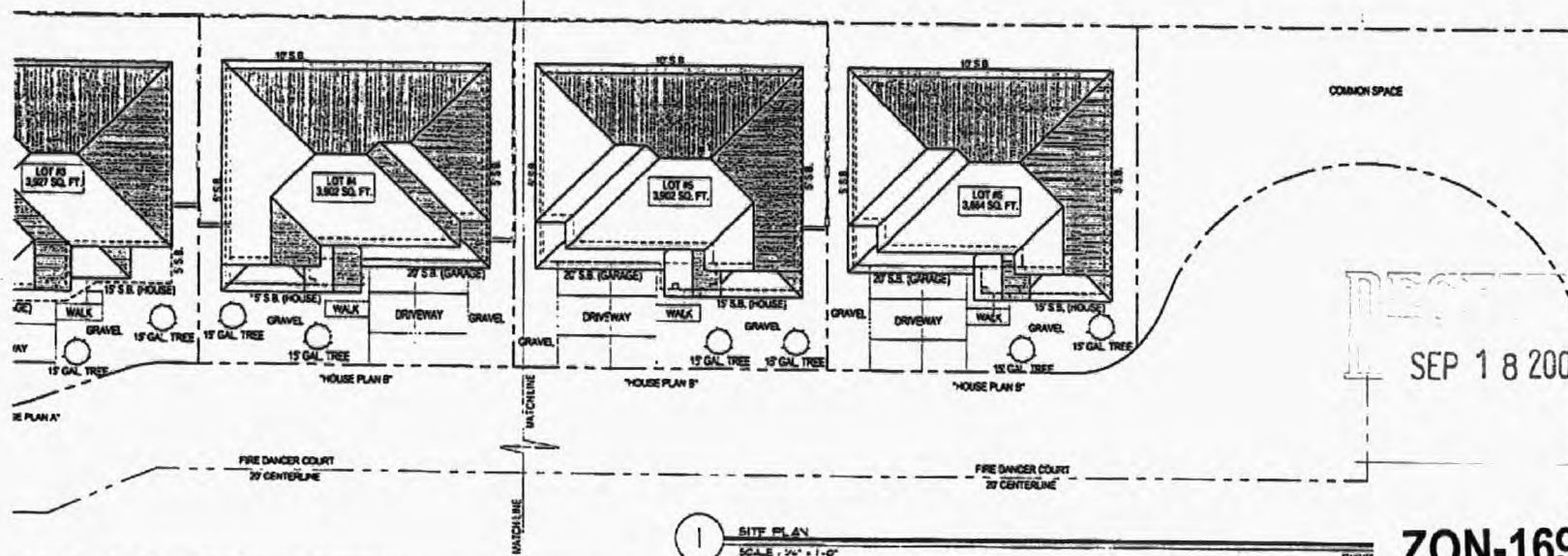
SHEET
A-0 OF A-5
OWNER BUILDER
NEW RESIDENCE
DATE 08-14-06

SMOKE RANCH ROAD
50' CENTERLINE



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

SWAC



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

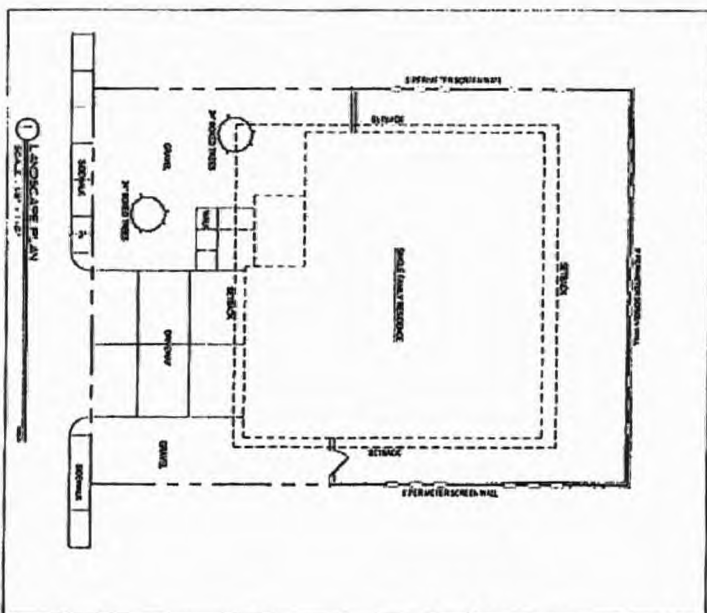
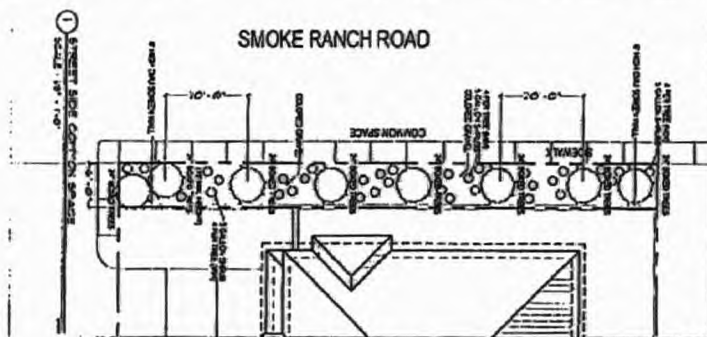
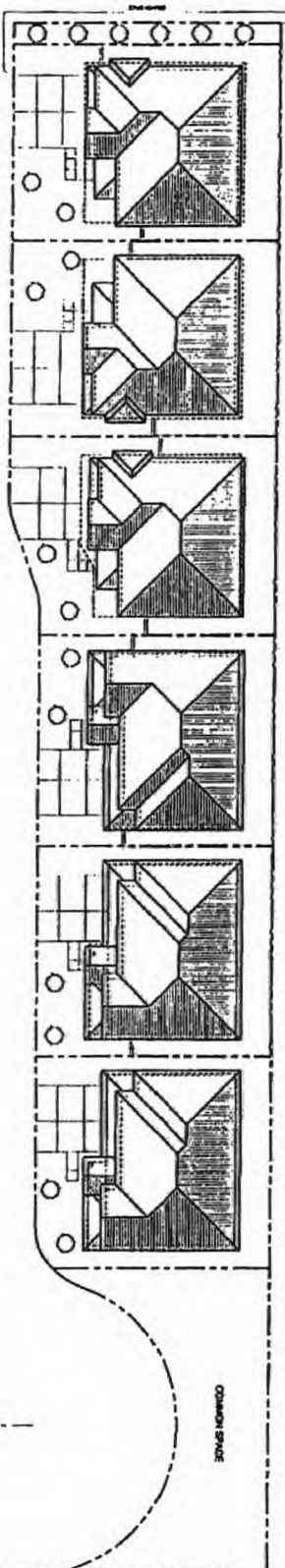
SEP 18 2006

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

SMOKE RANCH ROAD
50' CENTERLINE

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

FIRE DANCER COURT
20' CENTERLINE



SEP 18 2006

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

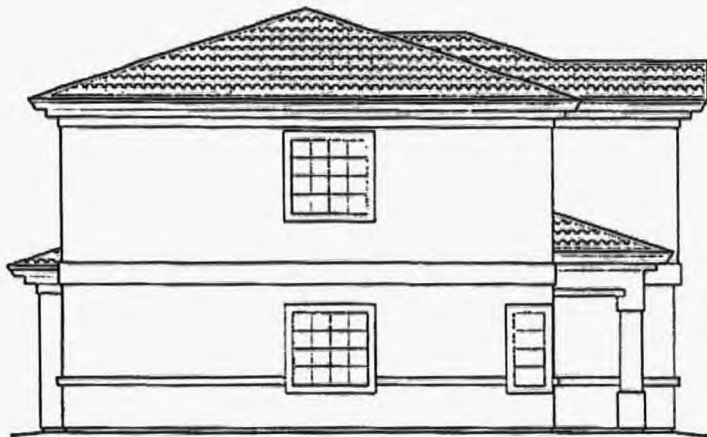
SHEET	DATE
L-1 of	08-11-06
OWNER: BULLER	
NEW RESIDENCE	

LANDSCAPE PLAN

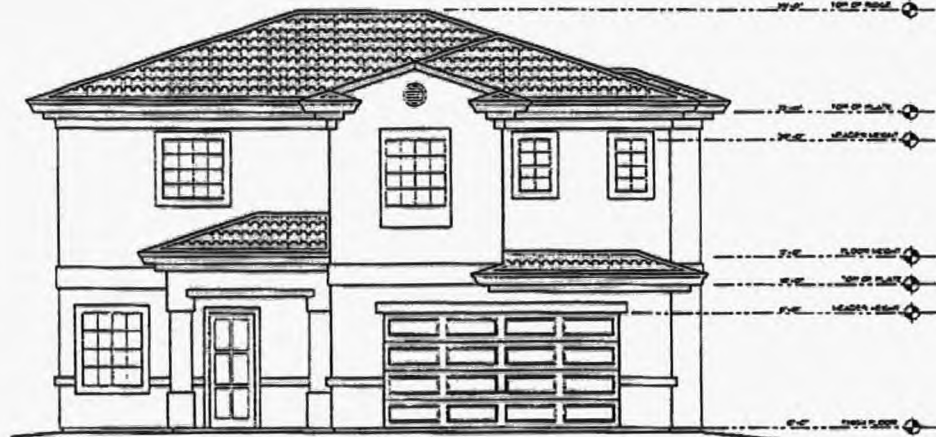
LOCATION / LEGAL DESCRIPTION

SMOKE RANCH

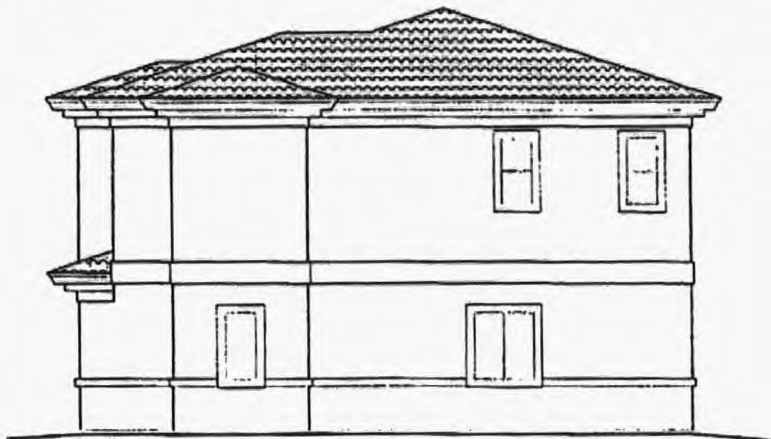
REVISIONS	DESCRIP.	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



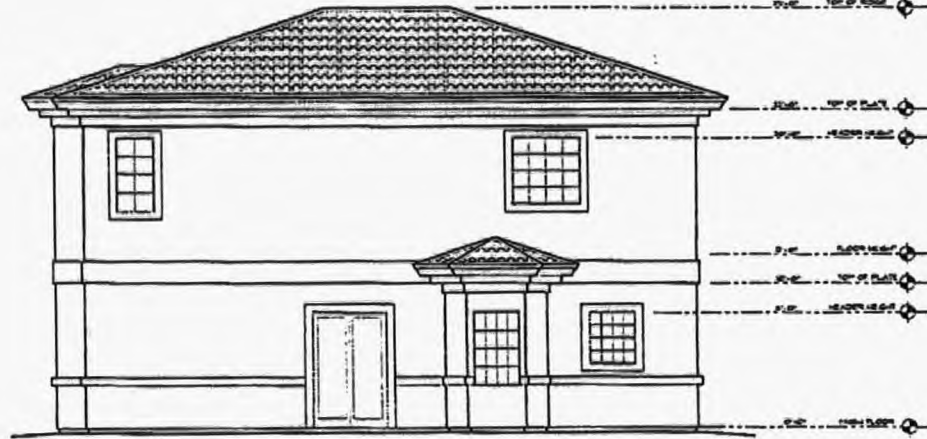
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

SEP 18 2006

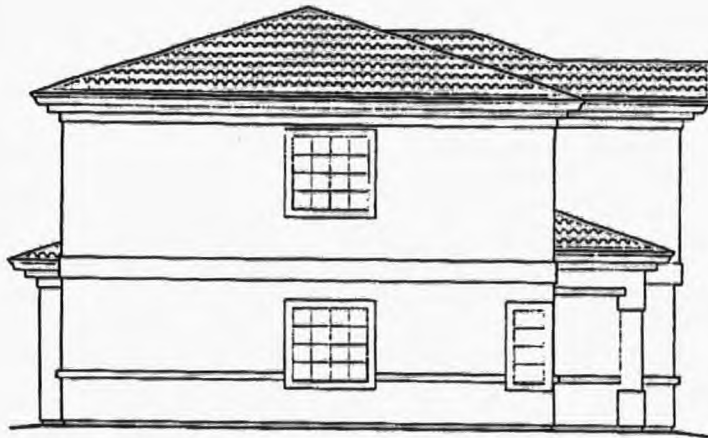
ZON-16915
SDR-16914
11/02/06 PC

REVISIONS	DATE

SMOKE RANCH
PLAN 'A'

ELEVATIONS
LOCATION / LEGAL DESCRIPTION

5-SHEET
A-3 OF 4-5
OWNER BUILDER
NEW RESIDENCE
DATE 09-14-06



2

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

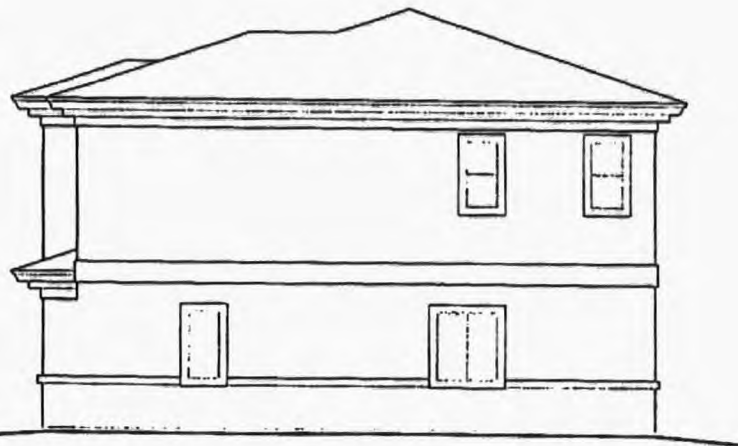
1/8" = 1'-0"



1

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

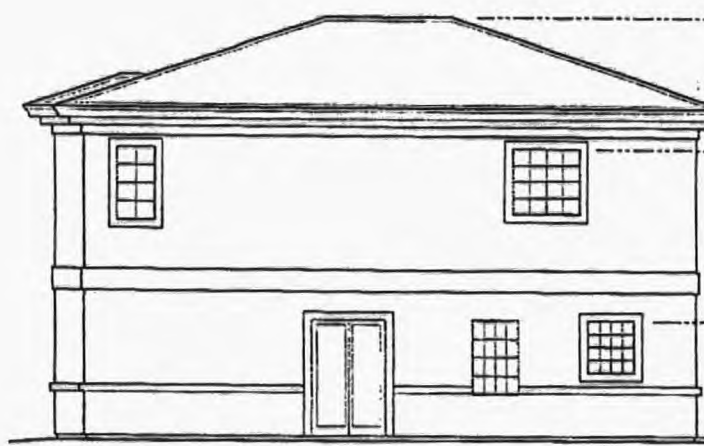
1/8" = 1'-0"



4

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

1/8" = 1'-0"



3

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

1/8" = 1'-0"

RECEIVED
SEP 18 2006

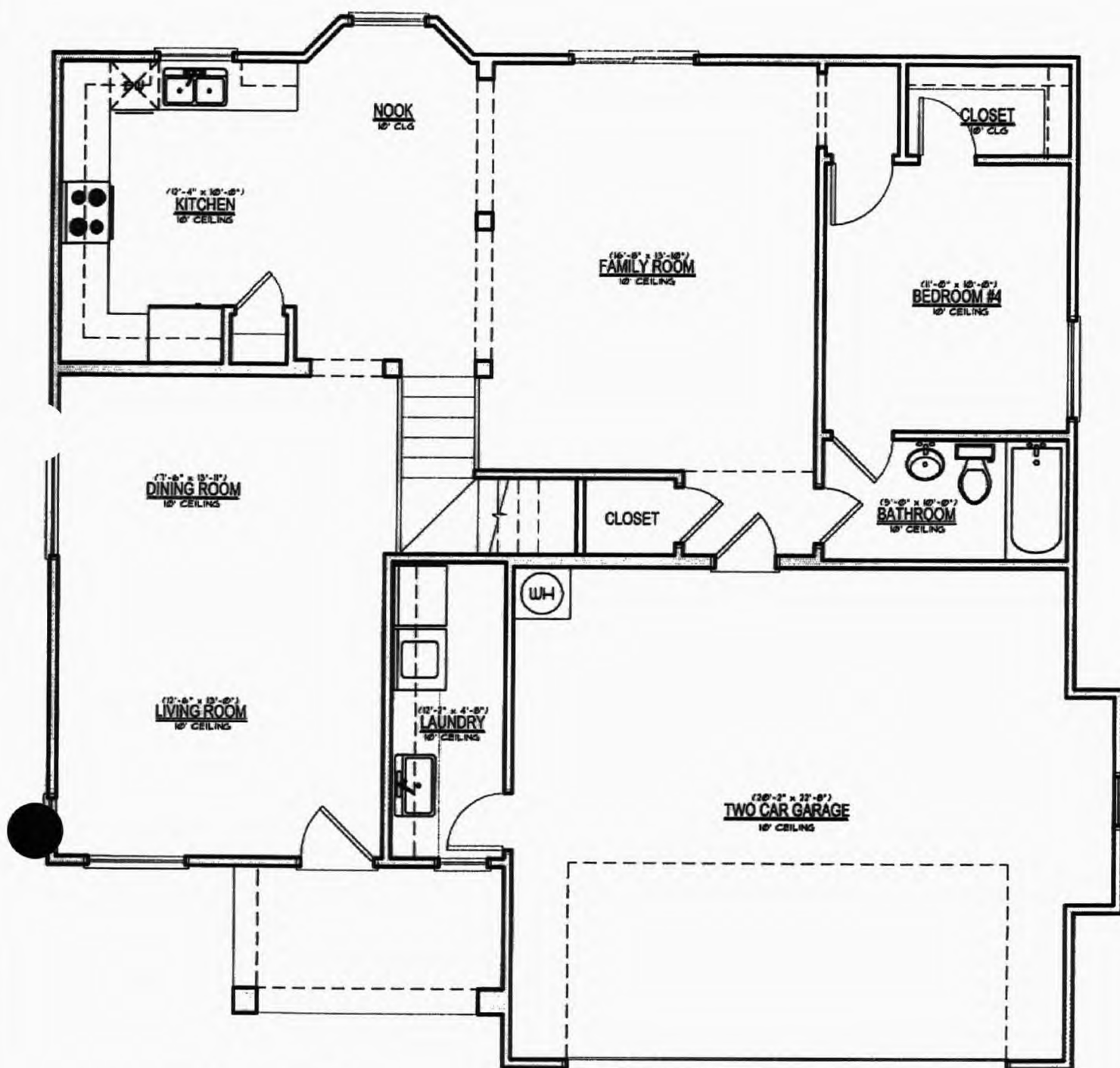
ZON-16915
SDR-16914
11/02/06 PC

REVISIONS	DATE

SMOKE RANCH
PLAN 'B'

ELEVATIONS
LOCATION / LEGAL DESCRIPTION

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



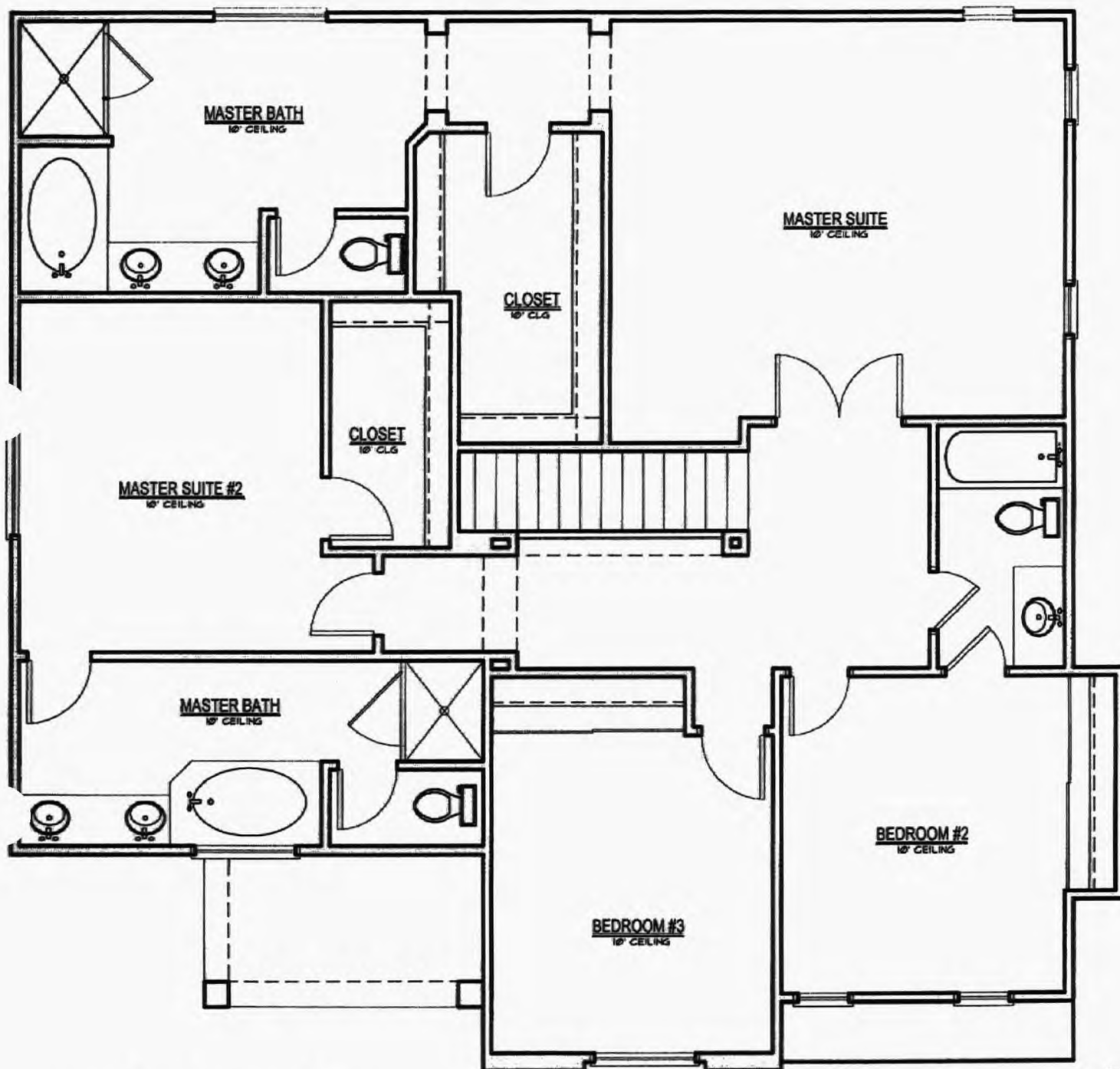
1st Floor Plan

1/4" Scale

RECEIVED

SEP 18 2006

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



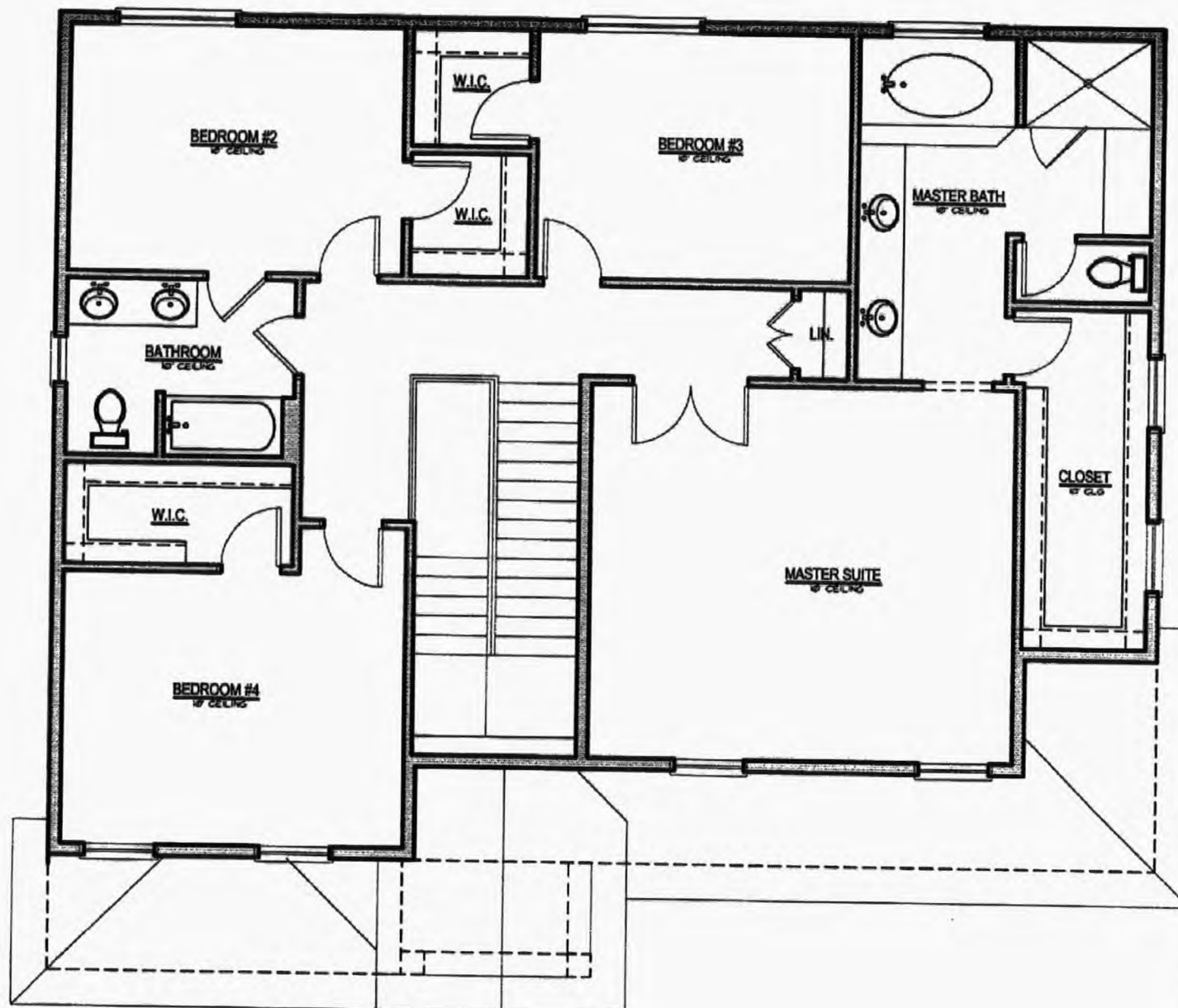
2nd Floor Plan

1/4" Scale

RECEIVED

SEP 18 2006

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



2

SECOND FLOOR PLAN

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

STANDARD

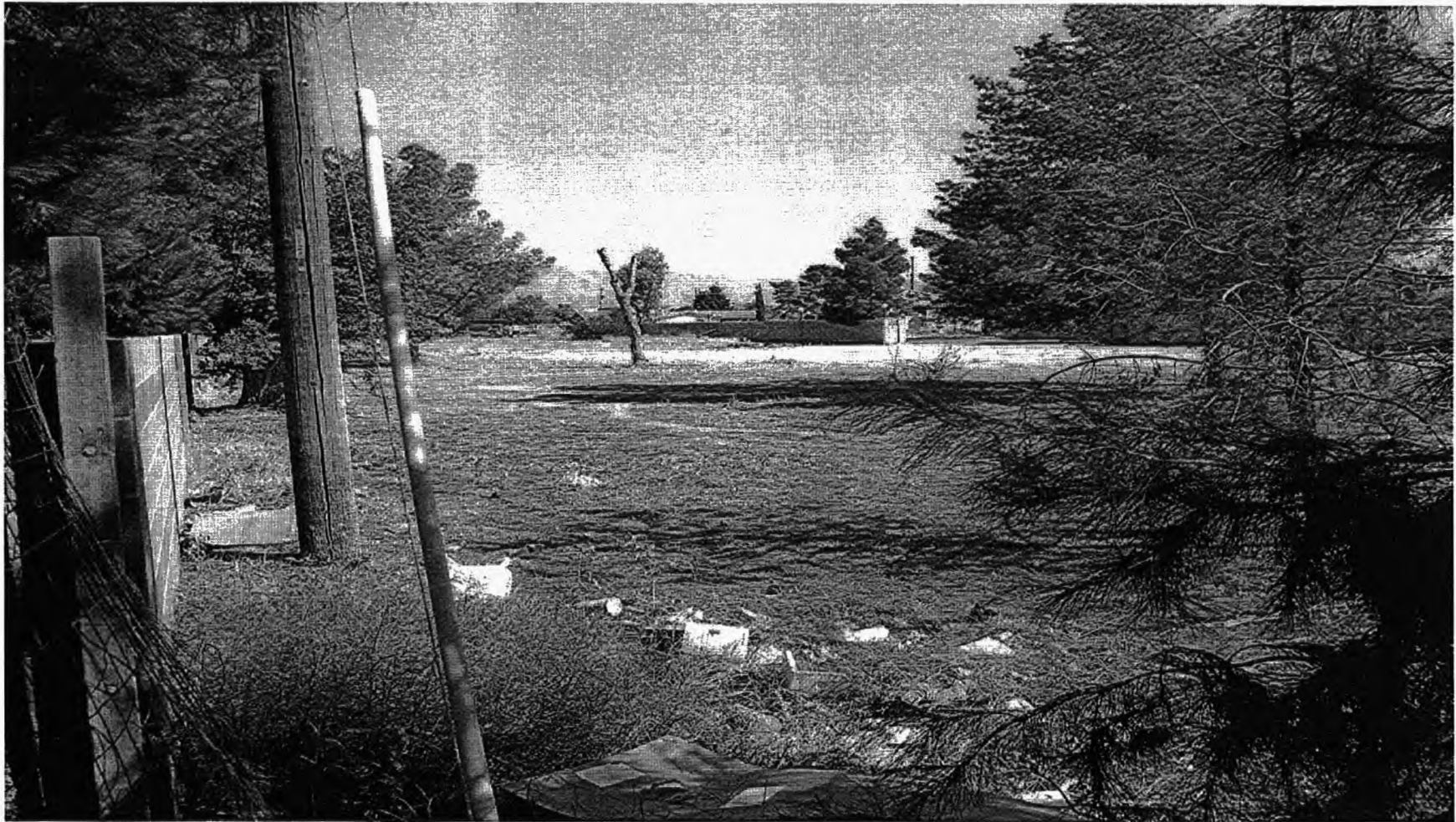
RECEIVED

SEP 18 2006

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

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

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



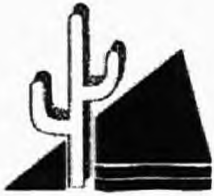
ZON-16915, VAR-16996 AND SDR-16914 - APPLICANT/OWNER: GHASSAN MISHERRI
NORTH SIDE OF SMOKE RANCH ROAD, APPROXIMATELY 467 FEET EAST OF MICHAEL WAY
NOVEMBER 2, 2006 PLANNING COMMISSION

09/27/06



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

09/27/06



DWYER ENGINEERING, INC.

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

September 18, 2006

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

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

Dear Sirs:

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

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

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

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

We request approval of this site development review.

Sincerely,
DWYER ENGINEERING, INC.

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

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

SIGN IN SHEET - DATE: 12/12/06

RECEIVED
CITY CLERK
2006 DEC 13 P 1:45

SMOKE RANCH VILLAS 2510 NO MICHAEL WAY LAS VEGAS, NV 89108

PATIO HOMES - NOVEMBER 01, 2006

SMOKE RANCH VILLAS CONSIST OF 115 HOMES. EACH HOME HAS AN ATTACHED TWO (2) CAR GARAGE.

MANY OF THE RESIDENTS ARE RETIRED INDIVIDUALS. IT IS A QUIET LOCATION. THE SURROUNDING HOMES (ACROSS THE STREET) AND NEXT DOOR ARE ONE STORY BUILDINGS.

THE MAJOR CONCERNS ARE CROWDEDNESS AND TRAFFIC CONGESTION.

PARKING COULD ALSO PRESENT PROBLEMS FOR OUR RESIDENTS, ENTERING AND EXITING OUR COMPLEX.

ATTACHED IS A PETITION SIGNED BY A NUMBER OF HOMEOWNERS. WE THE HOMEOWNERS WISH TO BE ADVISED WITH REGARD TO THE NOTICES LISTED BELOW:

VAR-16996, ZON-16915, SDR-16914

IT IS IMPORTANT FOR US TO DETERMINE HOW THE DEVELOPMENTS WOULD AFFECT OUR COMMUNITY.

/ENA

SMOKE RANCH VILLAS 2510 NO MICHAEL WAY LAS VEGAS, NV 89108

PATIO HOMES - NOVEMBER 01, 2006

SMOKE RANCH VILLAS CONSIST OF 115 HOMES. EACH HOME HAS AN ATTACHED TWO (2) CAR GARAGE.

MANY OF THE RESIDENTS ARE RETIRED INDIVIDUALS. IT IS A QUIET LOCATION. THE SURROUNDING HOMES (ACROSS THE STREET) AND NEXT DOOR ARE ONE STORY BUILDINGS.

THE MAJOR CONCERNS ARE CROWDEDNESS AND TRAFFIC CONGESTION.

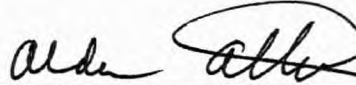
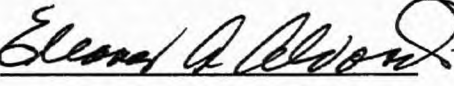
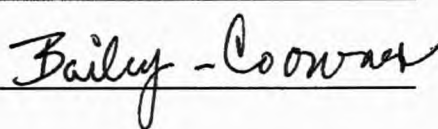
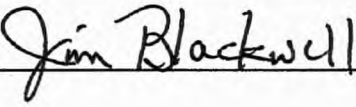
PARKING COULD ALSO PRESENT PROBLEMS FOR OUR RESIDENTS, ENTERING AND EXITING OUR COMPLEX.



DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 1

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
ALLARD	5400 Tassara Way # 102 Alden & Brenda Allard (H)	5400T102			03/16/05	
ALVORD	5425 Tassara Way # 105 Robert & Eleanor Alvord (H)	5425T105			01/19/05	
ANDREW	5425 Geneive Lane # 104 Justine Andrew (H)	5425G104				
ARCHULETA	5425 Bugle Way # 104 Dorothy or Mike Archuleta (H)	5425B104				
BAILEY	5424 Paul Kurtz Way # 1 Warren & Thelma Bailey (H) 3717 Maverick Street; Las Vegas, NV 89108	5424P102				
BENTZEN	5425 Geneive Lane # 106 Edwin Bentzen (H)	5425G106				
BINGHAM	5424 Tassara Way # 106 Ada Bingham (H)	5424T106				
BISSON	5401 Geneive Lane # 101 Barbara Bisson (H)	5401G101			05/24/05	
BLACKWELL	5424 Paul Kurtz Way # 1 Jimmy L. & Mary G. Blackwell (H)	5424P104			08/21/06	
BODIE	5424 Geneive Lane # 106 Leslie Bodie (H)	5424G106				
BONIFAZ	5401 Bugle Way # 101 Dolores Bonifaz (H)	5401B101			08/30/05	
BORCHARDT	5401 Tassara Way # 103 Heidy Borchardt (H)	5401T103				
BOSWELL	5425 Bugle Way # 105 Susan Boswell (H)	5425B105				
BROWNE	5425 Comchec Way # 101 Teresa Browne (H)	5425C101			08/30/05	
BRUMBACK	5425 Comchec Way # 102 Glenna Brumback (H)	5425C102			06/01/04	
BRYANT	5400 Paul Kurtz Way # 1 Cynthia Bryant (H)	5400P101				

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06

TIME: 4:02 PM

Smoke Ranch

PAGE 2

ANNUAL MEETING REPORT AS OF 11/14/06

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
BUCHHOLZ	5400 Tassara Way # 106 Raymond Buchholz (H)	5400T106				<i>Ray Buchholz</i>
BUEHRLE	5449 Tassara Way # 101 Robert Buehrle (H)	5449T101				<i>R. W. Buehrle</i>
BUNKER	5401 Tassara Way # 104 James Bunker (H)	5401T104				<i>Jim Bunker</i>
BUSSELL	5400 Tassara Way # 103 George & Margaret Bussell (H)	5400T103			12/08/04	<i>George & Margaret Bussell</i>
CABRERA	5449 Tassara Way # 102 Emilio M. Cabrera (H)	5449T102			07/07/06	<i>[Signature]</i>
CALLEN	5400 Comchec Way # 106 Walter & Kathleen Callen (H)	5400C106				<i>Renter</i>
CARCO	5401 Bugle Way # 105 Felicia Carco (H)	5401B105				<i>Moved</i>
CARCO	5401 Tassara Way # 101 Raymond Carco (H)	5401T101				<i>Moved</i>
COFFEY	5425 Geneive Lane # 105 Donald Coffey (H)	5425G105				<i>Donald S Coffey</i>
COOPER	5425 Tassara Way # 106 Robert Cooper (H)	5425T106				<i>[Signature]</i>
CROAD	5401 Comchec Way # 103 Gregory Croad (H)	5401C103			02/17/04	
DACOSTA	5400 Tassara Way # 105 Madelin De Arazoza-Dacosta (H)	5400T105			04/24/06	
DADOURIAN	5449 Bugle Way # 103 Berge & Lucia Dadourian (H)	5449B103			05/13/04	<i>Rental</i>
DAVIS	1901 Realeza Court; Las Vegas, NV 89102 5401 Geneive Lane # 104 Sherry Davis (H)	5401G104				<i>Rental</i>
DE ZARN	349 Northrup Lane; American Canyon, CA 94503 5400 Paul Kurtz Way # 1 Judith A. De Zarn (H)	5400P103			03/31/06	<i>Judith A. De Zarn</i>
DEBACA OSBORN	5425 Geneive Lane # 101 Debaca Osborn Living Trust (H)	5425G101				<i>Moved Away</i>

(H)=Current Owner (F)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 3

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
DEBARTOLO	c/o Nestor Debaca; 101 Shadow Lane; Las Vegas, NV 89106	5425C105				
	5425 Comchec Way # 105					
	Vito Debartolo (H)					
DILWORTH		5425C103				
	5425 Comchec Way # 103					
	Lillian Dilworth (H)					
DIVONE		5424P105				
	5424 Paul Kurtz Way # 1					
	Daniel Divone (H)					
ELLIOTT		5425C106				
	5425 Comchec Way # 106					
	Betty Elliott (H)				05/05/05	
ELLIOTT		5425T102				
	5425 Tassara Way # 102					
	Donna Elliott (H)					<i>Donna Elliott</i>
FANASELLE		5425B103				
	5425 Bugle Way # 103					
	Thomas & Jerri Fanaselle (H)					
FERGUSON		5424P103				
	5424 Paul Kurtz Way # 1					
	Barbara K Ferguson (H)				10/26/06	
FERNANDEZ		5449G102				
	5449 Geneive Lane # 102					
	Reynald & Teresita Fernandez (H)				08/29/05	<i>Reynald Fernandez</i>
FINN		5400C105				
	5400 Comchec Way # 105					
	Arthur Finn (H)					
FLAMM		5425B102				
	5425 Bugle Way # 102					
	Bradley Flamm (H)				10/19/04	<i>Rental</i>
FRENCH		5400G105				
	5400 Geneive Lane # 105					
	Sarah French (H)					
FUJIMOTO		5401T106				
	5401 Tassara Way # 106					
	Toshio Fujimoto (H)					<i>Toshio Fujimoto</i>
GAFFAN		5448C101				
	5448 Comchec Way # 101					
	Paul & Renee Gaffan (H)					
GALUSHA		5424C103				
	5424 Comchec Way # 103					
	Deborah & Juliana Galusha (H)					
GIERLOFF		5449G103				
	5449 Geneive Lane # 103					
	Dorothy Gierloff (H)				12/28/05	<i>Dorothy M Gierloff</i>
GILES		5400C103				
	5400 Comchec Way # 103					<i>Mary Anne Giles</i>
	Tena Giles (H)					
GIROUARD		5424P101				

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06

TIME: 4:02 PM

Smoke Ranch

PAGE 4

ANNUAL MEETING REPORT AS OF 11/14/06

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
	5424 Paul Kurtz Way # 1					
	Richard & Mary Anne Girouard (H)					
GONZALEZ-RODRIGUEZ		5400T105				<i>Previous Page ✓</i>
	5400 Tassara Way # 105					
	Enrique Gonzalez-Rodriguez (H)				04/24/06	
GOVE		5401G102				
	5401 Geneive Lane # 102					
	Sandra Gove NAS-EK (H)					<i>Deceased</i>
HAMMER		5401C101				
	5401 Comchec Way # 101					
	Julie Hammer (H)					<i>Rental</i>
	6261 Huntington Ridge Ave; Las Vegas, NV 89139					
HARTMAN		5425B106				
	5425 Bugle Way # 106					
	Louise Hartman (H)					<i>Louise Hartman</i>
HATFIELD		5401C104				
	5401 Comchec Way # 104					
	Scott Hatfield (H)				02/04/04	<i>Rental</i>
	83 W Shale Creek Cir; Woodlands, TX 77382					
HERMANN		5424G101				
	5424 Geneive Lane # 101					
	Craig Hermann (H)				05/05/05	
HIGLEY		5424P102				
	5424 Paul Kurtz Way # 1					
	Michael & Pamela Higley (H)					<i>Bailey - Co Owner</i>
	3717 Maverick Street; Las Vegas, NV 89108					
HINKSON		5424G102				
	5424 Geneive Lane # 102					
	Helen Hinkson (H)					<i>Helen Hinkson</i>
HORNSBY		5449B106				
	5449 Bugle Way # 106					
	Jane Hornsby (H)					<i>Jane Hornsby</i>
HUNTER		5449B101				
	5449 Bugle Way # 101					
	Pat Hunter (H)					<i>Pat Hunter</i>
HUNTLEY		5401B104				
	5401 Bugle Way # 104					
	Helene Huntley (H)					
HUNTLEY		5401G106				
	5401 Geneive Lane # 106					
	Helene Huntley (H)					<i>Rental</i>
	5401 Bugle Way #104; Las Vegas, NV 89108					
JACKSON		5401G103				
	5401 Geneive Lane # 103					
	Thomas Jackson (H)					<i>Thomas Jackson</i>
JAPPE		5400C101				<i>Marian Jappe</i>
	5400 Comchec Way # 101					
	Leonard & Marian Jappe (H)					<i>Leonard Jappe</i>
JERALDS		5449G101				
	5449 Geneive Lane # 101					

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 5

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
	5449 Geneive Lane # 101					
KARLOVIT	Richard Jeralds (H)	5400G102			10/10/06	<i>Signed prev page</i>
	5400 Geneive Lane # 102					<i>Rental</i>
	Eleanor Karlovit (H)					
KEETON	11826 Malones Cr; Gold River, CA 95670	5448C106				
	5448 Comchec Way # 106					
	William & Darla Keeton (H)				05/13/04	<i>Moved</i>
	5201 Sandy Cactus Lane; Las Vegas, NV 89149					
KLOKE		5400T104				
	5400 Tassara Way # 104					<i>Norman D Klok</i>
	Norman Klok (H)					
KOHOUT		5400G104				<i>Joseph Kohout</i>
	5400 Geneive Lane # 104					<i>Ruth LaGana</i>
	Joseph Kohout (H)					<i>Tim Lantier</i>
LA GANA		5425T104				
	5425 Tassara Way # 104					
	Ruth La Gana (H)					
LAWSON		5425T103				
	5425 Tassara Way # 103					
	Timothy Lawson (H)					
LIVINGSTON		5424C106				
	5424 Comchec Way # 106					
	Darlene Livingston (H)					
LOPEZ		5401C106				
	5401 Comchec Way # 106					
	Carlos & Joan Lopez (H)					
LUNA		5448C105				
	5448 Comchec Way # 105					
	Jose & Kathy Luna (H)					
MANGUBAT		5424T105				
	5424 Tassara Way # 105					
	Cherrie C. Mangubat NAS (H)				05/01/06	<i>Moved</i>
MCCARTHY		5424T103				<i>She McCarthy</i>
	5424 Tassara Way # 103					
	Walter McCarthy (H)					
MCCLOWRY		5425B101				
	5425 Bugle Way # 101					
	Lynne McClowry (H)					
MCCOWN		5425G102				
	5425 Geneive Lane # 102					<i>Peggy M. McCown</i>
	Peggy McCown (H)					
MCGURK		5424T104				<i>Arlys M. Burk</i>
	5424 Tassara Way # 104					
	Arlys McGurk (H)					
MILLER		5400T101				<i>Rental</i>
	5400 Tassara Way # 101					
	Ralph Miller (H)					
MILLIGAN		5400C104				

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06

TIME: 4:02 PM

Smoke Ranch

PAGE 6

ANNUAL MEETING REPORT AS OF 11/14/06

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
	5400 Comchec Way # 104					
	William & Theresa Milligan (H)				10/05/04	<i>Brewers Page</i>
	9334 Van Andel Way; Santee, CA 92071					
MORRIS		5400P105				
	5400 Paul Kurtz Way # 1					
	Arlene Morris (H)					<i>Arlene Morris</i>
MYERS		5401B103				
	5401 Bugle Way # 103					
	Stephanie M. Myers (H)				12/02/05	
NAGY		5424C102				
	5424 Comchec Way # 102					
	Arthur & Elsa Nagy (H)					
NOAHR		5400C102				
	5400 Comchec Way # 102					
	Audrey Noahr (H)					
OGDEN		5425G101				
	5425 Geneive Lane # 101					<i>moved</i>
	Ruby Ogden (H)					
	c/o Nestor Debaca; 101 Shadow Lane; Las Vegas, NV 89106					
OLIVA		5401G105				
	5401 Geneive Lane # 105					<i>Fred F. Oliva</i>
	Fred Oliva (H)					
PEAL		5448T101				
	5448 Tassara Way # 101					<i>Rita Peal</i>
	Rita Peal (H)					
PERMUT		5401T102				
	5401 Tassara Way # 102					<i>Florine Permut</i>
	Florine Permut (H)					
PHILLIPS		5448C102				
	5448 Comchec Way # 102					
	William & Louis Phillips (H)					
PIAZZI		5449B102				
	5449 Bugle Way # 102					<i>Kenneth + Pina</i>
	Kenneth Piazza (H)					
PIZZITOLA		5424G104				
	5424 Geneive Lane # 104					<i>P.O.A. Clara Centrone</i>
	Vincent & Antoinette Pizzitola (H)					
POPE		5400P106				
	5400 Paul Kurtz Way # 1					
	Charles Pope (H)					
ROBINSON		5400G101				
	5400 Geneive Lane # 101					<i>Dale & Victoria</i>
	Betty & Max Robinson (H)					
RODRIGUES		5400P104				
	5400 Paul Kurtz Way # 1					<i>Hospitalized</i>
	Dale & Victoria Rodrigues (H)					
ROUSSEAU		5401C102				
	5401 Comchec Way # 102					<i>Marta Rowe</i>
	George Rousseau (H)					
ROWE		5424T102				

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 7

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
	5424 Tassara Way # 102 David Rowe, et al (H)				04/27/04	<i>David Rowe</i>
ROY	5424 Paul Kurtz Way # 1 Thomas J. & Rosemary R. Roy (H)	5424P106				<i>Roy</i>
SANGER	5401 Comchec Way # 105 Lana Sanger (H)	5401C105				
SAUER	5400 Geneive Lane # 103 Angela Sauer (H)	5400G103				
SCHOEN	5448 Comchec Way # 104 Jeffrey Schoen (H)	5448C104				
SCHWIDER	5401 Tassara Way # 105 William & Sally Schwider (H)	5401T105				<i>William Schwider</i>
SCOTT	5400 Geneive Lane # 106 Victoria R. & Wayne K. Scott (H) 54 Newland Street; Malden, MA 02148	5400G106			01/31/06	<i>Rental</i>
SIERRAS	5424 Geneive Lane # 105 Debra Su-Ling Sierras (H)	5424G105			04/25/06	<i>Debra S. Sierras</i>
SIERRAS	5424 Geneive Lane # 105 Deanna Sierras (H)	5424G105			04/25/06	<i>Deanna Sierras</i>
SMITH	5425 Comchec Way # 106 Diana Smith (durable POA) (H)	5425C106			05/05/05	<i>Rental</i>
SMITH	5449 Bugle Way # 105 Wendy Smith (H) P.O. Box 26353; Las Vegas, NV 89126-0353	5449B105				<i>Wendy G Smith</i>
STANKOV	5448 Comchec Way # 103 Krystyna Stankov (H)	5448C103			08/25/04	
STEPHENSON	5425 Comchec Way # 104 David & Susan Stephenson (H)	5425C104			03/31/04	<i>Susan Stephenson</i>
STEVENSON	5424 Comchec Way # 104 Thomas & Elizabeth Stevenson (H)	5424C104				
STRATMAN	5424 Geneive Lane # 103 Virginia Stratman (H)	5424G103			11/12/04	
SUITER	5448 Tassara Way # 102 Margaret & David Suiter (H)	5448T102				<i>David H. Suiter</i>
THURSTON		5424C101				

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

DATE: 11/14/06
TIME: 4:02 PM

Smoke Ranch
ANNUAL MEETING REPORT AS OF 11/14/06

PAGE 8

ALPHA KEY	PROPERTY ADDRESS	ACCOUNT NO	LOT/UNIT	RATIO	SETTLED	SIGNATURE
	5424 Comchec Way # 101 Martha Thurston (H)					
TINTSMAN		5400G102				
	5400 Geneive Lane # 102 Thomas & Marilyn Tintzman (H)					Renter
	11826 Melones Cr; Gold River, CA 95670					
VAN FLEET		5424G103				
	5424 Geneive Lane # 103 Marjorie Van Fleet (H)				11/12/04	
VIVION		5424C105				
	5424 Comchec Way # 105 Merrlyn Vivion (H)					Rental
	P. O. Box 570704; Las Vegas, NV 89157					
WARD		5424T101				
	5424 Tassara Way # 101 Farley Ward (H)					Rental
	678 N Sloan Ln; Las Vegas, NV 89110					
WILLIAMS		5425T101				
	5425 Tassara Way # 101 Toia Williams (H)				12/23/04	
WILSON		5401B106				
	5401 Bugle Way # 106 Michael Wilson (H)				02/16/05	Rental
WOOD		5425G103				
	5425 Geneive Lane # 103 Donald Wood (H)					
WRIGHT		5401B102				
	5401 Bugle Way # 102 Lee & Eugena Wright (H)					
ZASLOFF		5400P102				
	5400 Paul Kurtz Way # 1 Phil Zasloff (H)					Phil Zasloff
ZITO		5449B104				
	5449 Bugle Way # 104 Agostino & Liliane Zito (H)					Rental
	11031 N. 79th Place; Scottsdale, AZ 85260					

JUAN RAUL
MARIAEET RODRIGUEZ
5244 SMOKE CANYON RD
(762) 287-2118

M. Rodriguez

(H)=Current Owner (P)=Prev Owner (R)=Resident/Tenant (V)=Developer

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

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

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

SUBJECT: SDR-16914 - APPLICANT: DWYER ENGINEERING - OWNER: GHASSAN MISHERRI

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **November 2, 2006** Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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

Thomas L. Hellums

Signature

10-27-06

Date

Thomas L. Hellums

Please print name

DWYER ENGR.

Company Name

Sincerely,

Doug Rankin
Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JANUARY 3, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-16144 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC - Request for a Variance TO ALLOW A 70-FOOT TALL WIRELESS COMMUNICATIONS TOWER 68.2 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRES 210 FEET on 3.82 acres at 1620 Bracken Avenue (APN 162-02-208-001), C-V (Civic) Zone, Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

16

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

RECOMMENDATION:

The Planning Commission (6-0-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Support letter by Jeremy Gregersen and Elizabeth Kadel
6. Submitted at Meeting – Signed petition of opposition from Mary Alderman for Items 98 and 99
7. Backup referenced from the 10-05-06 Planning Commission Meeting Item 43

Motion made by GARY REESE to Deny

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Item 98 [VAR-16144] and Item 99 [SUP-16143].

CITY COUNCIL MEETING OF: JANUARY 03, 2007

CHRIS WENER, Spectrum Engineering, 7351 West Charleston Boulevard, Suite 120, appeared on behalf of the applicant and indicated the facility is designed as a stealth monopalm. He stated he would withdraw the Variance because the setbacks have been met. The property is located in a commercial area and there are other existing facilities. The proposed facility will provide coverage for the residents that live specifically in this area. They agreed to the suggestions made by the residents. The church across the street is zoned R-E. They are limited where they can locate the facility.

MR. WENER presented a photograph depicting the property with 13 existing palm trees and a photo simulation of what the facility would look like after installation, a 70-foot tall monopalm. The equipment will be enclosed in a decorative block wall matching the side of the building. Area residents expressed concerns about health and property values and all agreed that the facility is not appropriate for this area. However, this is the only property where this facility could be installed to provide the service needed.

COUNCILMAN BROWN commented that given the improved technology, these cell towers could be pushed back. MR. WENER replied that it depends on the capacity each individual tower has, as well as the height of the antennas. What is happening is that more people are using wireless telephones that have more features with regard to text messaging or video e-mails. They use more capacity off the tower. An individual site is designed to carry hundreds of calls at any given time.

MR. WENER added that they try not to place these towers into residential neighborhoods, but in some cases they have to, such as in this instance. COUNCILMAN BROWN commented that this example is exactly what is happening in the northwest. In order to serve the people in residential areas, towers have to be installed into residential areas. He asked for a refresher briefing on what latitude the City Council has, as far as approving and denying these requests. ASSISTANT CITY ATTORNEY BRYAN SCOTT replied that under the Federal Communications Act of 1996, the Council cannot abolish all cell towers in one particular area, but the Council can regulate their height and location. He will brief the City Council on this matter. MR. WENER pointed out that the industry continues to grow and as more people move into new developments, these towers are needed.

BARBARA ROBERTSON, 1605 Concordia Place, appeared in opposition. She resides in a historic neighborhood and the four-story tower will stand out as an aluminum tower with plastic palms making the neighborhood less attractive. She has not had any trouble using her cell phone. She feels the tower belongs in a commercial area, such as Charleston Boulevard or Sahara Avenue.

MARY ALDERMAN, 1550 Bracken Avenue, opposed the request because this will lead the way to requests from other cell companies. On behalf of other residents, she asked that the City Council deny this request in this residential neighborhood and submitted a protest petition.

CITY COUNCIL MEETING OF: JANUARY 03, 2007

STEVEN SPAWN stated he is the owner of the building and resides at 830 Park Paseo. He resides in the historic district and has done a lot to improve his property. He indicated that a new monopalm was recently installed on Charleston Boulevard and he does not notice it and supports the request. COUNCILWOMAN TARKANIAN verified with MR. SPAWN that he is renting the land to the cell tower company, and he receives approximately \$1,100 a month.

COUNCILWOMAN TARKANIAN asked if there is a chance that the company could look into providing monopalm trees that resemble a true palm tree. MR. WENER responded that technology has come a long way. In fact, there are three monopalm trees in Red Rock Country Club that cannot be seen by a general passerby. He showed before and after pictures depicting real palm trees and a monopalm tower. Team Mobile has tried to comply and abide by the City's requirements. COUNCILWOMAN TARKANIAN pointed out the importance of looking at these towers more thoroughly. She expressed concern about other companies requesting towers on the same monopalm. MR. WENER indicated they would agree to a condition not to allow additional towers on the pole.

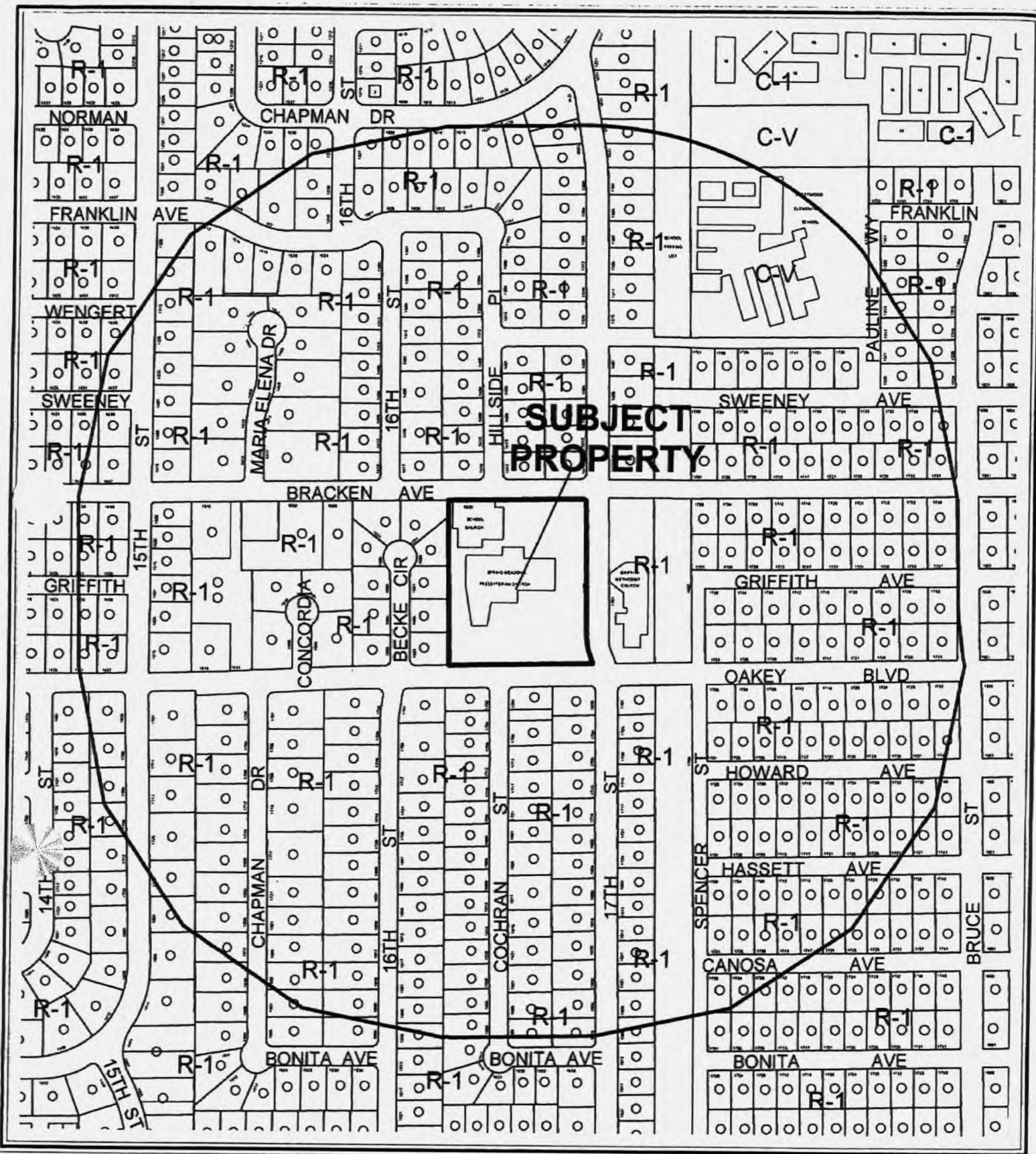
WESLEY MUNTZ, property owner, stated that people rely on their cell phones. The request meets all the setbacks and it is possible to make it as unobtrusive as possible. It is unfortunate that there have to be poles, but they can be made attractive. Students attending a nearby school will be given classes on technology.

JEANNIE OTT stated she found a lovely home in this neighborhood and she is concerned about other towers and antennas coming into this area.

CORDELIA AKALAONU also resides in this neighborhood and expressed concern about what the towers will bring into this area.

COUNCILMAN REESE was appreciative about everything the applicant has done in his Ward. He attended the meeting and understands the needs, but this is not what everybody wants. If he would not put the cell tower into his own backyard, he will not put it into anybody else's backyard. He received more calls opposing this request than supports. He cannot see how this will hinder or make the neighborhood better, but the residents who live there feel this will be an imposition.

MAYOR GOODMAN declared the Public Hearing closed for Item 98 [VAR-16144] and Item 99 [SUP-16143].



CASE: **VAR-16144**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet





CASE: **VAR-16144**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-16144 - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC

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

**** CONDITIONS ****

The Planning Commission (6-0-1/se vote) and staff recommend DENIAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit SUP-16143 shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a wireless communications facility, stealth design at a residential adjacency of 68.2-feet from the rear property line where 210-feet is the minimum setback required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/05/06	The Planning Commission recommended denial of companion item SUP-16143 concurrently with this application. The Planning Commission voted 6-0-1/se to recommend DENIAL (PC Agenda Item #43/ar).
<i>Related Building Permits/Business Licenses</i>	
1958	The church on the site was constructed
<i>Pre-Application Meeting</i>	
08/02/06	Staff explained the requirements for this application
<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	3.82

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	L (Low Density Residential)	C-V (Civic)
North	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
East	Church	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Dwellings	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	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	210 Feet	68.2 Feet	N
Adjacent development matching setback	15 Feet	68.2 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	
Church/House of Worship	300 Fixed Seats	1 sp/ 4 fixed seats	75 spaces	3 spaces	113 spaces	3 spaces	Y
TOTAL (including handicap)			75	3	113	3 spaces	Y*

*The placement of equipment associated with the cellular tower will result in a reduction in the amount of on-site parking from 116 to 113 spaces, which still is in compliance with the zoning code.

ANALYSIS

The existing church is a permitted use in the C-V zoning district. The cell tower is a permitted use upon either an administrative approval or approval of a Special Use Permit. Because of the adjacent residential development and non-compliance with the residential adjacency standards, this proposed tower location was deemed to be unsuitable for an administrative approval, and the applicant was directed to file a Special Use Permit application and a Variance application related to residential adjacency.

The proposed stealth antenna is located on the southwest portion of the subject C-V zoned parcel. It is a monopalm design at a height of 70 feet to the top of fronds. Title 19.08.060 states that a Wireless Communication Facility, Stealth Design, be separated from residential uses by proximity slope of 3:1. This requires the proposed 70-foot antennae to be located 210 feet from the adjoining R-1 (Single Family Residence) property. The submitted site plan indicates that a setback of 68.2 feet is provided. This use is not compatible with the C-V and R-1 developments in the surrounding area; therefore denial is recommended.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a 70-foot tall wireless communication facility adjacent to single family residences. Alternative site selection 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

There were six speakers in opposition at the Planning Commission Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 395 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-16144

Case Number: VAR-16144 APN: 162-02-208-001

Name of Property Owner: Mesquite Wood 3 LLC

Name of Applicant: T-Mobile

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

☐ Yes☒ No

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

City Official: _____

Partner(s): _____

APN: _____

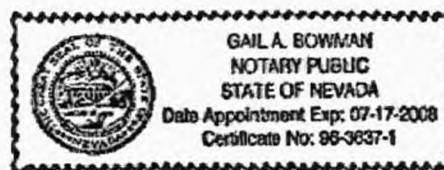
Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This 27th day of July, 2006

Gail A. Bowman
Notary Public in and for said County and State
Clark County, Nevada



LEGAL DESCRIPTION
 THAT CERTAIN PARCELS OF LAND AS DESCRIBED IN A GRANT, BARGAIN & SALE DEED RECORDED
 NUMBER 12, 2005 IN BOOK 2005118 AS INSTRUMENT NO. 26631 IN THE CLARK COUNTY RECORDER'S
 OFFICE, CLARK COUNTY, NEVADA, LIES WITHIN THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST
 QUARTER (NE1/4) OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 31 EAST, N30E

RANGE OF BEARINGS
 NORTH 30°40'14" EAST BEING THE CENTERLINE FIFTEENTH STREET AS SHOWN
 BY MAP THEREOF ON FILE IN FILE 111, PAGE 52 OF EXHIBITS IN THE CLARK
 COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA

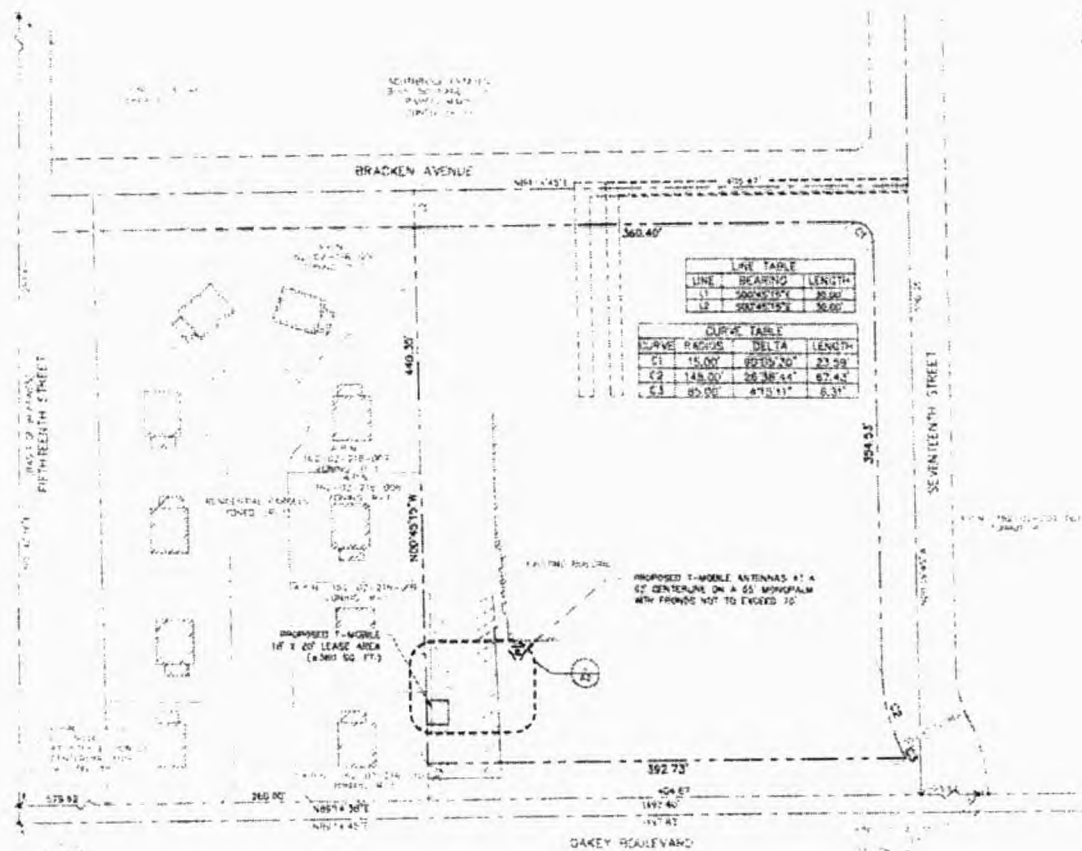
BOUNDARIES
 CITY OF LAS VEGAS METRIC SURVEY NO. 250704
 BEING A SURVEY AND PLAT IN TOWN CURB AT SOUTHEAST CORNER OF
 DAKAY AND 15TH STREET

ELEVATION 1942.66 FEET (NAVD 1983)
 562.125 METERS (NAVD 1983)

NOTES & TITLE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN TITLE REPORT NO.
 06-06-0571-NM-01 DATED JUNE 21, 2006 PREPARED BY NEVADA
 TITLE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND
 WHICH REFERENCED A DOCUMENT CONTAINING A SUFFICIENT LEGAL
 DESCRIPTION OF AREAS AFFECTED BY SAID DOCUMENT WERE
 CONSIDERED FOR THIS SURVEY AND ARE LISTED BELOW. TEN
 NUMBERS CORRESPONDING TO ITEM NUMBERS IN SAID TITLE REPORT

1. BOOK 10, PAGE 58 FOR RESERVATION AND EASEMENTS
 AFFECTS ENTIRE SUBJECT PROPERTY
2. SURVEY FOR ELECTRICAL COMMUNICATION LINES ON 280-05300
 AFFECTS PORTION OF SUBJECT PROPERTY AS SHOWN HEREON
3. CIVIL ENGINEER DOCUMENT OF 047-041847 AFFECTS
 UNDETERMINED PORTION OF SUBJECT PROPERTY
4. SURVEY AND CIE FOR ELECTRICAL AND COMMUNICATION
 FACILITIES ON 170-141100 AFFECTS PORTION OF SUBJECT
 PROPERTY AS SHOWN HEREON
5. CIVIL FOR REDEVELOPMENT PLAN AMENDMENT 16-05122-NM-01
 AFFECTS ENTIRE SUBJECT PROPERTY



SITE PLAN

T-Mobile
 875 S MAIN ST., STE. 10
 LAS VEGAS, NV 89101

PROJECT INFORMATION
 ST. LOUIS AND 17TH ST.
 V008660
 1620 BRACKEN AVE.
 LAS VEGAS, NEVADA 89104

CURRENT SURVEY DATE
 07/17/06

ZONING

PREPARED BY

SPECTRUM
 SURVEYING & ENGINEERING
 2301 N. CHARLESTON BLVD., SUITE 101
 LAS VEGAS, NEVADA 89117
 PH: (702) 367-7706
 FAX: (702) 367-8733

DESIGNED BY CHEN, CARP
CHECKED BY CORTEZ, N. CEFALLO, BENCH
PLANNED BY

REVISIONS

SHEET TITLE
 SITE PLAN

SHEET NUMBER
 A1

PROJECT NUMBER
 V008660

VAR-16144
10/05/06 PC

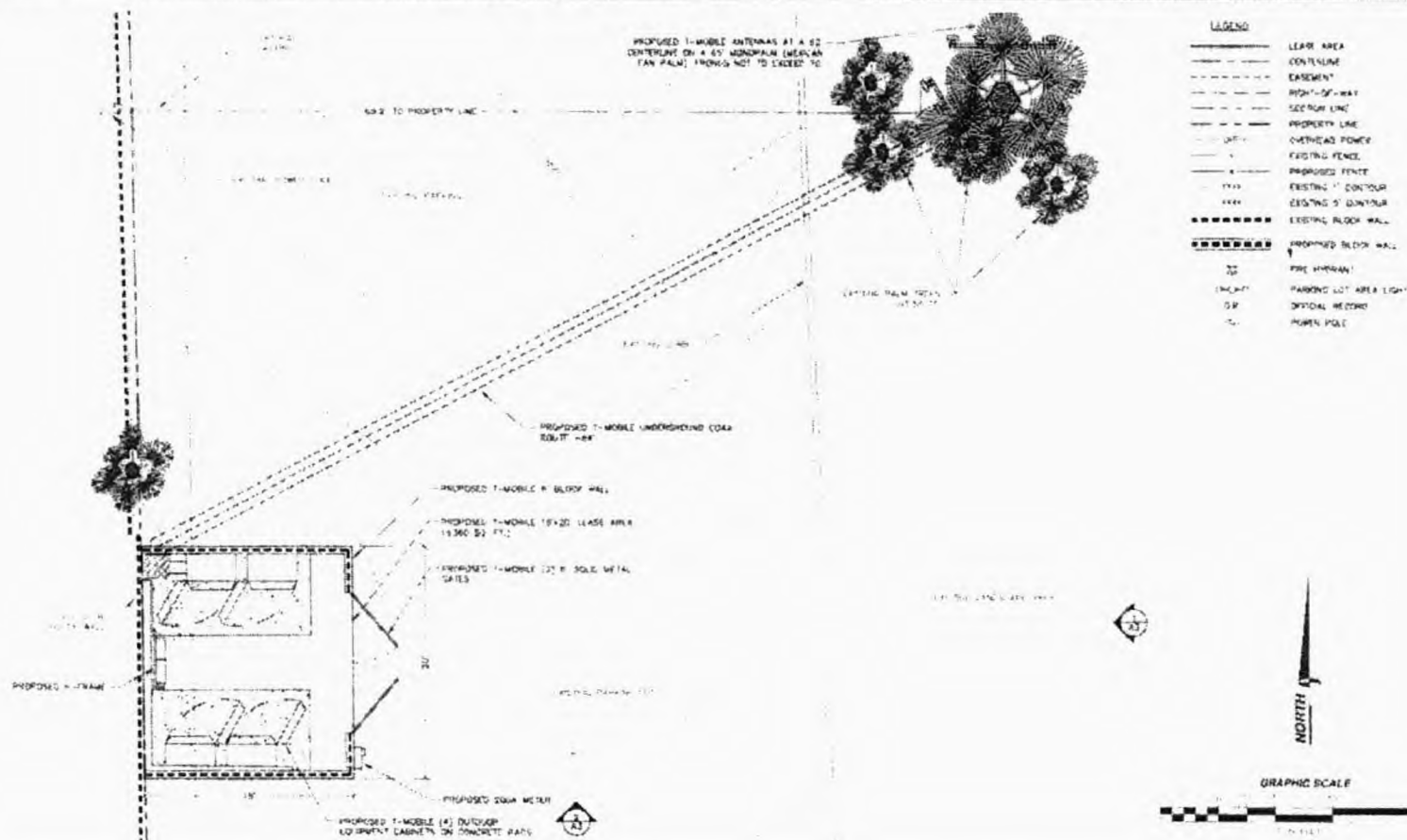
AUG 21 2006

AREA/SECTOR	WAVELENGTH	ANTENNA NAME/MODEL	DIPOLE CABLE LENGTH	CABLE SIZE	CABLE CODE	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	0	D865-18A RPT	180 X 8	1-5/8" CDA		5'	6' 110" WAT	
SECTOR B	120	D865-18A RPT	180 X 8	1-5/8" CDA	B7	5'	6' 110" WAT	
SECTOR C	240	D865-18A RPT	180 X 8	1-5/8" CDA	B7	5'	6' 110" WAT	
GPS	N/A	N/A	N/A	N/A		N/A	N/A	
LOG	N/A	N/A	N/A	N/A		N/A	N/A	

NOTE: CONTROLLER TO FIELD VERT. CABLE LENGTHS PRIOR TO DISRUPTING FABRICATION OR INSTALLATION OF CABLES

EQUIPMENT	QUANTITY	EQUIPMENT CABINETS WAVELENGTH	LENGTH (INCHES)	LENGTH (FEET)	LENGTH (METERS)	LENGTH (FEET)	GROUNDING LEVEL (FARMS)	COMMENTS
PROSSON	4	RPS-220R (OUTDOOR)	8' X 8'	N/A	N/A	N/A	N/A	

STATE



SCALE

 4175 S. RILEY ST., STE. 10 LAS VEGAS, NV 89104	
PROJECT INFORMATION	
ST LOUIS AND 17TH ST. VGO8650 1620 BRADEN AVE. LAS VEGAS, NEVADA 89104	
CURRENT DATE DUE	
07/17/06	
ISSUED FOR	
ZONING	
REV.	DATE
DESCRIPTION	
 STATION/POLE ZONING  STATION/POLE ZONING YES YES	
SPLANS PREPARED BY	
 SURVEYING & ENGINEERING 7351 W. CHARLESTON BLVD., SUITE 100 LAS VEGAS, NEVADA 89117 PH: (702) 267-9700 FAX: (702) 267-8133	
DRAWN BY	CHKD BY
M. CORTEZ	M. CEFALLUO
SIGNATURE	
SHEET NO.	
SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT	
SHEET NUMBER	
A2	1
VGO8650	

VAR-16144
10/05/06 PC

AUG 21 2006

PROJECT INFORMATION
ST LOUIS AND 17TH ST
VG06660
1620 BRADEN AVE
LAS VEGAS, NEVADA 89104

CLIENT: ISSUE DATE
07/17/06

DESIGNED FOR
ZONING

DATE: DESCRIPTION

ST/17TH/1000 ZONING
ST/1000/1000 ZONING

PLANS PREPARED BY

SPECTRUM
SURVEYING & ENGINEERING
1001 N. CHARLESTON BLVD. SUITE 120
LAS VEGAS, NEVADA 89117
PH: (702) 361-7700
FAX: (702) 361-8733

DRAWN BY: CHK: DATE:

U. DATE: M. DATE: W. DATE:

LICENSE NUMBER

SHEET TITLE

ELEVATIONS

SHEET NUMBER: 1

A3 1
VG06660

PROPOSED T-MOBILE ANTENNAS AT A 42' CENTERLINE ON A 65' MONOPOL (MEAN PAN PALM) FRONTS NOT TO EXCEED 7.5' EXCEED 7.5'

EXISTING PALM TREES

PROPOSED T-MOBILE ANTENNAS AT A 42' CENTERLINE
PROPOSED T-MOBILE 65' MONOPOL
FRONTS NOT TO EXCEED 7.5'

EXISTING PALM TREES

PROPOSED T-MOBILE 8' BLOCK WALL

EXISTING PALM TREES

SOUTH ELEVATION

SCALE: 1" = 10'

2

EAST ELEVATION

PROPOSED T-MOBILE 8' BLOCK WALL

PROPOSED T-MOBILE 12' 6" WIDE SOLID METAL GATES

EXISTING PALM TREES

PROPOSED T-MOBILE ANTENNAS AT A 42' CENTERLINE
PROPOSED T-MOBILE 65' MONOPOL
FRONTS NOT TO EXCEED 7.5'

EXISTING PALM TREES

SCALE: 1" = 10'

1

VAR-16144
10/05/06 PC

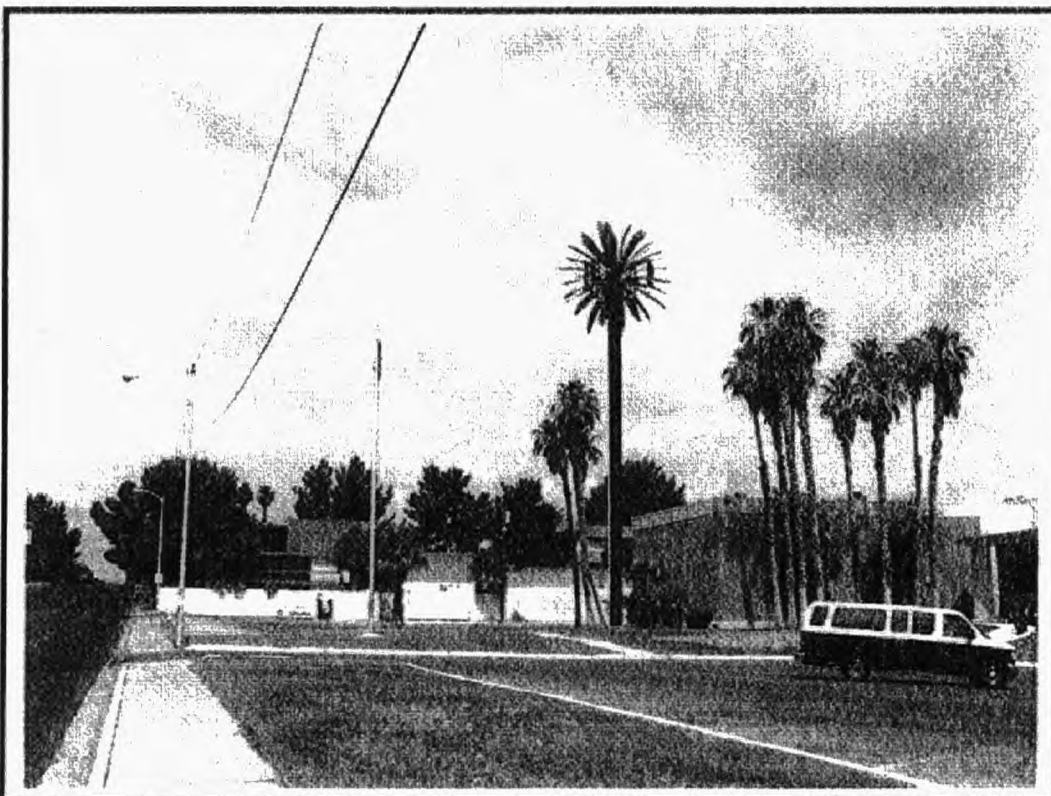
AUG 21 2006

T-Mobile
Job Site ID: VG08660 St. Louis & 17th
Wireless Site Photo Simulation

Existing View Looking West



Proposed View Looking Southwest



VAR-16144
10/05/06 PC

AUG 21 2006



351 W. Charleston Blvd., Suite 120
Las Vegas, NV 89117
Phone: 702.367.7705
Fax: 702.367.8733

August 1, 2006

City of Las Vegas
Development Services
Planning Division
731 South Fourth Street
Las Vegas, NV 89101

RECEIVED
AUG 22 2006

**Reference: Justification for a Special Use Permit / Variance
T-Mobile Site VG08660 St. Louis & 17th
1600 East Oakey
APN 162-02-208-001**

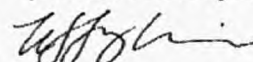
Spectrum Surveying & Engineering, on behalf of T-Mobile USA Inc., requests the approval of a Special Use Permit and a Variance for a proposed Wireless Communication Facility (Monopalm) the location does not meet the required residential setbacks. The proposed site location is at 1600 E. Oakey (also known as 1620 Bracken Avenue), Las Vegas, Nevada 89104; parcel number 162-02-208-001. This geographic location was selected by T-Mobile USA Inc. as a desirable location to work within their existing network of antennas and towers. T-Mobile USA Inc. proposes to construct an 80' monopalm and an 18'x20' equipment lease area enclosed by a decorative block wall enclosure. The subject parcel is the Iglesia Bautista la Gran Commission and is zoned Civic District (C-V).

T-Mobile USA Inc. has chosen to locate the proposed monopalm within a cluster of existing live palm trees at the front of the property to blend in with the existing landscape of the property and neighborhood. By placing a tower on this parcel and within this area, it will provide the necessary cellular coverage in this "dead" pocket. Without the tower in this location, T-Mobile's customers will continue to suffer with poor coverage.

The proposed antennas are required to provide adequate coverage to customers using wireless services in the area. Businesses, governments, emergency services and the general public are all users of cellular technology. The installation of this facility will enhance service coverage and reliability for users in the City of Las Vegas. The Federal Communications Commission determined the wireless system serves the national interest and directly and indirectly benefits all members of the public.

The approval of the Use Permit and Variance is consistent with the zoning code and requests upon waiver for setbacks to residential property. In addition the Use Permit will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood, or injurious to property, resources, or improvements in the vicinity, nor will create any additional impact to the traffic system in the area.

Sincerely,
Spectrum Surveying & Engineering


Tiffany Chimaroke
Project Manager

**VAR-16144
10/05/06 PC**

Jeremy Gregersen
Elizabeth Kadel
1308 S. 17th Street
Las Vegas, NV 89104

RECEIVED
CITY CLERK

2006 OCT 25 A 11: 24

October 21, 2006

City Clerk
Barbara Jo Ronemus
1st Floor
City Hall
400 Stewart Ave.
Las Vegas, NV 89101

Dear Ms. Ronemus,

We are writing in response to the Notice of Public hearing we received in the mail today. The notice is in regard to VAR-16144, T-Mobile's request for a variance to allow for a wireless communications tower to be erected in our neighborhood. We are pleased to write you to express our approval of the listed variance, and hope that our approval of the project will have some sway with the public hearing, although we are unable to attend. Again, please note our approval of the project listed.

Thanks in advance for your consideration and all your hard work,


Jeremy Gregersen


Elizabeth Kadel

Support

Submitted after final agenda:

Date 10/25/06 Item #108

12-19-06

We the following are opposed to cell tower at Oakley + 17th, Las Vegas, NV

Mary Alderman, 1550 Bracken Ave.
City BH 1701 S 16th St 8904618
Barbara Roberto 1605 Concordia Pl

Jenna Ott 1601 Becke Cir
Louis Hart 1601 Becke Cir
Cordelia Akalaonu 1605 Becke Cir
Henry F. Akalaonu 1605 Becke Cir 366-9887
Leslie Levin owner of 1509 S 15th, 1404 S 16th 1225 Oakley

Fred Hill 1609 Becke Cir.

John Ware 1221 S 17th St

Danny Hill 1509 Becke Cir.

Submitted at City Council

Date 3/07 Item 98899

**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**

September 27, 2006

To: The Planning Commission
731 South Fourth Street
Las Vegas, Nevada 89101-2986

From: Mrs. Dorphine Howard
1728 Griffith Avenue
Las Vegas, Nevada 89104-3639

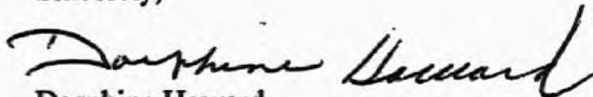
Subject: Opposed SUP-16143 AND VAR-16144

Please be advised that I opposed the SUP-16143 AND VAR-16144.

I reside at 1728 Griffith Avenue, the Communication Facility and the 70th Foot Tower will decreased my property value and cause a eye sore In the community.

Please do not approved VAR- 16144 and SUP-16143, or any other Requested Permit from other Companies.

Sincerely,


Dorphine Howard

SEP 29 2006

ITEM # 43 & 44
CASE # VAR-16144, SUP-16143
PC MTG 10-5-06

f

Cynthia Mota -

951-2313 - office (7-4)

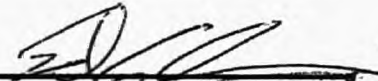
610-0382 - cell

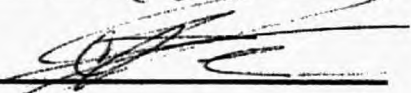
657-2034 - home

September 29, 2006

As neighbors of the proposed location for the VAR-16144 and SUP-16143 by applicant, T-Mobile USA, Inc. and property owner, Mesquite Wood 3, LLC, for the construction of a wireless communication facility at 1620 Bracken Ave. (S ½ of NW ¼ of Section 02, Township 21 South, Range 61 East, M.D.M.) we, the undersigned, as property owners and registered voters, are filing an objection and petition for denial of this request.

Name	Address	Signature
------	---------	-----------

Ed Glinicki	1800 Cochran	
-------------	--------------	---

CLIFFORD LEE	1720 COCHRAN	
--------------	--------------	--

Sup: (Javier Mota Vazquez, 1801 Cochran Javier Mota

Cynthia Mota, 1801 Cochran St. Cynthia Mota

Kim Reeves 1717 Cochran Kim Reeves

Margaret A. Frank 1721 Cochran Margaret A. Frank

Shelly Herrera-White 1624 Bonita Ave Shelly Herrera-White

Carlos Rincon Mautner 1701 Cochran St. Carlos Rincon Mautner

ITEM # 43 & 44

CASE # V. 2 16144 & SUP 16143

PC MTG 10.5.06

7P

R

Name	Address	Signature
------	---------	-----------

Dis

28

To the Planning Commission
Douglas J Ranking

Re: Sup-16143
Var-16144

From Jean Ott
Louis Hart
1601 Becke Cr.
Las Vegas NV 89104

Please note and consider our objection to the purposed 70 ft tower to be constructed in our residential community. Kindly advise us what we can do to halt this obstruction from being placed adjacent to our property.

Las night 11 /05 / 06 we attended the city council meeting waiting for hours for a hearing when we had to leave, I was told we could fax a message that would be placed in the file representing our strong disapproval.

Thank you for your consideration.
Jean Ott
Louis Hart

702-450-3288
702-371-3288 cell

To the Planning Commission
Douglas J Ranking

Re; Sup-16143
Var-16144

Cordelia Akalaonu
Henry Akalaonu
1605 Becke Cr.
Las Vegas NV 89104

Please note and consider our objection to the purposed 70 ft tower to be constructed in our residential community. Kindly advise us what we can do to halt this obstruction from being placed adjacent to our property.

Please record this message representing our strong disapproval.

Thank you for your consideration.
Sincerely
Henry & Cordelia Akalaonu

702-366-9887

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 RELATED TO VAR-16144

SUP-16143 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC - Request for a Special Use Permit FOR A WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on 3.82 acres at 1620 Bracken Avenue (APN 162-02-208-001), C-V (Civic) Zone, Ward 3 (Reese). The Planning Commission (6-0-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

16

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0-1 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 10-05-06 Planning Commission Meeting Item 44

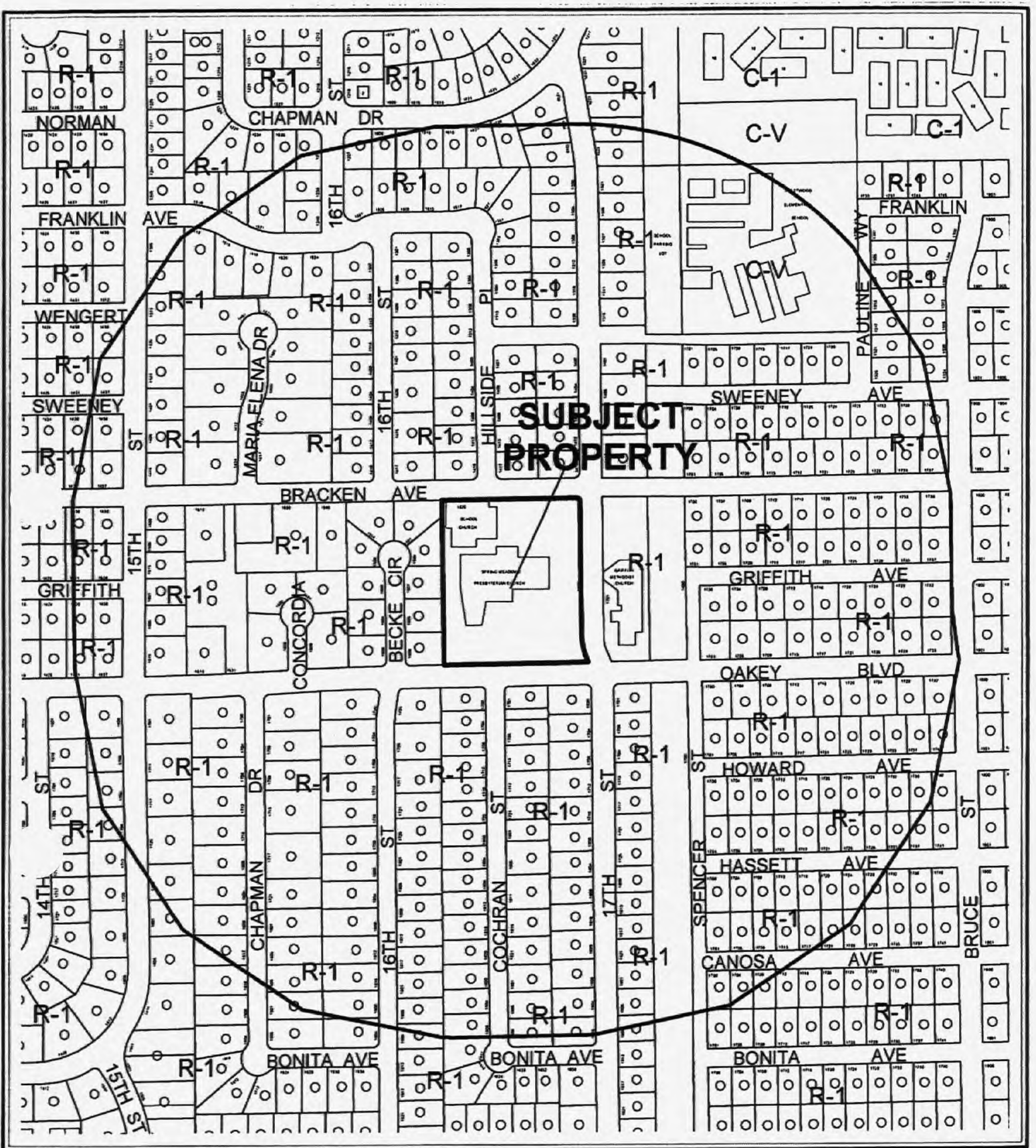
Motion made by GARY REESE to Deny

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 98 for related discussion and backup.



CASE: SUP-16143

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SUP-16143 - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC

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

**** CONDITIONS ****

The Planning Commission (6-0-1/se vote) and staff recommend DENIAL, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Wireless Communication Facility, Stealth Design use.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a wireless communications facility, stealth design at a residential adjacency of 68.2-feet from the rear property line where 210-feet is the minimum setback required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/05/06	The Planning Commission recommended denial of companion item VAR-16144 concurrently with this application. The Planning Commission voted 6-0-1/se to recommend DENIAL (PC Agenda Item #44/ar).
<i>Related Building Permits/Business Licenses</i>	
1958	The church on the site was constructed
<i>Pre-Application Meeting</i>	
08/02/06	Staff explained the requirements for this application
<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	3.82

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Church	L (Low Density Residential)	C-V (Civic)
North	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
East	Church	L (Low Density Residential)	R-1 (Single Family Residential)
West	Single Family Dwellings	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	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
C-V Civic District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	210 Feet	68.2 Feet	N
Adjacent development matching setback	15 Feet	68.2 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	
Church/House of Worship	300 Fixed Seats	1 sp/ 4 fixed seats	75 spaces	3 spaces	113 spaces	3 spaces	Y
TOTAL (including handicap)			75	3	113	3 spaces	Y*

*The placement of equipment associated with the cellular tower will result in a reduction in the amount of on-site parking from 116 to 113 spaces, which still is in compliance with the zoning code.

ANALYSIS

The existing church is a permitted use in the C-V zoning district. The cell tower is a permitted use upon either an administrative approval or approval of a Special Use Permit. Because of the adjacent residential development and non-compliance with the residential adjacency standards, this proposed tower location was deemed to be unsuitable for an administrative approval, and the applicant was directed to file a Special Use Permit application and a Variance application related to residential adjacency.

The proposed stealth antenna is located on the southwest portion of the subject C-V zoned parcel. It is a monopalm design at a height of 70 feet to the top of fronds. Title 19.08.060 states that a Wireless Communication Facility, Stealth Design, be separated from residential uses by proximity slope of 3:1. This requires the proposed 70-foot antennae to be located 210 feet from the adjoining R-1 (Single Family Residence) property. The submitted site plan indicates that a setback of 68.2 feet is provided. This use is not compatible with the C-V and R-1 developments in the surrounding area; therefore denial is recommended.

FINDINGS

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

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

In regard to "1":

The proposed 70 foot tower would not be compatible with the adjacent mature residential development.

In regard to "2":

The site is developed with a church and is not suitable for the placement of a cellular communication facility.

In regard to “3”:

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

In regard to “4”:

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 395 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SUP-16143

Case Number: _____ APN: 162-02-208-001

Name of Property Owner: Mesquite Wood 3 LLC

Name of Applicant: T-Mobile

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: _____

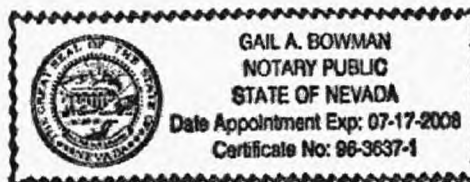
Signature of Property Owner: Westley M. Isbitt

Print Name: WESTLEY ISBITT

Subscribed and sworn before me

This 27th day of July, 2006

Gail A. Bowman
Notary Public in and for said County and State
Clark County, Nevada





SUP-16143
10/05/06 PC

AUG. 27 2006

LEGAL DESCRIPTION
 THAT CERTAIN PARTS OF LAND AS DESCRIBED IN A GRANT, SHARING & SALE DEED RECORDS
 NUMBER 13, 2005 IN BOOK 268116 AS INSTRUMENT NO. 26021 IN THE CLARK COUNTY RECORDER'S
 OFFICE, CLARK COUNTY, NEVADA, LIES WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST
 QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 2, SOUTH, RANGE 27, EAST, W 2 W

BASIS OF BEARING

NORTH BEARING FIRST, BEING THE CENTERLINE OF ELN STREET AS SHOWN
 BY MAP THEREON ON FILE IN FILE 111, PAGE 12 OF SURVEYS IN THE CLARK
 COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA

REMARKS

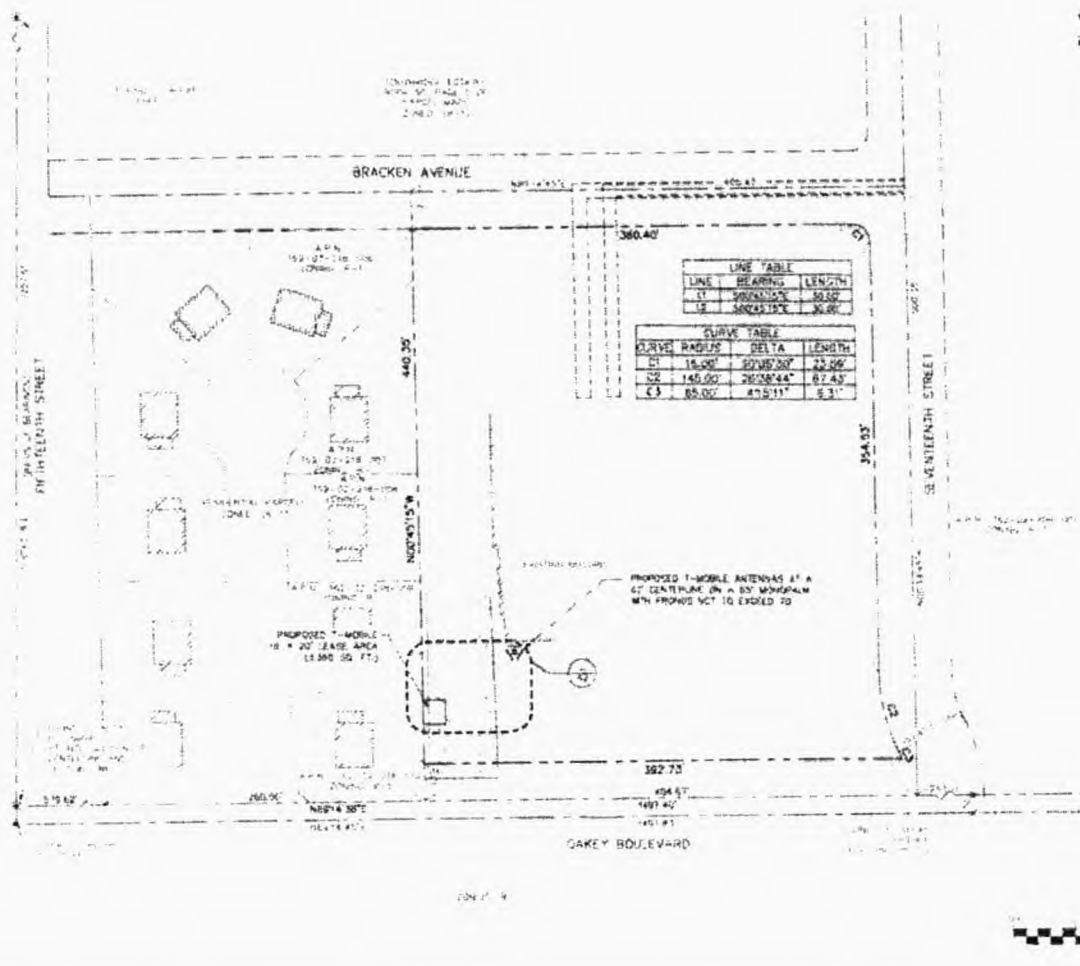
LOT 10 OF LAS VEGAS VERTICAL CONTROL NO. 217114
 BEING A PLAT AND PLATE IN TOPOG. CURS. AT SOUTHEAST CORNER OF
 CARRY AND 17TH STREET

ELEVATION 1442.66 FEET (NAD 1983)
 592.125 METERS (NAD 1983)

NOTES & FILE REPORT EXCEPTIONS

ONLY THOSE EXCEPTION LISTED IN FILE REPORT BY
 06-08-2004-0001 DATED JUNE 31, 2006, PREPARED BY NEVADA
 FILE COMPANY, WHICH ARE NOT SOLELY FINANCIAL IN NATURE AND
 WHICH REFERENCE A DOCUMENT CONTAINING A SUFFICIENT LEGAL
 DESCRIPTION OF AREAS AFFECTED BY THIS DOCUMENT HERE
 CONSIDERED FOR THIS SURVEY AND BEING SET BELOW ITEM
 NUMBERS CORRESPONDING TO ITEM NUMBERS IN LAND FILE REPORT

- 1. BOOK 10, PAGE 58 FOR RESERVATION AND EASEMENTS
 AFFECTS ENTIRE SUBJECT PROPERTY
- 2. SHPC FOR ELECTRICAL, COMMUNICATION LINES ON LOT 1000000
 AFFECTS PORTION OF SUBJECT PROPERTY AS SHOWN HEREON
- 3. ELV. ELUSIBLE DOCUMENT, ORBAT 141847, AFFECTS
 UNDETERMINED PORTION OF SUBJECT PROPERTY
- 4. SHPC AND EIS FOR ELECTRICAL AND COMMUNICATION
 FACILITIES PM 177-141856 AFFECTS PORTION OF SUBJECT
 PROPERTY AS SHOWN HEREON
- 5. ELV. FOR REDEVELOPMENT PLAN AMENDMENT ON 061122 00049
 AFFECTS ENTIRE SUBJECT PROPERTY



LEGEND

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

POINTPOINT
T-Mobile
 475 S. 10TH ST. STE. 10
 LAS VEGAS, NV 89101

PROJECT INFORMATION

ST. LOUIS AND 17TH ST.
 VG08560
 1500 BRACKEN AVE
 LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE

07/17/06

ISSUED FOR

ZONING

REV. DATE DESCRIPTION BY

07/17/06 FOR ZONING

07/17/06 FOR ZONING

PLANS PREPARED BY

SPECTRUM

SURVEYING & ENGINEERING

1341 W. CHARLESTON BLVD. SUITE 100

LAS VEGAS, NEVADA 89117

PH: (702) 581-7205

FAX: (702) 367-8703

FORWARD BY SIGN APV

M. C. PEREZ M. C. FALL C. WENIG

LICENSE NUMBER

SHEET TITLE

SITE PLAN

SHEET NUMBER 1

SCALE 1" = 100'

GRAPHIC SCALE

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SCALE 1" = 100'

SUP-16143
 10/05/06 PC

AUG 21 2006



ANTENNA SECTION	FREQUENCY	ANTENNA MAKE/MODEL	CABLE TYPE	CABLE SIZE	CABLE COLOR	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTION 1	150	ORIS-150TSPQ	150' A B	1-5/8" COAX		5'	8' (10' MAX)	
SECTION 2	180	ORIS-180TSPQ	180' A B	1-5/8" COAX	BY	5'	8' (10' MAX)	
SECTION 3	240	ORIS-180TSPQ	180' Y B	1-5/8" COAX	BY	5'	8' (10' MAX)	
GPS	N/A	N/A	N/A	N/A		N/A	N/A	
LMG	N/A	N/A	N/A	N/A		N/A	N/A	

NOTE: CONTINUED TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATING, OR INSTALLATION OF CABLES.

EQUIPMENT	QUANTITY	EQUIPMENT CABINETS MAKE/MODEL	LATITUDE (NAD83)	LONGITUDE (NAD83)	LATITUDE (WGS84)	LONGITUDE (WGS84)	GROUND LEVEL (EASL)	COMMENTS
CRACKSON	1	180-220L (OUTDOOR)	N/A	N/A	N/A	N/A	N/A	

410 S. MAIN ST., STE. 102
LAS VEGAS, NV 89101

PROJECT INFORMATION

ST LOUIS AND 17TH ST.
VC08660

1620 BRACKEN AVE
LAS VEGAS, NEVADA 89104

CURRENT ISSUE DATE

07/17/06

ISSUED FOR

ZONING

REV.	DATE	DESCRIPTION	BY

PLANS PREPARED BY

SPECTRUM
SURVEYING & ENGINEERING
234 W. CHARLESTON BLVD., SUITE 120
LAS VEGAS, NEVADA 89101
PH: (702) 367-7705
FAX: (702) 367-8733

DRAWN BY: CHK: APV:

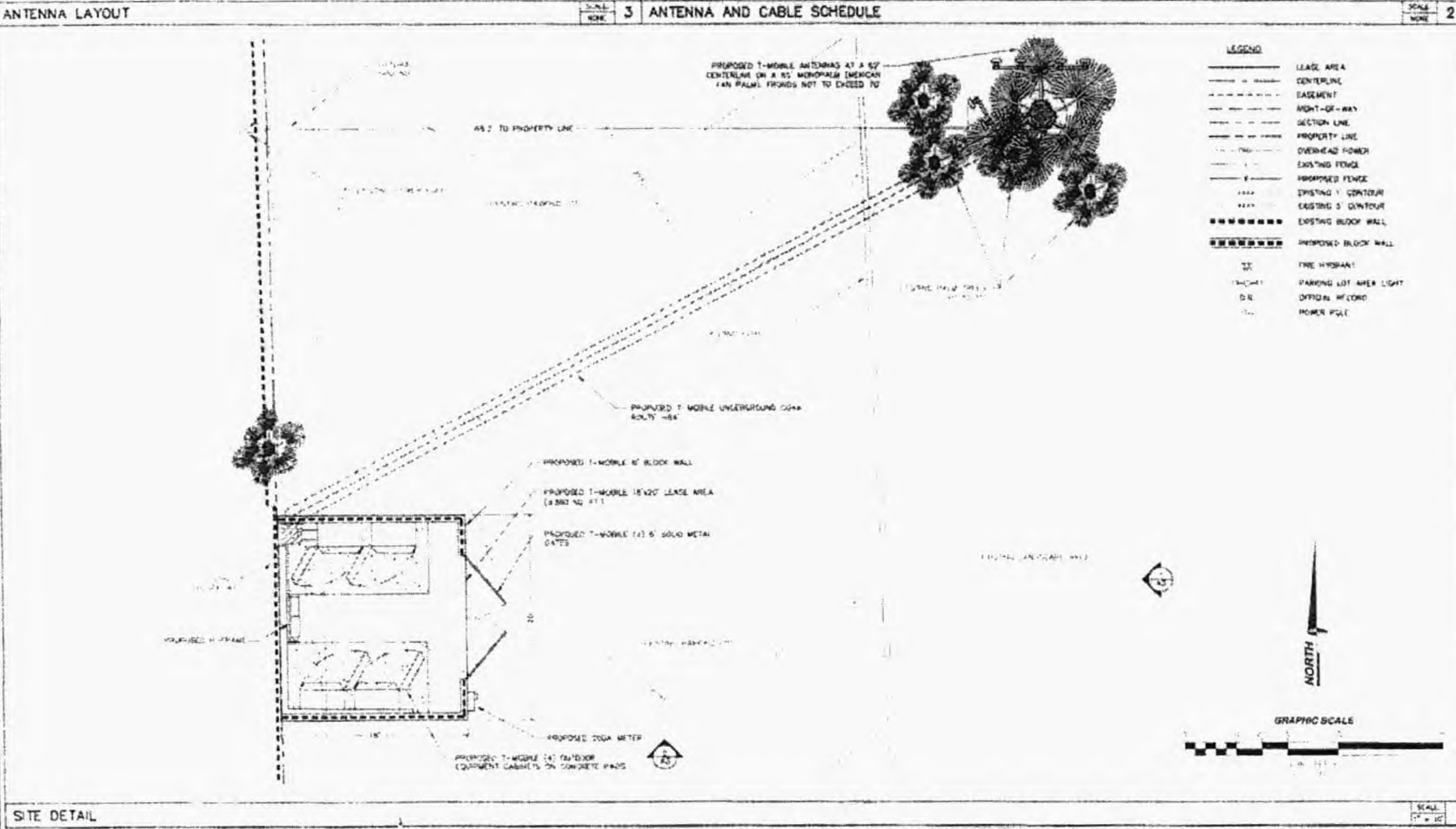
L: CORTIZ M: DETALIC W: ENER

SHEET TITLE

SITE DETAIL, ANTENNA & CABLE SCHEDULE AND ANTENNA LAYOUT

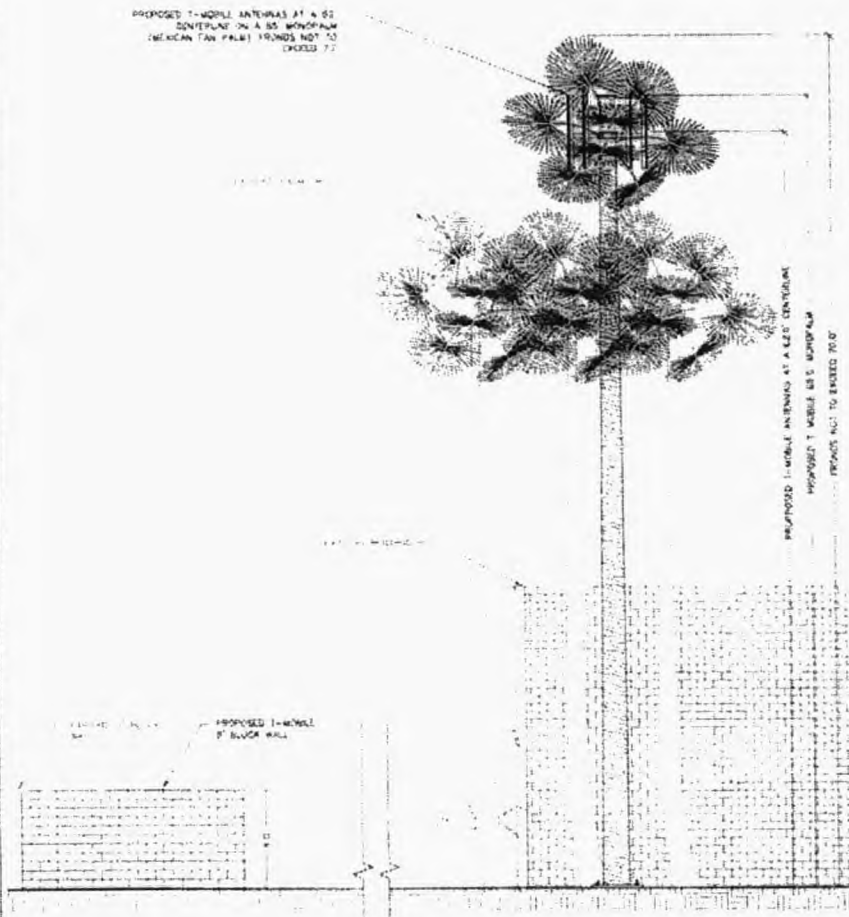
SHEET NUMBER: 1

VC08660

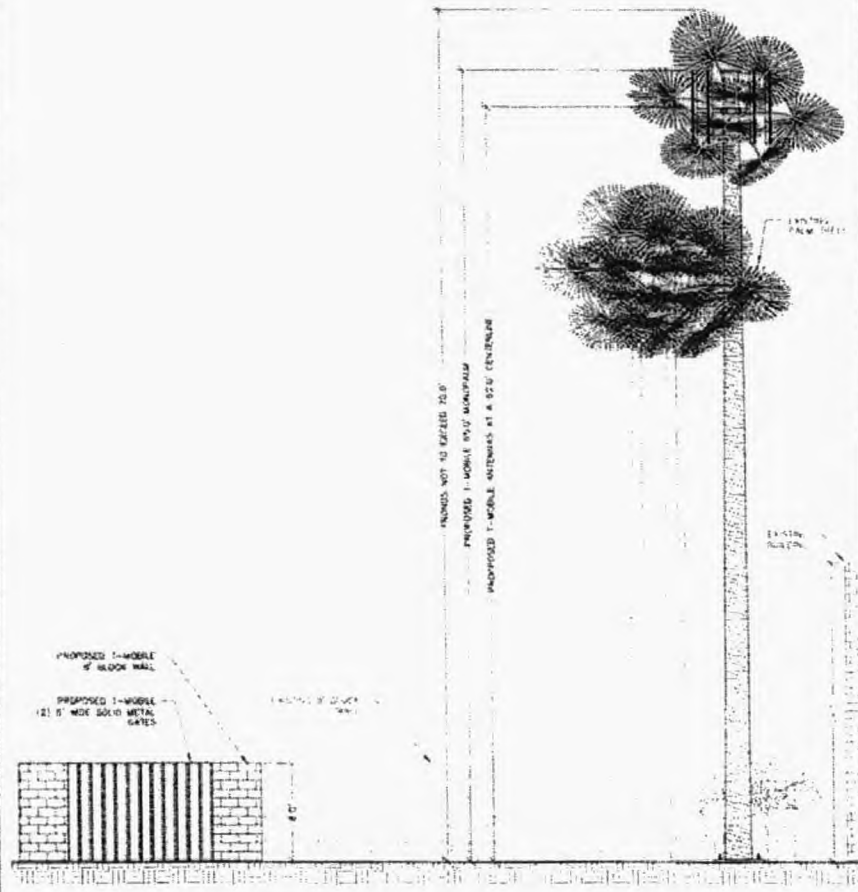


SUP-16143
10/05/06 PC

AUG 21 2006



SOUTH ELEVATION



EAST ELEVATION

TECHNICAL T-Mobile 410 S. MAIN ST. 100 LAS VEGAS, NV 89101	
PROJECT INFORMATION ST LOUIS AND 17TH ST. VG08660 1620 BRACKEN AVE. LAS VEGAS, NEVADA 89104	
CURRENT ISSUE DATE 07/17/06	
ISSUED FOR ZONING	
REV.	DATE
1	07/17/06
2	07/20/06
PLANS PREPARED BY: SPECTRUM SURVEYING & ENGINEERING 781 W. CHARLESTON BLVD. SUITE 120 LAS VEGAS, NEVADA 89112 PH (702) 367-7705 FAX (702) 367-8733	
DRAWN BY: CORTEZ	ADVISOR: M. GEFALU C. MEYER
SECURITY	
SHEET TITLE: ELEVATIONS	
SHEET NUMBER: A3	REVISION: 1
VG08660	

SUP-16143
10/05/06 PC

AUG 21 2006

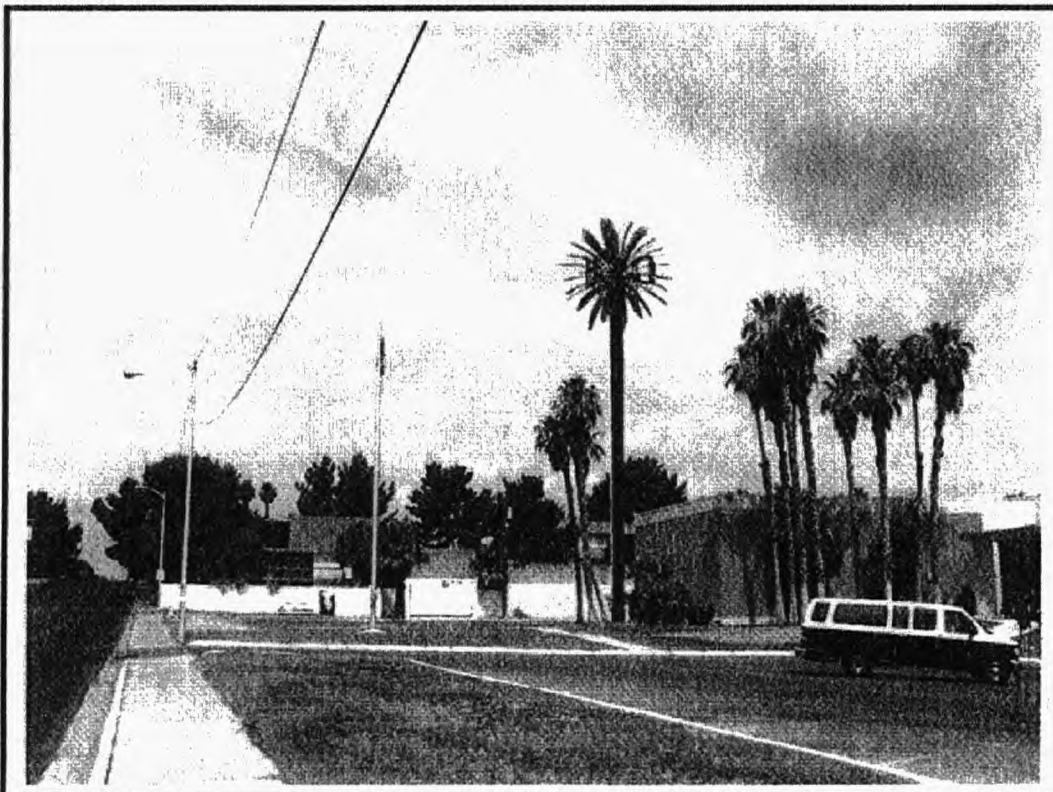
T-Mobile
Job Site ID: VG08660 St. Louis & 17th
Wireless Site Photo Simulation

Existing View Looking West



SUP-16143
10/05/06 PC

Proposed View Looking Southwest



AUG 21 2006



7351 W. Charleston Blvd., Suite 120
Las Vegas, NV 89117
Phone: 702.367.7705
Fax: 702.367.8733

August 17, 2006

City of Las Vegas
Planning & Development
731 S. Fourth Street
Las Vegas, Nevada 89101-6706

**Reference: VG08660 St. Louis & Seventeenth / T-Mobile
1620 Bracken Avenue
APN 162-02-208-001
Parking Analysis for the Special Use Permit Application
Proposed Wireless Communication Monopalm**

Parking Analysis

Required Parking for Church/House of Worship

One Space for each four fixed seats or one space for each 100 sq ft of non-fixed seating area in gathering room, whichever is greater.

300 Fixed Seats, 1 Space per four seats	=	75 Required
Total number of existing parking	=	116 Existing
73 existing parking spaces in the front area		
43 including 5 Handicap spaces behind main building		
T-mobile to use 3 of the existing parking spaces	-	3 (Removed)

Total Parking Required = 75
Total Parking Provided = 113

**SUP-16143
10/05/06 PC**



VAR-16144 AND SUP-16143 - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC
1620 BRACKEN AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06



VAR-16144 AND SUP-16143 - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC
1620 BRACKEN AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06



VAR-16144 AND SUP-16143 - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3,
LLC
1620 BRACKEN AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06



VAR-16144 AND SUP-16143 - APPLICANT: T-MOBILE USA, INC. - OWNER: MESQUITE WOOD 3, LLC
1620 BRACKEN AVENUE
OCTOBER 5, 2006 PLANNING COMMISSION

08/30/06



. 351 W. Charleston Blvd., Suite 120
Las Vegas, NV 89117
Phone: 702.367.7705
Fax: 702.367.8733

August 1, 2006

City of Las Vegas
Development Services
Planning Division
731 South Fourth Street
Las Vegas, NV 89101

**Reference: Justification for a Special Use Permit / Variance
T-Mobile Site VG08660 St. Louis & 17th
1600 East Oakey
APN 162-02-208-001**

Spectrum Surveying & Engineering, on behalf of T-Mobile USA Inc., requests the approval of a Special Use Permit and a Variance for a proposed Wireless Communication Facility (Monopalm) the location does not meet the required residential setbacks. The proposed site location is at 1600 E. Oakey (also known as 1620 Bracken Avenue), Las Vegas, Nevada 89104; parcel number 162-02-208-001. This geographic location was selected by T-Mobile USA Inc. as a desirable location to work within their existing network of antennas and towers. T-Mobile USA Inc. proposes to construct an 80' monopalm and an 18'x20' equipment lease area enclosed by a decorative block wall enclosure. The subject parcel is the Iglesia Bautista la Gran Commission and is zoned Civic District (C-V).

T-Mobile USA Inc. has chosen to locate the proposed monopalm within a cluster of existing live palm trees at the front of the property to blend in with the existing landscape of the property and neighborhood. By placing a tower on this parcel and within this area, it will provide the necessary cellular coverage in this "dead" pocket. Without the tower in this location, T-Mobile's customers will continue to suffer with poor coverage.

The proposed antennas are required to provide adequate coverage to customers using wireless services in the area. Businesses, governments, emergency services and the general public are all users of cellular technology. The installation of this facility will enhance service coverage and reliability for users in the City of Las Vegas. The Federal Communications Commission determined the wireless system serves the national interest and directly and indirectly benefits all members of the public.

The approval of the Use Permit and Variance is consistent with the zoning code and requests upon waiver for setbacks to residential property. In addition the Use Permit will not be detrimental to the health, safety or general welfare of persons residing or working in the neighborhood, or injurious to property, resources, or improvements in the vicinity, nor will create any additional impact to the traffic system in the area.

Sincerely,
Spectrum Surveying & Engineering

A handwritten signature in black ink, appearing to read 'Tiffany Chimaroke'.

Tiffany Chimaroke
Project Manager

**SUP-16143
10/05/06 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**

September 27, 2006

To: The Planning Commission
731 South Fourth Street
Las Vegas, Nevada 89101-2986

From: Mrs. Dorphine Howard
1728 Griffith Avenue
Las Vegas, Nevada 89104-3639

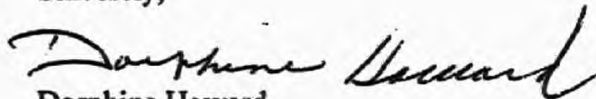
Subject: Opposed SUP-16143 AND VAR-16144

Please be advised that I opposed the SUP-16143 AND VAR-16144.

I reside at 1728 Griffith Avenue, the Communication Facility and the 70th Foot Tower will decreased my property value and cause a eye sore In the community.

Please do not approved VAR- 16144 and SUP-16143, or any other Requested Permit from other Companies.

Sincerely,


Dorphine Howard

SEP 29 2006

ITEM # 43 & 44
CASE # VAR-16144, SUP-16143
PC MTG 10-5-06

Cynthia Mota -

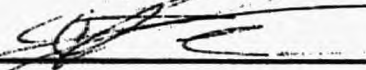
951-2313 office (7-4)
610-0382 cell
657-2034 home

September 29, 2006

As neighbors of the proposed location for the VAR-16144 and SUP-16143 by applicant, T-Mobile USA, Inc. and property owner, Mesquite Wood 3, LLC, for the construction of a wireless communication facility at 1620 Bracken Ave. (S ½ of NW ¼ of Section 02, Township 21 South, Range 61 East, M.D.M.) we, the undersigned, as property owners and registered voters, are filing an objection and petition for denial of this request.

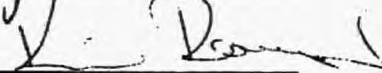
Name	Address	Signature
------	---------	-----------

Ed Glinka	1800 Cochran	
-----------	--------------	---

CLIFFORD LEE	1720 COCHRAN	
--------------	--------------	---

Sup. (Javier Mota Vazquez, 1801 Cochran Javier Mota

Cynthia Mota, 1801 Cochran St. Cynthia Mota

Kim Reeves 1717 Cochran 

Mary Jane G. Frank 1721 Cochran Mary Jane G. Frank

Shelly Herren-White 1624 Bonita Ave Shelly Herren-White

Carlos Rincon Mautner 1701 Cochran St. Carlos Rincon Mautner

ITEM # 43 & 44
CASE # V. 2 16144 & SUP 16143
PC MTG 10-5-06

7P

To the Planning Commission
Douglas J Ranking

Re; Sup-16143
Var-16144

From Jean Ott
Louis Hart
1601 Becke Cr.
Las Vegas NV 89104

Please note and consider our objection to the purposed 70 ft tower to be constructed in our residential community. Kindly advise us what we can do to halt this obstruction from being placed adjacent to our property.

Las night 11 /05 / 06 we attended the city council meeting waiting for hours for a hearing when we had to leave, I was told we could fax a message that would be placed in the file representing our strong disapproval.

Thank you for your consideration.
Jean Ott
Louis Hart

702-450-3288
702-371-3288 cell

To the Planning Commission
Douglas J Ranking

Re; Sup-16143
Var-16144

Cordelia Akalaonu
Henry Akalaonu
1605 Becke Cr.
Las Vegas NV 89104

Please note and consider our objection to the purposed 70 ft tower to be constructed in our residential community. Kindly advise us what we can do to halt this obstruction from being placed adjacent to our property.

Please record this message representing our strong disapproval.

Thank you for your consideration.
Sincerely
Henry & Cordelia Akalaonu

702-366-9887

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

VAR-16505 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: ALVY COOK - Appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance TO ALLOW A FIVE-FOOT REAR YARD SETBACK WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION at 1117 Strong Drive (APN 162-05-511-005), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian). The Planning Commission (6-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.**

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:**Planning Commission Mtg.**

0

City Council Meeting

0

RECOMMENDATION:

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

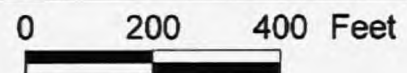
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Appeal letter filed by Alvy and Connie Cook
5. Backup referenced from the 11-02-06 Planning Commission Meeting Item 38

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)



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





CASE: **VAR-16505**

RADIUS: 1000 FT

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-16505 - APPLICANT/OWNER: ALVY COOK

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

**** CONDITIONS ****

The Planning Commission (6-1/gt vote) and staff recommend DENIAL. If Approved, subject to:

Planning and Development

1. 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is an appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance to allow a rear yard setback of five feet where 15 feet is the minimum setback required for a proposed room addition at 1117 Strong Drive.

The applicant has created a self-imposed hardship by proposing to overbuild the site. As there is no indication of a hardship associated with the site's physical characteristics, the recommendation is for denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/19/06	The Planning Commission abeyed at the request of the applicant an application for a Variance (VAR-16505) to the 11/02/06 Planning Commission meeting.
11/02/06	The Planning Commission voted 6-1/gt to recommend DENIAL (PC Agenda Item #38/jm).
<i>Related Building Permits/Business Licenses</i>	
	There are no permits that pertain to this site.
<i>Pre-Application Meeting</i>	
08/25/06	A pre-application was held. The applicant was informed that his request to build a house addition in the backyard would require a Variance. Staff then discussed the required materials needed to apply for the Variance.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting was not held, nor is one required.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.25

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)
North	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)
South	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)
East	Single Family Residential	L (Low Density Residential)	R-1 (Low Density Residential)
West	Single Family	DR (Desert Rural)	R-E (Residence)

	Residential	Density Residential)	Estates)
--	-------------	----------------------	----------

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500	11,088	Y
Min. Lot Width	65 Feet	84 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Rear	15 Feet	5 Feet	Y
Max. Lot Coverage	50%	35%	Y
Max. Building Height	2 stories or 35 Feet	15.75 Feet	Y

ANALYSIS

The applicant is proposing to expand their 2,256 square-foot house by adding 625 square feet in the front part of the house and 932 square feet in the back of the house for a total of 1,626 square feet of addition. Per the site plans received, the house addition in the backyard, which forms an L-shape around the existing pool. This is the section of the house that the applicant is requesting a Variance for a five-foot rear yard setback where 15 feet is required.

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. The applicant has overbuilt their site and an alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

PLANNING COMMISSION ACTION

There was one speaker in opposition and letters in support submitted at the Planning Commission meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

20

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 164 by City Clerk

APPROVALS 0

PROTESTS 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-16505** APN: 162-05-511-005
Name of Property Owner: Alvy Cook
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: _____

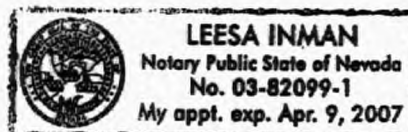
Signature of Property Owner: *Alvy Cook*

Print Name: Alvy Cook

Subscribed and sworn before me

This 5 day of September, 2020

Leesa Inman
Notary Public in and for said County and State



LAS VEGAS, NEVADA

A PORTION OF THE NE 1/4, NE
SECTION 5, T21S, R61E, M.D.B. & M.
CLARK COUNTY, NEVADA

1. I am a female, 28 years old, 5'6", 125 lbs. I have brown hair, blue eyes, and a friendly personality. I am currently a graduate student at the University of California, Los Angeles, where I am studying for my Master's degree in Public Health. I have a Bachelor's degree in Public Health from the University of California, Los Angeles. I have worked for the Los Angeles County Department of Public Health for the past five years. I have been involved in various community health projects and have been a member of the Los Angeles County Department of Public Health for the past five years. I have been involved in various community health projects and have been a member of the Los Angeles County Department of Public Health for the past five years. I have been involved in various community health projects and have been a member of the Los Angeles County Department of Public Health for the past five years.

Robert J. Baker
Registered Professional Engineer and Licensed
Land Surveyor, Florida Certificate No. 618

I, _____, do hereby certify that the foregoing is a true and correct copy of the original as shown to me, and I am duly qualified to make such statement.

Signed at _____, California, this _____ day of _____, 1953

LAS VEGAS DEVELOPMENT CO., INC.

James T. Brown President George E. Franklin Secretary

STATE OF NEVADA
COUNTY OF CLATSOP

On this 22nd day of May, 1993, personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas T. Breen and George E. Froude, Jr. known to me to be the President and Director of the Corporation that executed the foregoing instrument, and each of them to be the officers of the said Corporation on whose designation; but he is acquainted with the real of said Corporation and that the officers to be instrumental in the Corporation and all of the said Corporation; and that the said instrument was made by officers of said Corporation as indicated after said signatures; and that the said Corporation executed the said instrument freely and voluntarily and for the stated purposes therein mentioned.

History Public in and for said County and State
my commission expires August 10, 1954.

CITY ENGINEER'S CERTIFICATE

I, J. S. Gervais, Jr., acting for
C. C. Bayne, City Engineer of the City of Las Vegas, Nevada, do hereby certify that I have examined the final map of
Tract No. 2, that the subdivision of them herein is conforming to the plan as it appeared on the tentative map,
and approved alterations thereof, that all provisions of the Planning Commission Act, and any local ordinances applicable
at the time of the approval of the tentative map have been complied with, and that I am satisfied that this map is
technically correct.

Date 5-23-58 J. D. Groat
C. C. Boyer City Engineer
Reg. Prof. Engs. Nevada, No. 503
J. D. Groat, Jr., Reg. Prof. Engineer
Nevada Certificate No. 719

Approved this 22nd day of May, 1985 by the Regional Planning Commission of Clark County, Nevada

Approved and accepted this 24th day of May, 1935 by the Board of Commissioners of
the City of Los Angeles, Clerk County, Nevada.

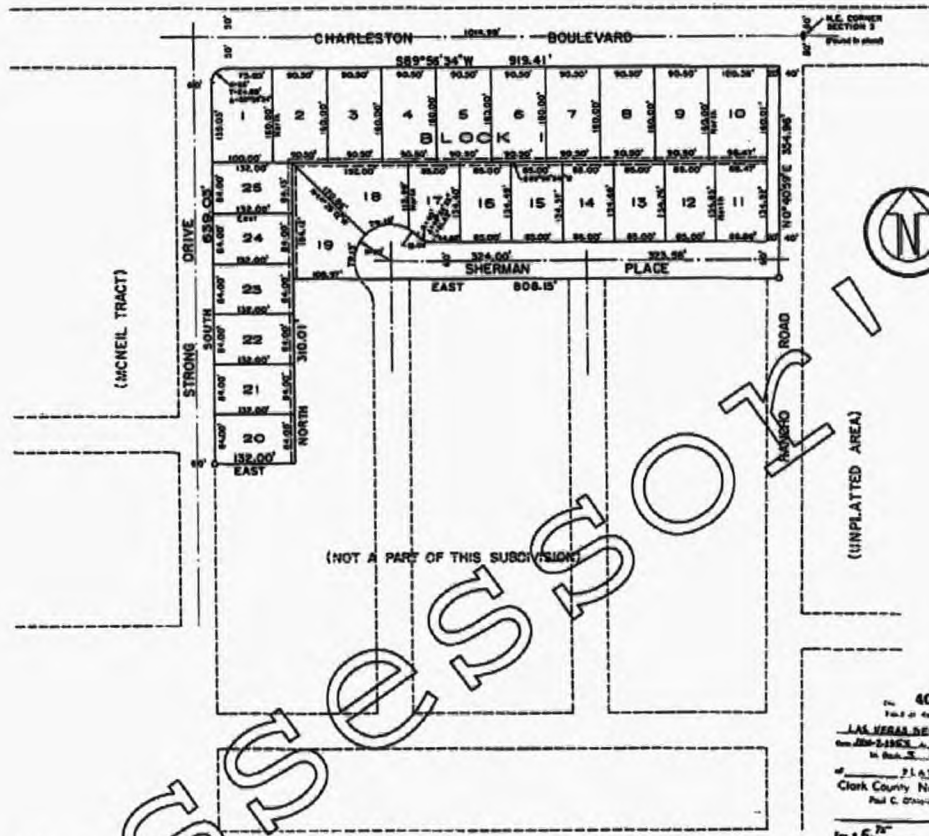
James H. Haggard City Clerk

W. H. Haggard
Mayor

VAR-16505

11/02/06 PC

SEP 05 1998



SCALE: 1" = 100'

Public utilities Easement,
South side of lot 10.

Base of Booby: Coupling of Charleston Blvd.,
Midway Town Bldg. 1.

STATE OF NEVADA,)
)

On this 12th day of May, 1955, personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mr. J. Wesley and Lurrie Woodworth known to me to be the Vice President and Assistant Secretary of the Corporation who executed the foregoing instrument, and upon oath did each declare that he is the officer of the said Corporation in whose designation he is to execute with the seal of said Corporation and that the use of said seal is authorized by the said Corporation and that the signatures to said instrument were made by officers of said Corporation as authorized after said declaration; and that the said Corporation executed the said instrument freely and voluntarily and for the uses and purposes therein mentioned.

The undersigned, as Trustee under the Deed of Trust dated January 19, 1932, described by Los Vegas Development Co., Inc., a Nevada Corporation, as Plaintiff Title Insurance and Trust Company, Trustee, and recorded December 22, 1932 on document No. 287117, Clark County Records, hereby files this document in such institution.

POWER TITLE INSURANCE AND TRUST COMPANY, TRUSTEE

Date May 13, 1958

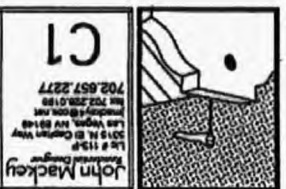
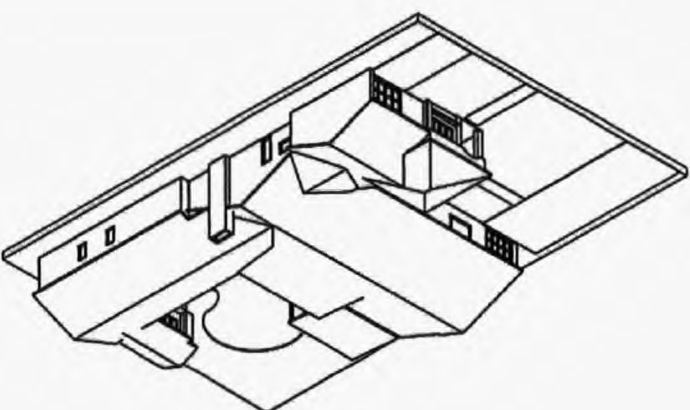
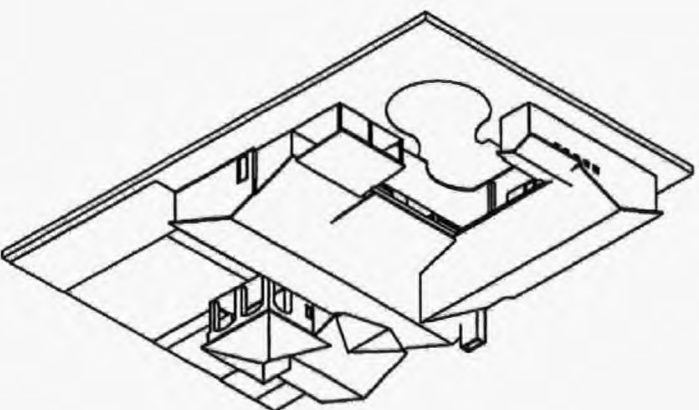
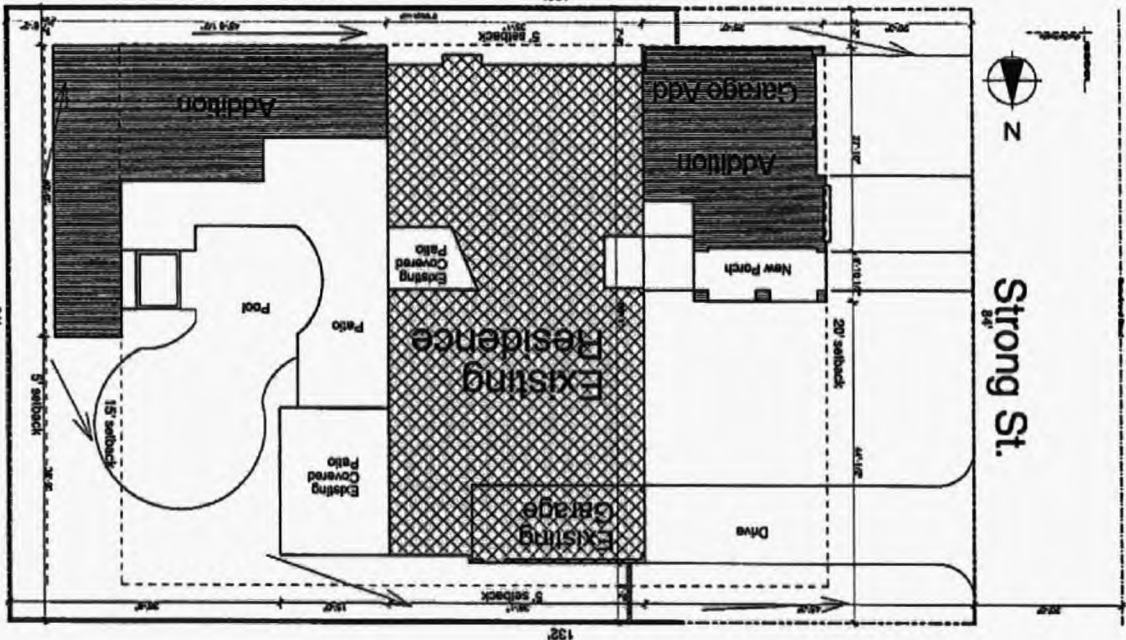
James McDonald
J.M. McDonald

VAR-16505
11/02/06 PC

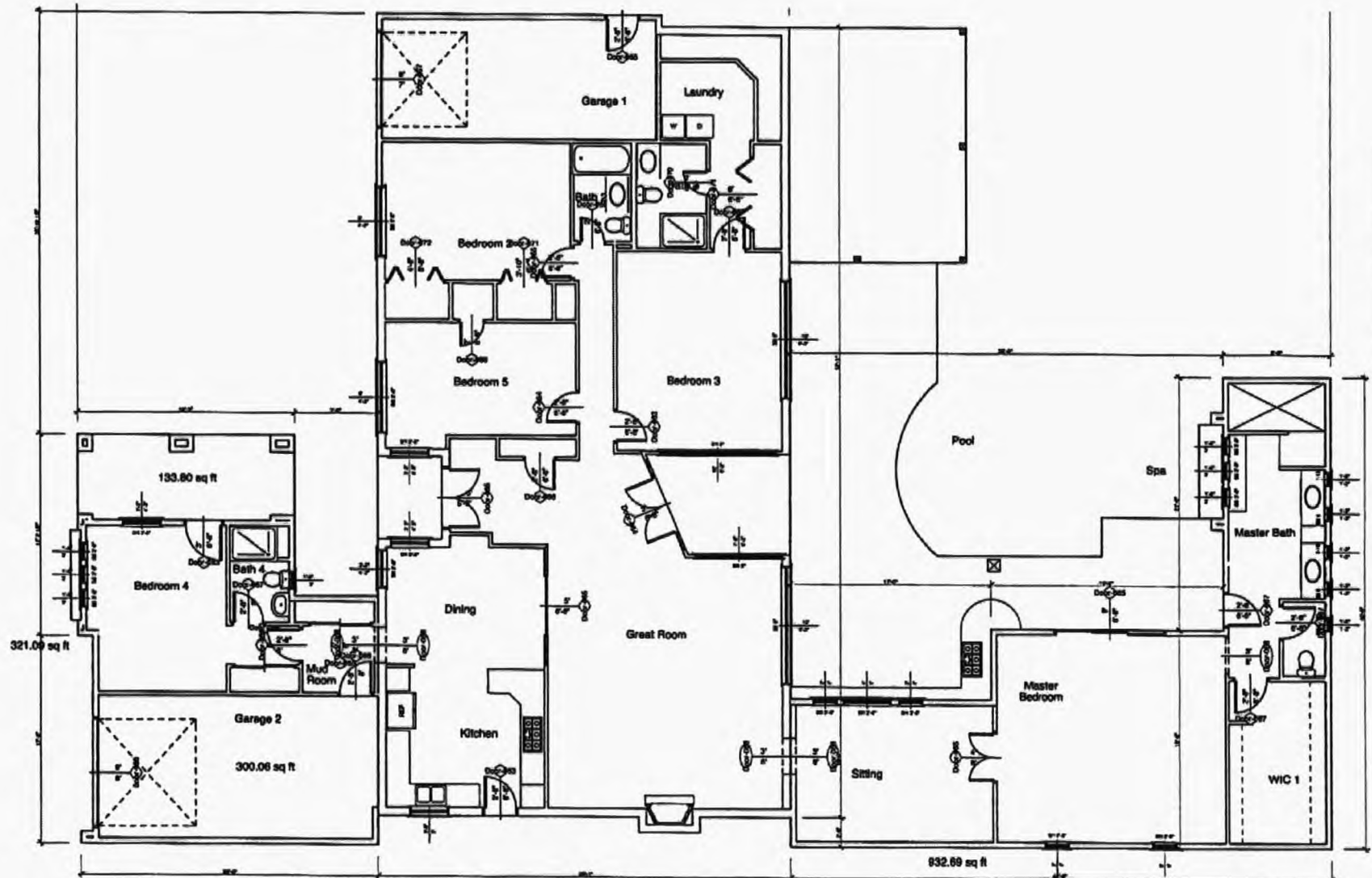
SEP 05 2003

Site Plan
Scale: 1/8" = 1'-0"

Map 2, 2006 AD 8
Map 2, 2006 AD 8
Map 2, 2006 AD 8
Map 2, 2006 AD 8



DATE	REVISION	DATE	BY
Site Plan			
Cook Addition 1117 Strong Dr Las Vegas, Nevada 89102			



Cook Addition
1117 Street Dr
Las Vegas, Nevada 89102

Floor Plan

DATE: 9/05
REVNO DESCRIPTION DATE BY

RECEIVED
SEP 05 2006

VAR-16505
11/02/06 PC

SEP 05 2006 **Floor Plan**
Scale: 1/4" = 1'-0"



John Mackey
Residential Designer
Lic # 115-P
8515 N. El Capitan Way
Las Vegas, NV 89148
jrmackey4@cox.net
Tel 702.228.5198
702.657.2277

A1

VAR-16505

Elevations
Scale: 1/4" = 1'-0"

RECEIVED
SEP 05 2006



A2

John Mackey
Executive Director
Li & 113-P
3015 N. El Capitan Way
Las Vegas, NV 89149
Phone: 702.228.0198
Fax: 702.657.2277

DATE: 9/1/08

90006

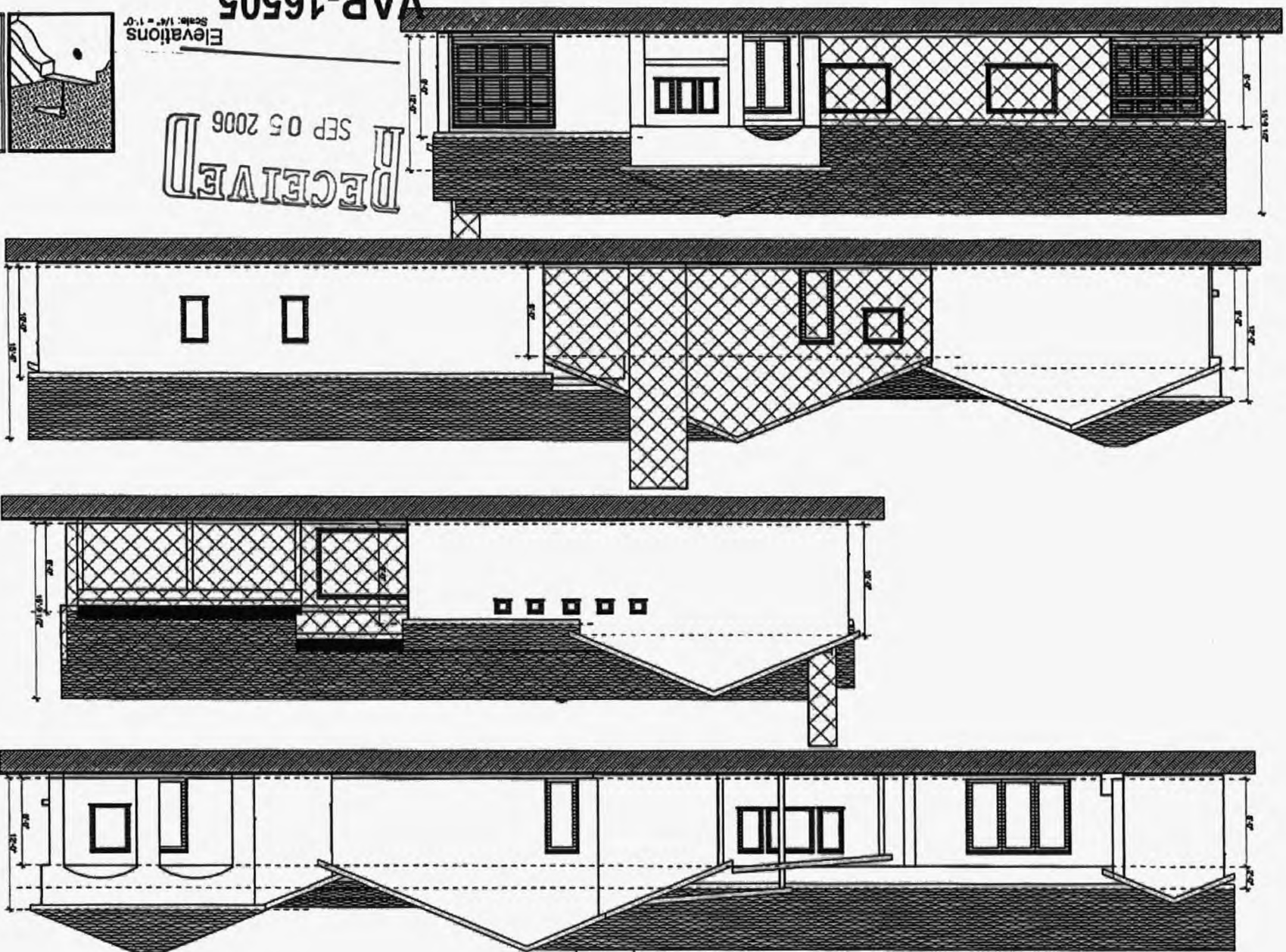
REVNO	DESCRIPTION	DATE	BY
-------	-------------	------	----

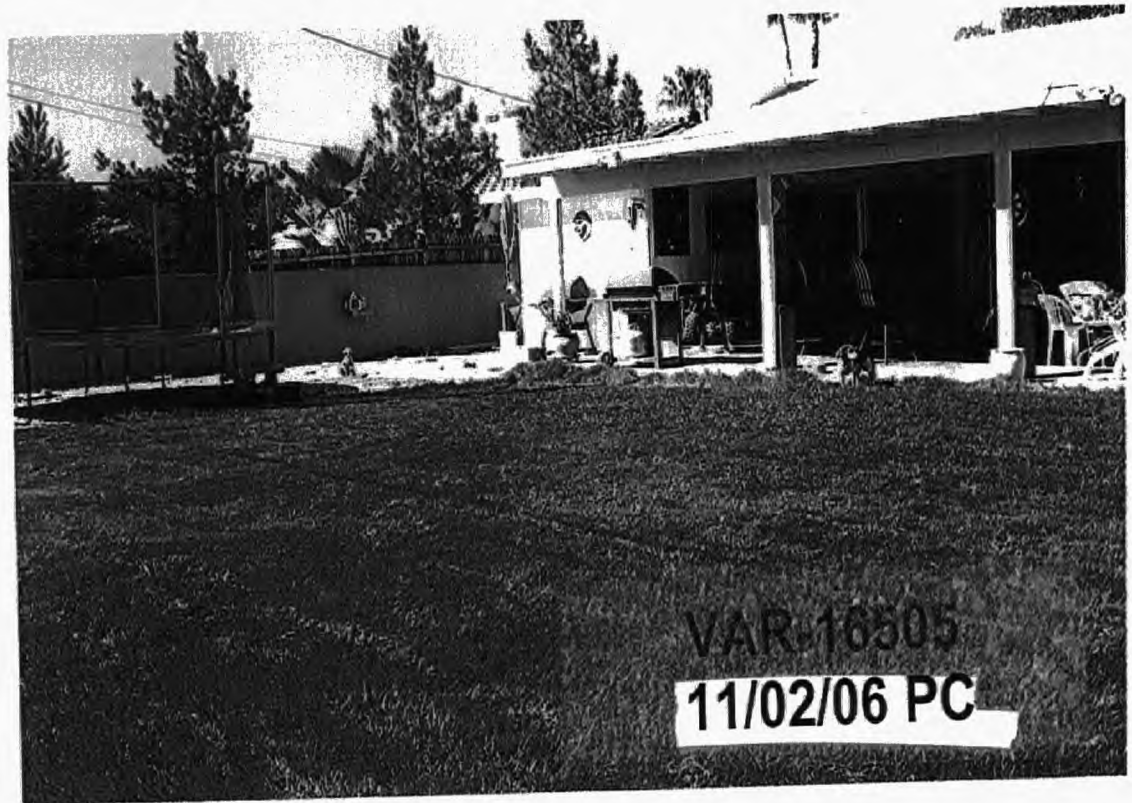
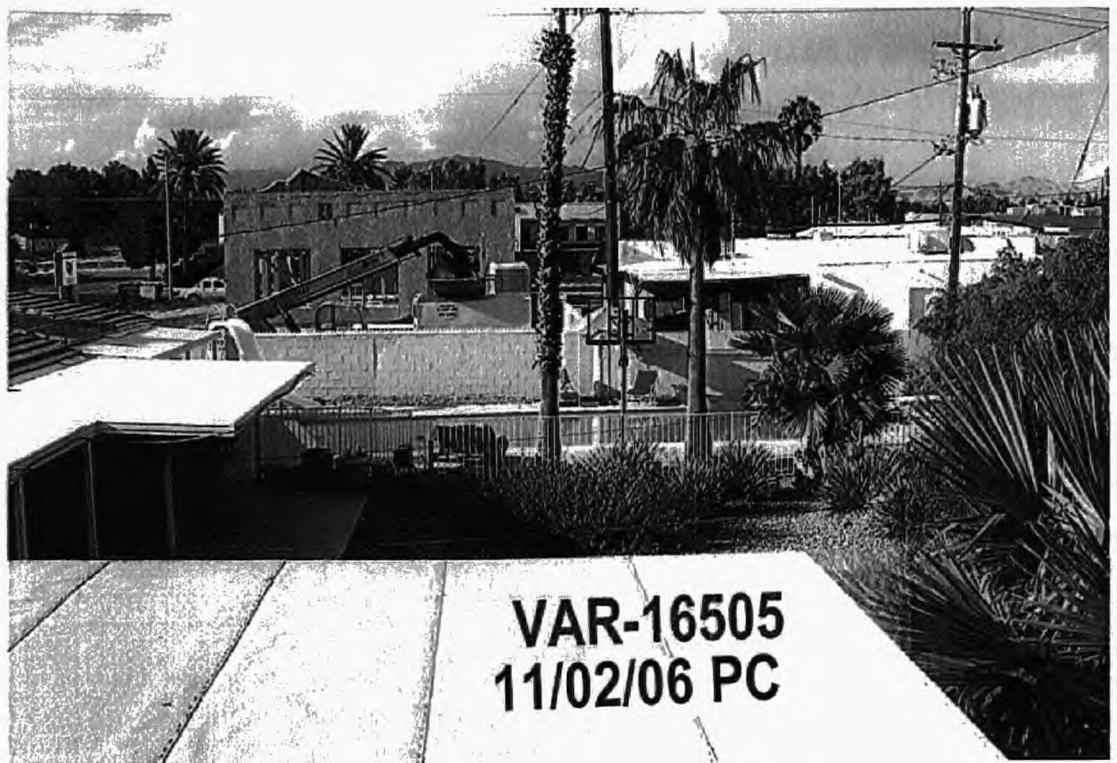
Elevations

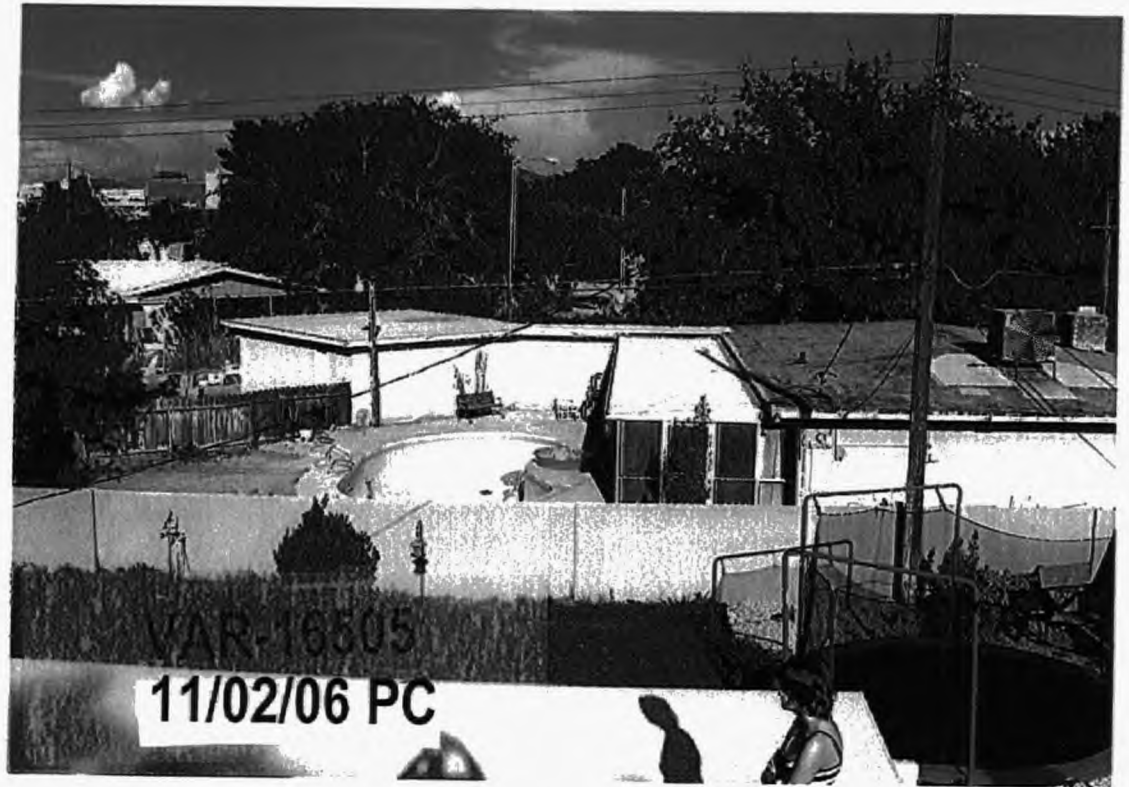
Cook Addition

Las Vegas, Nevada 89102

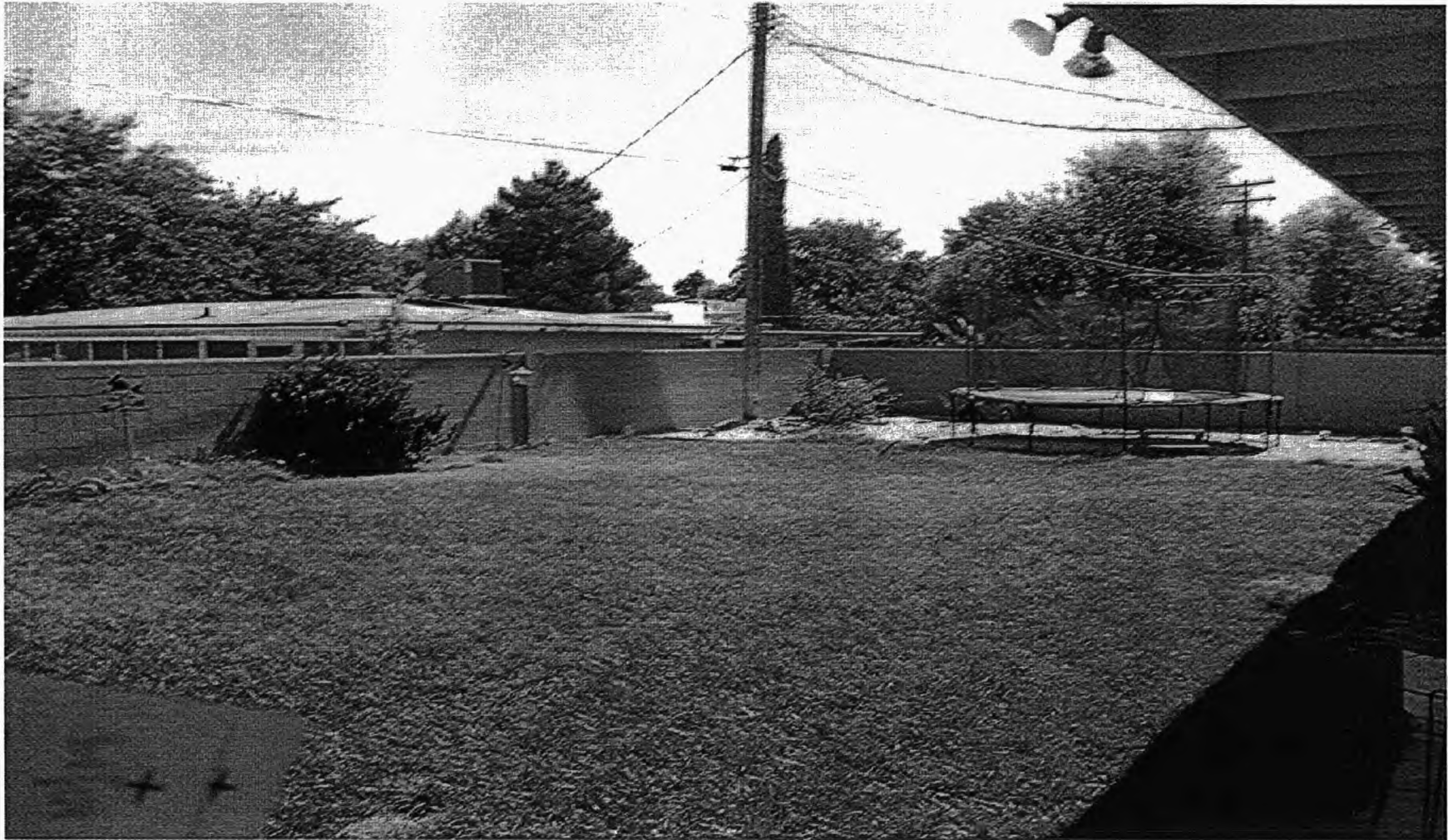
Las Vegas, Nevada 89102











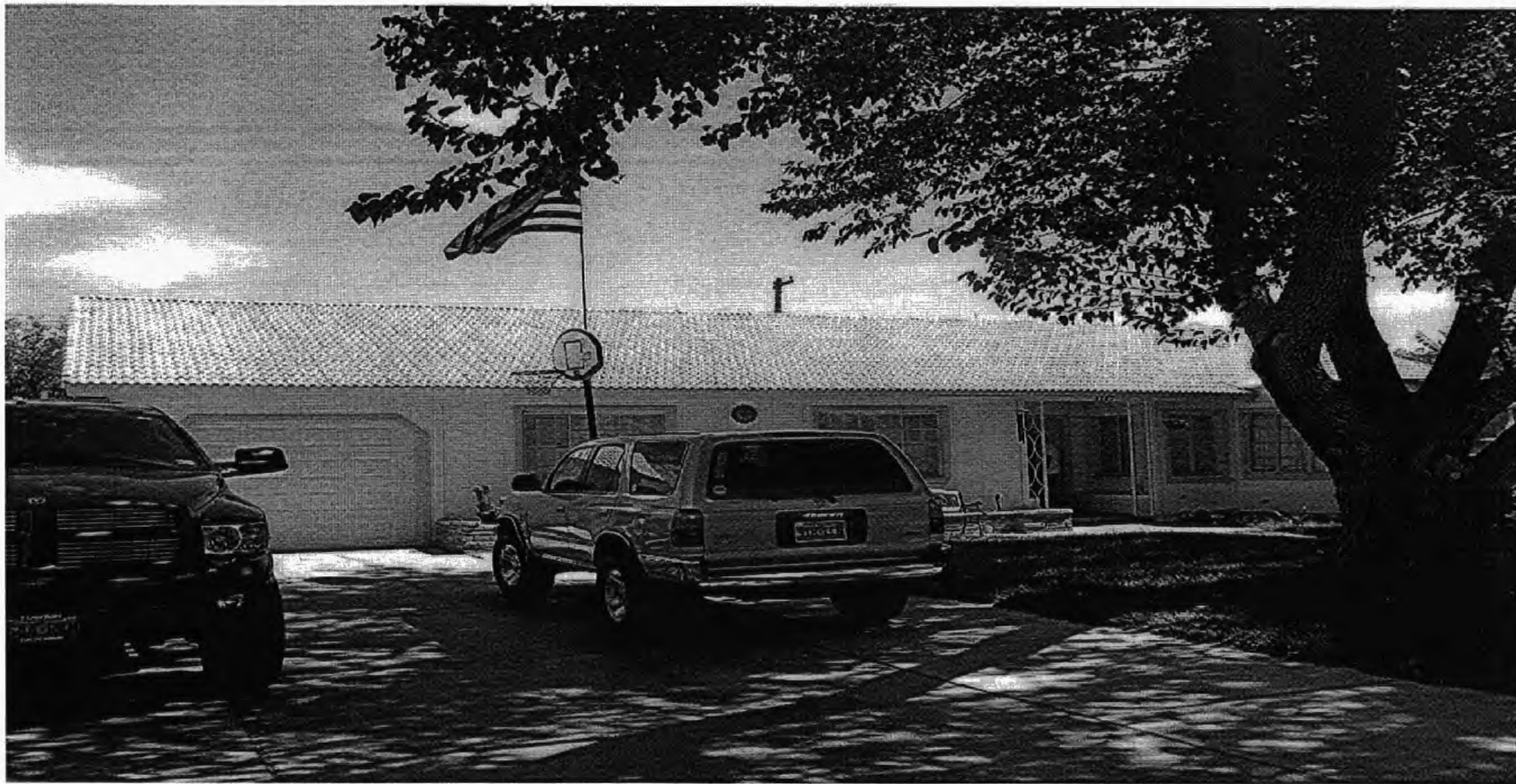
VAR-16505 - APPLICANT/OWNER: ALVY COOK
1117 STRONG DRIVE
NOVEMBER 2, 2006 PLANNING COMMISSION

09/21/06



VAR-16505 - APPLICANT/OWNER: ALVY COOK
1117 STRONG DRIVE
NOVEMBER 2, 2006 PLANNING COMMISSION

09/21/06



VAR-16505 - APPLICANT/OWNER: ALVY COOK
1117 STRONG DRIVE
NOVEMBER 2, 2006 PLANNING COMMISSION

09/21/06

Just a short note about why we would like to get these variances, if we can get the extra 9' it would allow us to put in an 'L' shape courtyard with a pool that would give us and our neighbors more privacy. The new part of the house would have no view windows on the east side, therefore it should not be an intrusion on anybody and like I said would actually give more privacy to all parties. Without the variance, part of the existing structure would have to be cut in to and would still leave limited space. We are primarily trying to improve the livability of the property. This house is located in the Mcneil Estates a very nice older neighborhood, bu the houses are getting a little age on them and need to be renovated to keep the neighborhood up to the shape it should be. Your consideration would be appreciated.

Thank you,

VAR-165
11/02/06

Nov. 9, 2006

RECEIVED
CITY CLERK

2006 NOV -9 A 9:22

Alvy Cook
1117 Strong Dr
Las Vegas, NV 891
702-258-7781

To Whom it may Concern,

This letter is concerning our meeting on Nov. 2 which we were denied our variance. We are putting this in writing to appeal this. Please let us know of ~~of~~ our meeting concerning this appeal.

I'm enclosing a copy of the letter of denial, I will be faxing and sending ~~this~~ ^{this} letter through the mail.

Thank You
Alvy & Connie Cook1117 Strong Dr (APN 162-05-511-005)
R-1 Single Family Residence
Zone 1 Tarkanian

**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**

Telephone Protest/ Approval Log

Meeting Date: 10/19/06

Case Number: VAR 16505

Date: 10/12/06
Name: Marsha Pippin
Address: 1130 Buentler
Las Vegas, NV 89102
Phone: 702-768-9655
☒ PROTEST ☐ APPROVE

Date: 10/12/06
Name: Stephen Reilly
Address: 1213 Strong
LV
Phone: _____
☒ PROTEST ☐ APPROVE

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

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

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

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

Carman Burney

From: Nora Lares
Sent: Wednesday, October 18, 2006 1:19 PM
To: Carman Burney
Subject: FW: Internet Submission - VAR-16505 neighbor opposition

-----Original Message-----

From: jpreza@cox.net [mailto:jpreza@cox.net]
Sent: Wednesday, October 18, 2006 1:12 PM
To: planning@LasVegasNevada.gov
Subject: Internet Submission - VAR-16505 neighbor opposition

Citizen Name: James P. Reza

mail: jpreza@cox.net

Comments: Regarding the above named variance request, I would like to register my opposition to the granting of this request. Myself and my wife are native Las Vegans who have lived at 1201 Strong Drive since June 2002, and I have appeared before the Planning Commission in recent months to register opposition to similar variance requests in the McNeil Estates neighborhood. We sold our Summerlin home and moved to McNeil to avoid the kind of wall-to-wall development that suburban developers are forced to create. Allowing homes to be expanded to fill their lots in McNeil increases resale value for one homeowner while threatening to alter the very nature of our open, friendly neighborhood. Please do not allow a precedent to be set, please do not allow the potential for greed and higher resale values via greater square footage to change McNeil Estates. Owner Alvy Cook should be encouraged to expand and improve his home without having to build to within five short feet of his neighbor's wall.

Thank you,
James P. Reza
702-256-9688

Date: 10/18/2006 1:12:28 PM

Gidget Peterson
1111 Strong Drive
Las Vegas, NV 89102

November 01, 2006

To whom it may concern:

Mr. Cook is requesting a variance for an extension on his residential home at 1117 Strong Drive. I reside next door at 1111 Strong Drive. I am currently renting this home from Realty Executive. I have no problem with the addition to Mr. Cooks home. I feel it will be a welcomed addition not only to his home but to the neighborhood.

Sincerely,


Ms. Gidget Peterson

VAR-16505

Submitted at Planning Commission

Date 11/2/06 Item # 38

Holly Drury

2412 Mason Ave.
Las Vegas, NV 89102-2122
(702) 877-2591
ahollydrury@aol.com

October 30, 2006

To whom it may concern,

Our family moved into the McNeil sub-division over 30 years ago when I was in high school. Years later, when their children had grown, my parents provided us the opportunity to purchase their home. My husband and I were eager to move our family into this terrific neighborhood.

*This well established neighborhood has under gone many changes. But what makes this neighborhood unique is the neighborly ways of the residents. The respect most of us have for one another. **We respect the wishes of Alvy and Connie Cook, of 1117 Strong Drive, to improve their property. We do not object to their plans to expand and hope the zoning commission will approve their zone variance request.** We are also, currently remodeling our home and although our plans do not involve a zone variance, our neighbors are also supportive of our building plans.*

Thank you,

Holly Drury

Holly Drury

VAR 16505

To whom it may concern,

10/20/06 9:20am

Please be advised that we are the direct neighbors to Alvy and Connie to the south. Our address is 1127 Strong Dr. We feel it is fine and welcomed to the neighborhood with the addition to their home.

Thank you

James Lash

1127 Strong Dr

Las Vegas Nv 89102

702-338-1721

DONALD REDDING



State of Nevada

County of Clark

This instrument was acknowledged

By Suzanne Hatch on 10-20-06

VAR-16505

Thomas Jerald Newton

1122 Buehler Drive

Las Vegas, Nevada 89102

Phone (702) 382-1754
Fax (702) 382-3963

October 30, 2006

Alvy Cook
1117 Strong Drive
Las Vegas, Nevada 89102

RE: REQUEST FOR VARIANCE: VAR-16505

Dear Mr. & Mrs. Cook, and To Whomever This May Concern,

Your property and my property are adjoining, back-to-back.

Since you want to improve your property, I will heartily endorse any plan which you desire.

Your property is yours, which is yours to modify however you want. Since safety is a concern for you as well as for me, I'm sure your plans to remodel and to increase your house size adequately reflect your interests and any worries from your neighbors.

Good Luck on your Project!

ACE LOCKSMITHS

**ACE LOCKSMITHS**
"YOUR WINNING SECURITY TEAM"**JERRY NEWTON, CEO**
CML, Certified Master Locksmith
CPS, Certified Professional Safecracker

SECURITY ALARMS

**(702) 382-1754**

1201 S. CASINO CENTER • LAS VEGAS, NEVADA 89104
FAX: (702) 382-3963 • E MAIL: aceclock@earthlink.net
Visit our Web Store: www.aceclock-lasvegas.com

Sincerely,

Your Neighbor,

Jerry Newton

Attachment: VAR-16505

VAR-16505

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VARIANCE

VAR-17156 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: GLENN J. SORRELLS - Appeal filed by the applicant from the denial by the Planning Commission of a request for a Variance TO ALLOW A SEVEN-FOOT HIGH WALL WHERE A FIVE-FOOT HIGH WALL IS THE MAXIMUM HEIGHT PERMITTED IN A PORTION OF THE FRONT YARD on 0.15 acres at 1109 Shifting Sands Drive (APN 138-26-615-088), R-1 (Single Family Residential) Zone, Ward 5 (Weekly). NOTE: THE APPLICATION IS FOR AN EIGHT FOOT HIGH WALL WHERE A FIVE-FOOT HIGH WALL IS THE MAXIMUM. The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

19

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Appeal letter filed by Glenn Sorrells
6. Protest petition with 19 signatures
7. Backup referenced from the 11-16-06 Planning Commission Meeting Item 32

Motion made by LAWRENCE WEEKLY to Approve Subject to Conditions and adding the following condition as read for the record:

A. The south property line wall shall be eight feet wrought iron spaced no less than four inches with pilasters placed on the returns only.

B. The west property line wall shall be no more than four feet of decorative block wall with no less than three feet of open wrought iron spaced no more than four inches with pilasters placed 10 feet on center and at the returns.

CITY COUNCIL MEETING OF: JANUARY 03, 2007

- C. The applicant is responsible to have the south property line established by a licensed surveyor.
- D. A landscape plan shall be submitted for approval by the Planning and Development Department for the front yard prior to the issuance of building permits.
- E. Front yard landscaping shall be improved by removing any dead trees, including the front cypress trees, debris and trimming existing landscaping within 60 days.
- F. The wall shall be fully completed in 90 days.

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.

GLENN SORRELLS, 1109 Shifting Sands Drive, stated he wants to build a solid block wall four feet tall with three feet of wrought iron on top.

JOYCE de la ROSA stated she met with COUNCILMAN WEEKLY and Planning staff. She realizes everyone has the right to build on their property, but there has been no good faith on the applicant's part to keep his property decent. The applicant has already changed his mind on what he plans to do, even after the December City Council meeting. He does not complete projects. Currently there are cypress trees in-between the properties, which were not part of the original plan. These trees will get bigger and then she will be responsible for cutting down the part that comes onto her property. They have talked about a step down wall, which would be more attractive.

COUNCILMAN WEEKLY stated that when he visited the property, there seemed to be work in progress. Other residents have expressed concerns about what the applicant is trying to do on the property. However, he was pleased with the plan presented by MR. SORRELLS, but stressed that the project be completed.

COUNCILMAN WEEKLY indicated he would impose conditions that must be complied with by MR. SORRELLS. There will be a eight-foot wrought iron fence on the south property line and not a solid block wall. The cypress trees will be removed. To ease MRS. de la ROSA's concerns about the completion of the project, COUNCILMAN WEEKLY indicated a condition will be imposed giving MR. SORRELLS a timeframe in which to complete this project.

CITY COUNCIL MEETING OF: JANUARY 03, 2007

MS. de la ROSA asked for a stipulation that MR. SORRELLS not build on his property. COUNCILMAN WEEKLY replied that clarification would need to be made as to where the property lines begin. He read added conditions into the record.

MARGO WHEELER, Director of Planning and Development Department, added another condition regarding the surveyor, a date of completion and the removal of the cypress trees. The applicant agreed to all conditions.

COUNCILMAN ROSS asked that MR. SORRELLS indicate for the record that he would follow the inspections schedule as dictated in the building permits. MR. SORRELLS agreed.

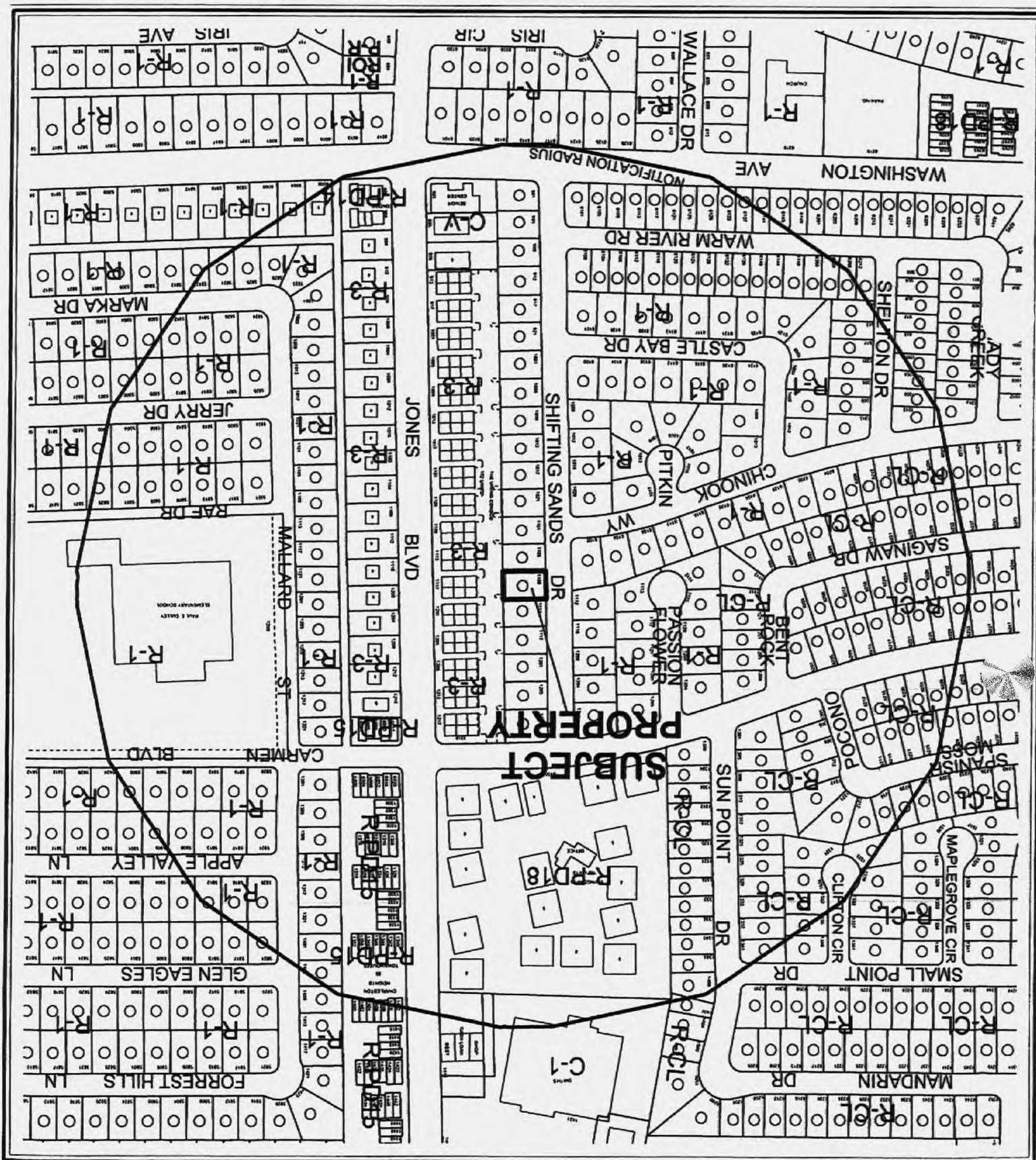
MAYOR GOODMAN declared the Public Hearing closed.



RADIUS: 1000 FT

CASE: VAR-17156

0 200 400 Feet





CASE: **VAR-17156**

RADIUS: 1000 FT

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-17156 - APPLICANT/OWNER: GLENN J. SORRELLS

THIS ITEM WAS HELD IN ABEYANCE FROM THE DECEMBER 20, 2006 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN WEEKLY.

**** CONDITIONS ****

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

Planning and Development

1. 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 an appeal filed by the applicant from the denial by the Planning Commission of a Variance request to allow for the construction of a 8 foot high combination masonry wall with the top 3 feet providing visibility, and ornamental fencing along a portion of the southern property line where 5 feet with the top 3 feet providing visibility is the permitted maximum height pursuant to Title 19 Wall Standards. The project is proposed within the front yard of a 0.15 acre single family residential site located at 1109 Shifting Sands Drive.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/05/87	The City Council approved a Plot Plan Review of an addition to a child care center on the property located at 6565 West Smoke Ranch Road, N-U Zone (under Resolution of Intent to C-1). Staff and the Planning Commission recommended approval.
11/16/06	The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #32/ja).
<i>Pre-Application Meeting</i>	
09/16/2006	A Pre-application meeting was held with the applicant. Development Services – Current Planning staff informed the applicant that front yard walls/fences heights shall be 5 feet with the top 3 vertical feet open to permit visibility. In addition, the applicant was informed perimeter walls may be a maximum of eight feet high.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this type of development request nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.15 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	Low Density Residential	R-1 (Single Family Residential)
North	Single Family Residential	Low Density Residential	R-1 (Single Family Residential)
South	Single Family Residential	Low Density Residential	R-1 (Single Family Residential)
East	Single Family Residential	Medium Density Residential	R-3 (Medium density Residential)
West	Single Family Residential	Low Density Residential	R-1 (Single Family Residential)

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 square feet	NA	Y
Min. Lot Width	65 feet	NA	Y
Min. Setbacks		NA	Y
• Front	20		
• Side	5		
• Corner	15		
• Rear	15		
Max. Lot Coverage	50%	NA	Y
Max. Building Height	2 stories or 35 feet, whichever is less	NA	Y

Title 19.12.040

<i>Landscaping and Open Space Standards</i>			
<i>Standards</i>	<i>Maximum Height</i>	<i>Provided</i>	<i>Compliance</i>
Wall Height	5 feet	8 feet	N

ANALYSIS

The project proposes to construct a masonry block wall in the front yard and an ornamental iron fence along the side yard (southern property line shared with an existing single family residence). The wall will be as high as 8 feet within the front setback area, where 5-feet with the top three vertical feet open to permit visibility, is the maximum permitted height. The ornamental iron fence proposed along the side yard is proposed at 8 feet high which is the maximum permitted height consistent with Title 19 Residential Development Standards. The proposed wall would be constructed of 4 foot high masonry along the front with the top 3 feet a viewable fence.

The subject property does not possess any topographical constraints that precludes the applicant from meeting Title 19 wall height standards. As such, staff recommends denial of the requested variance.

Furthermore, City Council Bill 2006—43, Section 19.12.075 Wall Standards states that no screening wall shall be built in the front yard of a residential property.

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 with the proposed wall exceeding wall/fence height requirements as stipulated in Title 19.12.075. A reduction in the wall height will provide a design alternative that 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

There were two speakers in opposition at the Planning Commission meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 362 by City Clerk

APPROVALS 0

PROTESTS 0



Handwritten marks: "5" and "X" (possibly "10")

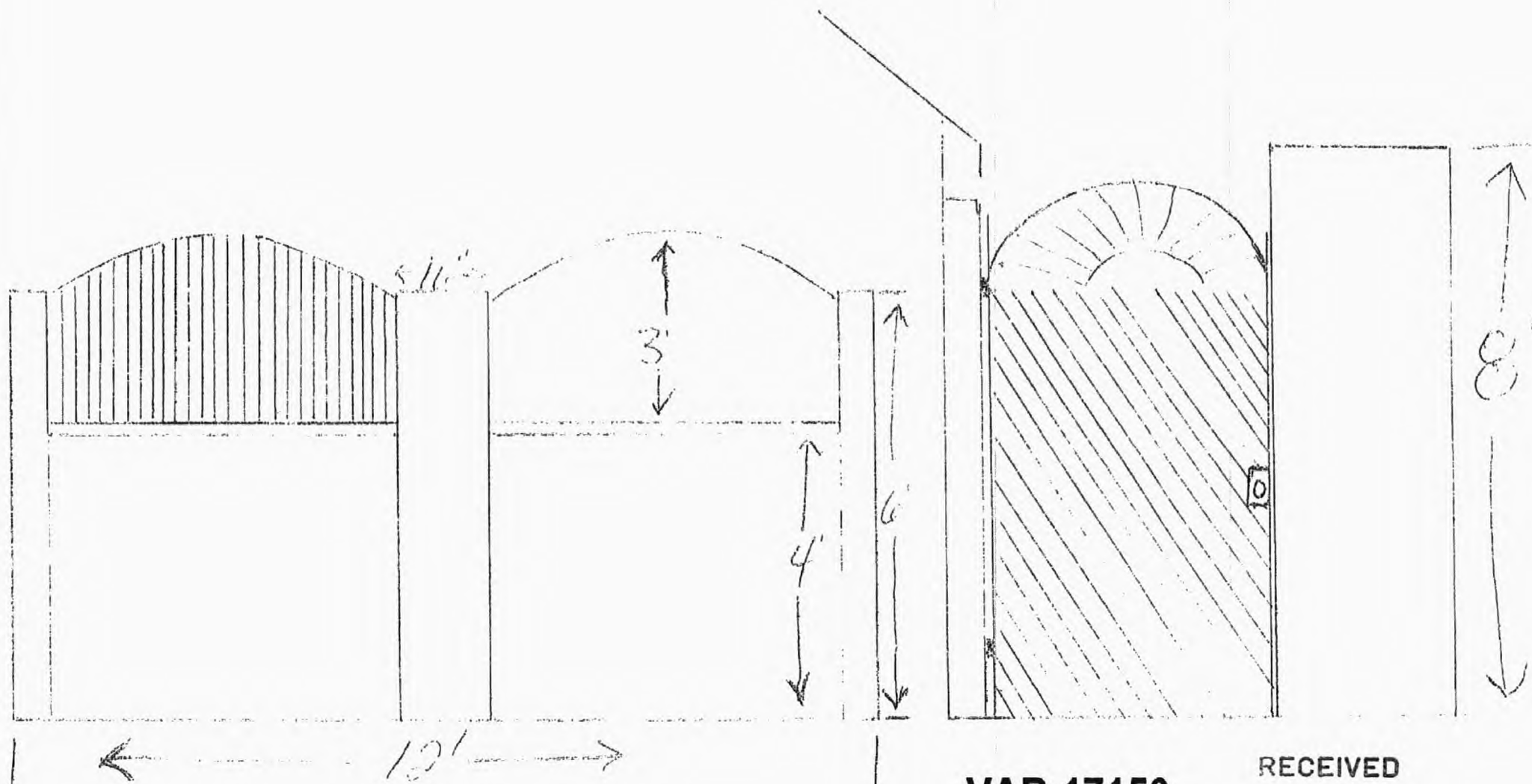
← 5 →

110085001
S. H. Smith
110085001

Spencer Sands Dec.

RECEIVED

VAR-17156
11/16/06 PC



VAR-17156
11/16/06 PC

RECEIVED
SEP 27 2006



DD-907



RECEIVED
SEP 27 2006

2006 09 27

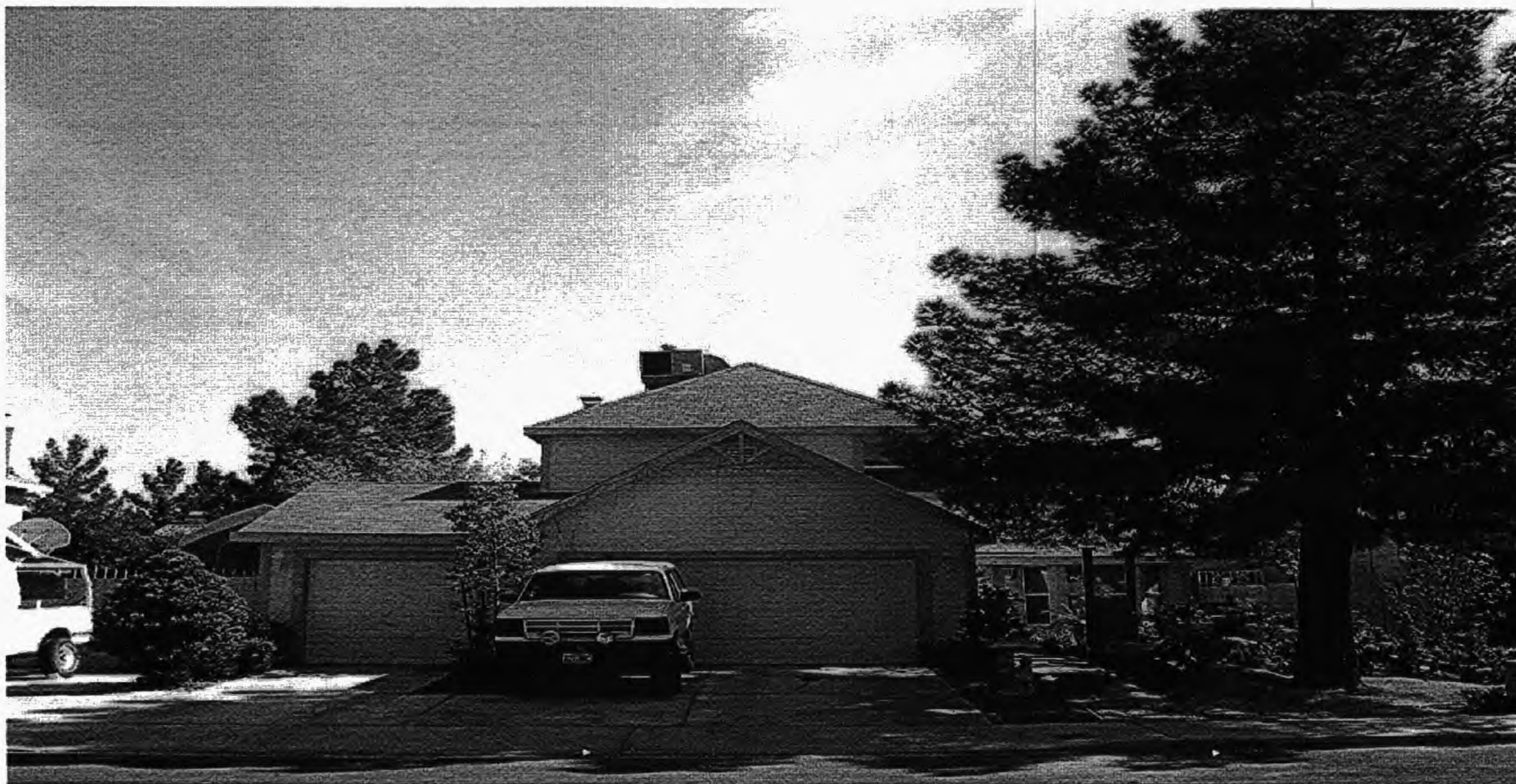
VAR-17156

11/16/06 PC



VAR-17156 - APPLICANT/OWNER: GLENN J. SORRELLS
1109 SHIFTING SANDS DRIVE
NOVEMBER 16, 2006 PLANNING COMMISSION

10/15/06



VAR-17156 - APPLICANT/OWNER: GLENN J. SORRELLS
1109 SHIFTING SANDS DRIVE
NOVEMBER 16, 2006 PLANNING COMMISSION

10/15/06

Glenn Sorrells
1109 Shifting Sands Ave.
Las Vegas, NV 89108
Phone (702) 429-5029

September 5, 2006

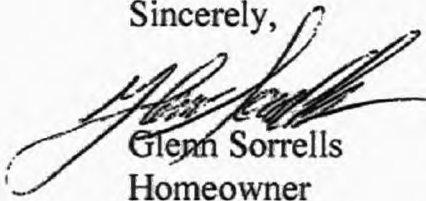
Planning and Development
City of Las Vegas

Re: Variance @ 1109 Shifting Sands Ave.

To whom it may concern:

I would like to request a variance for a courtyard wall. The proposed wall extends 6 ½ ft. beyond the home, and is projected to be 4' tall solid block with ornamental iron 2 ½ ft. tall on top. The purpose for the wall is to enclose a courtyard area in front of the home for privacy and security.

Sincerely,



Glenn Sorrells
Homeowner

VAR-17156
11/16/06 PC

RECEIVED
CITY CLERK

2006 NOV 17 P 3:46

To Whom It May Concern:

In regards to the planning and developing meeting on November 16, 2006
I wish to appeal the decision of the courtyard wall request at 1109 Shifting Sands Dr.
which was denied. (VAR17156) Please advise in what steps need to be taken to do so.

Thank you in advance for your prompt attention in this matter.

Best regards,



Glenn Sorrells

PETITION
FOR DENIAL OF VARIANCE - 17156
APPLICANT/OWNER: GLENN J. SORRELLS

RECEIVED
CITY CLERK

2006 DEC 19 A 10:45

REQUEST FOR A VARIANCE TO ALLOW AN EIGHT FOOT WALL WHERE A FIVE-FOOT WALL IS THE MAXIMUM PERMITTED IN A PORTION OF THE FRONT YARD ON 0.15 ACRES AT 1109 SHIFTING SANDS DRIVE (APN 138-26-615-088), R-1 (SINGLE FAMILY RESIDENTIAL) ZONE, WARD 5 (WEEKLY).

THE ABOVE PROPERTY IS LEGALLY DESCRIBED AS BEING A PORTION OF THE SOUTH HALF (S½) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M.

THE ORIGINAL PLANNING COMMISSION MEETING ON NOVEMBER 16, 2006 AT 6:00 P.M. AT 400 STEWART AVENUE, IN CITY COUNCIL CHAMBERS, RECOMMENDED DENIAL OF THIS VARIANCE. IT WAS A UNANIMOUS VOTE TO DENY THIS REQUEST. THE APPLICANT HAD TEN DAYS TO REQUEST AN APPEAL IN WRITING, AND HE HAS DONE SO. NOTICES WILL BE SENT OUT AGAIN TO THOSE WHO OWN PROPERTY WITHIN A CERTAIN DISTANCE FROM THE APPLICANTS PROPERTY. THE DATE FOR THIS APPEAL IS **DECEMBER 20, 2006 AT 1:00 P.M.**

TO: AGENDA TECHNICIAN

MY NAME AND SIGNATURE APPEAR BELOW BECAUSE I OPPOSE THE APPROVAL OF THIS VARIANCE (#17156).

Protest

NAME	ADDRESS	SIGNATURE
Joyce E. de la Rosa	1105 Shifting Sands	Joyce de la Rosa
FRED WILLIAMS	1013 SHIFTSANDS	Fred Williams
JAMES BURNS	6104 CASTLE BAY DR.	James Burns
Charles Young	6117 Castle Bay Dr.	Charles Young
PATRICK BUSWELL	6108 CASTLE BAY DR	Patrick Buswell
Marcus E Ruiz	6100 Castle Bay Dr	Marcus Ruiz
JESUS I. RIVERA-ABREGO	1005 Shifting Sands Dr.	Jesus Rivera-Abrego
LEO H. JARRAM	1016 SHIFTSANDS DR	Leo Jarram
Len Cyle	1205 Shifting Sands	Len Cyle
Misty Summer	1209 Shifting Sands	Misty Summer
W. Lynn Ford	6204 SAGINAW DR.	W. Lynn Ford
Dustin Holt	6217 Saginaw Dr	Dustin Holt
Marilyn Roberts	6216 Saginaw Dr	Marilyn Roberts

PETITION
FOR DENIAL OF VARIANCE - 17156
APPLICANT/OWNER: GLENN J. SORRELLS

RECEIVED
CITY CLERK

2006 DEC 19 A 10:45

NAME	ADDRESS	SIGNATURE
Warren Wemple	6120 Chinook way	Warren Wemple
ALEJANDRO GERRA	6105 WARM RIVER RD	Alejandro Gerra
Kyu S CHOE	1008 INTERLUDE KYA	Kyu S Choe
Steve Freiheit	1325 Clifton Cir	Steve Freiheit
MILDRED DOMINGUEZ	6232 CHINOOK WY	Mildred Dominguez
Kim Bishop	6236 Chinook way	Kim Bishop

**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**

8 Nov. 2006

Chairman, Planning Commission
 131 So. 4th St.
 Las Vegas, NV 89101

Re: Var-17156 Connection

Dear Planning Chairman:

I am one of the original home owners in this neighborhood, having bought my home in 1989; and I've been pleased that my neighborhood has pretty much held its property values in spite of the seventeen years.

However, I am not pleased that Glenn J. Farrell has petitioned for a variance of a 7 to 8' patio wall extending into his front yard. I can see no reason to extend a large patio wall into a front yard - how far out is not spelled out in the variance - it can't be for lots!

I've seen what variances and owners' change in architecture do to a neighborhood and I don't want that to happen to mine.

Please, please deny this request for the sake of our good neighborhood!

Yours sincerely,
 M L Ferguson

PO Box 34195
 Las Vegas, NV 89133

You have my permission to use this letter in this matter.

Submitted after final agenda

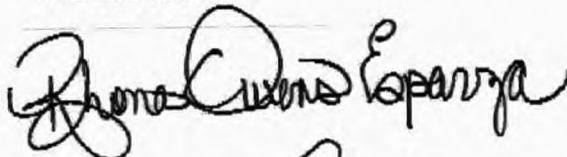
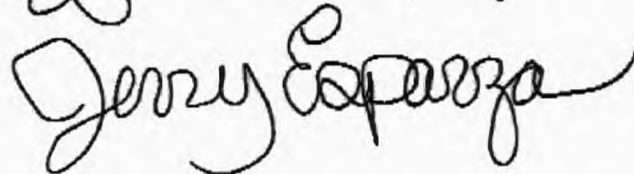
Date 11/16/06 Item # 32

Thursday, November 16, 2006

To Whom It May Concern,

We are the neighbors of Glen Sorrells. We feel that the wall addition that he is proposing will add beauty and security to his home, as well as the neighborhood. We are in complete agreement with his proposal.

Sincerely,
Jerry Esparza
Rhona Owens-Esparza
1112 Shifting Sands Dr.
Las Vegas, NV 89108
702-242-3388

Submitted at Planning Commission

Date 11/16/06 Item #32

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REQUIRED FOUR YEAR REVIEW

RQR-17098 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: CONSTANTINO NOVAL NV, LLC - Appeal filed by the applicant from the denial by the Planning Commission of a Required Four-Year Review of an approved Special Use Permit (U-0025-98) WHICH ALLOWED A 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 73 South Martin L King Boulevard (APN 139-33-510-002), M (Industrial) Zone, Ward 5 (Weekly). The Planning Commission (5-2 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 (5-2 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location, Aerial, Separation and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. City Council Approval Letter for U-0025-98(2)
5. City Council Approval Letter for U-0025-98(1)
6. City Council Approval Letter for U-0025-98
7. Appeal letter filed by Clear Channel Outdoor

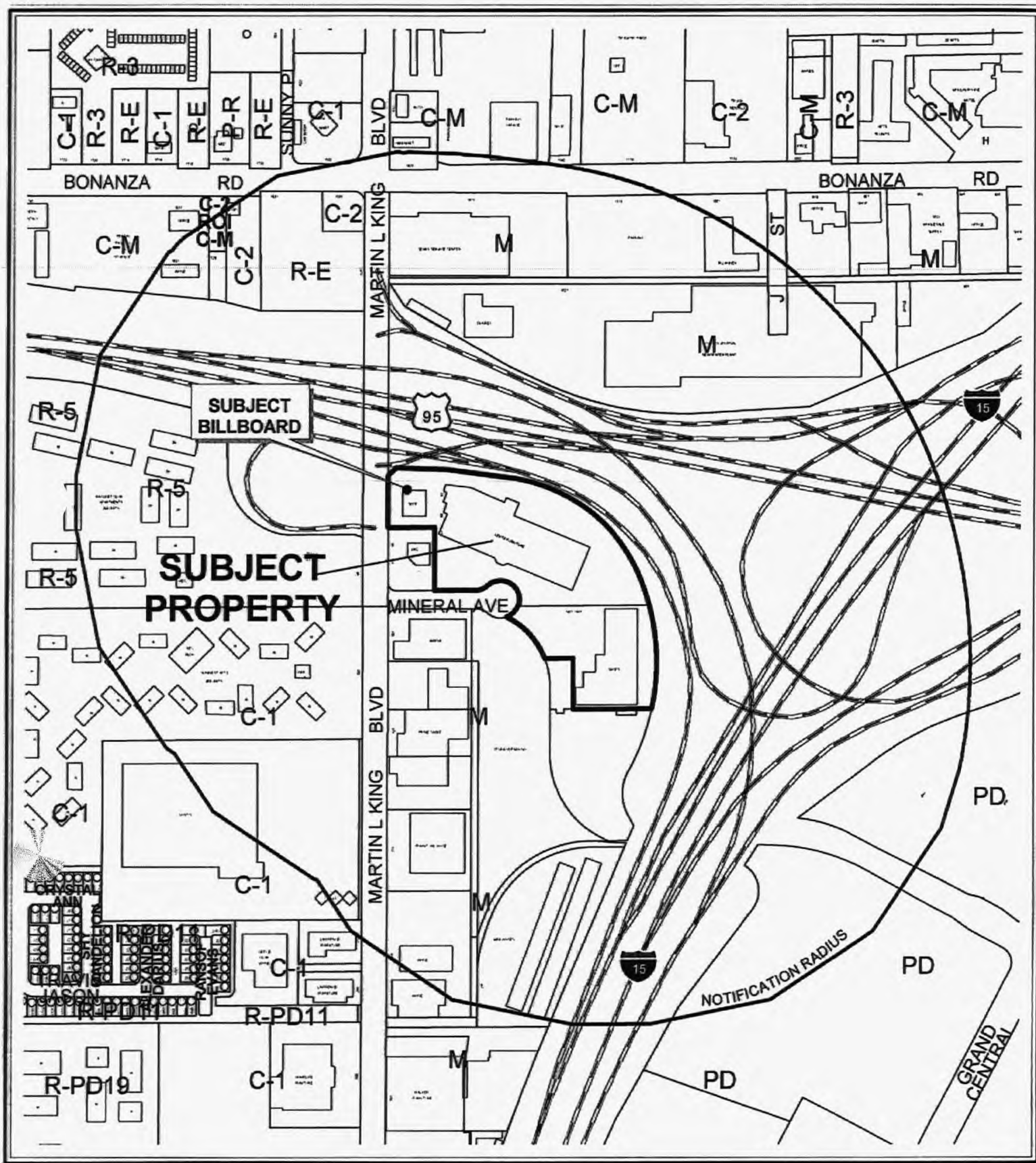
Motion made by GARY REESE to Withdraw without Prejudice Item 91 [SUP-16246], Item 92 [SDR-12922], Item 93 [ZON-15031], Item 94 [SDR-15030]; HOLD IN ABEYANCE Item 100 [VAR-16505], Item 118 [SUP-17729], Item 119 [SDR-17731] and Item 124 [ROC-18341] to 1/17/2007; Item 105 [SDR-17298] to 2/07/2007; STRIKE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



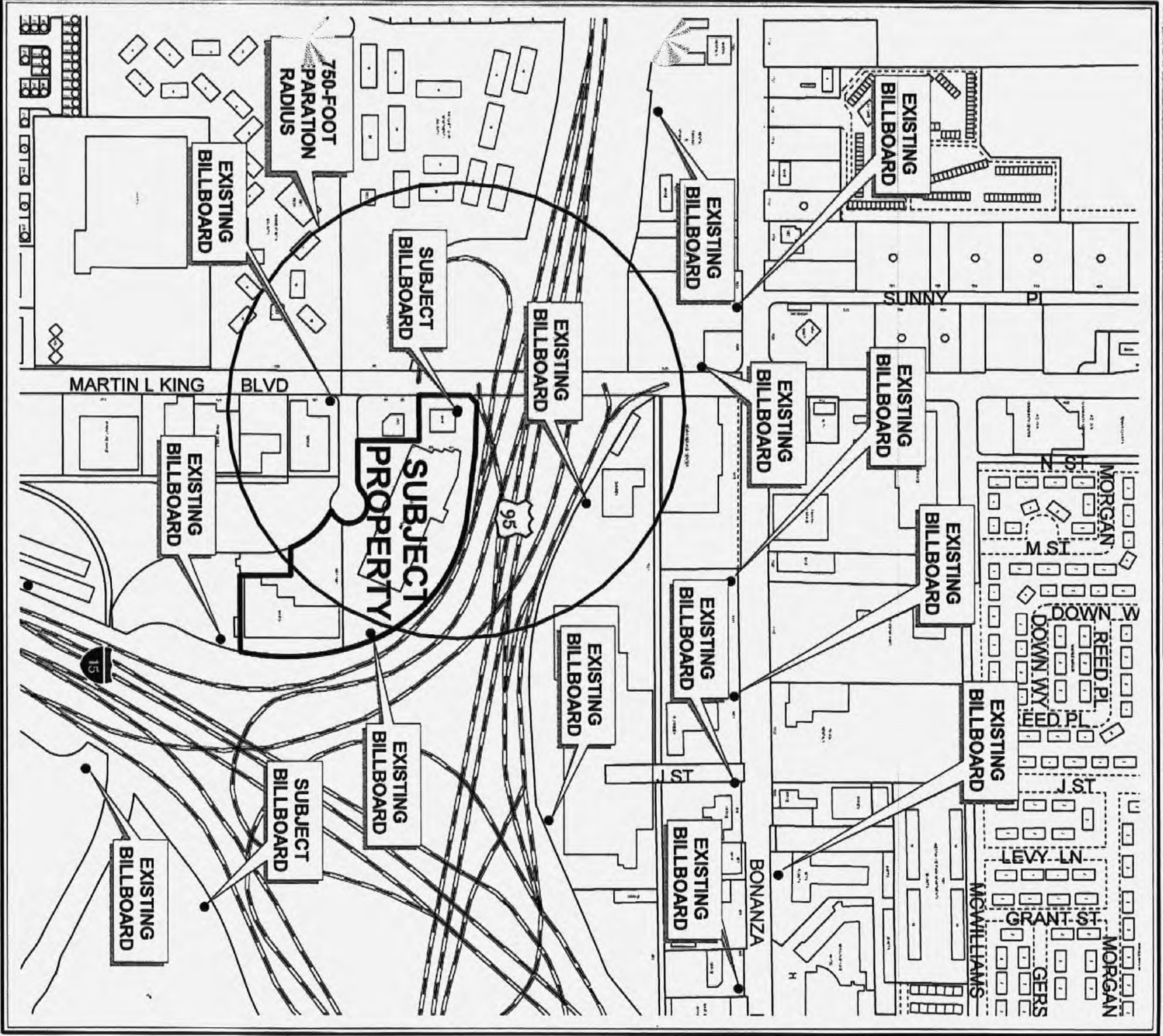
CASE: **RQR-17098**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet





CASE: RQR-17098

SEPARATION RADIUS: 750 FT

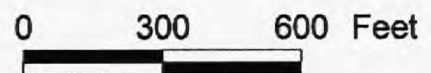
ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **RQR-17098**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)





RQR-17098

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-17098 - APPLICANT: CLEAR CHANNEL OUTDOOR -

OWNER: CONSTANTINO NOVAL NV, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE DECEMBER 20, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

The Planning Commission (5-2 vote) and staff recommend DENIAL.

Planning and Development

1. Approval of outstanding matters to be obtained from the Department of Building and Safety.
2. The Special Use Permit shall be reviewed in two (2) 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.
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. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.
5. Only one advertising sign is permitted per sign face.
6. If the existing Off-Premise Advertising (Billboard) Sign structure is removed, this Special Use Permit shall be expunged and a new Off-Premise Advertising (Billboard) Sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, and (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
7. All City Code requirements and design standards of all City Departments shall be satisfied.

** STAFF REPORT **

PROJECT DESCRIPTION

This is an appeal filed by the applicant from the denial by the Planning Commission of a required Four-Year Review of an approved Special Use Permit (U-0025-98) which allowed a 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign at 73 South Martin L. King Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/08/98	The City Council approved a Special Use Permit (U-0025-98) for a 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign at a height of 74 feet. The Planning Commission and staff recommended approval on 04/09/98.
08/02/00	The City Council approved a Two Year Required Review [U-0025-98(2)] of an approved Special Use Permit for a 672 square foot – 48-foot tall Off-Premise Sign (Billboard) Sign.
09/18/02	The City Council approved a Two Year Required Review [U-0025-98(2)] of an approved Special Use Permit which allowed a 74-foot high, 14-foot x 48-foot Off-Premise Advertising (Billboard) Sign. The Planning Commission and staff recommended approval on 08/22/02.
11/16/06	The Planning Commission voted 5-2 to recommend DENIAL (PC Agenda Item #39/bts).
<i>Related Building Permits/Business Licenses</i>	
07/30/98	A building permit (98015524) was issued on 07/30/98, but never received a final building inspection.
<i>Pre-Application Meeting</i>	
	A pre-application meeting is not required for this type of application.
<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>	
Gross Acres	5.6

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail Building	LI/R (Light Industrial/Research)	M (Industrial)
North	R.O.W. (US-95)	R.O.W. (US-95)	R.O.W. (US-95)
South	Retail Buildings	LI/R (Light Industrial/Research) C (Downtown - Commercial)	M (Industrial)
East	R.O.W. (I-15)	R.O.W. (I-15)	R.O.W. (I-15)
West	Tennis Courts	MXU (Mixed Use)	R-5 (Apartment)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area 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		
A-O (Airport 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 third review of the subject Special Use Permit (U-0025-98). A building permit for the subject sign was issued on 07/30/98, but was never finalized. The applicant has not complied with Condition Number four (4) from the previous Required Review [U-0025-98(2)]. Condition four (4) stated "All City Code requirements and design standards of all City Departments must be satisfied". Since the applicant has never received a final from the Building Department, staff cannot support the subject Required Review. Therefore, staff is recommending denial of the subject Required Review.

FINDINGS

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

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

Title 19.14.100 allows the removal of an Off-Premise Advertising (Billboard) Sign if conditions in the surrounding area have changed such that the Off-Premise sign no longer meets the standards of the Code.

The continued use of the Off-Premise Advertising (Billboard) Sign on the subject site is inappropriate. The sign fails to meet requirements of all City Departments as it has not been properly inspected by the Building Department.

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

The subject site is physically suitable for the type of billboard if properly permitted. The failure of the applicant to comply with all City Code requirements creates a potentially dangerous situation.

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.”**

Staff finds the continuation of the Off-Premise Advertising (Billboard) Sign use will not affect traffic onto or near Martin L. King Boulevard.

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.”**

Staff cannot support the continued use of the existing billboard at its present location. The billboard has never received a final inspection by the building department. The existing structure may have an adverse affect on the public health, safety, and welfare until proper inspections are completed.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

23

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 28 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-17098** APN: 139 33 510 002
Name of Property Owner: CONSTANTINO NOVAL LLC
Name of Applicant: CLEAR CHANNEL OUTDOOR

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: _____

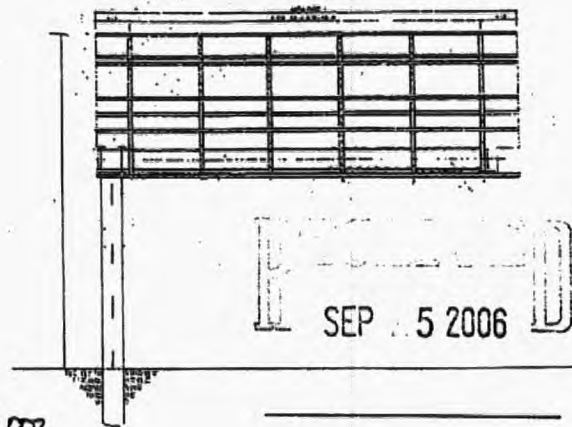
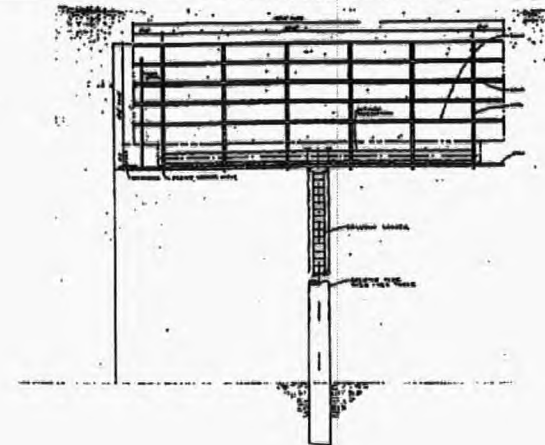
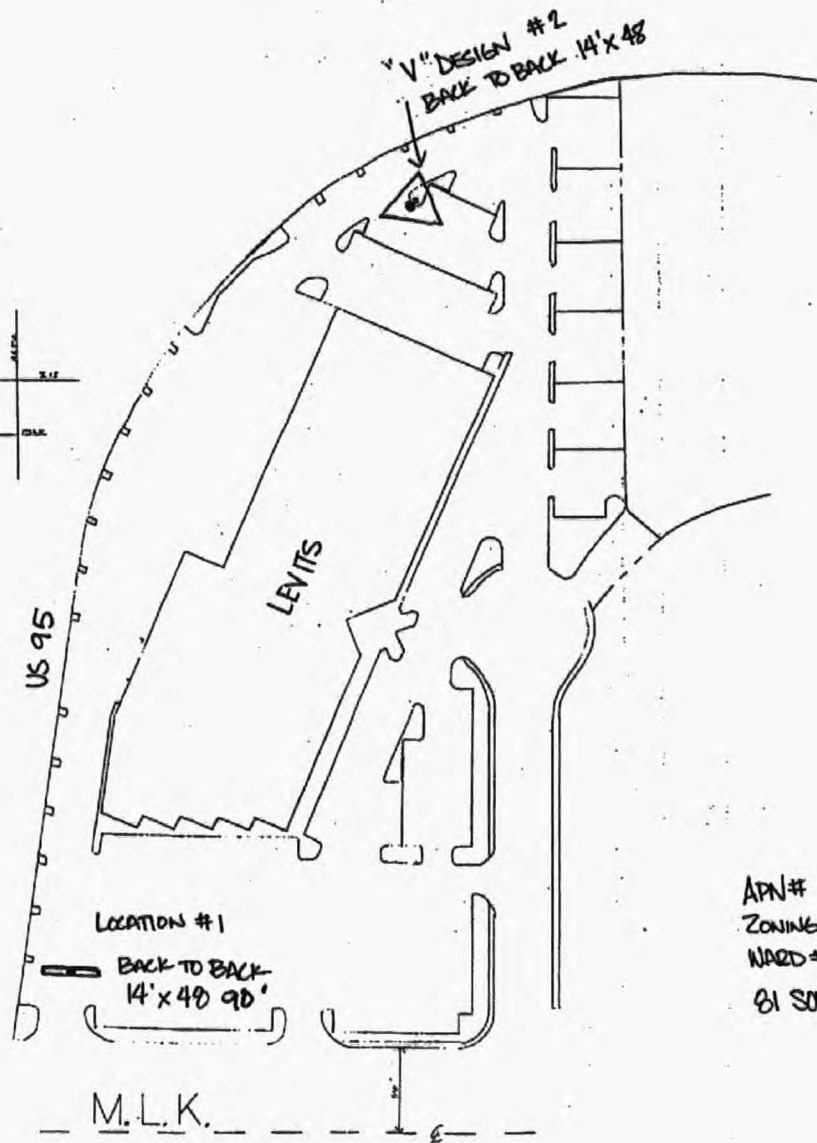
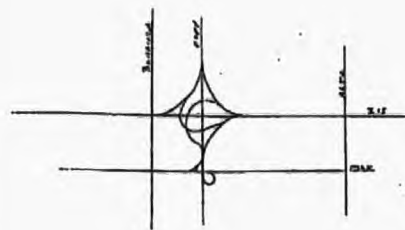
TEDD ROSENSTEIN

Subscribed and sworn before me

This 20 day of September 2006

Aimee Jo Knox
Notary Public in and for said County and State





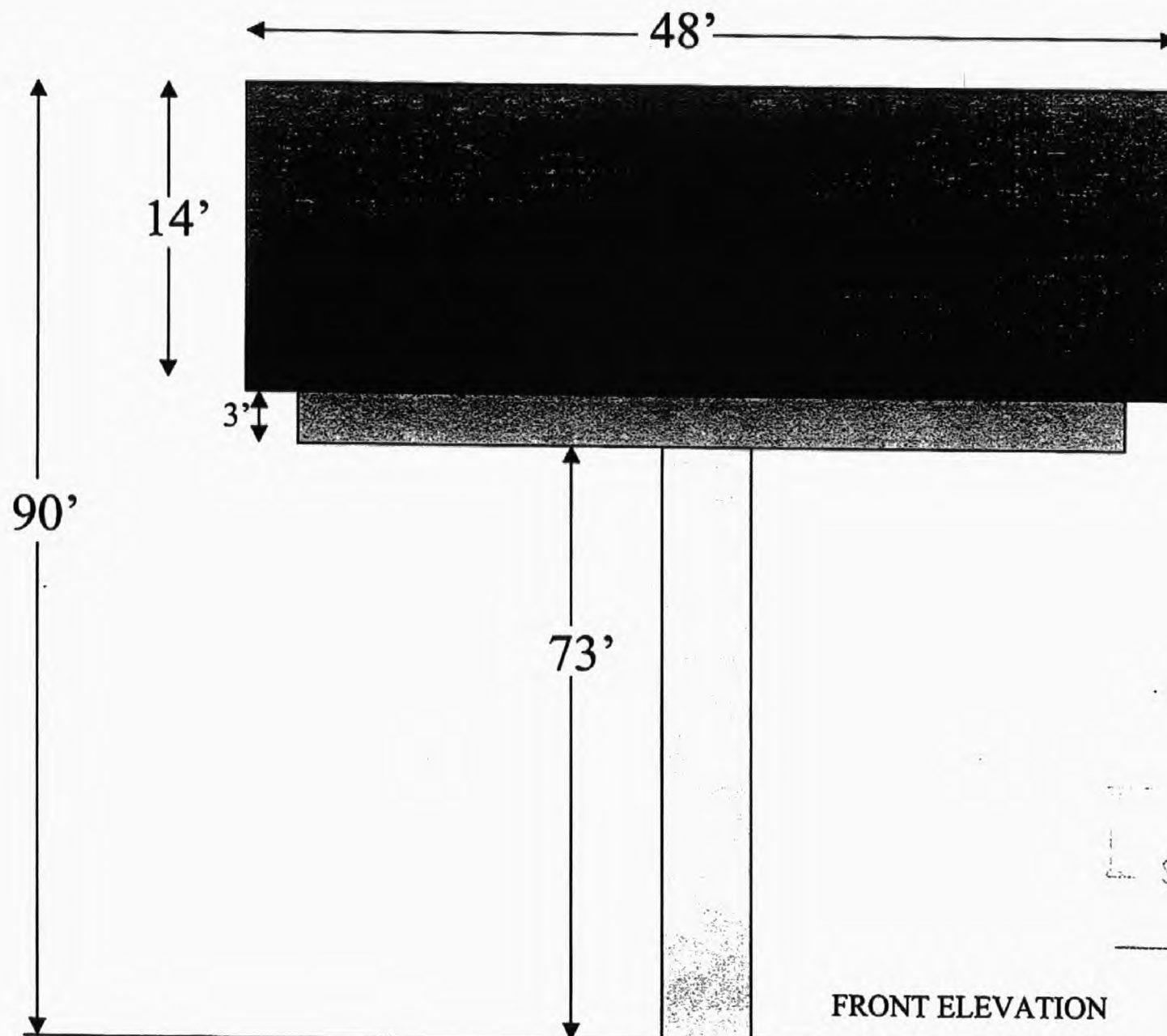
APN# 139 33 510 002
 ZONING # M
 WARD # 5
 81 SOUTH MARTIN L. KING BLVD

RQR-17098
11/16/06 PC



SCALE 1"=50'	DATE 2-1-91	1	Saydon / M.L.K. & P. Hall
--------------	-------------	---	---------------------------

1211 West Bonanza Road Drawn by Michael Porrah Phone 362-5920



SEP 15 2006

FRONT ELEVATION

RQR-17098

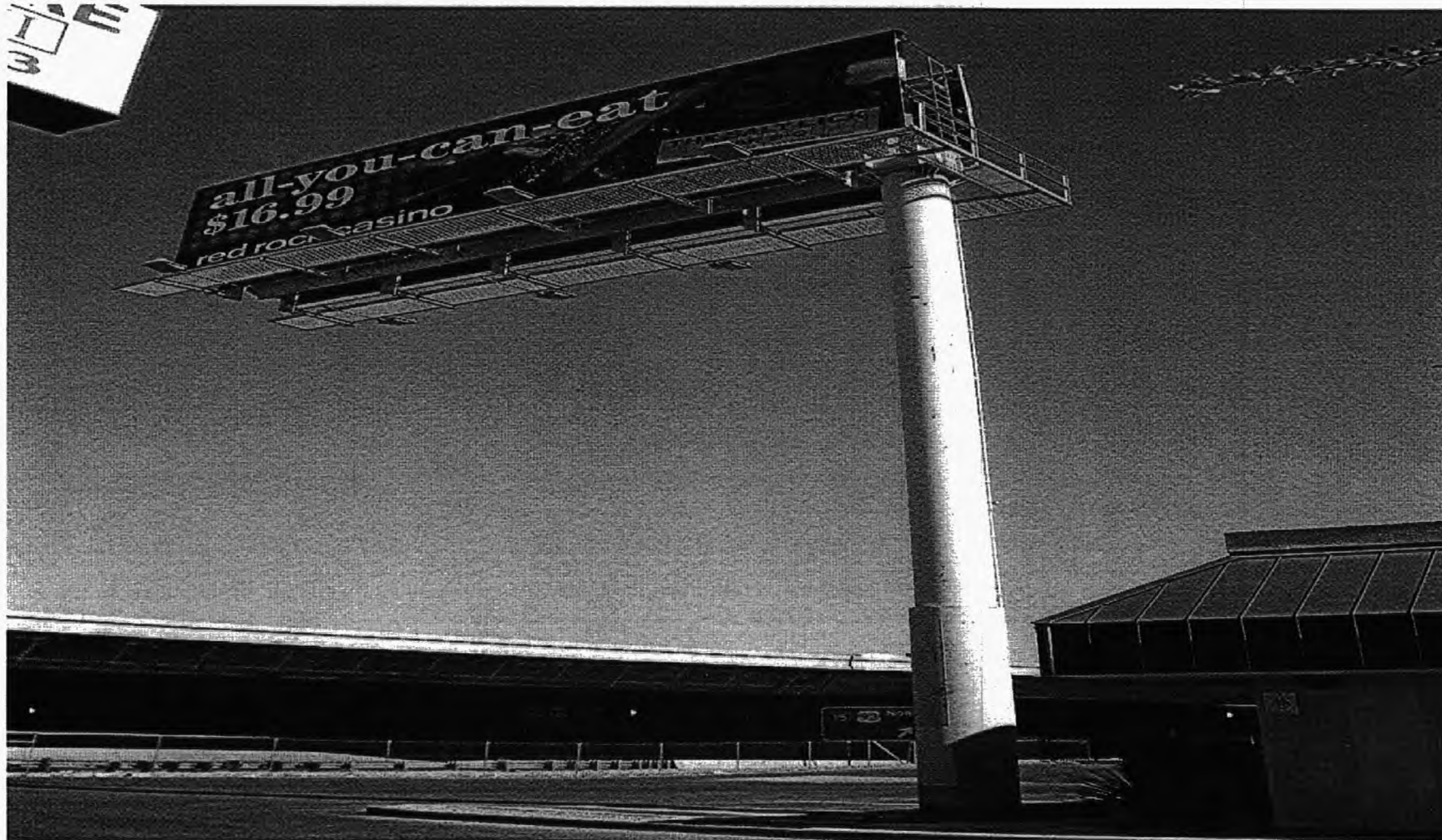
11/16/06 PC

NOT TO SCALE



RQR-17098 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: CONSTANTINO NOVAL NV, LLC
81 SOUTH MARTIN L KING BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

10/19/06



RQR-17098 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: CONSTANTINO NOVAL NV, LLC
81 SOUTH MARTIN L KING BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

10/19/06



RQR-17098 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: CONSTANTINO NOVAL NV, LLC
81 SOUTH MARTIN L KING BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

10/19/06



September 20, 2002

Saxton, Inc.
5440 West Sahara Avenue
Las Vegas, Nevada 89102

RE: U-0025-98(2) - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 18, 2002

Dear Applicant:

The City Council at a regular meeting held September 18, 2002 APPROVED the Required Two Year Review of an approved Special Use Permit WHICH ALLOWED A 74 FOOT HIGH, 14 FOOT X 48 FOOT OFF PREMISE ADVERTISING (BILLBOARD) SIGN at 73 South Martin L. King Boulevard (APN: 139-33-510-002), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 19, 2002. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in four years 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.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
VERRY BROWN
/TE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

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

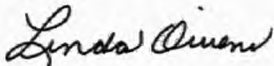
VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

RQR-17098
11/16/06 PC

Saxton, Inc.
Page Two – U-0025-98(2)
September 20, 2002

4. All City Code requirements and design standards of all City Departments must be satisfied.

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

Ms. Debbie Torres
Clear Channel Outdoor
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-17098
11/16/06 PC



August 8, 2000

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
TERRY BROWN
E. B. McDONALD
JENNIFER WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Saxton, Inc.
5440 West Sahara Avenue
Las Vegas, Nevada 89102

RE: U-0025-98(1) - TWO YEAR REQUIRED REVIEW - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF AUGUST 2, 2000

Dear Applicant:

The City Council at a regular meeting held August 2, 2000 APPROVED the Two Year Required Review on an approved Special Use Permit which allowed a 672 square foot, 74 foot high off-premise advertising sign (billboard) at 73 South Martin Luther King Boulevard (APN: 139-33-510-002), M (Industrial) Zone, Ward 5 (Weekly). The Notice of Final Action was filed with the Las Vegas City Clerk on August 3, 2000. This approval is subject to:

1. This use shall be reviewed in two years by the Planning Commission and the City Council at which time the sign may be required to be removed.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/s/

cc: Planning and Development Dept. Donrey Outdoor Advertising
Development Coordination-DPW 1211 West Bonanza Road
Dept. Of Fire Services Las Vegas, Nevada 89106
Land Development Services

Levitz Plaza, Limited Liability Company
c/o Capital #020932
P. O. Box 811097
Chicago, Illinois 60681

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

RQR-17098
11/16/06 PC

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

June 10, 1998

Mr. James Saxton
Saxton Corporation
5440 West Sahara Avenue, 3rd Floor
Las Vegas, Nevada 89102

RE: U-25-98 - SPECIAL USE PERMIT

Dear Mr. Saxton:

The City Council at a regular meeting held June 8, 1998 APPROVED the request for a Special Use Permit on property located at 73 South Martin L. King Boulevard FOR A 14 FOOT BY 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN AT A HEIGHT OF 74 FEET, M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 9, 1998. This approval is subject to:

1. This use shall be reviewed in two years at which time the City Council may require the sign to be removed.
2. The applicant shall obtain a sign permit from the State of Nevada before acquiring an off-premise sign certificate from the Planning and Development Department of the City of Las Vegas.
3. All development shall be in conformance with the plot plan and building elevations.
4. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/ac
See Attached List



Mr. James Saxton
U-25-98 – Page Two
June 10, 1998

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

Mr. Mike Cordero
Donrey Outdoor Advertising
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-17098
11/16/06 PC



RECEIVED
CITY CLERK

2006 NOV 20 P 2:19

November 20, 2006

City of Las Vegas
Clerk Office
City Hall, First Floor
400 Stewart Ave
Las Vegas, NV 89101

RE: Letter of Appeal for: **RQR-17098**

To Whom It May Concern:

On November 16, 2006 at the City of Las Vegas Planning Commission Meeting, Planning Commissions voted unanimously to **DENY** the above said application for the continuation for our permit.

At this time Clear Channel Outdoor is exercising our option to **APPEAL** the decision made by the Planning Commission and is requesting that this item be heard by City Council.

Should you have any questions regarding this letter of appeal, please contact me directly at 702.238.7209

Kindest Regards,

CLEAR CHANNEL OUTDOOR

A handwritten signature in black ink, appearing to be 'Rod Carter', written over the printed name 'Rod Carter'.

Rod Carter
Senior Real Estate Rep
Clear Channel Outdoor
2880 Meade Avenue, Suite 350
Las Vegas, NV 89102

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

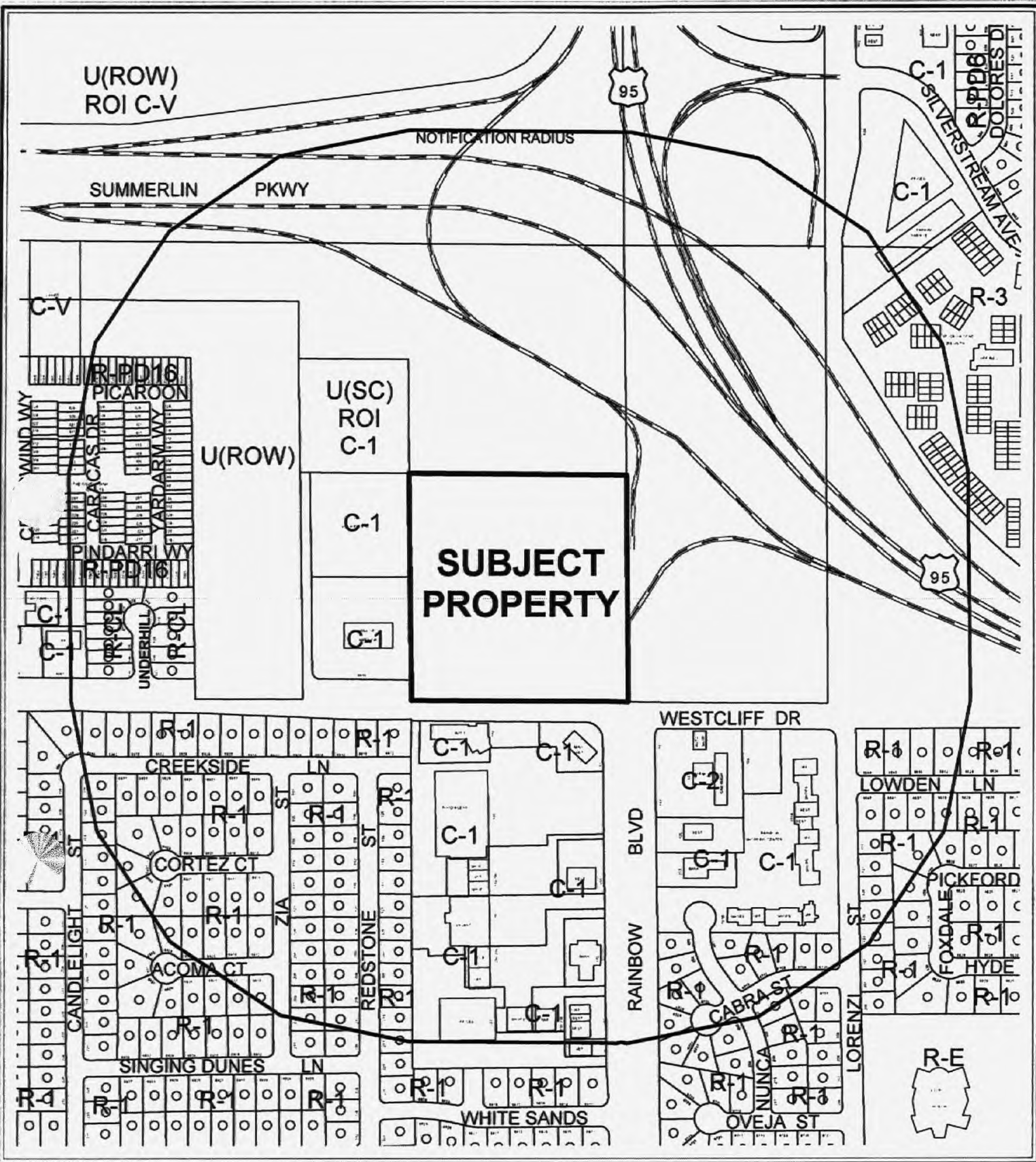
Motion made by GARY REESE to Withdraw without Prejudice Item 91 [SUP-16246], Item 92 [SDR-12922], Item 93 [ZON-15031], Item 94 [SDR-15030]; HOLD IN ABEYANCE Item 100 [VAR-16505], Item 118 [SUP-17729], Item 119 [SDR-17731] and Item 124 [ROC-18341] to 1/17/2007; Item 105 [SDR-17298] to 2/07/2007; STRIKE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

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet





CASE: **SDR-15747**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

THIS ITEM WAS HELD IN ABEYANCE FROM THE DECEMBER 20, 2006 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILWOMAN TARKANIAN.

**** CONDITIONS ****

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

Planning and Development

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

7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate appropriate right-of-way for Rainbow Boulevard adjacent to this site prior to the issuance of any permits unless otherwise allowed by the City Engineer.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. Construct all incomplete half-street improvements on Rainbow Boulevard and Westcliff Drive adjacent to this site concurrent with development of this site.

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

**** STAFF REPORT ****

APPLICATION REQUEST

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

EXECUTIVE SUMMARY

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

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

BACKGROUND INFORMATION

A) *Related Actions*

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

B) *Pre-Application Meeting*

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

C) *Neighborhood Meetings*

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

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 8.55 acres

B) *Existing Land Use*

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

C) *Planned Land Use*

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

D) *Existing Zoning*

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

E) General Plan Compliance

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

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

PROJECT DESCRIPTION

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

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

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

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

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

The request meets or exceeds Title 19 Development Standards.

A2) Residential Adjacency Standards

Residential Adjacency Standards to no apply to the subject development.

A3) Parking and Traffic Standards

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

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

The project meets the parking standards per Title 19.10

A4) Landscape and Open Space Standards

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

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

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

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

B) General Analysis and Discussion

- Zoning

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

- Site Plan

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

- Waivers

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

- Landscape Plan

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

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

- Elevation

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

- Floor Plan

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 234 by Planning Department

APPROVALS 0

PROTESTS 0



RECEIVED
AUG 08 2006

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

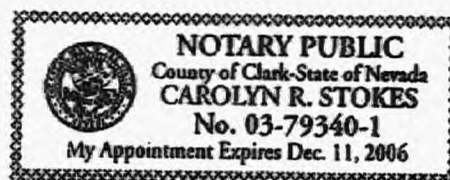
APN: _____

Signature of Property Owner: Carl Fleming

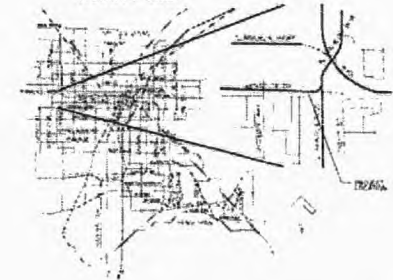
Print Name: Carl Fleming

Subscribed and sworn before me

This 24th day of July, 2006
Carolyn R. Stokes
Notary Public in and for said County and State

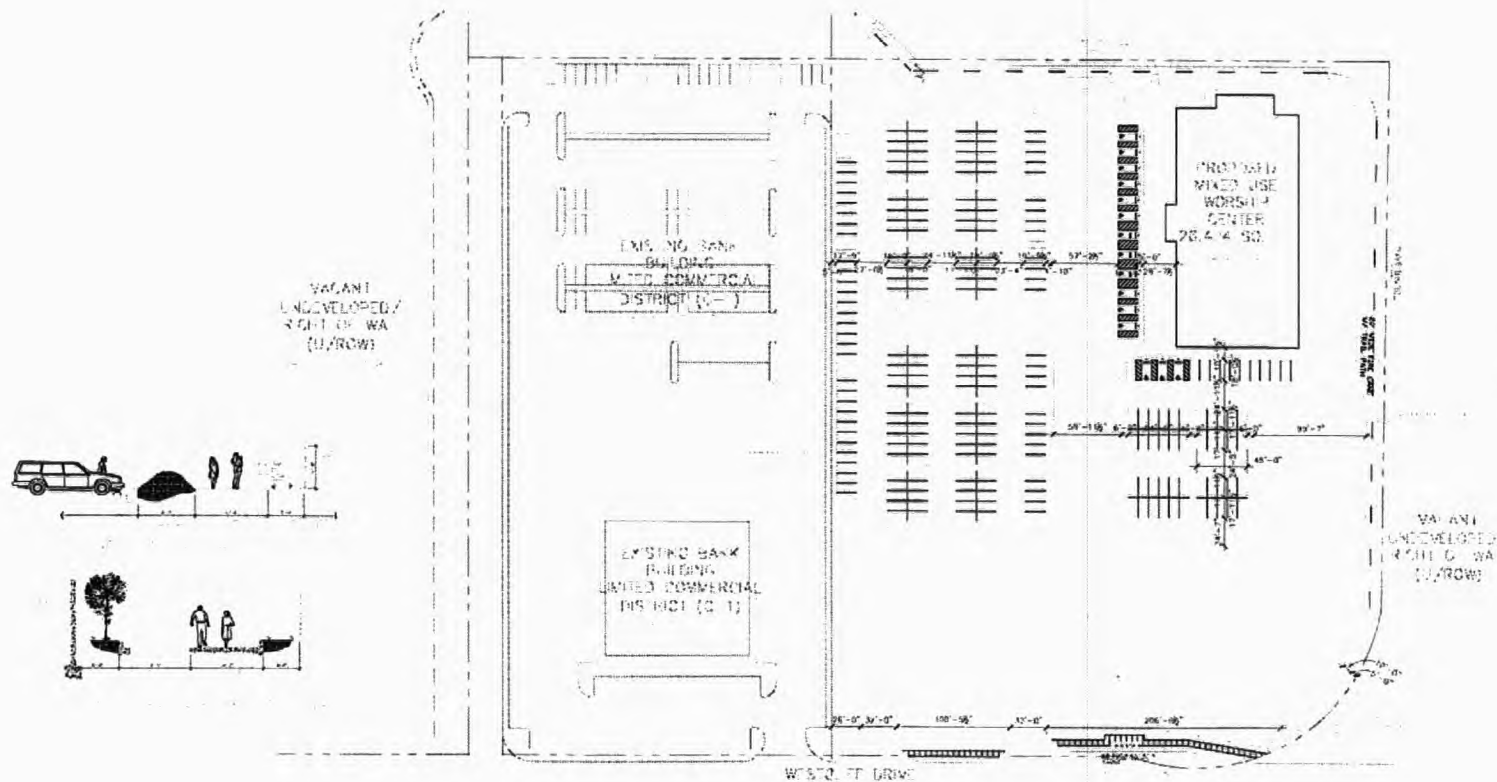
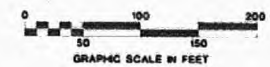


VICINITY MAP



PROJECT SUMMARY

PROJECT NAME	TWIN LAKES BAPTIST CHURCH
PROJECT ADDRESS	20.4.4.50
PROJECT TYPE	WORSHIP CENTER
PROJECT AREA	0.45 AC
PROJECT COST	\$1,200,000
PROJECT STATUS	PLANNING
PROJECT OWNER	LENDALL MAINS ARCHITECT
PROJECT DATE	SEP 21 2006

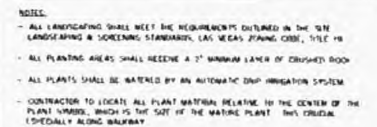


TWIN LAKES BAPTIST CHURCH

SDR-15747
REVISED
09/21/06 PC

LENDALL MAINS
ARCHITECT
SEP 21 2006

AS-1

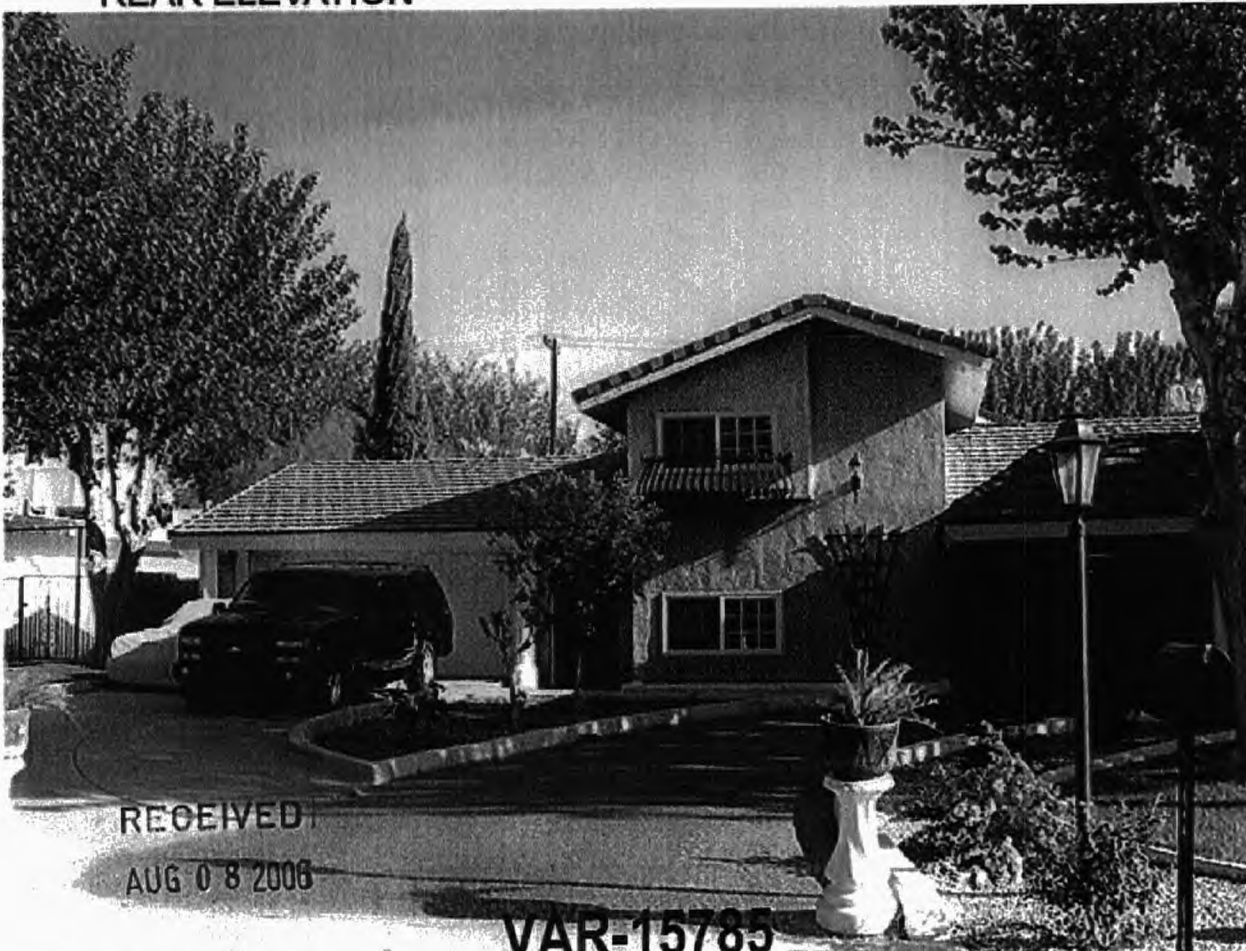


0 50 100 150 200
GRAPHIC SCALE IN FEET

L-1



REAR ELEVATION



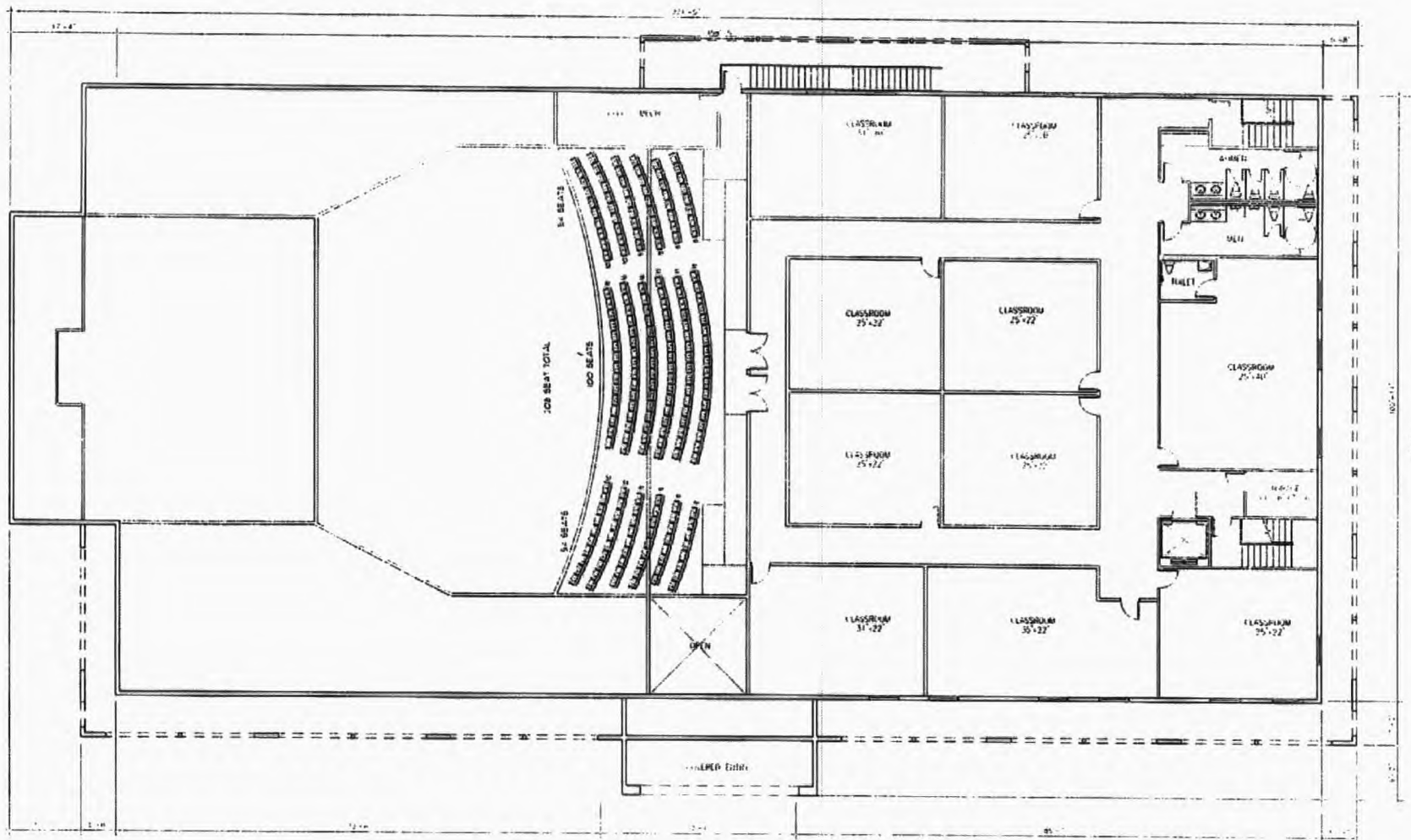
RECEIVED

AUG 08 2006

FRONT ELEVATION

VAR-15785

09/21/06 PC



1. FIRST FLOOR PLAN - 11,902 SF

TWIN LAKES BAPTIST CHURCH

SDR-15747

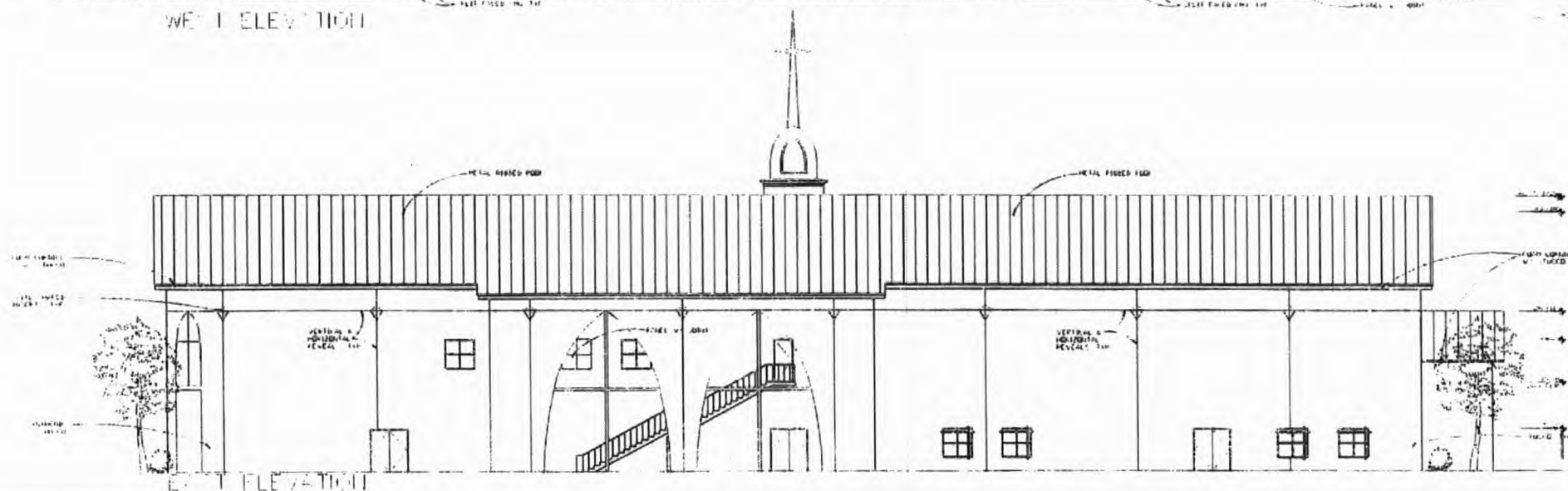
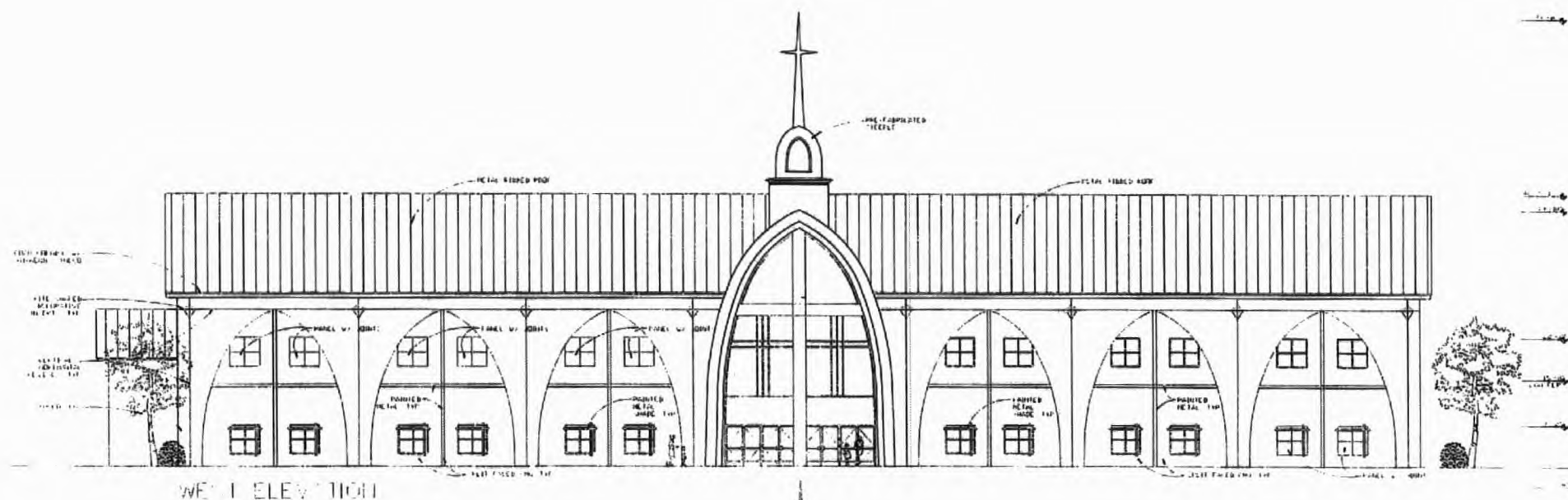
09/21/06 PC



RECEIVED

AUG 8 2006

A-2



TWIN LAKES BAPTIST CHURCH

SDR-15747

09/21/06 PC

RECEIVED

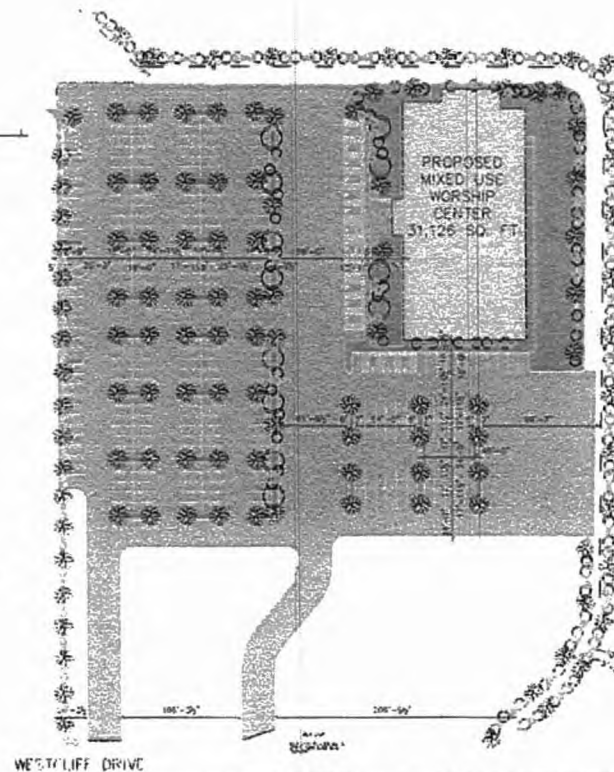
AUG 8 2006

A-3

VACANT
UNDEVELOPED/
RIGHT OF WAY
(U/R/W)

EXISTING BANK
BUILDING
LIMITED COMMERCIAL
DISTRICT (C-1)

EXISTING BANK
BUILDING
LIMITED COMMERCIAL
DISTRICT (C-1)



PLANT LEGEND

SIZE	SYMBOLICAL NAME	COMMON NAME
TREES		
20" DIA		FRANKLIN
24" DIA		WILLOW
SHRUBS/ACCENTS		
5" DIA		WILLOW
5" DIA		WILLOW
5" DIA		WILLOW

NOTE:
ALL PLANTINGS SHALL MEET THE REQUIREMENTS OUTLINED IN THE SITE
LAYOUT & SCHEDULE. ALL PLANTINGS SHALL BE OF THE SPECIES LISTED
AND SHALL BE PLANTED BY AN APPROVED PROPRIETARY SYSTEM.
ALL PLANTINGS SHALL BE PLANTED BY AN APPROVED PROPRIETARY SYSTEM.
CONSTRUCTION TO EXISTING AND PLANT MATERIALS SHALL BE THE PROPERTY OF THE
PLANTER. ALL PLANT MATERIALS SHALL BE THE PROPERTY OF THE
PLANTER. ALL PLANT MATERIALS SHALL BE THE PROPERTY OF THE
PLANTER.

RECEIVED

AUG 8 2006

PROPOSED LANDSCAPE

TWIN LAKES BAPTIST CHURCH

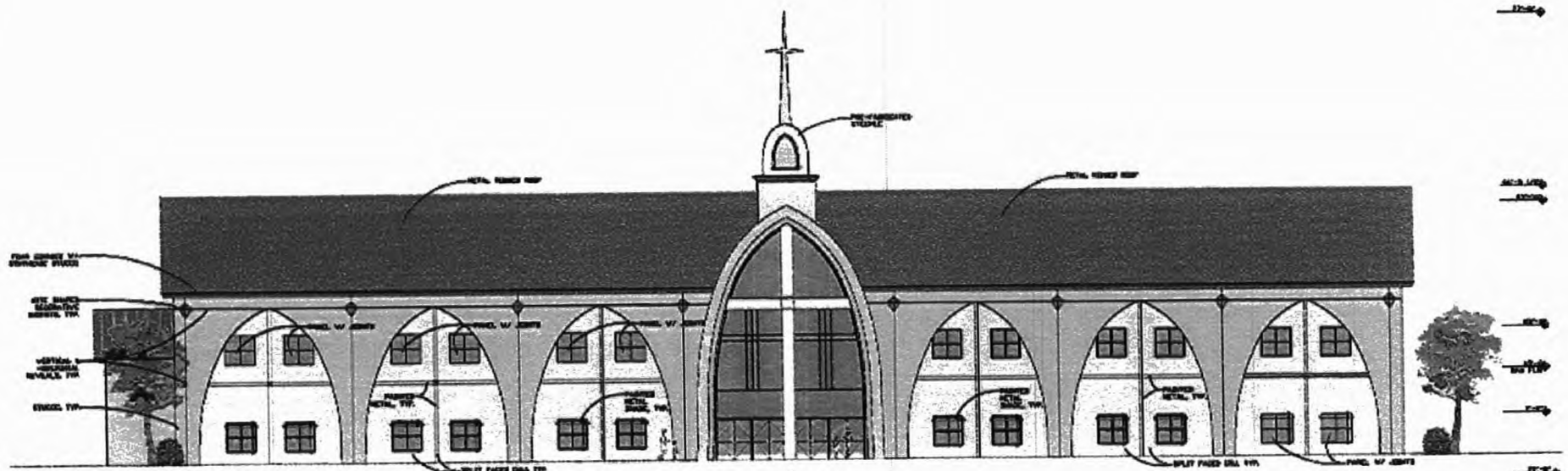
SDR-15747

09/21/06 PC

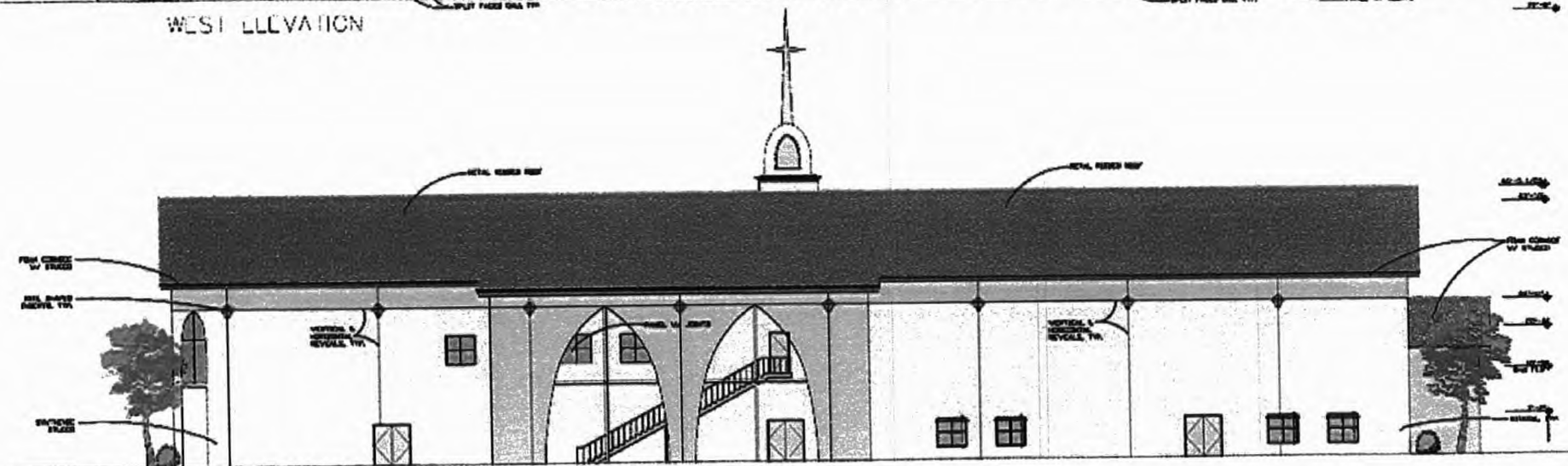
LENDALL MAINS
ARCHITECT
2200 East Polaris Lane
Suite 101
Des Moines, Iowa 50319
Phone: 702-437-5621
Fax: 702-437-5625

SHEET NO.

L-1



WEST ELEVATION



EAST ELEVATION

TWIN LAKES BAPTIST CHURCH

SDR-15747

09/21/06 PC



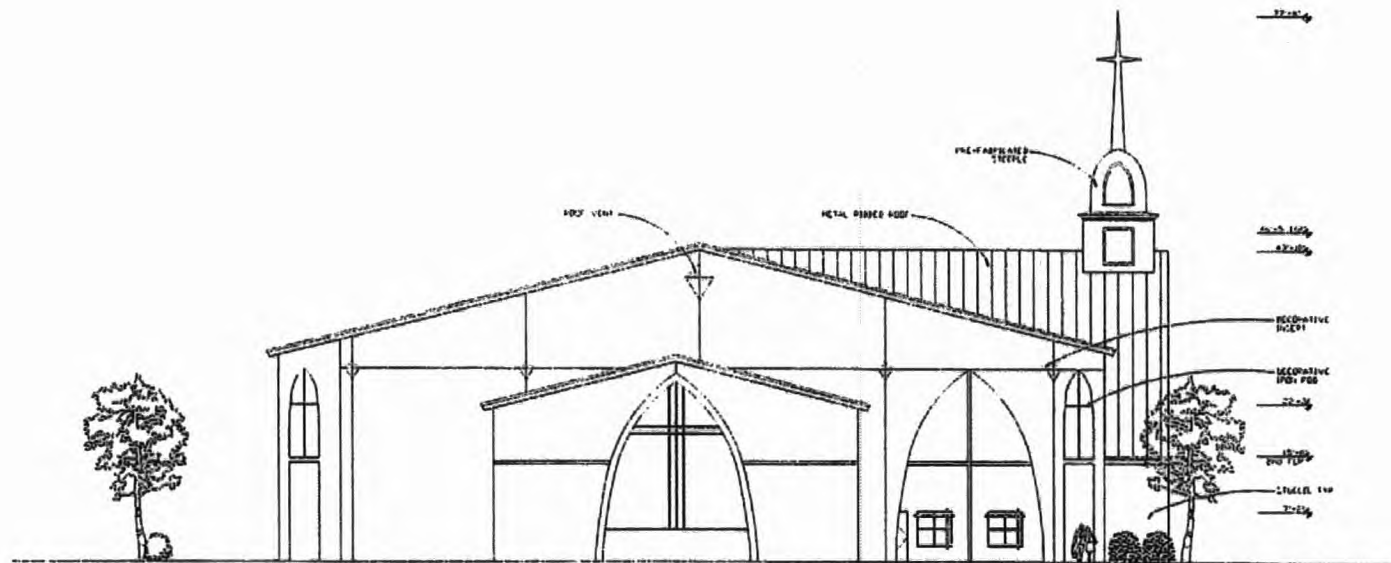
RECEIVED

AUG 8 2006

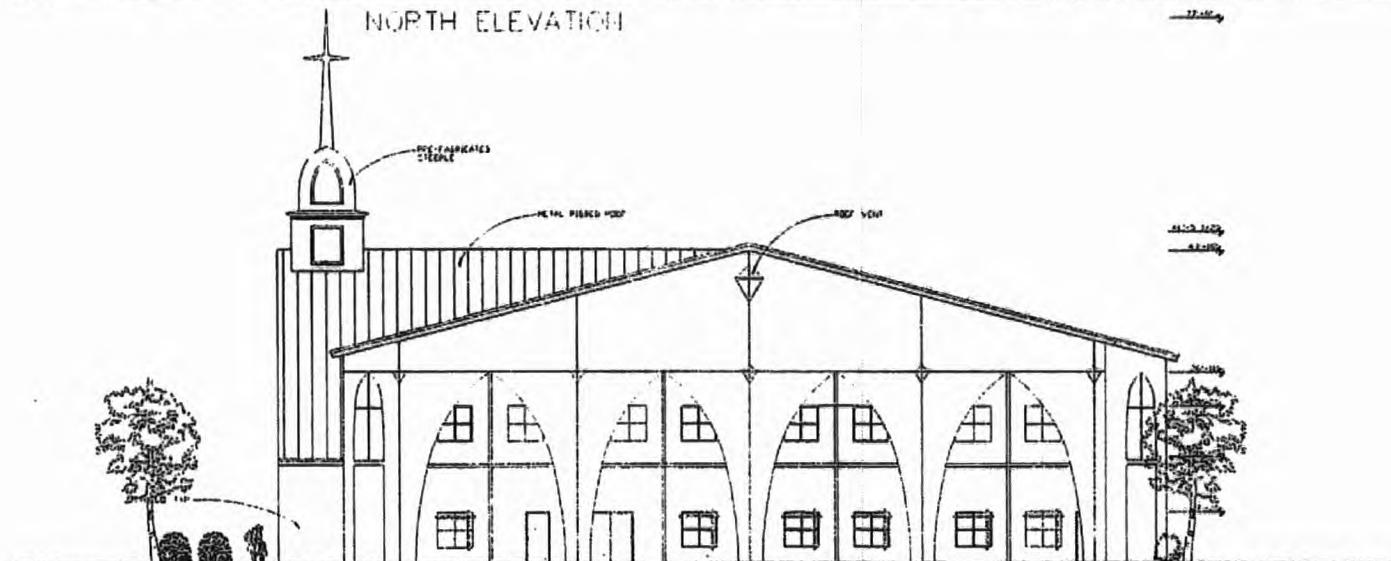
LENDALL MAINS
ARCHITECT
1001 S. Parker Ave.
Suite 100
Tulsa, Oklahoma 74107
Phone: 773-614-0800
Fax: 773-614-1031

SHEET NO.

A-3



NORTH ELEVATION



SOUTH ELEVATION

RECEIVED

AUG 8 2006

TWIN LAKES BAPTIST CHURCH

SDR-15747

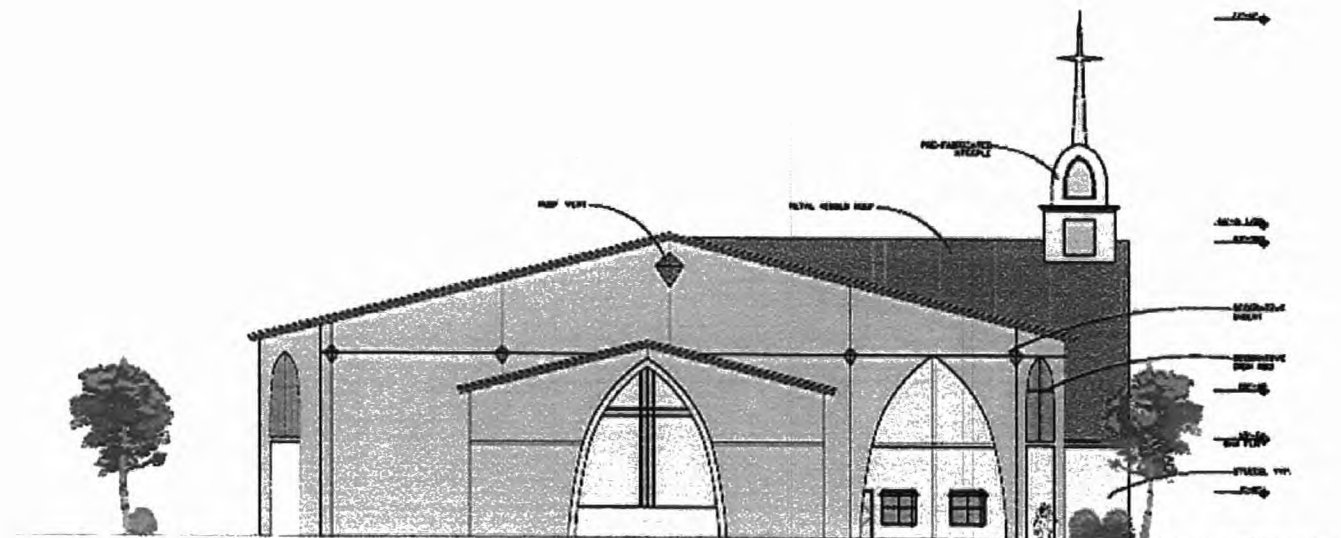
09/21/06 PC



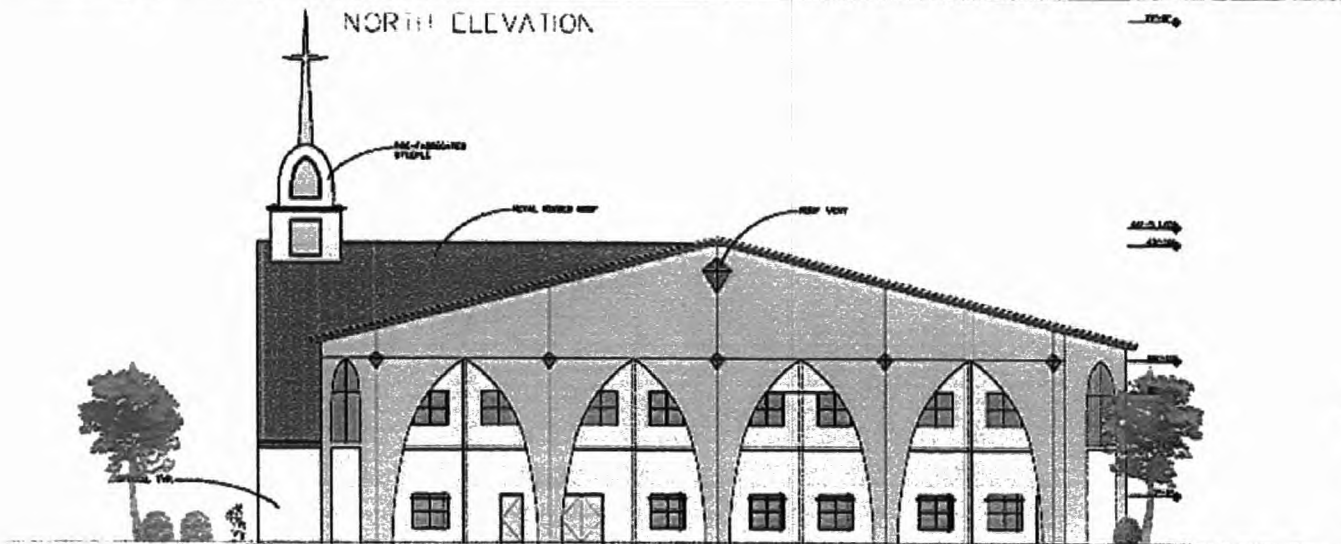
LENDALL MANN
ARCHITECT
1000 S. 10TH AVE.
TULSA, OK 74106
918.438.1111

SHEET NO.

A-4



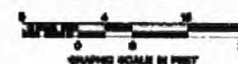
NORTH ELEVATION



SOUTH ELEVATION

RECEIVED
AUG 8 2006

TWIN LAKES BAPTIST CHURCH



SDR-15747
09/21/06 PC

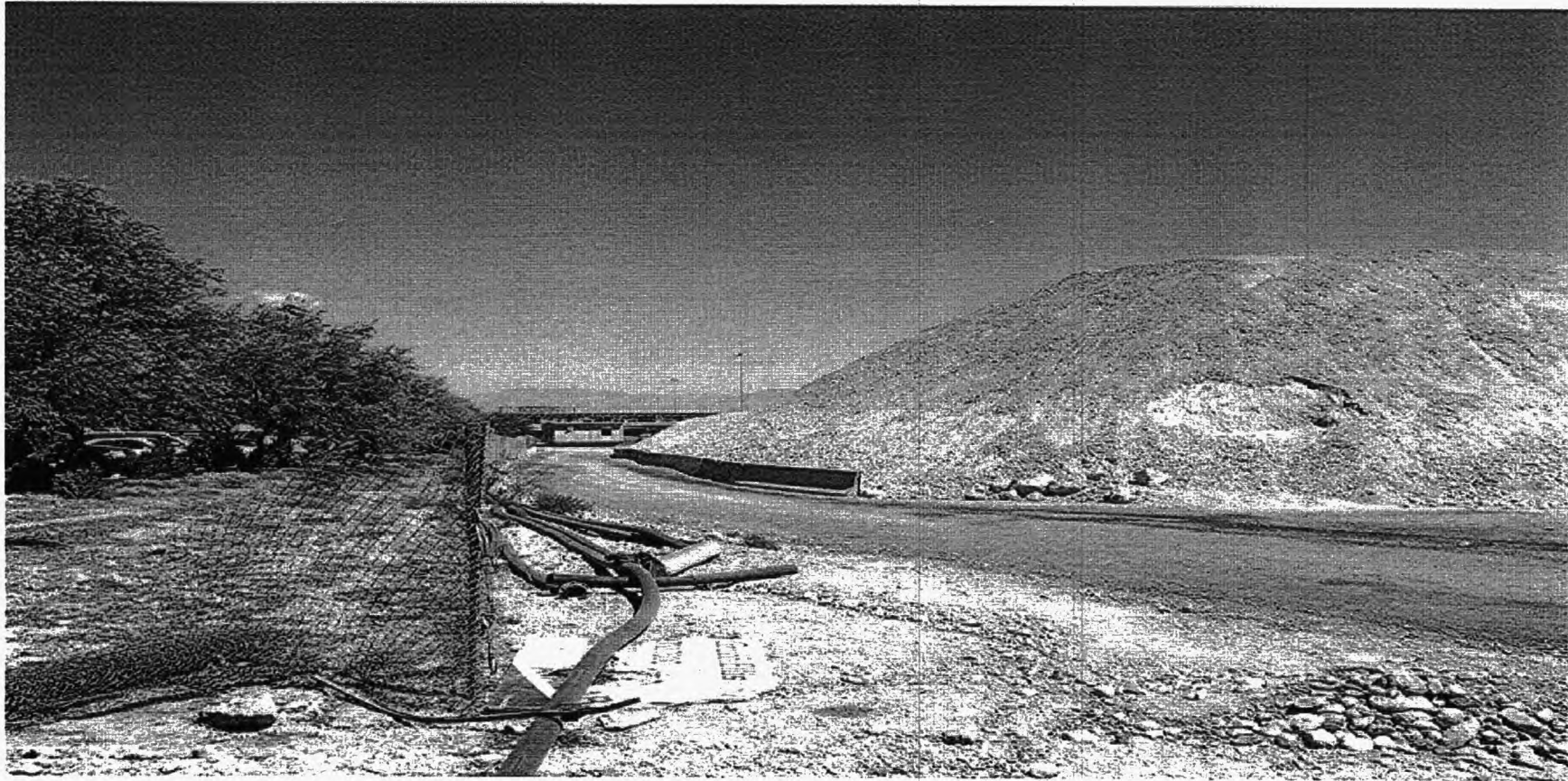
LENDALL MAINS
ARCHITECT
10001 S. Tule Lake Ave.
Suite 100
Henderson, Nevada 89012
Phone: 702.881.4000
Fax: 702.881.1020

SHEET No

A-4

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

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



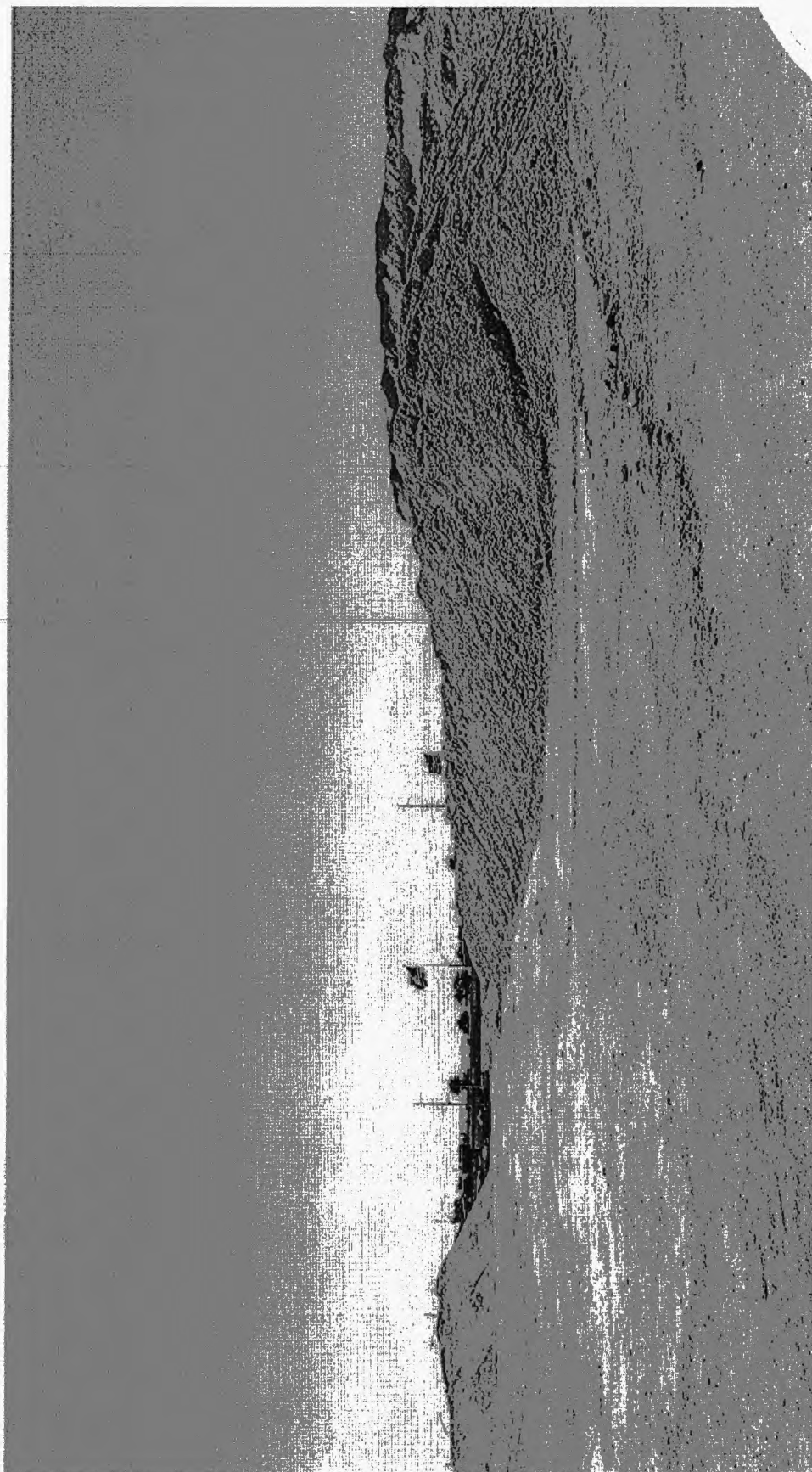
SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



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

08/22/06



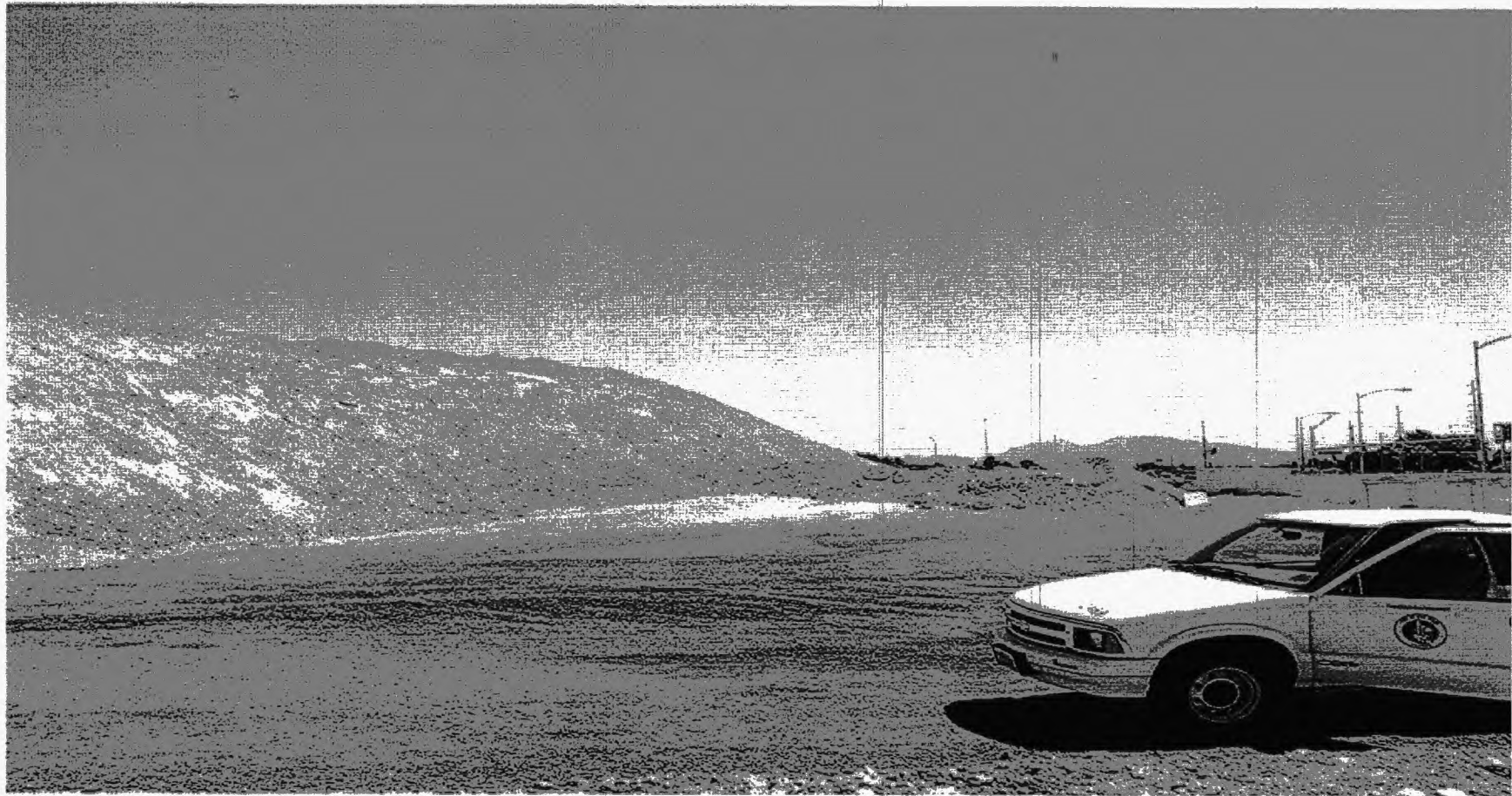
SDR-15747 - APPLICANT/OWNER: TWIN LAKES BAPTIST CHURCH
NORTHWEST CORNER OF RAINBOW BOULEVARD AND WESTCLIFF DRIVE
SEPTEMBER 21, 2006 PLANNING COMMISSION

08/22/06



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

08/22/06



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

08/22/06

LENDALL MAINS ARCHITECT

RECEIVED
AUG 08 2006

August 7, 2006

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

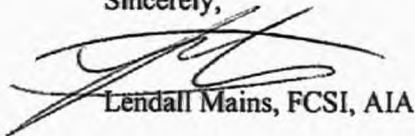
RE: Twin Lake Baptist Church
Request for Design and Site Review

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

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

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

Sincerely,



Lendall Mains, FCSI, AIA

SDR-15747
09/21/06 PC

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

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW

SDR-17057 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: SANTA FE 124, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 124-UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 6.0 acres at 1111 Warbonnet Way (APN 163-04-501-004), R-PD23 (Residential Planned Development - 23 Units Per Acre) Zone, Ward 2 (Wolfson). 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
5. Submitted at Meeting – Parking analysis from Baughman & Turner, Inc.
6. Backup referenced from the 11-16-06 Planning Commission Meeting Item 40

Motion made by STEVE WOLFSON to Approve Subject to Conditions , amending Conditions 1 and 3 and adding the following condition as read for the record:

1. This approval shall be void 18 months 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.

A. Building repair and maintenance minimally to include replacing all awnings, repairing stucco, repainting all buildings and repairing or replacing all hand railings shall occur within 18 months.

3. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time

CITY COUNCIL MEETING OF: JANUARY 03, 2007

application is made of a Final Map. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner, the landscape plan shall include irrigation specifications. Thirty new 24" box trees shall be added to the landscape plan and installed within 60 days of plan approval in the project buffer perimeter.

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 1; Excused: 0

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

NOTE: MAYOR GOODMAN disclosed he would have to abstain as he owns a piece of property on Charleston Boulevard together with ATTORNEY JAY BROWN.

Minutes:

MAYOR GOODMAN disclosed his abstention and declared the Public Hearing open.

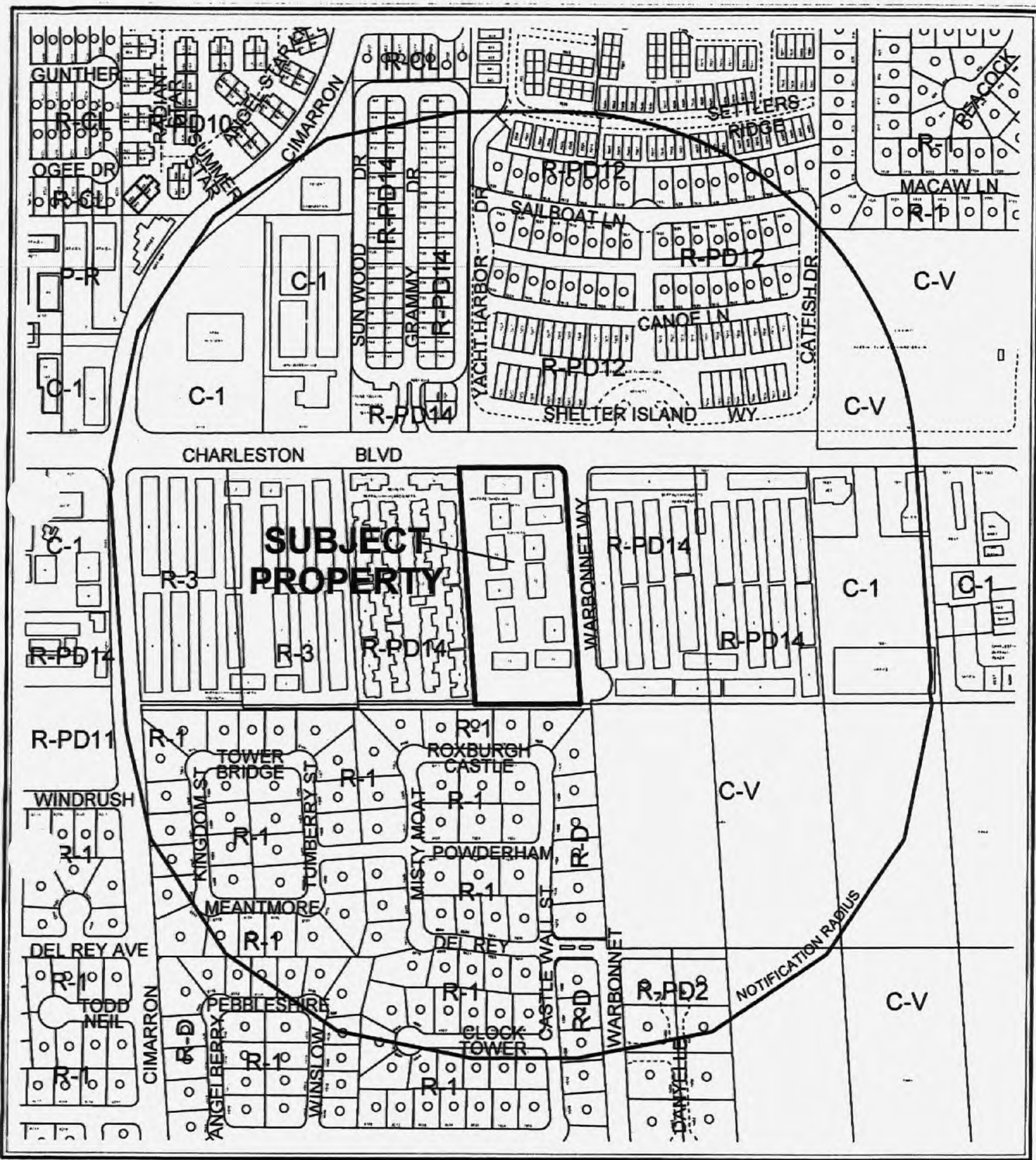
ATTORNEY JAY BROWN, 520 South Fourth Street, appeared on behalf of the applicant and indicated the 124-unit apartment complex is on six acres located at the corner of Charleston Boulevard and Warbonnet Way. ATTORNEY BROWN submitted a parking survey showing there is ample parking. The landscaping is somewhat deficient on the perimeter. He read into the record additional conditions as requested by COUNCILMAN WOLFSON.

MARGO WHEELER, Director of Planning and Development Department, indicated that the site is deficient a total of 12 trees, but the part visible to the public, there is a deficiency of 49 trees. She reiterated the conditions discussed regarding the 18-month approval period, the addition of 30 trees, and that all repairs be completed within 18 months. ATTORNEY BROWN agreed with the conditions as recommended.

COUNCILMAN WOLFSON asked if the applicant is willing to add three handicap spaces. DAVID TURNER, Baughman and Turner, 1210 Hinson Street, replied that the plan has already been modified to accommodate seven stalls and agreed to the request. MR. TURNER verified the price range of \$129,000 up to \$155,000 is consistent with this particular area.

COUNCILMAN WOLFSON pointed out that when he visited the site he did not see the public notice sign on the property. He is aware the City hires an independent company to post the signs and that there is no way of monitoring whether the sign was blown away or removed. MS. WHEELER acknowledged that the sign company is required to provide a photograph and a signed document indicating that the sign was posted. COUNCILMAN WOLFSON instructed the City Attorney to look into options the City might have regarding posting public hearing signs; perhaps the applicant could visit the property to ensure the sign was posted.

MAYOR PRO TEM REESE declared the Public Hearing closed.



CASE: SDR-17057

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY:

R-PD23 (RESIDENTIAL PLANNED DEVELOPMENT - 23 UNITS PER ACRE)

0 200 400 Feet





CASE: **SDR-17057**

RADIUS: 1000 FEET

ZONING OF SUBJECT PROPERTY:

R-PD23 (RESIDENTIAL PLANNED DEVELOPMENT - 23 UNITS PER ACRE)



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17057 - APPLICANT/OWNER: SANTA FE 124, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE DECEMBER 20, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/22/06, except as amended by conditions herein.
3. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made of a Final Map. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications
4. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All units, as well as the common ownership facilities, shall be brought into compliance with all applicable state and local building, housing, mechanical and fire codes adopted for use by the city at the time of original construction.
11. Each dwelling unit shall be served by gas and/or electric services completely within the lot lines or ownership space of each separate unit. Easements for gas and/or electric lines shall be provided in the common ownership area where lateral service connections shall take place. Each dwelling unit shall be separately metered for gas and/or electricity. A plan for equitable sharing of communal water metering, where required, shall be included in the covenants, conditions and restrictions.
12. All new on-site and off-site minor utilities except switch boxes, transformer boxes and cap banks across property frontage shall be underground.
13. The applicant shall provide a building and grounds condition report prepared by a licensed civil engineer or licensed architect to the Planning and Development Department for review and approval upon application for Tentative Map approval. This report shall contain an evaluation of the structural condition of each building in the project, and an evaluation of the condition of all site features such as parking areas, accessory buildings, landscaped areas, driveways, sidewalks, carports, any amenities, fences and utility systems. A copy of the report shall be provided to all prospective buyers.
14. Upon application for a Tentative Map, the applicant shall provide proof that a notice of intent to convert has been delivered to each tenant as required by Nevada Revised Statutes. The applicant is further responsible for providing each tenant with notice of any and all future public hearings held regarding the conversion or mapping process.
15. Any remodeling or construction work in conjunction with the conversion of the apartments shall require permits from the Department of Building and Safety, with the exception of painting, carpeting, or other similar finish work. The conversion from apartments to condominiums shall require the payment of additional sewer connection fees. The additional fees shall be paid prior to the recordation of the Final Map. Proof of payment shall be required upon submittal of the Final Map.
16. Handicap parking spaces must be provided in accordance with Title 19.10 standards.

17. The applicant shall repair all damage to perimeter walls, covered parking, trash enclosures, and chipped metal railing on the site prior to time an application is made for a Tentative Map.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. 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.
20. Obtain an Occupancy Permit for all landscaping and private improvements in the Charleston Boulevard public right-of-way, if any, adjacent to this site.
21. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Submit copies of the receipts to the Collection Systems Planning Section of the Department of Public Works with Final Map mylar submittal.
22. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. 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.
23. 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.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for the conversion of a 124-unit apartment complex to a condominium development. The site has been operating as a multi-family rental community since 1989 and does not meet applicable parking standards for this type of multi-family development. The site plan depicts 171 parking spaces where 224 parking spaces are required. By current standards, this is a 24 percent parking deficiency. In addition, three handicap accessible spaces are being provided where seven are required. The site is deficient with respect to the number and spacing of trees and shrubs planted in the parking lot and perimeter planter areas. Staff cannot recommend this development as parking and landscaping are seriously deficient.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/04/85	The City Council approved the Re-classification of property (Z-0075-85) generally located on the southwest corner of Charleston Boulevard and Placid Avenue, from N-U (Non-Urban), to R-PD23 (Residential Planned Development – 23 Units Per Acre).
01/20/88	The City Council approved the Reinstatement and Extension of Time of property located on the southwest corner of Charleston Boulevard and Warbonnet Way, N-U (Non-Urban) Zone under Resolution of Intent to R-PD23 (Residential Planned Development – 23 Units Per Acre).
11/16/06	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #41/jm).
<i>Related Building Permits/Business Licenses</i>	
08/05/87	A Plot Plan Review was approved to construct a 12 apartment, 124 unit development.
<i>Pre-Application Meeting</i>	
Month/date/year	Description
09/21/06	At the pre-application meeting, the applicant was informed that the conversion request must comply with Title 19.04 parking standards for a condominium. The applicant was also informed that Title 19.12 landscape requirements would have to be upheld as closely as possible. Staff closed the meeting by explaining submittal requirements for the application.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held, nor was one required.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.7
Gross Acres	6.0

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Apartment	M (Medium Density Residential)	R-PD23 (Residential Planned Development – 23 Units Per Acre)
North	Townhouse	ML (Medium-Low Density Residential)	R-PD12 (Residential Planned Development – 12 Units Per Acre)
South	Single Family Residential	R (Rural Density Residential)	R-1 (Single Family Residential)
East	Apartment	M (Medium Density Residential)	R-PD14 (Residential Planned Development – 14 Units Per Acre)
West	Apartment	M (Medium Density Residential)	R-PD14 (Residential Planned Development – 14 Units Per Acre)

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

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6.0 Acres	Y
Min. Lot Width	301.75 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	26 Feet 20 Feet 58 Feet 75 Feet	Y
Min. Distance Between Buildings	10 Feet	Y
Max. Lot Coverage	N/A	Y
Max. Building Height	24 Feet	Y
Trash Enclosure	3	Y
Mech. Equipment	Screened	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 6 Spaces	4 Trees	Zero Trees	N
Buffer: Min. Trees	1 Tree/20 Linear Feet	96 Trees	47 Trees	N
Interior			65 Trees	N/A
TOTAL		100 Trees	112 Trees	N
Min. Zone Depth- Adjacent to Right- of-Way	10 Feet		5 Feet	N
Min. Zone Depth- Interior Lot Lines	6 Feet		Zero Feet	N
Wall Height	8 Feet		8 Feet	Y

Pursuant to Title 19.06, the following Open Space Standards apply to the subject proposal:

Total Acreage	Density	Required			Provided	
		Ratio	Percent	Area	Percent	Area
6.00 acres	21 d.u./ac	1.65	35 %	90,561 SF	30%	79,558 SF

The proposal is deficient in the required amount of open space by approximately 5%.

Pursuant to Title 19.10, the following parking standards apply:

in accordance with 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	28 Units	1 per 1.25	35				
Two Bedroom	96 Units	1 per 1.75	168				
Guest	124 Units	1 per 6 units	21				
SubTotal			224	7	171	3	
TOTAL			224	7	171	3	
Percent Deviation					24%		

ANALYSIS

- Zoning

The subject proposal is located in an R-PD23 (Residential Planned Development – 23 Units Per Acre) zone. R-PD (Residential Planned Development) zones allow applicants to define their own development standards. As such, the subject proposal, at a density of 21 units per acre, conforms to the applicable zoning designation.

- Site Plan

The request is for the conversion of a 124-unit apartment project to a condominium development on 6.00 acres. The site receives access from Warbonnet Way, a 60-foot collector street and 24-foot drives provide internal circulation for the site. The site consists of 28 one-bedroom and 96 two-bedroom units.

The complex was constructed in 1989 and provides 171 parking spaces where 224 parking spaces are required. The site is considered parking impaired as it complied with all applicable parking requirements on its date of construction, but does not meet current Title 19 requirements. If held to current standards, the site would be deficient by a total of 57 parking spaces (53 regular and 4 handicapped). This would constitute a 24% reduction of required parking. It should be noted that 47 are open stalls and 124 are covered stalls.

On the southwest portion of the site, the site plan depicts a shed. A site visit demonstrated that the shed does not meet the accessory structure setbacks expressed in Title 19.08 which state that a detached, accessory structure must be located a minimum distance of three feet from the side and rear property lines. A condition has been added requiring the shed to meet Title 19.08 standards.

- Waivers

As the project has already been built, waivers of the deficiencies noted above (handicap accessible parking spaces and parking and perimeter landscaping) will not be required. However, conditions of approval are being placed on the proposal to insure that the project complies with Title 19 standards when the conversion to condominiums is completed.

- Landscape Plan

The site is deficient with respect to the number and spacing of trees and shrubs planted in the parking lot and perimeter planter areas. No landscape fingers are provided, most noticeably within the perimeter parking spaces. Four fingers should accompany the parking lot, with one tree per finger. Per Title 19.14, the applicant is required to

provide a minimum of 49 additional trees (24-gallon minimum size) along the perimeter of the site spaced at a maximum of 20 feet apart on center to comply with current code requirements. Although the site is deficient 49 parking, street, and perimeter trees, the applicant does provide an additional 65 trees on the interior portion of the site. In addition, staff considers it would be adverse to the existing site to require trees along the south and west interior landscape buffers as it is populated with existing covered parking stalls.

- Open Space

Per Title 19.06 open space standards, the site shows a total of 79,558 square feet of open space where 90,561 square feet of open space is required. The proposal is deficient in the required amount of open space by approximately 5%. However, since the development was approved before open space requirements were considered for Residential Planned Developments (R-PD), the standards are not applicable.

FINDINGS

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

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

The site has been operating as a multi-family rental community since 1989, and the conversion of the complex to condominium units will not significantly impact the area. Although the proposed development is compatible with surrounding development, staff cannot recommend this development as the site is parking deficient.

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

The existing site was in compliance with all applicable development standards at the time of its construction. City policy dictates that all proposed condominium conversions meet Title 19 minimum landscape requirements. The proposed development is deficient in perimeter landscaping and parking lot fingers.

The subject proposal does not meet applicable parking standards for this type of multi-family development. The site plan depicts 171 parking spaces where 224 parking spaces are required. In addition, three handicap accessible spaces are being provided where seven are required. Therefore, Staff cannot recommend this request.

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

The site gains access from Warbonnet Way, 60-foot Local Street. The conversion of the existing apartments to condominiums will not impact the traffic generated by the site. As such, adjacent roadways will not be negatively impacted by approval of this project.

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

The type of materials used for both building and landscaping are appropriate. However, a site inspection revealed there has been considerable wear and damage to the trash enclosures, perimeter walls, and covered parking stalls that will need to be repaired and fixed before a Tentative Map application can be filed.

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

The existing development is harmonious and compatible with other developments in the area.

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

The public health, safety, and general welfare will not be compromise by approval of this project.

PLANNING COMMISSION ACTION

Changes were made to conditions as shown by the Planning Commission.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT

2

SENATE DISTRICT

8

NOTICES MAILED

441 by Planning Department

<u>APPROVALS</u>	0
-------------------------	---

<u>PROTESTS</u>	0
------------------------	---



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17057** APN: 163-04-501-004

Name of Property Owner: Santa Fe 124, LLC

Name of Applicant: Santa Fe 124, LLC

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

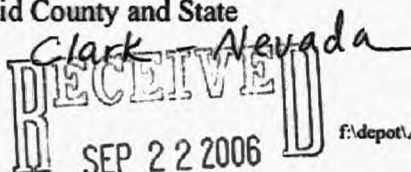
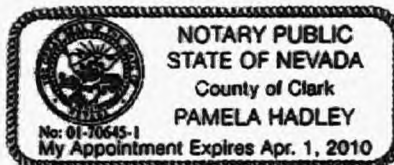
Signature of Property Owner: _____

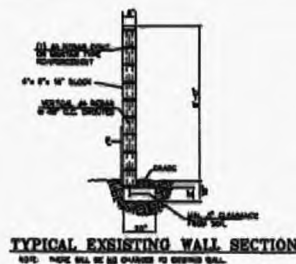
Print Name: Santa Fe 124, LLC Seth McCormick - Manager

Subscribed and sworn before me

This 20 day of September, 2006

Pamela Hadley
Notary Public in and for said County and State





SANTA FE SHADOWS CONDOMINIUMS APN# 163-04-501-004 CONDOMINIUM SUBDIVISION LAS VEGAS, NEVADA



SITE DATA

APPROXIMATE PARCEL NUMBER: 163-04-501-004
 SECTION/FRONTAGE/PARCELS: SEC. 34, T. 27 NORTH, R. 40 EAST, S. 40E
 LAND USE: RESIDENTIAL, CONDOMINIUMS
 APPROVED ZONING: RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (PPD-33)
 NUMBER OF BUILDINGS: 12
 NUMBER OF UNITS: 120
 TOTAL AREA: 8.6 ACRES
 BUILDING HEIGHT: 40' MAX
 DENSITY: 27 UNITS/ACRE

EXISTING PARKING

EXISTING SPACES: 120
 EXISTING TYPE SPACES: 120
 TOTAL SPACES: 120

DEVELOPER/OWNER

BAUGHMAN & TURNER, INC.
 1200 W. WILSON BLVD., SUITE 200
 LAS VEGAS, NV 89102
 (702) 735-0000

BUILDING/PARKING DATA

TYPE	NO. OF UNITS	TOTAL AREA
CONDOMINIUM/PAVING	120	8.6 ACRES
EXISTING SPACES	120	1.0 ACRES
EXISTING TYPE SPACES	120	1.0 ACRES
TOTAL SPACES	120	1.0 ACRES

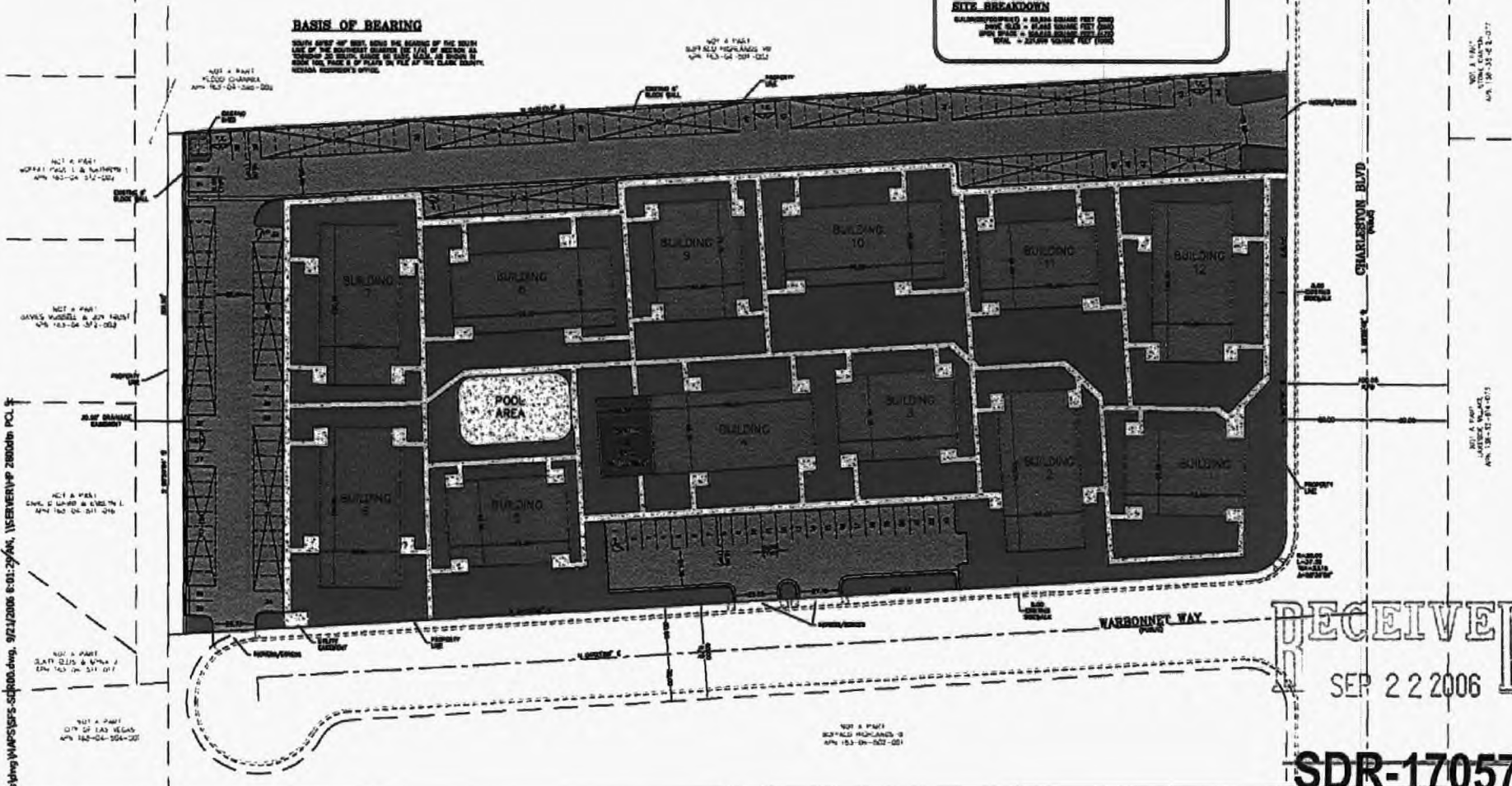
SITE BREAKDOWN

CONDOMINIUMS: 120 UNITS
 DRIVE: 1.0 ACRES
 TOTAL: 8.6 ACRES



BASIS OF BEARING

NOTE: ALL BEARINGS ARE GIVEN AS AN ANGLE OF THE NORTH LINE OF THE ADJACENT QUARTER SECTION. THE BEARING OF THE NORTH LINE OF THE ADJACENT QUARTER SECTION IS GIVEN IN THE PLAT OF THE ADJACENT QUARTER SECTION. THE BEARING OF THE NORTH LINE OF THE ADJACENT QUARTER SECTION IS GIVEN IN THE PLAT OF THE ADJACENT QUARTER SECTION.



BAUGHMAN & TURNER, INC.
 CIVIL ENGINEERS
 1200 W. WILSON BLVD., SUITE 200
 LAS VEGAS, NV 89102
 (702) 735-0000

SANTA FE SHADOWS CONDOMINIUMS
 SITE PLAN

RECEIVED
 SEP 22 2006

SDR-17057
11/16/06 PC



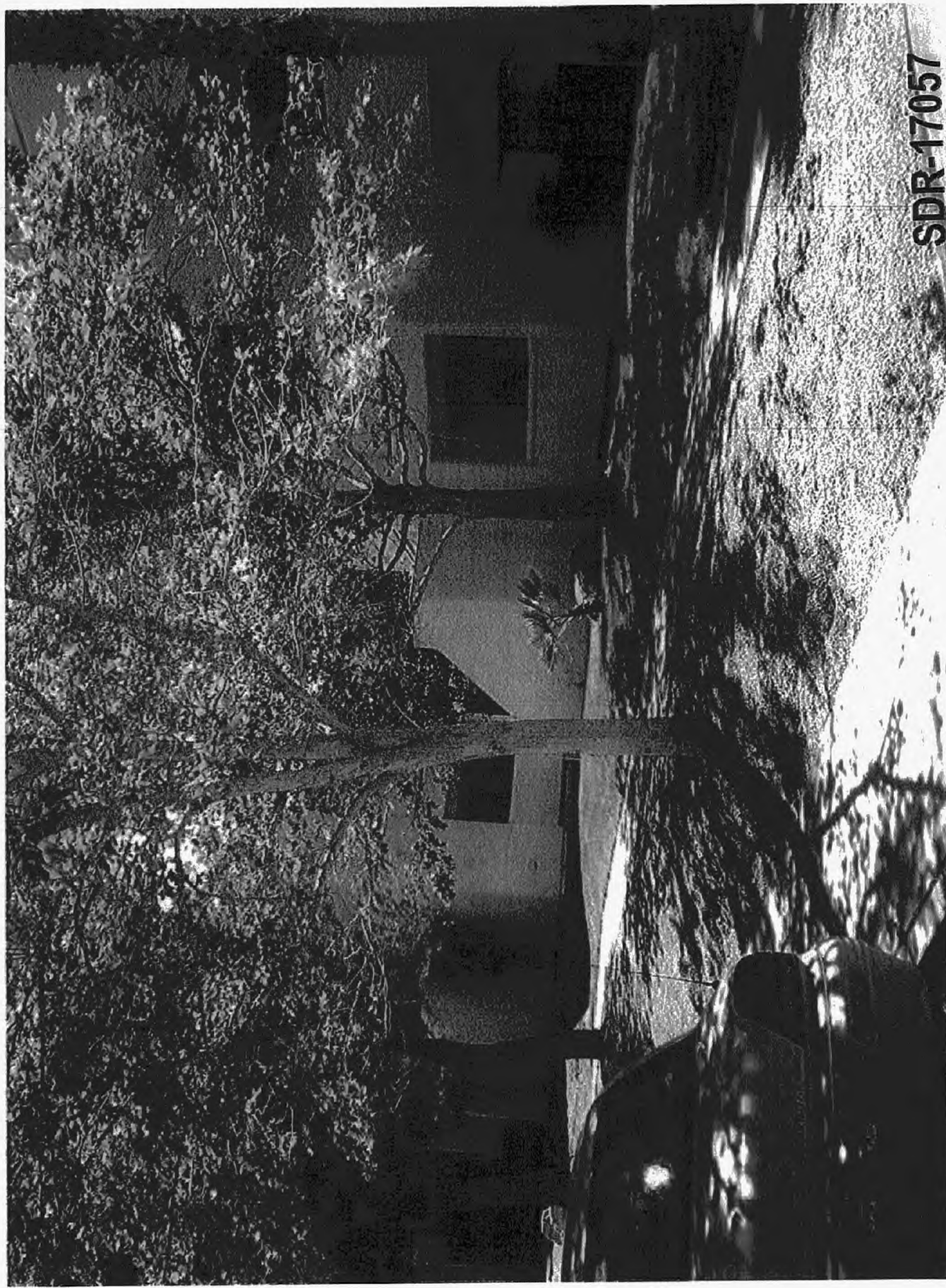
SDR-17057

11/16/06 PC



SDR-17057

11/16/06 PC

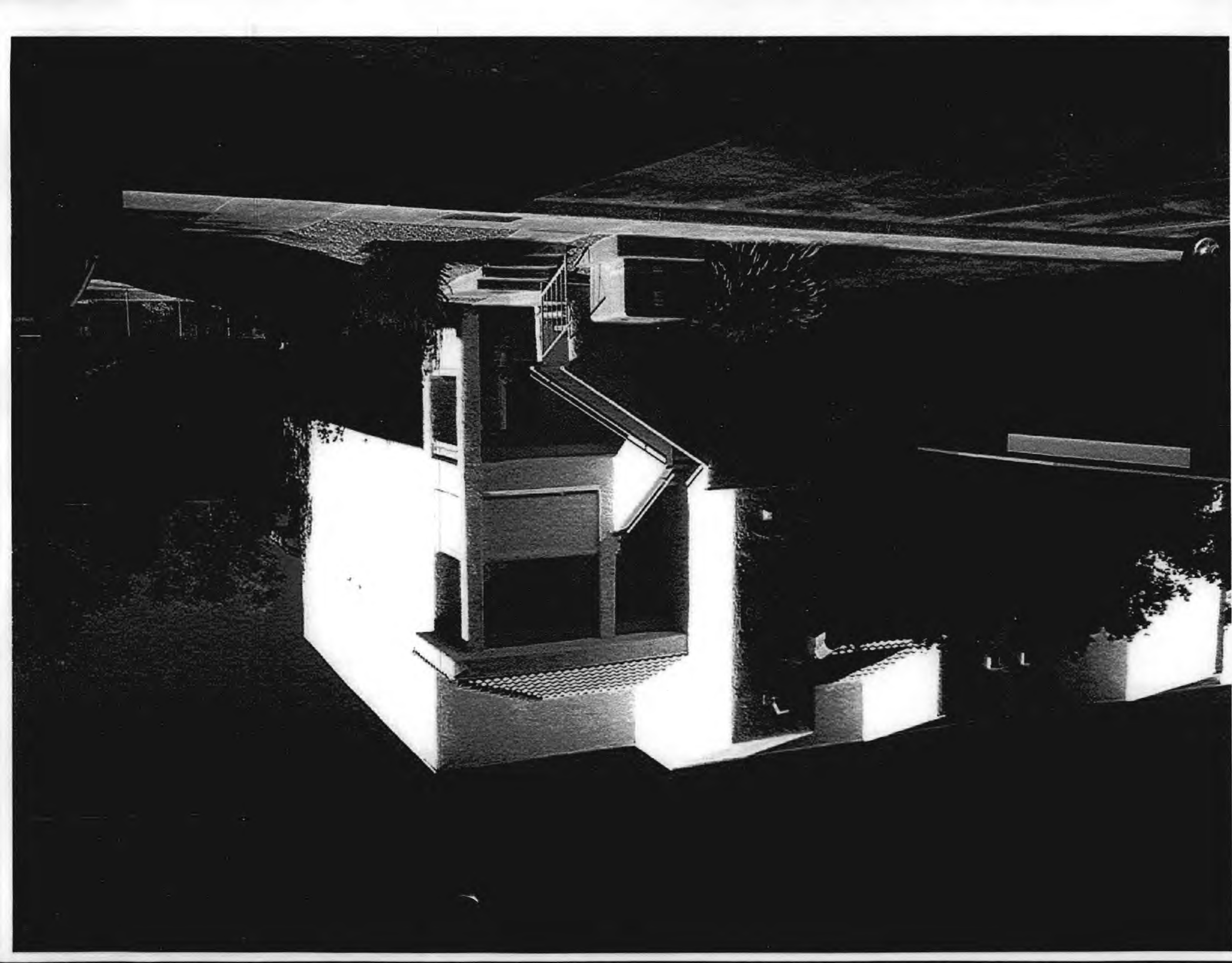


SDR-17057

11/16/06 PC



SDR-17057
11/16/06 PC

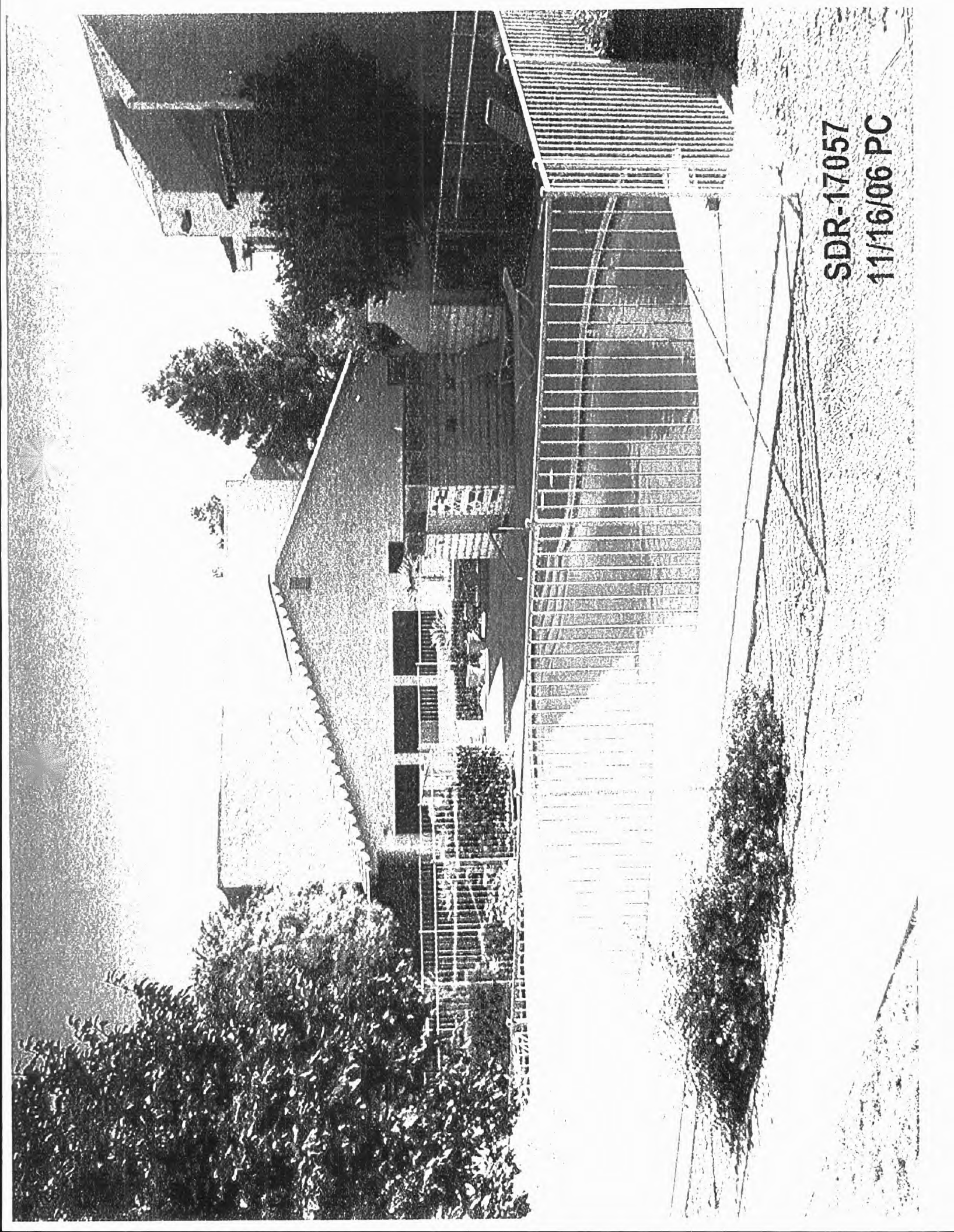




SDR-17057
11/16/06 PC



SDR-17057
11/16/06 PC



SDR-17057
11/16/06 PC



SDR-17057 - APPLICANT/OWNER: SANTA FE 124, LLC
1111 WARBONNET WAY
NOVEMBER 16, 2006 PLANNING COMMISSION

10/15/06



SDR-17057 - APPLICANT/OWNER: SANTA FE 124, LLC
1111 WARBONNET WAY
NOVEMBER 16, 2006 PLANNING COMMISSION

10/15/06



SDR-17057 - APPLICANT/OWNER: SANTA FE 124, LLC
1111 WARBONNET WAY
NOVEMBER 16, 2006 PLANNING COMMISSION

10/15/06

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.

PHONE (702) 870-8771

LAS VEGAS, NEVADA 89102-1604

FAX (702) 878-2695

Aug 02, 2006

City of Las Vegas, Planning & Development

731 S. Fourth Street

Las Vegas, NV 89101

RE: Santa Fe Shadows

To Whom It May Concern,

Please let this letter serve as a justification for a Site Development Plan Review for a condominium conversion. The project called "Santa Fe Shadows Condominiums" consists of 12 apartment buildings (124 units) on 5.4 acres located at 1111 Warbonnet Way. The apartments will be converted to condominiums through the subdivision process.

The buildings were built in 1989 and have a beige stucco finish with a pink trim (See attached pictures). The current Zoning and General Plan are consistent with the proposed conversion. The original plans complied with minimum on-site parking requirements for a multi-family development. Since the project was built, on-site parking requirements have increased. Currently parking provided is 171 spaces where 224 spaces are required. Other condominium conversions with similar parking requirements have been approved. We will make every attempt to comply with Title 19 requirements for parking and landscaping. The approval of this application will not have a negative effect on either the environment or general public.

Thank you for consideration of this request, should you have any questions, please do not hesitate to call.

Sincerely,

Baughman & Turner, Inc.



**Gil Nockowitz,
Director of Processing**

RECEIVED
SEP 22 2006

**SDR-17057
11/16/06 PC**

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.

PHONE (702) 870-8771

LAS VEGAS, NEVADA 89102-1604

FAX (702) 878-2695

November 15, 2006

Santa Fe 124, LLC

Attn: Mr. Ben Howell

2220 Village Walk Drive #3203

Henderson, Nevada 89052

Re: Santa Fe Shadows

Dear Mr. Howell,

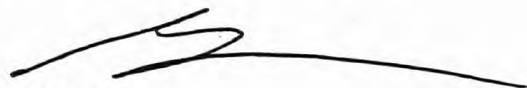
Baughman & Turner, Inc. conducted a parking analysis for Santa Fe Shadows. Enclosed please find the results of this analysis.

To the best of my knowledge, on the dates indicated, this reflects a true and accurate count.

Should you have any questions or concerns, please feel free to contact me at this office.

Sincerely,

Baughman & Turner, Inc.



Gil Nockowitz
Director of Processing

GN/ab

Submitted at City Council

Date

1/3/07

Item

104

Santa Fe Shadows Parking Analysis

Total Parking Spaces: 171

Available Spaces			
Date	6:00 A.M. Count	2:00 P.M. Count	11:00 P.M. Count
Saturday — November 4, 2006	62	107	88
Wednesday — November 8, 2006	58	122	74
Sunday — November 12, 2006	64	99	71
Tuesday — November 14, 2006	68	115	55

**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**

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.

PHONE (702) 870-8771

LAS VEGAS, NEVADA 89102-1604

FAX (702) 878-2695

November 15, 2006

Santa Fe 124, LLC
Attn: Mr. Ben Howell
2220 Village Walk Drive #3203
Henderson, Nevada 89052

Re: Santa Fe Shadows

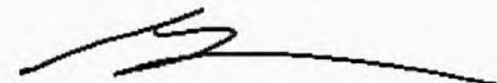
Dear Mr. Howell,

Baughman & Turner, Inc. conducted a parking analysis for Santa Fe Shadows.
Enclosed please find the results of this analysis.

To the best of my knowledge, on the dates indicated, this reflects a true and
accurate count.

Should you have any questions or concerns, please feel free to contact me at this
office.

Sincerely,
Baughman & Turner, Inc.



Gil Nockowitz
Director of Processing

GN/ab

Submitted at Planning Commission

Date 11/16/06 Item # 41

Santa Fe Shadows Parking Analysis

Total Parking Spaces: 171

Date	Available Spaces		
	6:00 A.M. Count	2:00 P.M. Count	3:00 P.M. Count
Saturday November 4, 2006	62	107	88
Wednesday November 8, 2006	58	122	74
Sunday November 12, 2006	64	99	71
Tuesday November 14, 2006	68	115	55

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

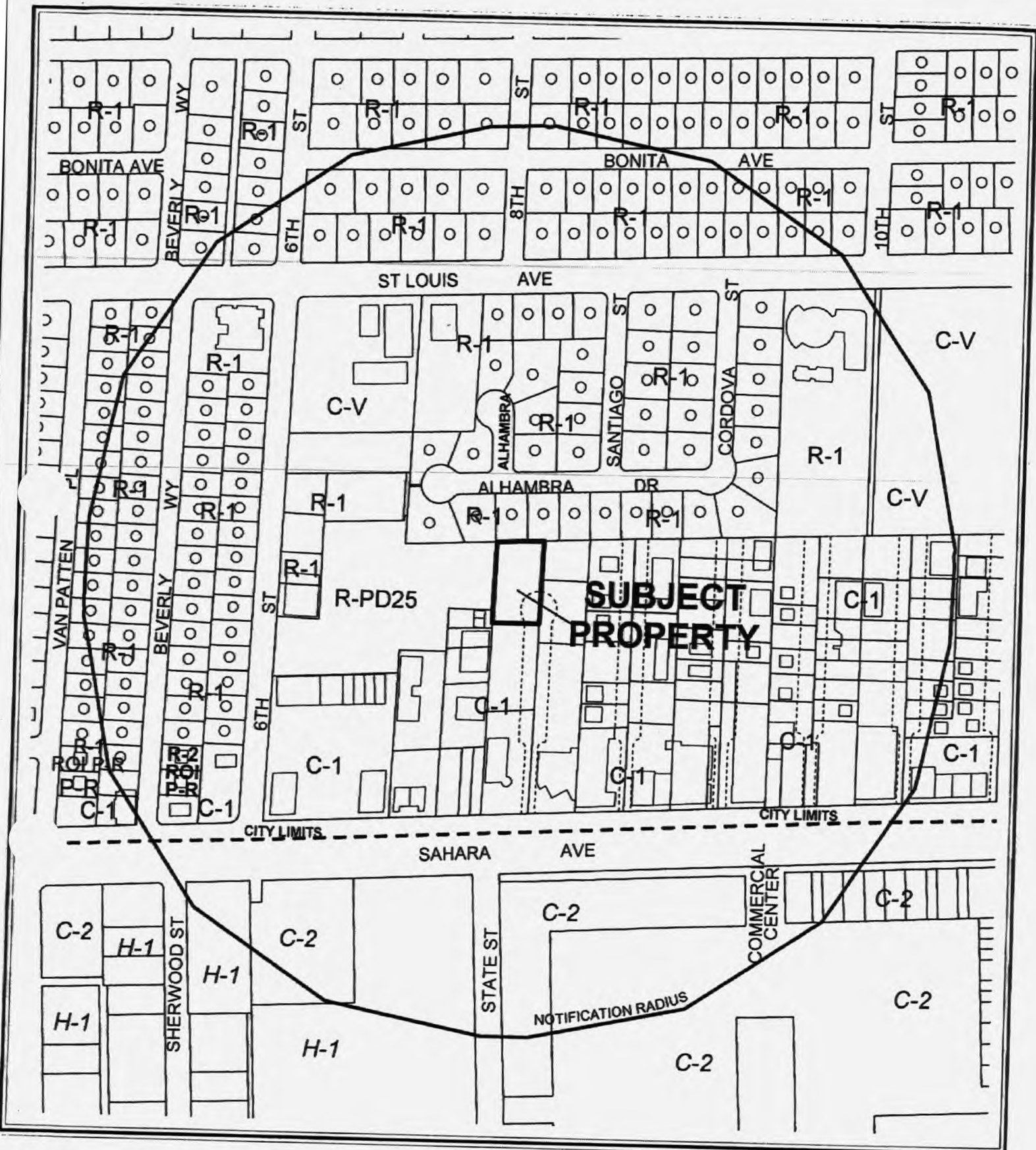
BACKUP DOCUMENTATION:

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

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-17298**

RADIUS: 1000 FEET

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

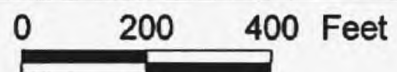




CASE: **SDR-17298**

RADIUS: 1000 FEET

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 3, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

THIS ITEM WAS HELD IN ABEYANCE FROM THE DECEMBER 20, 2006 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

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

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

Public Works

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

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

BACKGROUND INFORMATION

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

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

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

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

DEVELOPMENT STANDARDS

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

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

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

ANALYSIS

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

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

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

- Zoning:

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

- Special Area Plan:

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

- Landscaping plan:

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

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

FINDINGS

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

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

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

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

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

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

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

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

Landscaping would be appropriate for the area.

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

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

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

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

PLANNING COMMISSION ACTION

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

14

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 220 by Planning and Development

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-17298

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

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

Name of Applicant: Republic Services of Southern Nevada

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

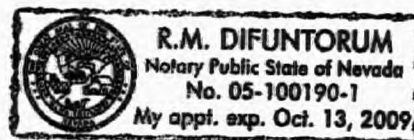
Signature of Property Owner: Stacy Libbey *Stacy Libbey, AUP/Trust Officer - Premier Trust, Inc., custodian for Stanley M. Zurawski Jr. IRA*

Print Name: the Stanley M. Zurawski Jr. IRA

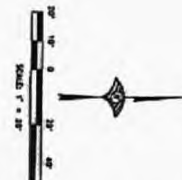
Subscribed and sworn before me

This 2nd day of October, 2006

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



LINE TABLE		
LINE	LENGTH	BEARING
1	62.50	S62.1°E 2.7'
2	61.50	S61.1°E 2.7'
3	61.50	S60.1°E 2.7'
4	61.50	S59.1°E 2.7'
5	61.50	S58.1°E 2.7'
6	61.50	S57.1°E 2.7'
7	61.50	S56.1°E 2.7'
8	61.50	S55.1°E 2.7'
9	61.50	S54.1°E 2.7'
10	61.50	S53.1°E 2.7'
11	61.50	S52.1°E 2.7'
12	61.50	S51.1°E 2.7'
13	61.50	S50.1°E 2.7'
14	61.50	S49.1°E 2.7'
15	61.50	S48.1°E 2.7'
16	61.50	S47.1°E 2.7'
17	61.50	S46.1°E 2.7'
18	61.50	S45.1°E 2.7'
19	61.50	S44.1°E 2.7'
20	61.50	S43.1°E 2.7'
21	61.50	S42.1°E 2.7'
22	61.50	S41.1°E 2.7'
23	61.50	S40.1°E 2.7'
24	61.50	S39.1°E 2.7'
25	61.50	S38.1°E 2.7'
26	61.50	S37.1°E 2.7'
27	61.50	S36.1°E 2.7'
28	61.50	S35.1°E 2.7'
29	61.50	S34.1°E 2.7'
30	61.50	S33.1°E 2.7'
31	61.50	S32.1°E 2.7'
32	61.50	S31.1°E 2.7'
33	61.50	S30.1°E 2.7'
34	61.50	S29.1°E 2.7'
35	61.50	S28.1°E 2.7'
36	61.50	S27.1°E 2.7'
37	61.50	S26.1°E 2.7'
38	61.50	S25.1°E 2.7'
39	61.50	S24.1°E 2.7'
40	61.50	S23.1°E 2.7'
41	61.50	S22.1°E 2.7'
42	61.50	S21.1°E 2.7'
43	61.50	S20.1°E 2.7'
44	61.50	S19.1°E 2.7'
45	61.50	S18.1°E 2.7'
46	61.50	S17.1°E 2.7'
47	61.50	S16.1°E 2.7'
48	61.50	S15.1°E 2.7'
49	61.50	S14.1°E 2.7'
50	61.50	S13.1°E 2.7'
51	61.50	S12.1°E 2.7'
52	61.50	S11.1°E 2.7'
53	61.50	S10.1°E 2.7'
54	61.50	S9.1°E 2.7'
55	61.50	S8.1°E 2.7'
56	61.50	S7.1°E 2.7'
57	61.50	S6.1°E 2.7'
58	61.50	S5.1°E 2.7'
59	61.50	S4.1°E 2.7'
60	61.50	S3.1°E 2.7'
61	61.50	S2.1°E 2.7'
62	61.50	S1.1°E 2.7'
63	61.50	S0.1°E 2.7'
64	61.50	S0.1°E 2.7'
65	61.50	S0.1°E 2.7'
66	61.50	S0.1°E 2.7'
67	61.50	S0.1°E 2.7'
68	61.50	S0.1°E 2.7'
69	61.50	S0.1°E 2.7'
70	61.50	S0.1°E 2.7'
71	61.50	S0.1°E 2.7'
72	61.50	S0.1°E 2.7'
73	61.50	S0.1°E 2.7'
74	61.50	S0.1°E 2.7'
75	61.50	S0.1°E 2.7'
76	61.50	S0.1°E 2.7'
77	61.50	S0.1°E 2.7'
78	61.50	S0.1°E 2.7'
79	61.50	S0.1°E 2.7'
80	61.50	S0.1°E 2.7'
81	61.50	S0.1°E 2.7'
82	61.50	S0.1°E 2.7'
83	61.50	S0.1°E 2.7'
84	61.50	S0.1°E 2.7'
85	61.50	S0.1°E 2.7'
86	61.50	S0.1°E 2.7'
87	61.50	S0.1°E 2.7'
88	61.50	S0.1°E 2.7'
89	61.50	S0.1°E 2.7'
90	61.50	S0.1°E 2.7'
91	61.50	S0.1°E 2.7'
92	61.50	S0.1°E 2.7'
93	61.50	S0.1°E 2.7'
94	61.50	S0.1°E 2.7'
95	61.50	S0.1°E 2.7'
96	61.50	S0.1°E 2.7'
97	61.50	S0.1°E 2.7'
98	61.50	S0.1°E 2.7'
99	61.50	S0.1°E 2.7'
100	61.50	S0.1°E 2.7'



BASIS OF BEARINGS

PARKING SPACES

SPACES NEAR ENTRANCE OR REPAIR SERVICE BUILDING (OFFRTE
TO BE COMPLETED TO PROVIDE TWO (2) ADA SPACES INCLUDING
ONE VAN ACCESSIBLE SPACE.

PROJECT / UNIT DESCRIPTION	DATE	STATUS
NEW BRIDGE	1998	COMPLETED
REPAIR BRIDGE	1999	IN PROGRESS
NEW BRIDGE	2000	PLANNED
REPAIR BRIDGE	2001	PLANNED
NEW BRIDGE	2002	PLANNED
REPAIR BRIDGE	2003	PLANNED
NEW BRIDGE	2004	PLANNED
REPAIR BRIDGE	2005	PLANNED
NEW BRIDGE	2006	PLANNED
REPAIR BRIDGE	2007	PLANNED
NEW BRIDGE	2008	PLANNED
REPAIR BRIDGE	2009	PLANNED
NEW BRIDGE	2010	PLANNED
REPAIR BRIDGE	2011	PLANNED
NEW BRIDGE	2012	PLANNED
REPAIR BRIDGE	2013	PLANNED
NEW BRIDGE	2014	PLANNED
REPAIR BRIDGE	2015	PLANNED
NEW BRIDGE	2016	PLANNED
REPAIR BRIDGE	2017	PLANNED
NEW BRIDGE	2018	PLANNED
REPAIR BRIDGE	2019	PLANNED
NEW BRIDGE	2020	PLANNED
REPAIR BRIDGE	2021	PLANNED
NEW BRIDGE	2022	PLANNED
REPAIR BRIDGE	2023	PLANNED
NEW BRIDGE	2024	PLANNED
REPAIR BRIDGE	2025	PLANNED
NEW BRIDGE	2026	PLANNED
REPAIR BRIDGE	2027	PLANNED
NEW BRIDGE	2028	PLANNED
REPAIR BRIDGE	2029	PLANNED
NEW BRIDGE	2030	PLANNED
REPAIR BRIDGE	2031	PLANNED
NEW BRIDGE	2032	PLANNED
REPAIR BRIDGE	2033	PLANNED
NEW BRIDGE	2034	PLANNED
REPAIR BRIDGE	2035	PLANNED
NEW BRIDGE	2036	PLANNED
REPAIR BRIDGE	2037	PLANNED
NEW BRIDGE	2038	PLANNED
REPAIR BRIDGE	2039	PLANNED
NEW BRIDGE	2040	PLANNED
REPAIR BRIDGE	2041	PLANNED
NEW BRIDGE	2042	PLANNED
REPAIR BRIDGE	2043	PLANNED
NEW BRIDGE	2044	PLANNED
REPAIR BRIDGE	2045	PLANNED
NEW BRIDGE	2046	PLANNED
REPAIR BRIDGE	2047	PLANNED
NEW BRIDGE	2048	PLANNED
REPAIR BRIDGE	2049	PLANNED
NEW BRIDGE	2050	PLANNED
REPAIR BRIDGE	2051	PLANNED
NEW BRIDGE	2052	PLANNED
REPAIR BRIDGE	2053	PLANNED
NEW BRIDGE	2054	PLANNED
REPAIR BRIDGE	2055	PLANNED
NEW BRIDGE	2056	PLANNED
REPAIR BRIDGE	2057	PLANNED
NEW BRIDGE	2058	PLANNED
REPAIR BRIDGE	2059	PLANNED
NEW BRIDGE	2060	PLANNED
REPAIR BRIDGE	2061	PLANNED
NEW BRIDGE	2062	PLANNED
REPAIR BRIDGE	2063	PLANNED
NEW BRIDGE	2064	PLANNED
REPAIR BRIDGE	2065	PLANNED
NEW BRIDGE	2066	PLANNED
REPAIR BRIDGE	2067	PLANNED
NEW BRIDGE	2068	PLANNED
REPAIR BRIDGE	2069	PLANNED
NEW BRIDGE	2070	PLANNED
REPAIR BRIDGE	2071	PLANNED
NEW BRIDGE	2072	PLANNED
REPAIR BRIDGE	2073	PLANNED
NEW BRIDGE	2074	PLANNED
REPAIR BRIDGE	2075	PLANNED
NEW BRIDGE	2076	PLANNED
REPAIR BRIDGE	2077	PLANNED
NEW BRIDGE	2078	PLANNED
REPAIR BRIDGE	2079	PLANNED
NEW BRIDGE	2080	PLANNED
REPAIR BRIDGE	2081	PLANNED
NEW BRIDGE	2082	PLANNED
REPAIR BRIDGE	2083	PLANNED
NEW BRIDGE	2084	PLANNED
REPAIR BRIDGE	2085	PLANNED
NEW BRIDGE	2086	PLANNED
REPAIR BRIDGE	2087	PLANNED
NEW BRIDGE	2088	PLANNED
REPAIR BRIDGE	2089	PLANNED
NEW BRIDGE	2090	PLANNED
REPAIR BRIDGE	2091	PLANNED
NEW BRIDGE	2092	PLANNED
REPAIR BRIDGE	2093	PLANNED
NEW BRIDGE	2094	PLANNED
REPAIR BRIDGE	2095	PLANNED
NEW BRIDGE	2096	PLANNED
REPAIR BRIDGE	2097	PLANNED
NEW BRIDGE	2098	PLANNED
REPAIR BRIDGE	2099	PLANNED
NEW BRIDGE	2100	PLANNED
REPAIR BRIDGE	2101	PLANNED
NEW BRIDGE	2102	PLANNED
REPAIR BRIDGE	2103	PLANNED
NEW BRIDGE	2104	PLANNED
REPAIR BRIDGE	2105	PLANNED
NEW BRIDGE	2106	PLANNED
REPAIR BRIDGE	2107	PLANNED
NEW BRIDGE	2108	PLANNED
REPAIR BRIDGE	2109	PLANNED
NEW BRIDGE	2110	PLANNED
REPAIR BRIDGE	2111	PLANNED

DISCLAIMER NOTE:

RECEIVED
OCT 03 2006

DISCLAIMER NOTE: These letters were written by a professional ghostwriter and are not the work of the author. The author is not responsible for the content of these letters. The author is not responsible for the content of these letters. The author is not responsible for the content of these letters.	Cal 1-408-272-3888
Cal 1-408-272-3888	Cal 1-408-272-3888
Cal 1-408-272-3888	Cal 1-408-272-3888
Cal 1-408-272-3888	Cal 1-408-272-3888

WOOD ROOFS

DATE: Sept 2, 2006

PROECTA

SEAL OF THE STATE OF NEW YORK
OFFICE OF THE COMPTROLLER
JAMES A. COOPER
JUL 10 2006

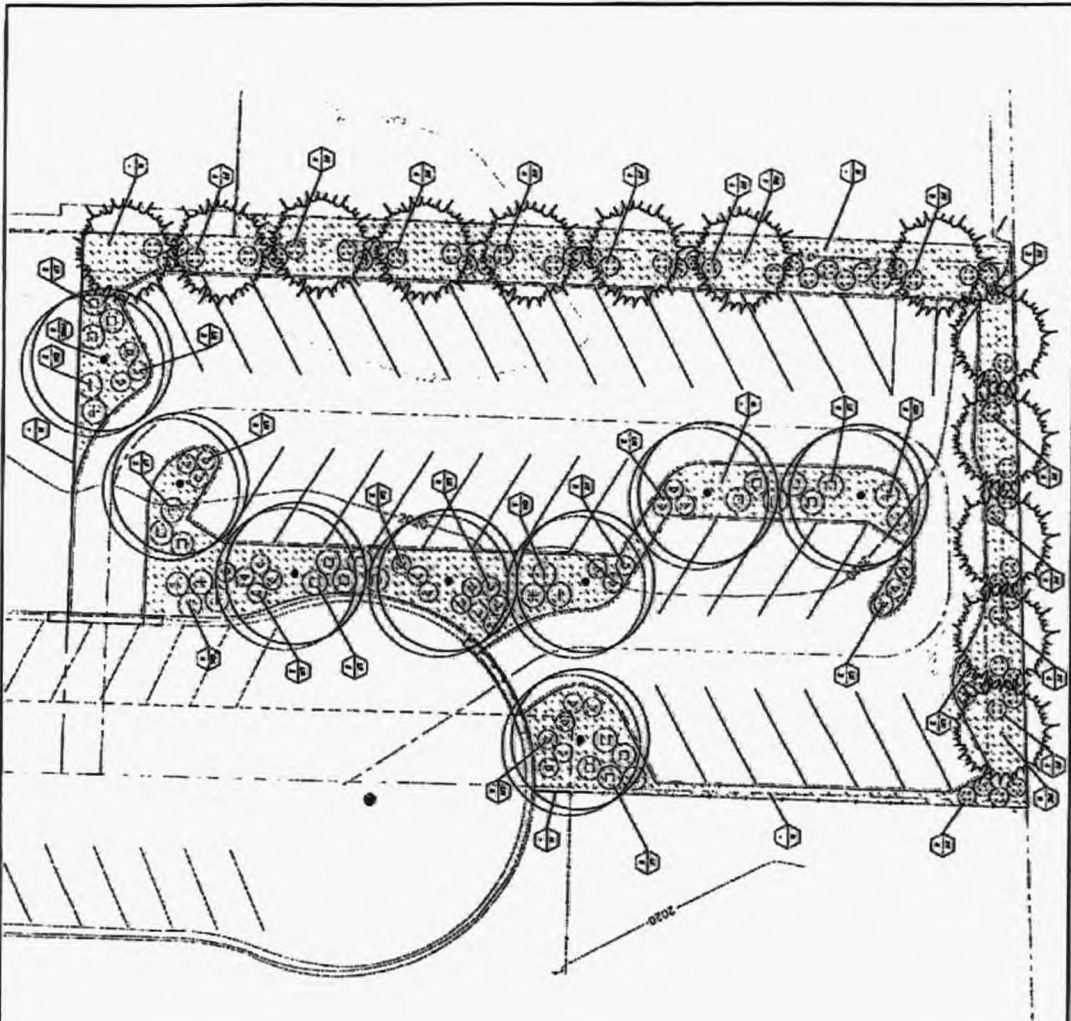
PROJECT NO. 1758-80*	DATE H-1
-------------------------	-------------

IMPROVEMENT PLANS FOR
SAHARA PARKING LOT
SITE PLAN/HORIZONTAL CONTROL PLAN

WOOD ROOD
DEVELOPERS • INNOVATIVE • 90
9900 Carlingford Cross St. Ste. 10
Law. Marketing. MFG. B2122A

DATE AUGUST 22, 1968
SCALE H. 1" = 20' V. 1" = 20'
DRAWN BY NSA
DESIGNED BY RPS
CHECKED BY RPS

SDR-17298
11/16/06 PC



See Sheet L-4 for Planting
Legend and Notes



PROJECT
L-5
SHEET NO.
DATE
DRAWN BY
CHECKED BY
APPROVED BY

LANDSCAPE IMPROVEMENT PLANS FOR SAHARA PARKING LOT PLANTING PLAN

CITY OF LAS VEGAS

WOOD RODGERS
ARCHITECTS - ENGINEERS - LANDSCAPE ARCHITECTS
1000 California Street, Suite 200, Las Vegas, NV 89101
Las Vegas, NV 89101 Phone 702.442.1000

NEVADA

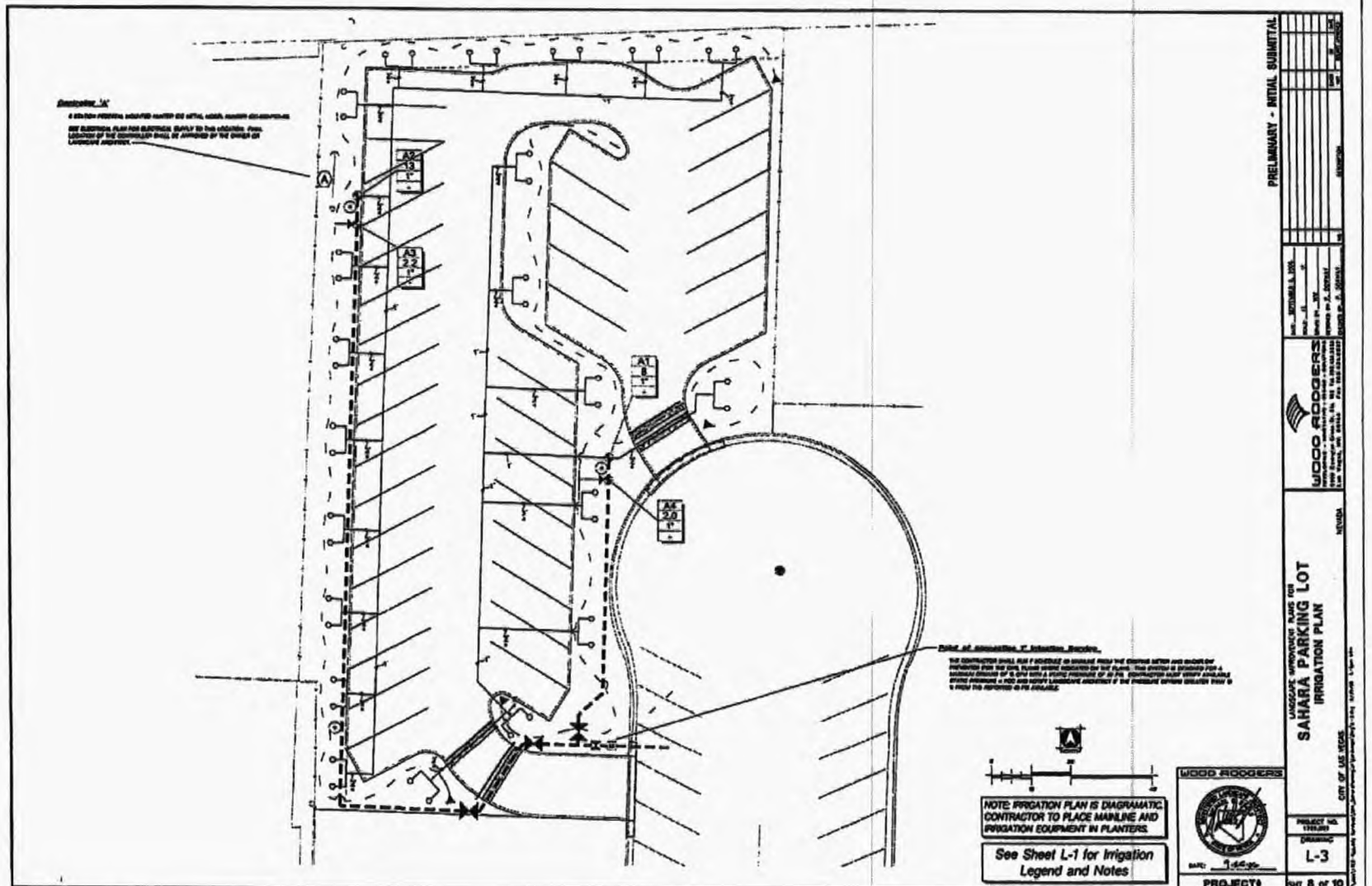
DATE: 10/23/06
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
APPROVED BY: J. J. JONES

PRELIMINARY - INITIAL SUBMITTAL

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/23/06	J. J. JONES	J. J. JONES
2				
3				
4				
5				
6				
7				
8				
9				
10				

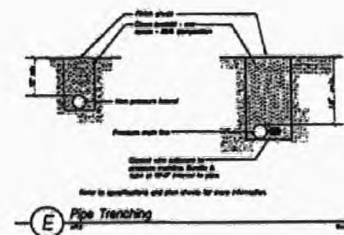
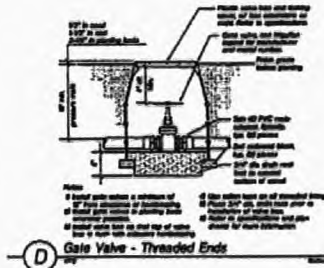
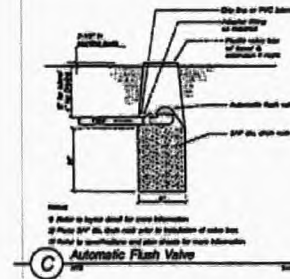
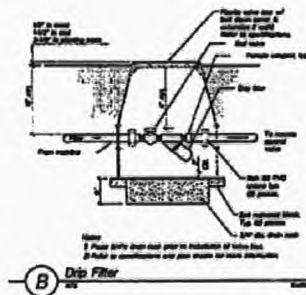
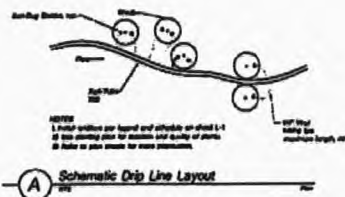
RECEIVED
OCT 23 2006

SDR-17298
11/16/06 PC



DECE
OCT 0 1998

SDR-17298
11/16/06 PC



CONTROLLER A					
Zone	Type	Rate	Season	Run	Time
1	D	1.0	1	1	1
2	D	1.0	1	1	1
3	D	1.0	1	1	1
4	D	1.0	1	1	1
5	D	1.0	1	1	1
6	D	1.0	1	1	1
7	D	1.0	1	1	1
8	D	1.0	1	1	1
9	D	1.0	1	1	1
10	D	1.0	1	1	1
11	D	1.0	1	1	1
12	D	1.0	1	1	1
13	D	1.0	1	1	1
14	D	1.0	1	1	1
15	D	1.0	1	1	1
16	D	1.0	1	1	1
17	D	1.0	1	1	1
18	D	1.0	1	1	1
19	D	1.0	1	1	1
20	D	1.0	1	1	1
21	D	1.0	1	1	1
22	D	1.0	1	1	1
23	D	1.0	1	1	1
24	D	1.0	1	1	1
25	D	1.0	1	1	1
26	D	1.0	1	1	1
27	D	1.0	1	1	1
28	D	1.0	1	1	1
29	D	1.0	1	1	1
30	D	1.0	1	1	1
31	D	1.0	1	1	1
32	D	1.0	1	1	1
33	D	1.0	1	1	1
34	D	1.0	1	1	1
35	D	1.0	1	1	1
36	D	1.0	1	1	1
37	D	1.0	1	1	1
38	D	1.0	1	1	1
39	D	1.0	1	1	1
40	D	1.0	1	1	1
41	D	1.0	1	1	1
42	D	1.0	1	1	1
43	D	1.0	1	1	1
44	D	1.0	1	1	1
45	D	1.0	1	1	1
46	D	1.0	1	1	1
47	D	1.0	1	1	1
48	D	1.0	1	1	1
49	D	1.0	1	1	1
50	D	1.0	1	1	1
51	D	1.0	1	1	1
52	D	1.0	1	1	1
53	D	1.0	1	1	1
54	D	1.0	1	1	1
55	D	1.0	1	1	1
56	D	1.0	1	1	1
57	D	1.0	1	1	1
58	D	1.0	1	1	1
59	D	1.0	1	1	1
60	D	1.0	1	1	1
61	D	1.0	1	1	1
62	D	1.0	1	1	1
63	D	1.0	1	1	1
64	D	1.0	1	1	1
65	D	1.0	1	1	1
66	D	1.0	1	1	1
67	D	1.0	1	1	1
68	D	1.0	1	1	1
69	D	1.0	1	1	1
70	D	1.0	1	1	1
71	D	1.0	1	1	1
72	D	1.0	1	1	1
73	D	1.0	1	1	1
74	D	1.0	1	1	1
75	D	1.0	1	1	1
76	D	1.0	1	1	1
77	D	1.0	1	1	1
78	D	1.0	1	1	1
79	D	1.0	1	1	1
80	D	1.0	1	1	1
81	D	1.0	1	1	1
82	D	1.0	1	1	1
83	D	1.0	1	1	1
84	D	1.0	1	1	1
85	D	1.0	1	1	1
86	D	1.0	1	1	1
87	D	1.0	1	1	1
88	D	1.0	1	1	1
89	D	1.0	1	1	1
90	D	1.0	1	1	1
91	D	1.0	1	1	1
92	D	1.0	1	1	1
93	D	1.0	1	1	1
94	D	1.0	1	1	1
95	D	1.0	1	1	1
96	D	1.0	1	1	1
97	D	1.0	1	1	1
98	D	1.0	1	1	1
99	D	1.0	1	1	1
100	D	1.0	1	1	1

See Sheet L-1 for Irrigation Legend and Notes



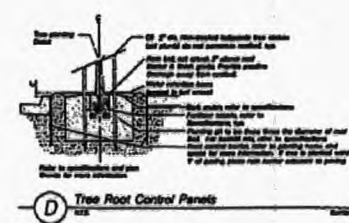
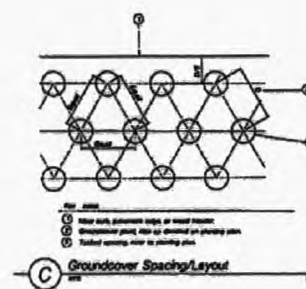
PRELIMINARY - INITIAL SUBMITTAL

WOOD RODGERS & ASSOCIATES, INC.
1000 S. MOUNTAIN VIEW AVE., SUITE 100
LAS VEGAS, NV 89102
TEL: 702.735.1111
FAX: 702.735.1112
WWW.WOODRODGERS.COM

CUSTOMER: SAHARA PARKING LOT
IRRIGATION SCHEDULE, WATER CALCS, AND DETAILS
CITY OF LAS VEGAS

RECEIVED
OCT 09 2006

SDR-17298
11/16/06 PC

[illegible]

RECEIVED
OCT 03 2006
SDR-17298
11/16/06 PC



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

10/10/06



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

NORTH SIDE OF SAHARA AVENUE, APPROXIMATELY 600 FEET EAST OF 6TH STREET
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



October 2, 2006

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

SDR-17298
11/16/06 PC

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

To Whom It May Concern:

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

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

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

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

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

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

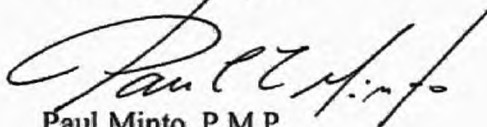
Waiver Request: We respectfully request a waiver for the requirement of two (2) handicapped parking spaces within the proposed parking lot as described in the City of Las Vegas "Urban Design and Guideline Standards".

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

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

Thank you for your time and attention to our request.

Sincerely,
Wood Rodgers, Inc.

A handwritten signature in cursive script, appearing to read "Paul Minto", is written over a horizontal line.

Paul Minto, P.M.P.
Principal

SDR-17298
11/16/06 PC



KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE H. ALLEN

sallen@kkbrf.com

702.792-7000

LAS VEGAS OFFICE
3900 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7161

RENO OFFICE
5565 Kialzke Lane
Reno, NV 89511
Tel: 775.652.3600
Fax: 775.652.3982

SUMMERLIN OFFICE
3425 CHH Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.693.4280
Fax: 702.939.6457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0267

January 2, 2007

VIA FACSIMILE

382-4803

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

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

Dear Ms. Ronemus:

Our office represents the property owner in the above-referenced matter. We respectfully request that this item be continued from the presently scheduled City Council hearing of January 3, 2007 until February 7, 2007. The additional time is needed to revise plans.

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

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO

Stephanie H. Allen

SHA/mlt

cc: Alan Gaddy (via fax: 599-5585)

2007 JAN -3 A 7:57

RECEIVED
CITY CLERK

Submitted after final agreement

Date 01-03-07 Item #105



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

ZON-17697 - PUBLIC HEARING - APPLICANT/OWNER: RICHMOND AMERICAN HOMES - Request for a Rezoning FROM: 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) 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), 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 Letter
5. Submitted after final agenda - Revised site plans for Items 106 and 107
6. Backup referenced from the 12-07-06 Planning Commission Meeting Item 12

Motion made by STEVEN D. ROSS to Approve Subject to Conditions and adding the following condition as read for the record:

A. The developer shall disclose to all prospective home purchasers, prior to the time the prospective purchaser signs a sales agreement or opens escrow, whichever occurs first, that they are purchasing a home located in a rural area surrounded by parcels upon which the raising of farm animals such as horses, bovines, goats, and other domesticated animals is allowed and that such rural properties, and the raising of said animals, may cause the emanation of smells, odors, insects, and pests associated with the keeping and raising such farm and domesticated animals, such that it may, in the future, interfere with the quiet enjoyment of the prospective home purchasers' property.

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)

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Item 106 [ZON-17697] and Item 107 [SDR-17698].

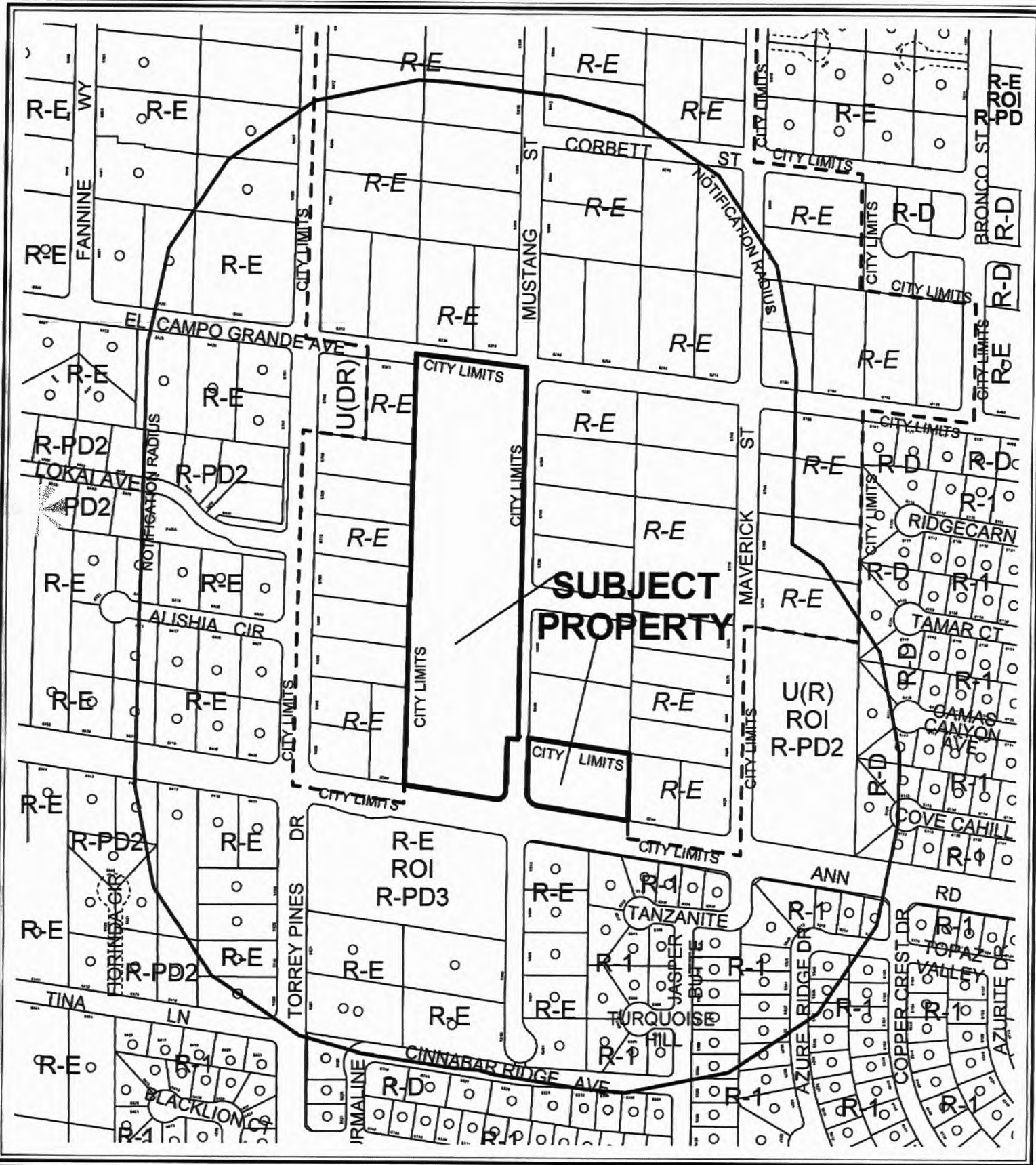
PAOLO CHAVEZ, Richmond American Homes, 2490 Paseo Verde, Henderson, appeared on behalf of the applicant and indicated the property was purchased and revisions were made to the original site plan. The open space was incorporated to address the Planning Commission's concern and a 10-foot pedestrian access will be provided to access the open space. Single-story homes will still be provided. The Nevada Power easements are at the same location.

COUNCILMAN ROSS thanked the applicant for addressing the concerns about the open space. He noted that this request will not change the current zoning.

MARGO WHEELER, Director of Planning and Development Department, read into the record an additional condition for Item 106 regarding disclosure to prospective home buyers. MR. CHAVEZ agreed with the condition.

MS. WHEELER read into the record amendments to Conditions 4, 5 and 7 and added two new conditions to Item 107. MR. CHAVEZ clarified with MS. WHEELER that the single story lots she mentioned are those shown on the submitted site plan. MR. CHAVEZ agreed to the amendments and added conditions.

MAYOR GOODMAN declared the Public Hearing closed on Item 106 [ZON-17697] and Item 107 [SDR-17698].

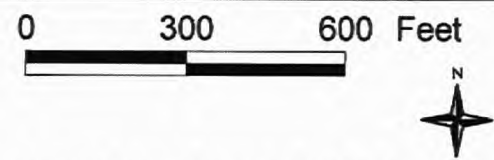


CASE: ZON-17697

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)





CASE: ZON-17697

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: ZON-17697 - APPLICANT/OWNER: RICHMOND AMERICAN HOMES

**** CONDITIONS ****

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

Planning and Development

1. A Site Development Plan Review (SDR-17698) 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.
2. 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.
3. Rezoning (ZON-5174) and companion Site Development Review (SDR-5175) applications are hereby expunged.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for Mustang Road, where such does not exist, 30 feet for the south side of El Campo Grande Avenue and a 15 foot radius on the southwest corner of El Campo Grande Avenue and Mustang Road.
5. Construct half street improvements on El Campo Grande Avenue and on Mustang Road adjacent to this site concurrent with development of this site. Improvements shall consist of permanent asphalt pavement and 30-inch rolled curb; sidewalk installation may be deferred and decomposed granite provided in the area where sidewalk would normally be placed, except sidewalk shall be constructed on Mustang Road, from the proposed entry drive southward to tie into Ann Road. Installation of streetlights may be deferred provided that exterior streetlighting shall be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location and the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Coordinate with the Land Development Section of Public Works regarding streetlighting requirements prior to submittal of construction drawings.

Sign and record a covenant running with the land for all urban improvements (L-curb, sidewalk and streetlights) not constructed at this time on El Campo Grande Avenue and Mustang Road. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
7. Extend public sewer in Mustang Road to the northern edge of this site at a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. 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

The request is for a Rezoning from R-PD3 to R-PD3 (Residential Planned Development - 3 Units Per Acre) on 10.3 acres adjacent to the northeast and northwest corners of Ann Road and Mustang Road. A related Site Development Plan Review (SDR-17698) will also be considered on this agenda.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/20/04	The City Council approved an 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); Rezoning (ZON-5174); 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); Rezoning (ZON-5174); and Site Development Plan Review for a 32-lot residential subdivision on 10.65 acres. (SDR-5175).
12/07/06	The Planning Commission recommended denial of companion item SDR-17698 concurrently with this application.
	The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #12/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.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	10.3
Net Acres	9.7

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 - Clark County Designation)	R-E (Rural Estates Residential – Clark County Designation)
South	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)
East	Single Family Residential	RNP (Rural Residential - Clark County Designation)	R-E (Rural Estates Residential – Clark County Designation)
West	Single Family Residential	RNP (Rural Residential -Clark County Designation)	R-E (Rural Estates Residential – Clark County Designation)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
R-PD Residential Planned Development District	X		N*
Trails		N	NA
Rural Preservation Overlay District		N	NA
Development Impact Notification Assessment		N	NA
Project of Regional Significance		N	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	36 units total

<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

ANALYSIS

The proposed site plan depicts 32 lots with lot sizes ranging between 7,283 and 13,358 square feet, which are significantly smaller than those in the area. The adjacent R-E (Rural Estates Residential - Clark County Designation and Residential Estates) zoned parcels have minimum lot sizes of over one-half acre and are rural in nature. Given the established development pattern of the area, a Rezoning request to R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning would be inappropriate for this location.

The proposed R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district is intended for residential developments with up to 3.59 Units Per Acre, and is not appropriate for the area.

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”:

Per the approved General Plan Amendment (GPA-5172) to an R (Rural Density Residential) land-use designation, the proposed R-PD3 (Residential Planned Development – 3 Units Per Acre) zoning district will conform to the General Plan.

In regard to “2”:

The R-PD3 (Residential Planned Development - 3 Units Per Acre) zoning district allows for residential development with up to 3.59 Units Per Acre. The proposed site plan depicts 32 lots with lot sizes ranging between 7,414 and 13,358 square feet. The proposed lot sizes are significantly smaller than those of the adjacent R-E (Residential Estates and Rural Estates Residential) zoned parcels, which have minimum lot sizes of over one-half acre. The proposed residential development is inconsistent with the surrounding development in the area.

In regard to “3”:

Since the majority of the parcels in the area are zoned R-E (both Residential Estates and Rural Estates Residential), the proposed R-PD3 zoning district is inappropriate. The established development pattern in the area allows for larger lot sizes and lower densities than the proposed R-PD3 development.

In regard to “4”:

The site will receive access from Mustang Road, a 60-foot wide collector street, which is adequate in size to meet the requirements of the proposed zoning district.

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: **ZON-17697** APN: 25-26-801-012, 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/Authorized Agent:

Print Name: Paulo E. Chavez

Subscribed and sworn before me

This 19 day of October, 2006

Virginia Juregui
Notary Public in and for said County and State



VIRGINIA JAUREGUI
Notary Public State of Nevada
No. 98-2698-1
My appt. exp. Feb. 5, 2008

THE SITE IS LOCATED IN ZONE "1", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL, JURISDICTION E. CLARK COUNTY, NEVADA DATED SEPTEMBER 28, 2002.

BASE OF BEHAVIOR
 SOUTH STREET, EAST, ALONG THE CENTERLINE OF A PORTION
 OF E. CAMP GRANDE AVENUE AS SHOWN BY MAP IN THE
 OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE
 118, PAGE 24 OF SURVEY.

CLARK COUNTY STATION "Silver 2000"
CITY OF LAS VEGAS HWY AND SOLAR PLATE IN CONCRETE
CHANNEL, NORTHWEST CORNER OF TORREY PLACE DR. AND
CLARK BRIDGE AVE.

ELEVATION
 FEET = 324.30' (440000)
 METERS = 99.2008 m (440000)

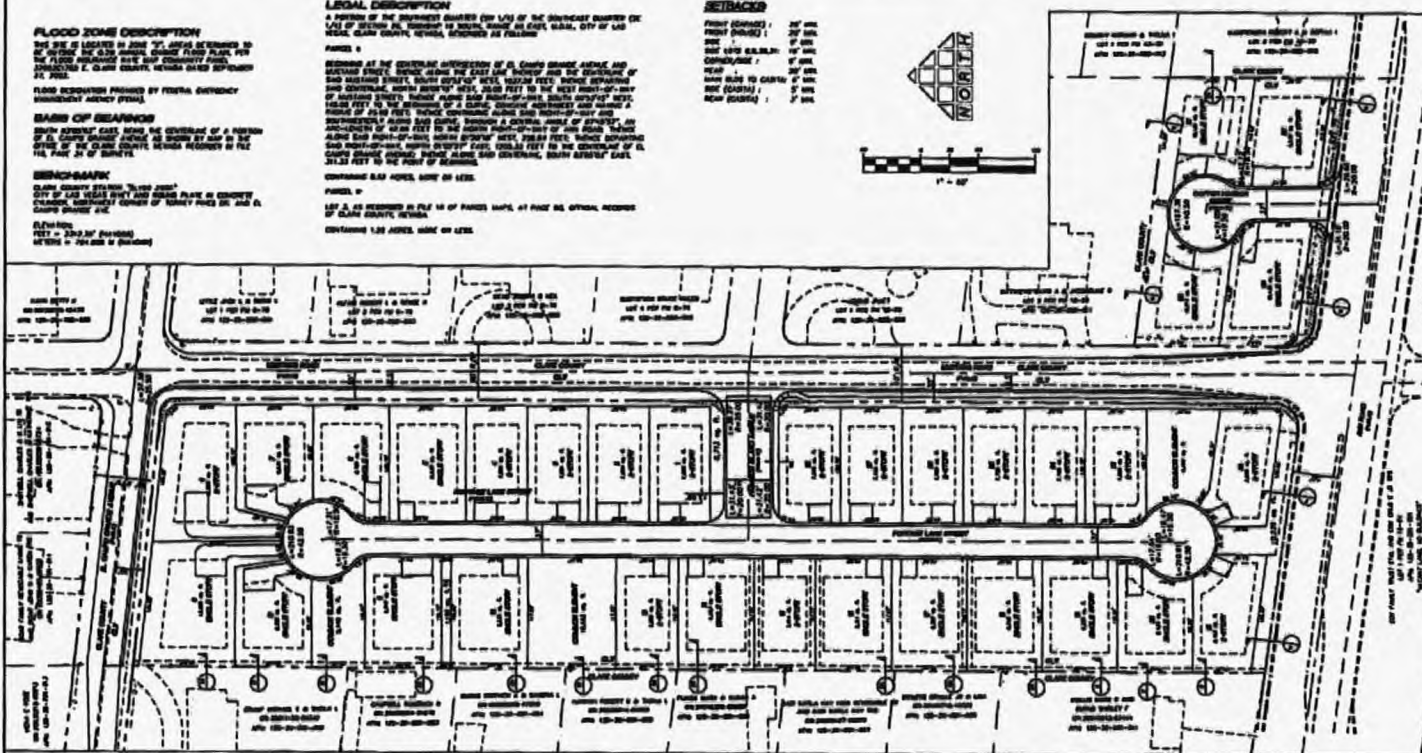
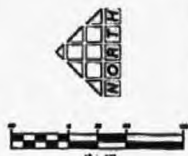
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 18 NORTH, RANGE 20 EAST, BLK. 1N, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, REFERRED AS FOLLOWS:

PAGE 2

300 CENTENNIAL, 300 NORTH 100TH WEST, 30.00 FEET TO THE WEST BOUND-OF-WAY OF MAINLAND STREET, THENCE ALONG SAID BOUND-OF-WAY, SOUTH 00TH00TH00TH WEST, 14.00 FEET TO THE BEGINNING OF A CLUMP, CORNER NORTHWEST AND HAVING A BEARING OF 25-00-00TH WEST, THENCE CONTINUING ALONG SAID BOUND-OF-WAY AND A BEARING OF 25-00-00TH WEST, CORNER, THROUGH A CENTRAL AREA OF 00TH00TH00TH, AN INTERSECTION OF ALONG THE NORTH BOUND-OF-WAY, 00TH00TH00TH EAST, 00TH00TH00TH ALONG SAID BOUND-OF-WAY, NORTH 00TH00TH00TH EAST, 20.00 FEET, THENCE CONTINUING SAID BOUND-OF-WAY, NORTH 00TH00TH00TH EAST, 120.00 FEET TO THE CENTENNIAL OF 00TH00TH00TH CORNER, THENCE ALONG SAID CENTENNIAL, SOUTH 00TH00TH00TH EAST, 30.00 FEET TO THE POINT OF BEGINNING.

LET 2, AS REFERRED IN FILE 16 OF PARCEL MAPS, AT PAGE 25, OFFICIAL RECORDS

FRONT (CAVING) :	20' MIN
FRONT (HOLD) :	20' MIN
SIDE :	0' MIN
SOFT 10/15 C.B.M.M. :	10' MIN
CAVING/SIDE :	0' MIN
HEAD :	20' MIN
MAIN HOLE TO CAVING :	0' MIN
SIDE (CAVING) :	5' MIN
BEAR (CAVING) :	3' MIN



SITE DATA

APN #123-30-001-015, 123-30-002-004
CURRENT ZONING R-762

GROSS AREA 16.30 AC
NUMBER OF LOTS 30 LOTS
PROPOSED DENSITY 21 D.U./A
NUMBER OF CONDOMINIUM UNITS 7 U.
LOT SQUARE FOOTAGE MAXIMUM 13,500 S.F.
LOT SQUARE FOOTAGE MINIMUM 7,414 S.F.

EXISTING ANAL YSIS

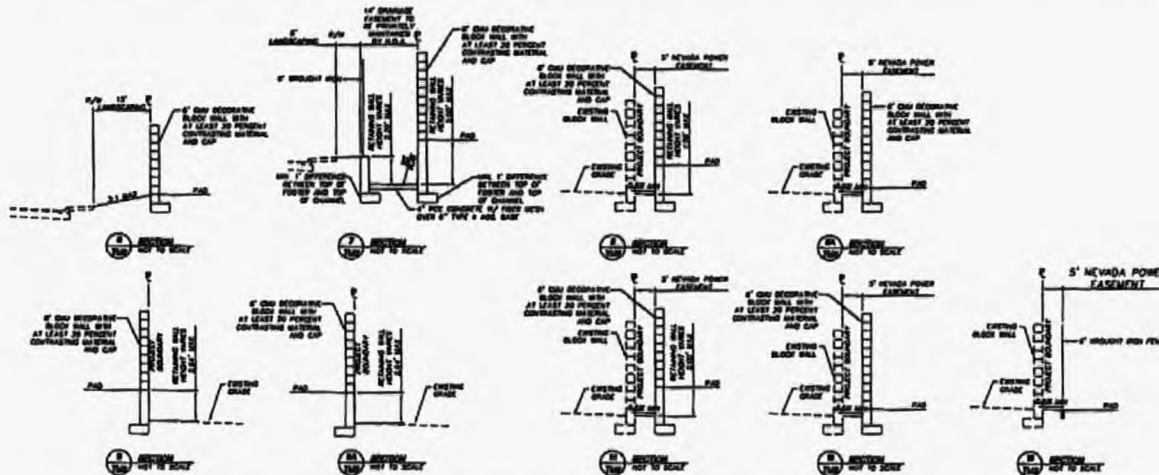
PAVING SPACES REQUIRED = 36
PARKING SPACES PROVIDED = 126

OPEN SPACE

OPEN SPACE REQUIRED = 25,800 S.F. (15.83 ACRES)
OPEN SPACE PROVIDED = 25,800 S.F. (15.83 ACRES)

[illegible]

NOTE:
ALL STATE STREET AND PUBLIC UTILITY CREDITORS
RECEIVED

[illegible]

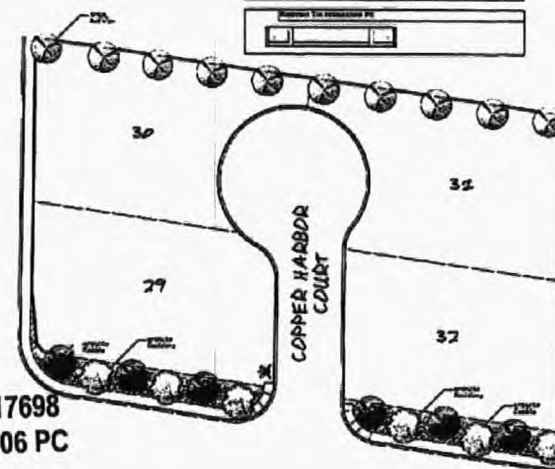
T **THOMSON**
C **CONSULTING**
E **ENGINEERS**
327 S. WARD SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-933-8128 FAX 702-933-8129

**RICHMOND AMERICAN HOMES
STONewater**

1

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

~~NOV 13 2006~~



Site Amenities

☐ **if Sample - Weighpot system weighing/PLU's or approved equal**

☐ **200 - Furnace pack Size 1000 4-500-2 or approved equal**

☐ **1000 - Furnace pack Size 1000 4-500-2 or approved equal**

☐ **1000 - Furnace pack Size 1000 4-500-2 or approved equal**

☐ **if Pallets - Volume Meter 1000-1000**

☐ **if Pallets - Volume Meter 1000-1000**

☐ **if Pallets - Volume Meter 1000-1000**

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



October 23, 2006

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

Reference: Stonewater
Rezoning
APN #125-20-101- 015 & 016

On behalf of Richmond American Homes, we respectfully request your consideration of the attached Rezoning application for the above-listed parcels.

Location: The proposed site is located 330.0' west of the northwest corner of Dorrell & Durango within Section 20, Township 19 South, Range 60 East.

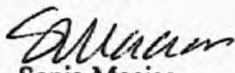
Background: A Zone Change (ZON-5174) was approved by City Council on December 16, 2004 the zone change will expire on December 16, 2006. Richmond American Homes acquired the property in (month and year) and will not be able to obtain plan and final map approvals prior to the expiration of the ROI zoning.

Request: At this time, we are requesting approval of rezoning request from "Undeveloped-R Rural Density Residential and RE Rural Estates General Plan to R-PD3 for the above-mentioned 32 lot, single family residential development on approximately 10.3± acres. 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 size of the casitas will be 10 x 25. The homes range in size from 1267 sf to 1630 sf.. Each model offers two-car garages and a variety of architectural features.

Please place this request for a Rezoning 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

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

DATE	1	1	1
------	---	---	---

[illegible]

RESEARCH/DEVELOPER **SETBACKS**

74/04 30%
74/05 30%
74/06 30%
74/07 30%
74/08 30%
74/09 30%
74/10 30%
74/11 30%
74/12 30%
74/13 30%
74/14 30%
74/15 30%
74/16 30%
74/17 30%
74/18 30%
74/19 30%
74/20 30%
74/21 30%
74/22 30%
74/23 30%
74/24 30%
74/25 30%
74/26 30%
74/27 30%
74/28 30%
74/29 30%
74/30 30%
74/31 30%
74/32 30%
74/33 30%
74/34 30%
74/35 30%
74/36 30%
74/37 30%
74/38 30%
74/39 30%
74/40 30%
74/41 30%
74/42 30%
74/43 30%
74/44 30%
74/45 30%
74/46 30%
74/47 30%
74/48 30%
74/49 30%
74/50 30%
74/51 30%
74/52 30%
74/53 30%
74/54 30%
74/55 30%
74/56 30%
74/57 30%
74/58 30%
74/59 30%
74/60 30%
74/61 30%
74/62 30%
74/63 30%
74/64 30%
74/65 30%
74/66 30%
74/67 30%
74/68 30%
74/69 30%
74/70 30%
74/71 30%
74/72 30%
74/73 30%
74/74 30%
74/75 30%
74/76 30%
74/77 30%
74/78 30%
74/79 30%
74/80 30%
74/81 30%
74/82 30%
74/83 30%
74/84 30%
74/85 30%
74/86 30%
74/87 30%
74/88 30%
74/89 30%
74/90 30%
74/91 30%
74/92 30%
74/93 30%
74/94 30%
74/95 30%
74/96 30%
74/97 30%
74/98 30%
74/99 30%
74/100 30%

STONEMASTER
RICHMOND AMERICAN HOMES

STREPLAN

T THOMSON
C CONSULTING
E ENGINEERS
3277 E. MAIN HIGHWAY ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-832-8125 • FAX 702-832-6125

T THOMSON ☐ ☐ ☐
C CONSULTING ☐ ☐ ☐
E ENGINEERS ☐ ☐ ☐
3277 E. MAIN SPRINGS ROAD, SUITE 400
LAS VEGAS, NEVADA 89120
702-932-8125 • FAX 702-832-6129

001.06062
PROJECT NO.
COMMENTS APPROVED BY
DATE BY
DATE BY

[illegible][illegible]

GENERAL NOTES

ALL INVESTIGATORS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.

1. UTILITY SERVICES REQUESTED ARE FOLLOWING:

WATER.....LAS VEGAS VALLEY WATER DISTRICT

ELECTRIC.....NATIONAL POWER COMPANY

GAZ.....NORTHWEST GAS COMPANY/SON

SEWER.....CITY OF LAS VEGAS

SOILS/PAVEMENT/GRADING.....NATIONAL SYSTEMS OF SUBURBAN AC

[illegible][illegible][illegible][illegible][illegible]

**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. B. Mesa
J. Madden
J. Weaver

ITEM # 12 + 13
CASE # ZON 17697 + 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**