

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 11, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 1

Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3

Councilman Larry Brown, Ward 4

Councilman Lawrence Weekly, Ward 5

Councilman Steve Wolfson, Ward 2

Councilwoman Lois Tarkanian, Ward 1

Councilman Steven D. Ross, Ward 6

City Manager, Douglas Selby

Commissioners

Leo Davenport, Chairperson

Byron Goynes, Vice-Chairperson

Richard Truesdell

Steven Evans

David W. Steinman

Glenn E. Trowbridge

Sam C. Dunnam

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

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

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

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

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

MINUTES: Approval of the December 7, 2006 Planning Commission Meeting minutes by reference (___ vote)

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 11, 2007

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 2

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 11, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 3

CONSENT ITEMS:

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

1. TMP-18269 - TENTATIVE MAP - DESERT SHADOW CONDOMINIUMS - APPLICANT /OWNER: CHARLESTON & JONES LLC - Request for a Tentative Map FOR A 192-UNIT CONDOMINIUM DEVELOPMENT on 7.41 acres at 5905 West Charleston Boulevard (APN 163-01-102-038), R-E (Residence Estates) and C-2 (General Commercial) under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 1 (Tarkanian).
2. TMP-18348 - TENTATIVE MAP - MADISON COLONY - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS LLC - Request for a Tentative Map FOR A 201 LOT SINGLE FAMILY DEVELOPMENT on 17.90 acres approximately 660 feet south of the southeast corner of the Grand Teton Drive alignment and the Egan Crest Drive alignment (APN 126-13-510-002), PD (Planned Development) Zone, Ward 6 (Ross).

ONE MOTION – ONE VOTE:

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

3. VAR-18250 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - Request for a Variance TO ALLOW A PROPOSED BUILDING TO BE FIVE FEET FROM THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General Commercial) Zone], Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 11, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 4

4. VAR-18346 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: AMESBURY VILLEGAS TRUST - Request for a Variance TO ALLOW 32 PARKING SPACES WHERE 33 ARE REQUIRED FOR AN APPROVED TWO STORY, 9,805 SQUARE FOOT OFFICE BUILDING on 0.40 acres at 703 South Eighth Street (APN 139-34-810-042), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
5. SUP-18316 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INSITE TOWERS, LLC - OWNER: LAACO LTD - Request for a Special Use Permit FOR AN 80-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN, TO BE 320 FEET FROM A SINGLE FAMILY DETACHED DWELLING WHERE THE TOWN CENTER STANDARDS REQUIRE A DISTANCE SEPARATION OF 330 FEET on 1.98 acres at the northeast corner of Kevin Way and Centennial Parkway (APN 125-20-402-007), T-C (Town Center) Zone, Ward 6 (Ross).
6. SDR-18336 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: COX COMMUNICATIONS - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT on 11.28 acres on the north side of Vegas Drive, approximately 1,065 feet west of Martin L. King Boulevard (APN 139-21-416-004, 005 and 012), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).
7. SDR-18340 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: AMERICAN CHILD CARE PROPERTIES LLC - OWNER: RESORT HOLDINGS 2 LLC - Request for a Site Development Plan Review FOR A PROPOSED 12,768 SQUARE FOOT CHILD CARE CENTER AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH TO ALLOW A FIVE FOOT WIDE BUFFER WHERE EIGHT FEET IS THE MINIMUM WIDTH REQUIRED ALONG THE EAST PROPERTY LINE on 2.27 acres on the south side of Atwood Avenue, approximately 300 feet west of Tenaya Way (APN 138-10-412-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).
8. SDR-18344 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MONTERREY PLAZA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 5,128 SQUARE-FOOT RESTAURANT AND WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND THE BUILD-TO-LINE REQUIREMENT on the south side of Azure Drive, approximately 170 feet west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 11, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 5

9. SDR-18369 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MICAH 6:8 HOLDING LP - Request for a Site Development Plan Review FOR A PROPOSED 534 SQUARE-FOOT ADDITION TO AN EXISTING RESTAURANT on 8.24 acres at 8721 West Charleston Boulevard (APN 163-05-502-001), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
10. SDR-18372 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TENAYA PARTNERS LP - Request for a Site Development Plan Review FOR TWO 8,500 SQUARE FOOT RETAIL BUILDINGS, A WAIVER TO THE BUILD-TO-LINE REQUIREMENT AND A WAIVER TO REDUCE PARKING LOT LANDSCAPING on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

PUBLIC HEARING ITEMS:

11. DIR-18888 - DIRECTOR'S BUSINESS - PUBLIC HEARING - To hear and discuss the City of Las Vegas Strategic Plan and the Planning and Development Department Strategic Plan.
12. ABEYANCE - ZON-17693 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), Ward 6 (Ross).
13. ABEYANCE - SDR-17694 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17693 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS - Request for a Site Development Plan Review FOR A 58 LOT SINGLE FAMILY DEVELOPMENT on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Ross).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 11, 2007

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 6

14. ABEYANCE - VAR-17732 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SF INVESTMENTS - Request for a Variance TO ALLOW A PROPOSED BUILDING 20 FEET FROM THE REAR PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 60 FEET; AND TO ALLOW TWO PROPOSED TRASH ENCLOSURES 10 FEET FROM THE REAR PROPERTY LINE WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED on 2.56 acres at 4700 North Rancho Drive (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 6 (Ross).
15. ABEYANCE - SDR-17730 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-17732 - PUBLIC HEARING - APPLICANT/OWNER: SF INVESTMENTS LLC - Request for a Site Development Plan Review FOR A 16,573 SQUARE FOOT RETAIL CENTER WITH AUTOMATIC AND SELF-SERVE CAR WASHES, AUTOMOBILE VACUUM STATIONS, AND A RESTAURANT WITH DRIVE-THROUGH on 2.56 acres at 4700 North Rancho Drive (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 6 (Ross).
16. ABEYANCE - SUP-17737 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: DURANGO STRUCTURES, LLC - Request for a Special Use Permit FOR A DRIVE-THRU RESTAURANT on 3.82 acres at the northeast corner of Centennial Parkway and Durango Drive (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
17. ABEYANCE - SDR-17735 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-17737 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO STRUCTURES, LLC - Request for a Site Development Plan Review FOR A 42,790 SQUARE FOOT RETAIL SHOPPING CENTER WITH WAIVERS OF THE BUILD-TO-LINE REQUIREMENT AND TO ALLOW 15 FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO A DRIVE-THRU AISLE WHERE 25 FEET IS REQUIRED on 3.82 acres at the northeast corner of Centennial Parkway and Durango Drive (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
18. GPA-18403 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend Map 2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan to realign the Cultural Corridor multi-use trail (APN, multiple), Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 11, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 7

19. GPA-18558 - GENERAL PLAN AMENDMENT- PUBLIC HEARING - APPLICANT/OWNER: TANGAMANGA LLC - Request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 0.44 acres at 1404 and 1408 North 23rd Street (APNs 139-26-508-005 and 007), Ward 3 (Reese).
20. SDR-17221 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18558 - PUBLIC HEARING - APPLICANT/OWNER: TANGAMANGA LLC - Request for a Site Development Plan Review FOR A PROPOSED 11-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.44 acres at 1404 and 1408 North 23rd Street (APNs 139-26-508-005 and 007), R-3 (Medium Density Residential) Zone, Ward 3 (Reese).
21. ZON-18196 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BARBARA L. FARMANALI - Request for a Rezoning FROM R-E (RESIDENCE ESTATES) under Resolution of Intent to R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 2.18 acres on the north side of the Centennial Parkway Alignment approximately 360 feet east of Leon Avenue (APN-125-24-404-007), Ward 6 (Ross).
22. SDR-17727 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18196 - PUBLIC HEARING - APPLICANT/OWNER: BARBARA L. FARMANALI - Request for a Site Development Plan Review FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.18 acres adjacent to the north side of Centennial Parkway, approximately 360 feet east of Leon Avenue (APN 125-24-404-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Ross).
23. ZON-18203 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Rezoning FROM R-3 (MEDIUM DENSITY RESIDENTIAL) TO C-1 (LIMITED COMMERCIAL) on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 11, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 8

24. VAR-18204 - VARIANCE RELATED TO ZON-18203 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Variance TO ALLOW A PROPOSED BUILDING ZERO FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED AND EIGHT FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
25. SDR-18202 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18203 AND VAR-18204 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Site Development Plan Review for a PROPOSED 3,997 SQUARE FOOT SHOPPING CENTER WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER TO ALLOW NO PERIMETER LANDSCAPING ALONG THE EAST AND WEST PROPERTY LINES WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; TO ALLOW A THREE FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; AND TO ALLOW AN 11 FOOT WIDE BUFFER ALONG THE SOUTH PROPERTY LINE, WHERE A 15 FOOT WIDE BUFFER ADJACENT TO A PUBLIC RIGHT-OF-WAY IS REQUIRED on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
26. VAR-18299 - VARIANCE - PUBLIC HEARING - APPLICANT: GRITZ CAFÉ - OWNER: EXPERTISE SCHOOL OF BEAUTY LLC - Request for a Variance TO ALLOW 40 PARKING SPACES WHERE 48 SPACES ARE REQUIRED on 0.99 acres at 1911 Stella Lake Street, Number 150 (APN 139-21-313-012), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).
27. SUP-18298 - SPECIAL USE PERMIT RELATED TO VAR-18299 - PUBLIC HEARING - APPLICANT: GRITZ CAFÉ - OWNER: EXPERTISE SCHOOL OF BEAUTY LLC - Request for a Special Use Permit FOR A RESTAURANT LESS THAN 2,000 SQUARE FEET WITHOUT DRIVE-THROUGH on 0.99 acres at 1911 Stella Lake Street, Number 150 (APN 139-21-313-012), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 11, 2007

Council Chambers

400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 9

28. VAR-18312 - VARIANCE - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL - Request for a Variance TO ALLOW A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN TO BE A MINIMUM 184 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 240 FEET on 1.75 acres adjacent to the south side of Alexander Road, approximately 650 feet east of Cimarron Road (APN 138-09-501-003), C-V (Civic) Zone, Ward 4 (Brown).
29. SUP-18314 - SPECIAL USE PERMIT RELATED TO VAR-18312 - PUBLIC HEARING - APPLICANT: T-MOBILE USA, INC - OWNER: INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN on 1.75 acres adjacent to the south side of Alexander Road, approximately 650 feet east of Cimarron Road (APN 138-09-501-003), C-V (Civic) Zone, Ward 4 (Brown).
30. VAR-18161 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: HENRY J. STAZENSKI, JR. AND CINDY K. STAZENSKI - Request for a Variance TO ALLOW A REAR SETBACK OF 12 FEET WHERE 15 FEET IS REQUIRED TO ENCLOSE AN EXISTING PATIO ON AN EXISTING SINGLE FAMILY RESIDENCE on 0.15 acres at 3941 Costa Mesa Avenue (APN-140-31-211-023), R-1 (Single Family Residential) Zone, Ward 3 (Reese).
31. VAR-18179 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KAYLA J. WELLS - Request for a Variance TO ALLOW AN EXISTING CARPORT 10 FEET FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.14 acres at 345 Wisteria Avenue (APN-138-36-213-010), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).
32. VAR-18325 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ONE + ONE FOUNDATION, INC. - Request for a Variance TO ALLOW A PROPOSED EIGHT-FOOT HIGH BLOCK WALL IN THE FRONT YARD WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW A PORTION OF THE TOP THREE FEET TO BE SOLID WHERE NOT PERMITTED on 0.25 acres at 1506 5th Place (APN 162-03-213-032), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

Agenda *City of Las Vegas*

PLANNING COMMISSION MEETING

JANUARY 11, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 10

33. **VAR-18345 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WAGNER HOMES INC** - Request for a Variance to ALLOW A 13.9 FOOT HIGH PERIMETER WALL WHERE 12 FEET IS THE MAXIMUM HEIGHT ALLOWED FOR AN APPROVED 57-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 0.36 acres adjacent to the southeast corner and southwest corner of Alexander Road and Campbell Road (APN: 138-08-116-020 and 021), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 4 (Brown).
34. **SUP-18347 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GRAND TETON LODGE LAND LLC** - Request for a Special Use Permit FOR A PROPOSED 800 SQUARE FOOT CAR WASH, FULL SERVICE on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross).
35. **SUP-18630 - SPECIAL USE PERMIT RELATED TO SUP-18347 - PUBLIC HEARING - APPLICANT/OWNER: GRAND TETON LODGE LAND LLC** - Request for a Special Use Permit FOR A BEER/WINE/COOLER OFF-SALE ESTABLISHMENT IN A PROPOSED SERVICE STATION WITHOUT AUTOMOTIVE REPAIR on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross).
36. **SDR-18349 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-18347 AND SUP-18630 - PUBLIC HEARING - APPLICANT/OWNER: GRAND TETON LODGE LLC** - Request for a Major Amendment to an approved Site Development Plan Review FOR A PROPOSED 4,056 SQUARE-FOOT SERVICE STATION WITHOUT AUTOMOTIVE REPAIR, AN 800 SQUARE FOOT CAR WASH, FULL SERVICE, AND A 2,700 SQUARE FOOT RESTAURANT WITH DRIVE-THROUGH on 2.71 acres on the northeast corner of Grand Teton Drive and Durango Drive (APN 125-09-401-031), U [(Undeveloped) Zone, SC (Service Commercial) General Plan Designation] Under Resolution of Intent to C-1 (Limited Commercial), Ward 6 (Ross).
37. **SUP-18218 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: REDBRICK PIZZA #1303 - OWNER: VIRGIN TERRITORY, LLC** - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN A PROPOSED RESTAURANT at 6020 West Craig Road, Suite #140 (APN 138-02-611-006), R-E (Residence Estates) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 6 (Ross).

Agenda City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 11, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 11

38. SUP-18266 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CRAIG MCCALL - OWNER: PHILLIP E. HEMPLER AND JOSEPH P. LEPIRE - Request for a Special Use Permit FOR A PAWN SHOP AND A WAIVER TO ALLOW A ZERO FOOT SEPARATION FROM AN EXISTING FINANCIAL INSTITUTION, SPECIFIED WHERE A 1,000 FOOT DISTANCE SEPARATION IS REQUIRED at 6032 West Cheyenne Avenue (APN 138-12-416-006), C-1 (Limited Commercial) Zone [SC (Service Commercial) General Plan Designation], Ward 6 (Ross).
39. SUP-18279 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: BIOMAT USA - OWNER: CIVIC CENTER PLAZA, LLC - Request for a Special Use Permit FOR THE EXPANSION OF AN EXISTING BLOOD PLASMA DONOR CENTER at 611-623 Las Vegas Boulevard North (APN 139-27-812-005), C-2 (General Commercial) Zone, Ward 5 (Weekly).
40. SUP-18377 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: KATHRYN EFFINGER - OWNER: ARTEMUS W. HAM III TRUST - Request for a Special Use Permit FOR A TAVERN, LIMITED ESTABLISHMENT at 512-514 Fremont Street (APN 139-34-611-007), C-2 (General Commercial) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

41. ABEYANCE - TXT-17570 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19 of the Las Vegas Municipal Code to revise the standards for Mixed-Use Development, institute Transit-Oriented Development standards, and to revise associated standards accordingly.
42. ABEYANCE - TXT-18023 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend The City of Las Vegas Subdivision Ordinance and the Las Vegas Zoning Code to update and revise various Title 18 and Title 19 requirements and make corrections and clarifications as appropriate.

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

JANUARY 11, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

<http://www.lasvegasnevada.gov>

Page 12

CITIZENS PARTICIPATION:

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

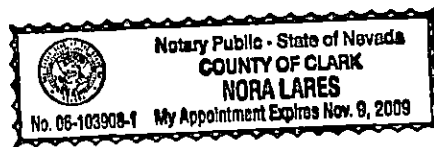
Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of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

(Mailing required under the provisions of NRS Chapter 241)

I **Dorothy Marsili**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **5th** day of **January 2007**, a copy of the **January 11, 2007** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Planning and Development Department

Notary
NOTARY PUBLIC in and for said County and State



AFFIDAVIT OF POSTING

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

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

I ED OAKLEY, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 5th day of January 2007, at the hour of 9:00 A.M., there were posted copies of the January 11, 2007 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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



(Signature)

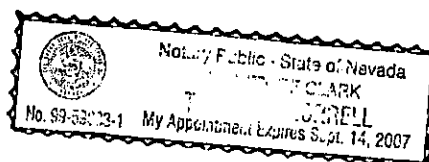
Planning and Development Department

Subscribed and sworn to before me

This 5th day of January 2007.



Notary Public in and for said County and State





PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN DAVENPORT.

CALL TO ORDER: 6:02 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

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



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

SUBJECT:

Approval of the minutes of the December 7, 2006 Planning Commission Meeting

MOTION:

GOYNES – APPROVED – UNANIMOUS

MINUTES:

There was no discussion.

(6:04)

1-70

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

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

Item 4 [VAR-18346]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 12 [ZON-17693]	Abeyance to 01/25/2007 Planning Commission Meeting
Item 13 [SDR-17694]	Abeyance to 01/25/2007 Planning Commission Meeting
Item 14 [VAR-17732]	Abeyance to 01/25/2007 Planning Commission Meeting
Item 15 [SDR-17730]	Abeyance to 01/25/2007 Planning Commission Meeting
Item 33 [VAR-18345]	Abeyance to 01/25/2007 Planning Commission Meeting
Item 34 [SUP-18347]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 35 [SUP-18630]	Abeyance to 02/08/2007 Planning Commission Meeting
Item 36 [SDR-18349]	Abeyance to 02/08/2007 Planning Commission Meeting

MR. KORKOSZ stated Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] had been requested to be held in abeyance to the 02/08/2007 Planning Commission Meeting.

He stated that the applicants had requested to hold Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting.

City of Las Vegas

PLANNING COMMISSION MEETING OF JANUARY 11, 2007

Planning and Development Department

Discussion Items

MINUTES – Continued:

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Item 12 [ZON-17693] and Item 13 [SDR-17694]. He stated a neighborhood meeting had been held and explained the abeyance was requested in order to address the neighbors' concerns.

MARGO WHEELER, Director of Planning and Development Department, informed ATTORNEY CELESTE that any revised plans would have to be submitted no later than Tuesday, January 16, 2006, for consideration at the 01/25/2007 Planning Commission Meeting. ATTORNEY CELESTE acknowledged the time constraints, but assured the Commissioners that his client would be ready for the 01/25/2007 Planning Commission Meeting.

DOUG RANKIN, Planning and Development Department, recommended Item 14 [VAR-17732] and Item 15 [SDR-17730] be tabled rather than held in abeyance since the items have been held multiple times. He explained the Commissioners are required to make a finding for cause, per Nevada Revised Statutes.

ATTORNEY CELESTE appeared on behalf of the applicant for Item 14 [VAR-17732] and Item 15 [SDR-17730]. He explained that his client is still working with the Nevada Department of Transportation (NDOT) regarding access to the site and was requesting the abeyance to allow that process to finish. In response to COMMISSIONER STEINMAN'S suggestion, ATTORNEY CELESTE agreed to table the items if no progress had been made by 01/25/2007.

COMMISSIONER DUNNAM noted he had requested the first abeyance for Item 14 [VAR-17732] and Item 15 [SDR-17730] in order to revise the plans and expressed his support of the abeyance request.

(6:05 – 6:12)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

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

ACTIONS:

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

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

CHAIRMAN DAVENPORT noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

TMP-18269 - TENTATIVE MAP - DESERT SHADOW CONDOMINIUMS - APPLICANT /OWNER: CHARLESTON & JONES LLC - Request for a Tentative Map FOR A 192-UNIT CONDOMINIUM DEVELOPMENT on 7.41 acres at 5905 West Charleston Boulevard (APN 163-01-102-038), R-E (Residence Estates) and C-2 (General Commercial) under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 1 (Tarkanian).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:

There was no discussion.

(6:12 – 6:13)
1-308

CONDITIONS:

Planning and Development

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

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 1 – TMP-18269

CONDITIONS – Continued:

2. All development shall conform to the Conditions of Approval for Vacation (VAC-0013-01), Rezoning (Z-0037-02), Variance (V-0041-02), and Site Development Plan Review (SDR-16919).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

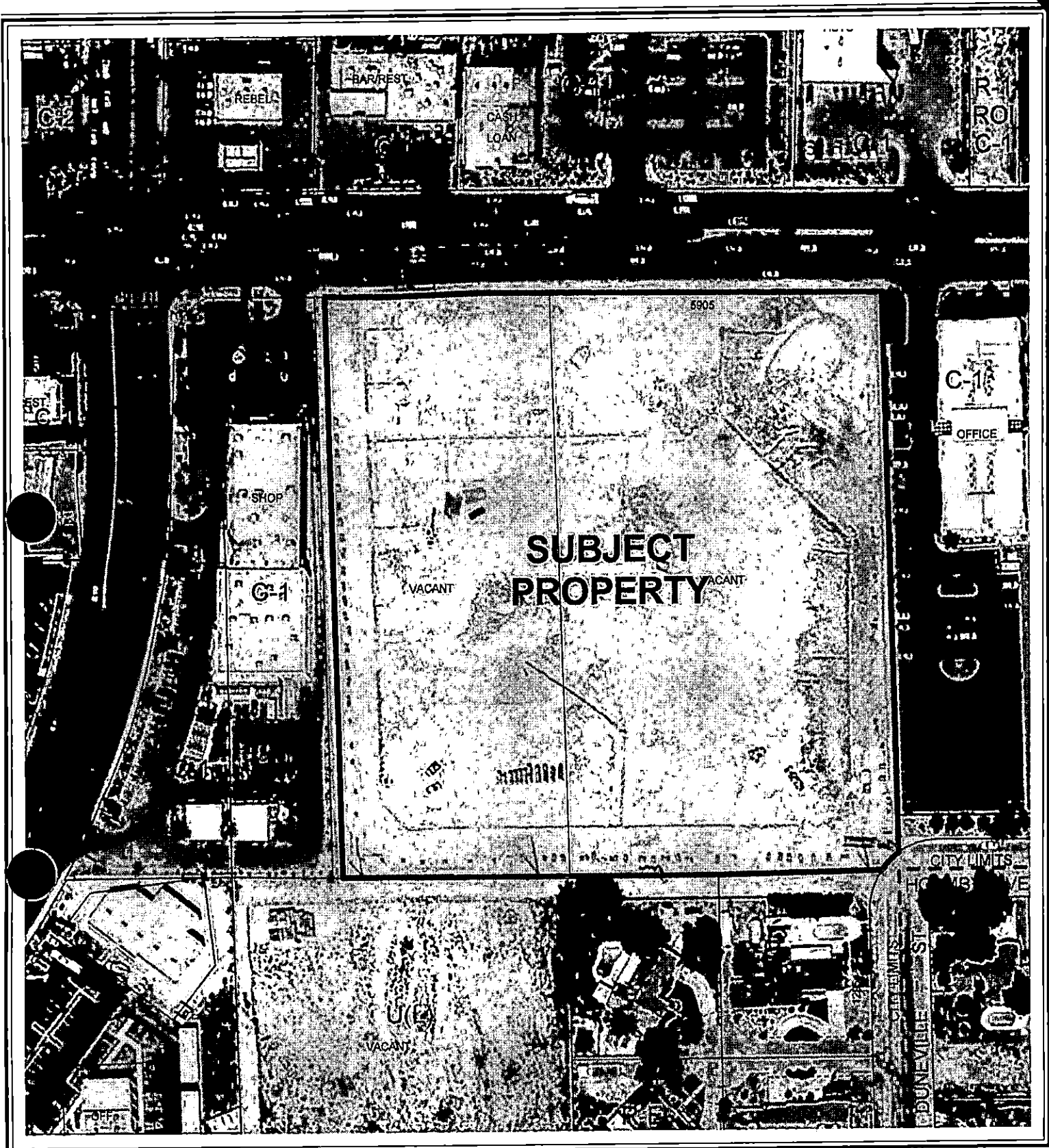
Public Works

6. The Final Map for this site shall show the existing right-of-way on Charleston Boulevard, including the right-of-way dedicated with Document No. #970820:01191. In addition, dedicate all additional right-of-way needed for a bus turnout and deceleration lane on Charleston Boulevard as shown on the approved civil improvement plans. On the Final Map, clearly distinguish existing right-of-way from the right-of-way being dedicated on the map.
7. Private drives shall be labeled on the Final Map for this site as a Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowners' Association.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 1 – TMP-18269

CONDITIONS – Continued:

8. Obtain an Occupancy Permit as necessary for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site.
9. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-16919 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: TMP-18269

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION
OF INTENT TO R-3 (MEDIUM DENSITY RESIDENTIAL)

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: TMP-18269 - DESERT SHADOW CONDOMINIUMS -****APPLICANT /OWNER: CHARLESTON & JONES LLC**

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

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Vacation (VAC-0013-01), Rezoning (Z-0037-02), Variance (V-0041-02), and Site Development Plan Review (SDR-16919).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

TMP-18269 - Conditions Page Two
January 11, 2007 - Planning Commission Meeting

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

Public Works

6. The Final Map for this site shall show the existing right-of-way on Charleston Boulevard, including the right-of-way dedicated with Document No. #970820:01191. In addition, dedicate all additional right-of-way needed for a bus turnout and deceleration lane on Charleston Boulevard as shown on the approved civil improvement plans. On the Final Map, clearly distinguish existing right-of-way from the right-of-way being dedicated on the map.
7. Private drives shall be labeled on the Final Map for this site as a Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowners' Association.
8. Obtain an Occupancy Permit as necessary for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site.
9. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-16919 and all other applicable site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

TMP-18269 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Tentative Map for an approved 192-unit condominium development on 7.39 acres at 5905 West Charleston Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
1/19/72	A portion of the subject site was Annexed (A-0001-71) into the City of Las Vegas.
2/7/96	The City Council approved a Rezoning (Z-0104-95) to C-1 (Limited Commercial) on a portion of this site. The Planning Commission recommended approval.
9/4/02	The City Council approved a General Plan Amendment (GPA-0014-02) to M (Medium Density Residential), a Rezoning (Z-0037-02) to C-2 (General Commercial), a Variance (V-0041-02) to allow the proposed apartment buildings to be three stories and 38 feet tall where two stories and 35 feet are the maximum height allowed, and Site Development Plan Review [Z-0037-02(1)] for a 192-unit three-story, apartment complex on this site. The Planning Commission and staff recommended approval on August 8, 2002.
10/6/04	The City Council approved an Extension of Time (EOT-5144) of Rezoning Z-0037-02; an Extension of Time (EOT-5146) of Site Development Plan Review Z-0037-02(1); and an Extension of Time (EOT-5147) of Variance (V-0041-02).
12/6/06	The City Council approved a Site Development Plan Review (SDR-16919) for the conversion of a 192-unit apartment complex to a condominium development. The Planning Commission and staff recommended approval on 11/2/06.
<i>Related Building Permits/Business Licenses</i>	
3/30/04	C-0059-04: Plan review for new apartments. Voided 7/13/05 in order for IBC 2003-compliant plans to be resubmitted.
8/12/04	C-223-04: Plan review for new apartments
11/14/06	L-1631-06: 182, 9-foot by 18-foot carports
<i>Pre-Application Meeting</i>	
11/9/06	Staff met with the applicant and representatives regarding the submission of a Tentative Map prior to the completion the Site Development Review (SDR-16919). The applicants were informed of the issues regarding SDR-16919, that the map may be submitted prior to final action, and will only be processed once SDR-16919 is approved.

TMP-18269 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting is not required for this application, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	8.04 acres
Net Acres	7.29 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Under construction	M (Medium Density Residential)	C-2 (General Commercial) & R-E (Residential Estates) Under ROI for R-3 (Medium Density Residential)
North	Service Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family, Vacant	DR (Desert Rural Density Residential), SC (Service Commercial)	R-E (Residential Estates) & U (Undeveloped) [L (Low Density Residential General Plan Designation)]
East	Office	SC (Service Commercial)	C-1 (Limited Commercial)
West	Service Commercial	SC (Service Commercial)	C-1 (Limited Commercial)

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

TMP-18269 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 SF	322,812 SF	Y
Min. Lot Width	NA	538 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	5 Feet	Y
• Corner	5 Feet	5 Feet	Y
• Rear	20 Feet	20 Feet	Y
Min. Distance Between Buildings	10 Feet	25 Feet	Y
Max. Building Height	2 Stories/35 Feet	3 Stories/38 Feet	Y*

*Per the approved Variance (V-0041-02), the allowed height has been extended to three stories or 38 feet, whichever is greater.

<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-3	25 du/acre	(8.04ac x 25)= 201 units	R-3	(8.04ac x 25)= 201 units	M	25.49 du/ac for a total of 204 units

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	
1 Bedroom	84	1.25 spaces per unit	105		322	7	Y
2 Bedroom	108	1.75 spaces per unit	189				Y
Guest Spaces		1 space per 6 units	32				Y
TOTAL	192		326	7	329	9	Y

TMP-18269 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

ANALYSIS

- Project Background and General Plan Compliance:

This Tentative Map seeks approval for a 192-unit, three-story condominium complex located at 5905 West Charleston Boulevard. With 192 units on an 8.04 acre site, the proposed density is at 23.88 dwelling units per acre where the M (Medium Density Residential) General Plan Category allows for a maximum density of 25.49 dwelling units per acre. The request for a Tentative Map stems from the recent conversion of an approved apartment complex (SDR-16919) to a condominium complex and is in the final stages of construction. The Tentative Map, as submitted, conforms to the approved site plans from SDR-16919. As there are less than 500 units proposed, a Development Impact Notice and Assessment (DINA) was not required with this application.

- Zoning

The project site is located under the C-2 (General Commercial) and R-E (Residence Estates) Zoning Districts under a Resolution of Intent to the R-3 Zoning District. The R-3 Development Standards limit the maximum building height to 2-stories or 35 feet whichever is less. As the proposed height of the development exceeds this standard, Variance (V-0041-02) was approved, allowing for a three-story, 38-foot maximum building height. With the approved variance, the proposed Tentative Map complies with the Title 19.08.040 Residential Development Standards for the R-3 (Medium Density Residential) Zone District.

A-O Airport Overlay District

The proposed development is located within the 200-foot height restriction as set forth by the Airport Overlay District. As the maximum building height does not exceed 38 feet, there is no anticipated effect on the district height limitations.

FINDINGS

- General information (Residential)

The previous Site Development Plan Review (SDR-16919) approved a 192-unit, 8 building condominium conversion of a previously-approved apartment complex. The current project has 192-units resulting in density of 23.8 units per acre which is within the density threshold of 25.49 units per acre for Medium Density Residential. Existing surrounding uses include public right-of-way (I-95) to the north, Torrey Pines Drive to the west, Garwood Avenue and single family residential to the south, and multi-family residential to the east.

TMP-18269 - Staff Report Page Five
January 11, 2007 - Planning Commission Meeting

- **Cross Section**

Pursuant to Section 18.08.110 of the Subdivision Ordinance, cross sections have been submitted for the proposed Tentative Map with both the east/west and north/south cross sections depicting a maximum natural grade of 2% or less. With a grade of 2% or less the Design Standards allow a maximum exposed wall height of 10 feet (a four-foot retaining wall with a six-foot screen wall). The submitted wall elevations indicate compliance with this standard. In addition to the wall height, the wall elevations depict a tan CMU wall with one course of fluted brick and a smooth top course providing the 20% contrasting materials.

- **Trails**

There are no trails proposed along the perimeters of the subject site.

- **Special Conditions of Approval (from Zoning or SDPR)**

Conditions of the previously approved site plan (Z-0037-02(1)) required all landscape buffers to contain a minimum of one 24-inch box tree spaced a maximum of 30 feet, consistent with the conditions of the approved site plan. In addition, a total of four, five-gallon shrubs are to be provided in addition to each tree. The landscape plan submitted with SDR-16919 indicated five-foot landscape buffers along the south, east and west property lines. The landscape plan also showed 24-inch box trees around the perimeter of the site with no regularity. Therefore, staff has included a condition requiring conformance to the approved site plan (SDR-16919).

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

MH



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-18269** APN: 163-01-102-038
Name of Property Owner: Charleston & Jones LLC
Name of Applicant: Charleston & Jones 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): _____

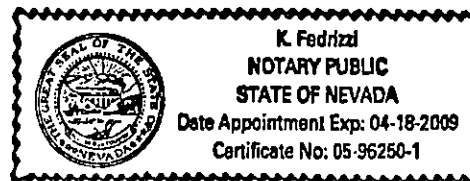
APN: _____

Signature of Property Owner: Amanda K Hahn

Print Name: Amanda K Hahn

Subscribed and sworn before me

This 25 day of August, 2006
[Signature]
Notary Public in and for said County and State



LINE	LENGTH	AREA	PERIMETER	LINE	LENGTH	AREA	PERIMETER	LINE	LENGTH	AREA	PERIMETER
1	1.00	1.00	4.00	11	1.00	1.00	4.00	21	1.00	1.00	4.00
2	1.00	1.00	4.00	12	1.00	1.00	4.00	22	1.00	1.00	4.00
3	1.00	1.00	4.00	13	1.00	1.00	4.00	23	1.00	1.00	4.00
4	1.00	1.00	4.00	14	1.00	1.00	4.00	24	1.00	1.00	4.00
5	1.00	1.00	4.00	15	1.00	1.00	4.00	25	1.00	1.00	4.00
6	1.00	1.00	4.00	16	1.00	1.00	4.00	26	1.00	1.00	4.00
7	1.00	1.00	4.00	17	1.00	1.00	4.00	27	1.00	1.00	4.00
8	1.00	1.00	4.00	18	1.00	1.00	4.00	28	1.00	1.00	4.00
9	1.00	1.00	4.00	19	1.00	1.00	4.00	29	1.00	1.00	4.00
10	1.00	1.00	4.00	20	1.00	1.00	4.00	30	1.00	1.00	4.00

LINE	LENGTH	AREA	PERIMETER	LINE	LENGTH	AREA	PERIMETER
1	1.00	1.00	4.00	11	1.00	1.00	4.00
2	1.00	1.00	4.00	12	1.00	1.00	4.00
3	1.00	1.00	4.00	13	1.00	1.00	4.00
4	1.00	1.00	4.00	14	1.00	1.00	4.00
5	1.00	1.00	4.00	15	1.00	1.00	4.00
6	1.00	1.00	4.00	16	1.00	1.00	4.00
7	1.00	1.00	4.00	17	1.00	1.00	4.00
8	1.00	1.00	4.00	18	1.00	1.00	4.00
9	1.00	1.00	4.00	19	1.00	1.00	4.00
10	1.00	1.00	4.00	20	1.00	1.00	4.00

LINE	LENGTH	AREA	PERIMETER	LINE	LENGTH	AREA	PERIMETER
1	1.00	1.00	4.00	11	1.00	1.00	4.00
2	1.00	1.00	4.00	12	1.00	1.00	4.00
3	1.00	1.00	4.00	13	1.00	1.00	4.00
4	1.00	1.00	4.00	14	1.00	1.00	4.00
5	1.00	1.00	4.00	15	1.00	1.00	4.00
6	1.00	1.00	4.00	16	1.00	1.00	4.00
7	1.00	1.00	4.00	17	1.00	1.00	4.00
8	1.00	1.00	4.00	18	1.00	1.00	4.00
9	1.00	1.00	4.00	19	1.00	1.00	4.00
10	1.00	1.00	4.00	20	1.00	1.00	4.00

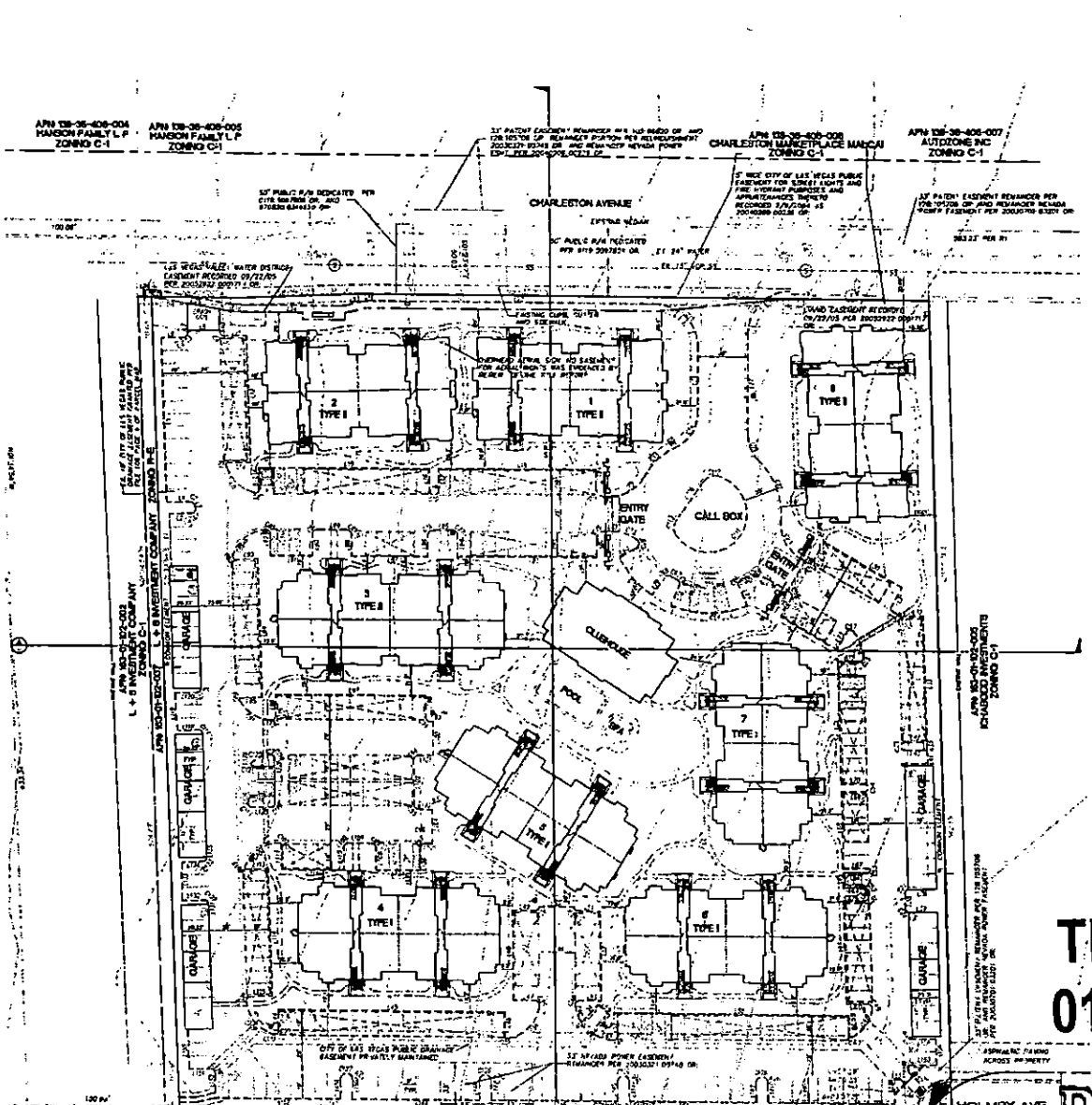
DISCLAIMER NOTE

Call before you Dig
1-800-277-2500
www.callbeforeyoudig.com

Call before you Overhead
1-800-277-2515
www.callbeforeyouoverhead.com

Call before you Under Ground
1-800-277-2511
www.callbeforeyouunderground.com

UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UNDERGROUND OVERHEAD UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN AT THEIR PROPER LOCATION.



GRAPHIC SCALE
(1" = 40' FT)
1" = 40' FT

LEGEND

- 05 BUILDING NUMBER
- EXISTING CONTOUR
- RIGHT OF WAY
- CENTER LINE
- PROPERTY BOUNDARY LINE
- EXISTING EASEMENT LINE
- TRAIL ENCLOSURE
- FIRE HYDRANT
- EXISTING STREETLIGHT
- GARAGE
- CARPORT
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING POWER LINE
- EXISTING ELECTRIC FACILITY
- EXISTING TELEPHONE MANHOLE
- EXISTING WATER FACILITY
- PARKING STALLS

SEAL OF THE CITY OF LAS VEGAS

DESERT SHADOW CONDOMINIUMS

CONDOMINIUM CONVERSION

TENTATIVE MAP J

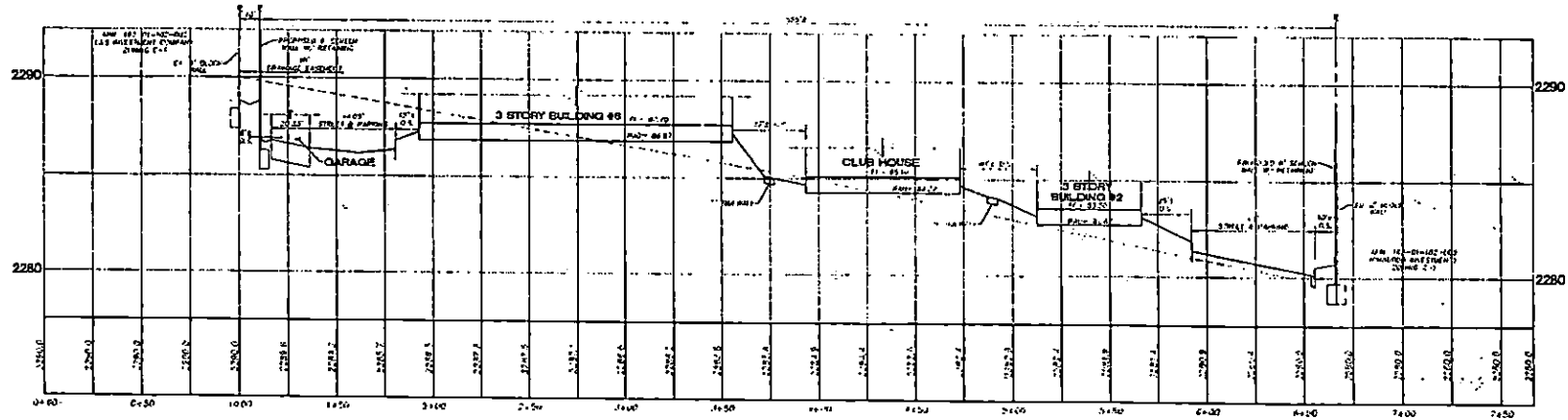
SIGNATURE HOMES

ORION ENGINEERING AND SURVEYING, INC.
7301 PRAIRIE FALCON ROAD, SUITE 150
LAS VEGAS, NEVADA 89128
(702) 739-5921 FAX (702) 739-5929

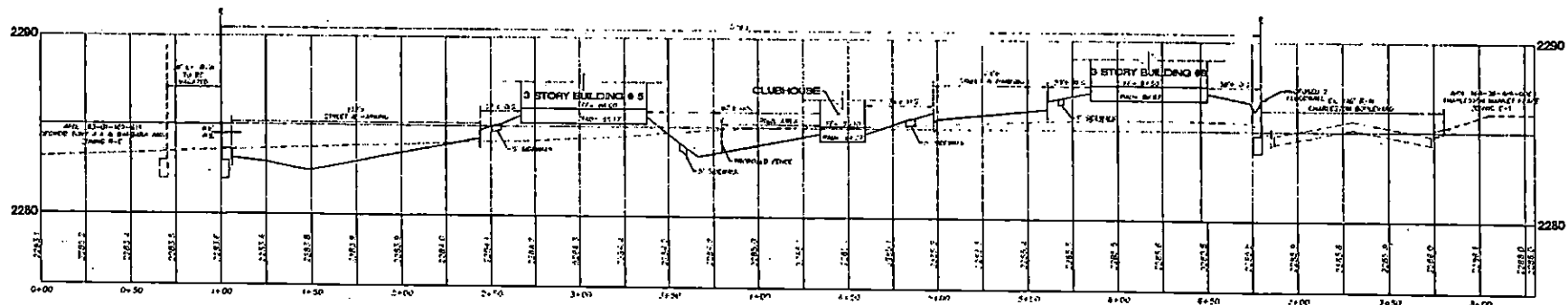
RECEIVED
NOV 21 2006

Orion

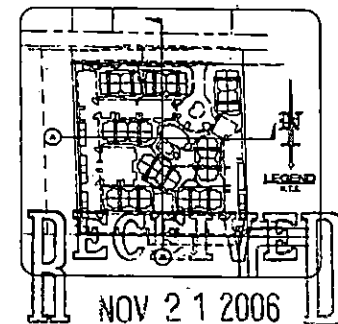
SHEET 2
of 3



A SITE CROSS SECTION - WEST TO EAST
A-A



B SITE CROSS SECTION - SOUTH TO NORTH
B-B



TMP-18269
01/11/07 PC



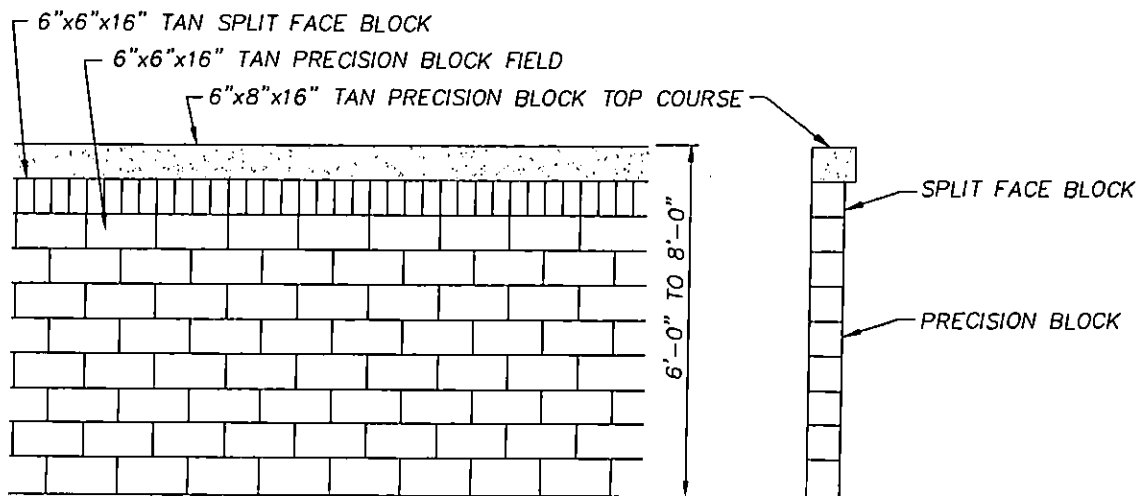
DESIGNED BY	CHECKED BY	DATE	BY	DATE

CROSS SECTIONS
(CONDOMINIUM CONVERSION)
DESERT SHADOW CONDOMINIUMS
SIGNATURE HOMES

ORION ENGINEERING AND SURVEYING, INC.
7391 PRAIRIE FALCON ROAD, SUITE 150
LAS VEGAS, NEVADA 89129
(702) 798-5921 FAX (702) 798-5929

Orion

SHEET



PERIMETER BLOCK WALL

NOV 21 2006

TMP-18269
01/11/07 PC



ORION ENGINEERING AND SURVEYING, INC.
 7391 PRAIRIE FALCON ROAD, SUITE 150
 LAS VEGAS, NEVADA 89128
 (702) 739-5921

DESERT SHADOWS
SIGNATURE HOMES
PERIMETER WALL DETAIL



TMP-18269 - DESERT SHADOW CONDOMINIUMS - APPLICANT /OWNER: CHARLESTON & JONES LLC
5905 WEST CHARLESTON BOULEVARD
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



TMP-18269 - DESERT SHADOW CONDOMINIUMS - APPLICANT /OWNER: CHARLESTON & JONES LLC
5905 WEST CHARLESTON BOULEVARD
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



TMP-18269 - DESERT SHADOW CONDOMINIUMS - APPLICANT /OWNER: CHARLESTON & JONES LLC
5905 WEST CHARLESTON BOULEVARD
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



November 21st, 2006

City of Las Vegas
Comprehensive Planning Department
Current Planning Division
731 South Fourth Street
Las Vegas, NV 89101

RE: REQUEST FOR Tentative Map
APN: 163-01-102-038
Desert Shadows – Condo Conversion

City Staff,

On behalf of Signature Homes, Orion Engineering and Surveying is submitting Tentative Map for an exiting apartment complex to propose a +/-8.04 gross acre condo conversion development generally located of W. Charleston Boulevard and S. Jones Blvd within Ward 1 of the City of Las Vegas, Nevada.

TENTATIVE MAP FOR 192 UNITS

The applicant seeks approval of a Tentative Map for 192 multi-family units - **CONDO CONVERSION**. At this time a site development plan review (SDR-16919) has been submitted and heard at Planning Commission November 2nd, 2006 and is scheduled for final action at City Council December 6th, 2006. The project includes 8 multi-family residential buildings having 18 units per building that are 3-story having a maximum building height of approximately 31.8 feet. There are three specific building types; Building "I" is approximately 836 sq. ft. that will include 1 bedroom units and Buildings "II & III" are approximately 1,156 sq. ft. that will include 2 bedroom units. All units will have private covered patio and storage areas. These buildings will feature a modern color scheme with light grey tile roofs and light to dark Fascia stucco exteriors. The three story building concept allows the lot coverage of the site to be lowered to approximately 15 percent. This allows more common open space for recreational amenities and on-site parking. In addition, this project will feature 181 covered parking spaces, 9 ADA spaces and 38 garage spaces with 326 spaces being provided for the entire site.

It is our opinion that project will meet or exceed the objectives of urban growth in a planned, orderly manner to encourage high quality development and to create a cost effective urban development pattern. Therefore, this request will be consistent with the goals, objectives and policies of the City's Comprehensive Plan and Title 19 of the Zoning Ordinance.

Should you require any additional information feel free to call our office at 739-5921.

Sincerely,

A handwritten signature in black ink, appearing to read "Aimee Ignatowicz", with a long, sweeping horizontal line extending to the right.

Aimee Ignatowicz
Assistant Planner

TMP-18269
01/11/07 PC

NOV 21 2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

TMP-18348 - TENTATIVE MAP - MADISON COLONY - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS LLC - Request for a Tentative Map FOR A 201 LOT SINGLE FAMILY DEVELOPMENT on 17.90 acres approximately 660 feet south of the southeast corner of the Grand Teton Drive alignment and the Egan Crest Drive alignment (APN 126-13-510-002), PD (Planned Development) Zone, Ward 6 (Ross).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions and amending Condition 12 as follows:

12. The entrance drive as shown shall not be gated unless otherwise approved by the City Traffic Engineer prior to the submittal of a Final Map for this site.

– UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

Item 2 [TMP-18348] was under the Consent portion of the agenda and was brought forward for discussion at JOHN KORKOSZ'S request, Planning and Development Department.

MR. KORKOSZ stated this proposal meets the City's development standards and recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 2 – TMP-18348

MINUTES – Continued:

BART ANDERSON, Public Works Department, amended Condition 12 regarding the gating of the entrance drive.

CHRIS FLUTIE, 6655 South Cimmaron, appeared on behalf of the applicant and agreed to the amended condition.

In response to COMMISSIONER GOYNES' inquiry, MR. ANDERSON explained this condition requires the applicant to prove the entrance drive can be gated before staff can approve the installation of the gate.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:13 – 6:15)

1-340

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Cliff's Edge Master Development Plan Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 2 – TMP-18348

CONDITIONS – Continued:

components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

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

Public Works

7. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
8. If not already constructed by the Master Developer, construct half street improvements on Egan Crest Drive, including appropriate overpaving adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way, if any, adjacent to this site concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 2 – TMP-18348

CONDITIONS – Continued:

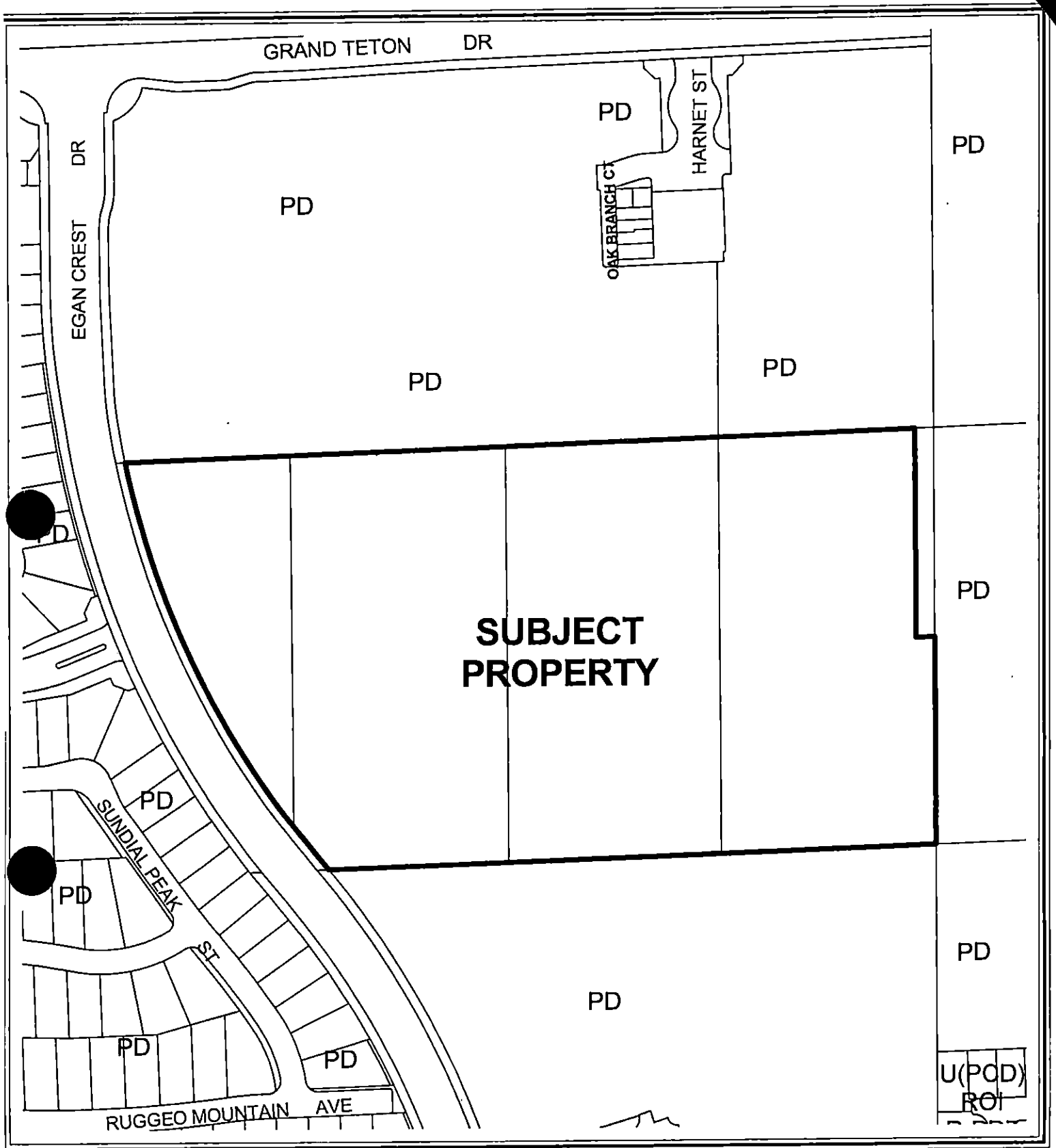
11. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements, if any, in the public rights-of-way adjacent to this site.
12. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The entrance drive as shown shall not be gated.
13. Public drainage easements must be common lots or within private streets that are to be privately maintained by a homeowners' association for all public drainage not located within existing public street right-of-way.
14. Private streets must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final 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.
16. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Show and dimension the common lots and adjacent right-of-way on the Final Map for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).
18. 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 recordation 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

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 2 – TMP-18348

CONDITIONS – Continued:

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.

19. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement and all other applicable site-related actions.
20. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note that the private streets have been designed without knuckles.



0 70 140 Feet



CASE: **TMP-18348**

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)





0 90 180 Feet

CASE: **TMP-18348**

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: TMP-18348 - MADISON COLONY - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS LLC**

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

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

TMP-18348 - Conditions Page Two
January 11, 2007 - Planning Commission Meeting

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

Public Works

7. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
8. If not already constructed by the Master Developer, construct half street improvements on Egan Crest Drive, including appropriate overpaving adjacent to this site concurrent with development. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way, if any, adjacent to this site concurrent with development of this site.
11. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements, if any, in the public rights-of-way adjacent to this site.
12. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The entrance drive as shown shall not be gated.
13. Public drainage easements must be common lots or within private streets that are to be privately maintained by a homeowners' association for all public drainage not located within existing public street right-of-way.
14. Private streets must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.

TMP-18348 - Conditions Page Three
January 11, 2007 - Planning Commission Meeting

15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final 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.
16. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Show and dimension the common lots and adjacent right-of-way on the Final Map for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).
18. 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 recordation 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.
19. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement and all other applicable site--related actions.
20. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. We note that the private streets have been designed without knuckles.

TMP-18348 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a 201 lot single family development on 17.90 acres approximately 660 feet south of the southeast corner of the Grand Teton Drive alignment and the Egan Crest Drive alignment.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
02/05/03	The City Council approved an annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.
03/19/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on 02/13/03.
02/18/04	The Cliff's Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval on 01/08/04.
05/05/04	The City Council approved a Major Modification (MOD-3955) request to the Cliff's Edge Master Development Plan to change land use designations from: village commercial to: medium low density residential and medium residential; from: medium residential to: residential small lot; and from: medium low density residential to: pump & reservoir; to modify section 6.2.3 regarding retaining walls; and to modify table 1 (section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval on 04/08/04.
11/27/06	The Cliff's Edge Design Review Committee approved the project plan associated with this Tentative Map.
<i>Pre-Application Meeting</i>	
11/09/06	The applicant was informed of the Cliff's Edge Development Standards.

TMP-18348 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	17.90 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Single family dwellings under construction.	PCD (Planned Community Development)	PD (Planned Development)
South	Single family dwellings under construction.	PCD (Planned Community Development)	PD (Planned Development)
East	Single family dwellings under construction.	PCD (Planned Community Development)	PD (Planned Development)
West	Single family dwellings under construction.	PCD (Planned Community Development)	PD (Planned Development)

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

Cliff's Edge

The subject proposal is located within the Cliff's Edge Master Development Plan area. Within Cliff's Edge, it has a designation of R-SL (Residential Small Lot). As such, specific development standards apply. These standards are outlined below.

TMP-18348 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to the Cliff's Edge Master Development Plan and Design Guidelines, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Setbacks • Front – Single Story	8 Feet to living area 5 Feet to Porch	10 Feet	Y
Front - Garage	Less than 5 Feet or 18 Feet +	18 Feet	Y
Side – Interior	3 Feet	3 Feet	Y
Side - Perimeter	5 Feet for single story element with no gable end, or 10 Feet for two story element	10 Feet (Single Story) 10 Feet (Two Story)	Y
Corner – Single Story	10 Feet	10 Feet	Y
Corner – Two Story	10 Feet	12 Feet	Y
Rear – Interior	10 Feet, except 5 Feet allowed for up to 50% of the width of the elevation	5 Feet	Y
Rear - Perimeter	10 Feet, except that no more than two adjacent buildings may have the same rear setback; otherwise an additional offset of at least 5 feet is required	10 Feet	Y
Max. Building Height	35 Feet	35 Feet	Y
Number of Lots	N/A	201	Y
Max. Density	15 Du/Ac	11.23 Du/Ac	Y
Private/Public Street	Private	Private	Y
Open Space	50 sf per lot/10,050 square feet	21,724 sf	Y

The subject proposal meets all applicable development standards per the Cliff's Edge Master Development Plan and Design Guidelines.

TMP-18348 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

FINDINGS

- **Cross Section**

The cross sections depict a maximum natural grade of between 2% and 4%. The Cliff's Edge Design Standards allow a maximum exposed wall height of seven feet four inches. The submitted Tentative Map indicates compliance with this standard.

- **Trails**

There is a multi-use, equestrian trail proposed along the western edge of the subject site. However, the applicant is not responsible for the construction of this trail as it lies on the opposite side of the Puli Road alignment from the subject development.

- **Special Conditions of Approval**

As this site is located in the Cliff's Edge Master Development plan area, no Site Development Plan Review is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-18348** APN: 126-13-510-002

Name of Property Owner: DANVILLE LAND INVESTMENTS L L C

Name of Applicant: Woodside 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

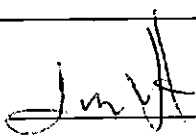
☒ No

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): _____

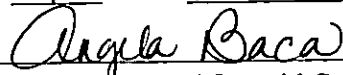
APN: _____

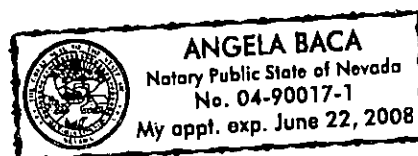
Signature of Property Owner: 

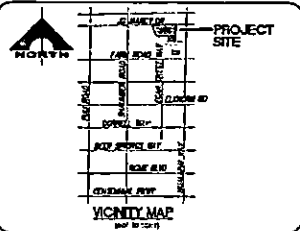
Print Name: Jim Foltz

Subscribed and sworn before me

This 9th day of November, 2006


Notary Public in and for said County and State





NAME	LAST FIRST MIDDLE NAME
GRADE	ONE OF 1-12
SCHOOL	SCHOOL DISTRICT OF
PHONE	HOME PHONE
ADDRESS	CITY STATE ZIP
DATE	DATE

32	LOW GROUND
→	STOP LINE & SIGNAL
→	STOP LINE
★	THE IMPROVED ALTERNATE
⊙	BLIND STOP
C 2	CHANCE CIRCULARITY
PDC	POINT OF CONNECTION
APH	ALTERNATE POINT, Hatched
WCC	WALL CONNECTION
3	CHANCE CIRCULARITY

[illegible]

**PROJECT LOCATION
SEE KEY MAP**

NORTH
1" = 10 MI

VICINITY MAP
(SCALE IN MILES)

WILLIAM BROWN OF ALBANY, N.Y.
AND DAVID J. BROWN, JR., N.Y.
LAW OFFICE, 200 N. 5TH ST.
(716) 462-7800

WORLDWIDE POWER OF WOMEN INC.
2055 CHASE AVE. SUITE 200, BOSTON, MA 02114
LAW OFFICE, 800-555-1234
(617) 555-1234

[illegible]

C.R.	W.D.	G.P.
A	15' WIDE LANDSCAPE (LANDSCAPED)	1/16/20
B	30' WIDE ACCESS (LANDSCAPED)	0-7/20
C	15' TYPED LANDSCAPE (LANDSCAPED)	15/24/20
D	LANDSCAPED COMMON LAL. WITH WOODS	11/2/20
E	15' WIDE LANDSCAPE (LANDSCAPED)	9/2/20
F	LANDSCAPED COMMON LAL. WITH GRASS	8/2/20
G	15' WIDE LANDSCAPE (LANDSCAPED)	7/1/20
H	20' PRIVATE BALANCE AND PUBLIC UTILITY LANDSCAPED	
I	20' PRIVATE BALANCE AND PUBLIC UTILITY LANDSCAPED	
J	20' WIDE PRIVATE DRIVEWAY AND PUBLIC UTILITY LANDSCAPED	
K	20' WIDE PRIVATE DRIVEWAY AND PUBLIC UTILITY LANDSCAPED	
L	20' WIDE PRIVATE DRIVEWAY AND PUBLIC UTILITY LANDSCAPED	

1. THE ABOVE MAY BE USED
ONLY FOR THE PURPOSE OF
RECORDING THE FACTS OF
THE CASE AND NOT FOR
ANY OTHER PURPOSE.

FORNEX 4-11.5 IN AT
CONSTRUCTION FOR OUT'S OUT
MAJOR STRUCTURE 2-10
OUT SPACE
STRUCTURE 1.1

TOTAL PEAK FLOW = 80003 GPM @ 2.5 (PEAK FACTOR) = 200

DATE OF LAST VIS.	" FEB
LAST VIS. PERSON NAME	" DAVID PAUL KENNEDY-A
ADDRESS:	" 775 HASTING
PHONE LAST VIS.	" 2AM76 (2 or 30 77)
REMARKS LAST VIS.	
NAME, REL. OF SUBJECTAL (SPT)	" FBI

[illegible][illegible]

RECEIVED
NOV 28 2006

TMP-18348
01/11/07 PC

RECEIVED
W. PLATT
Aug 14/76
CHICAGO

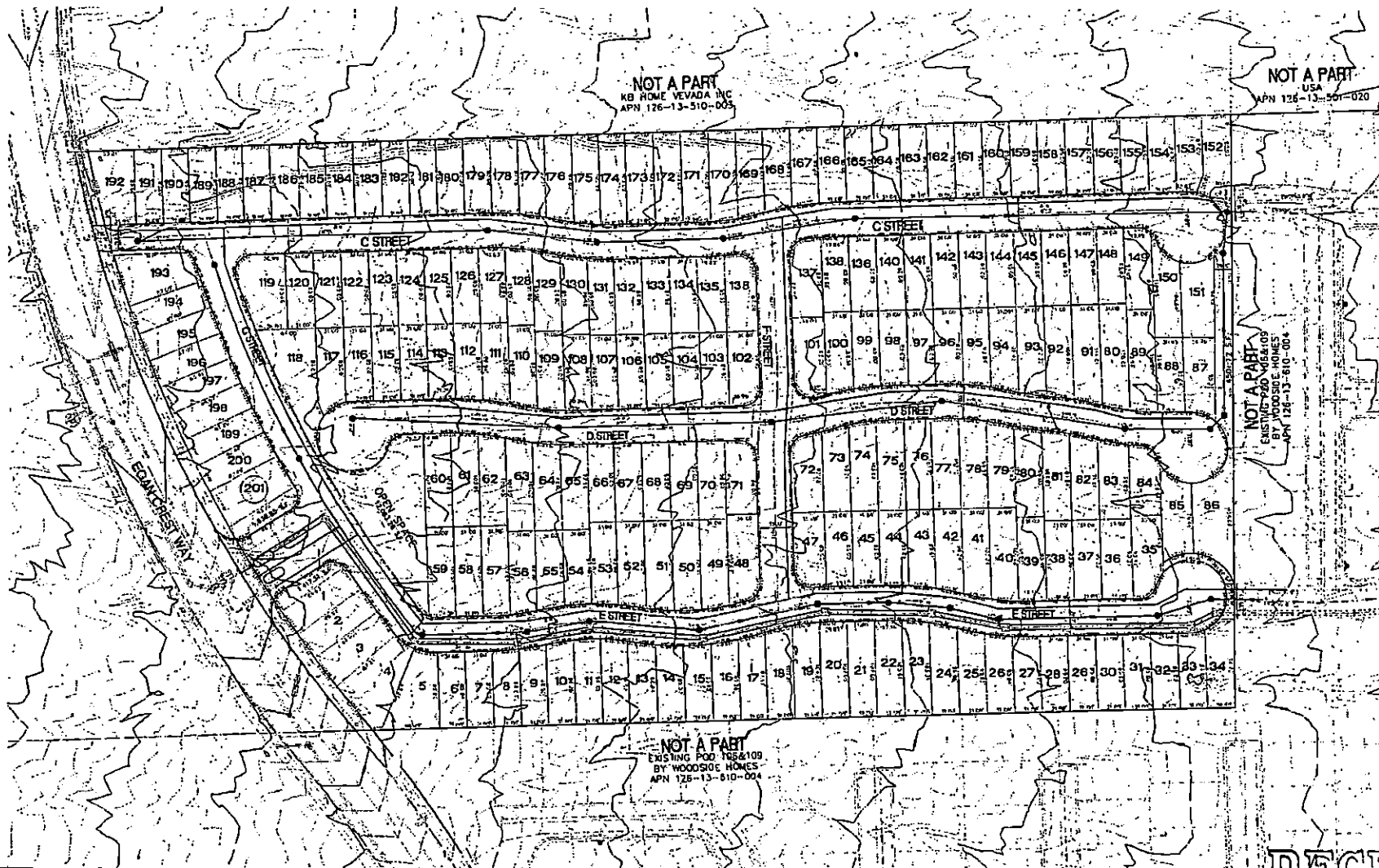
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
415 COLUMBIAN BLVD., SUITE 100, WASHINGTON, D.C. 20004
TELEPHONE: (202) 638-1111 FAX: (202) 638-7139

MADISON COLONY
AT PROVIDENCE
WOODSIDE HOMES OF NEVADA
TENTATIVE MAP

TM-1



TENTATIVE MAP
FOR
MADISON COLONY
AT PROVIDENCE
A COMMON INTEREST COMMUNITY
APN 126-13-510-002



APN	126-13-510-002
Area	1.00
City	Providence
County	Clark
State	Nevada
Owner	G.C. WALLACE, INC.
Engineer/Planner/Recorder	David J. Wall
Map Date	11/11/07
Map Scale	1" = 100'
Map Sheet	1 of 1
Map Title	TENTATIVE MAP

MADISON COLONY
AT PROVIDENCE
WOODSIDE HOMES OF NEVADA
TENTATIVE MAP

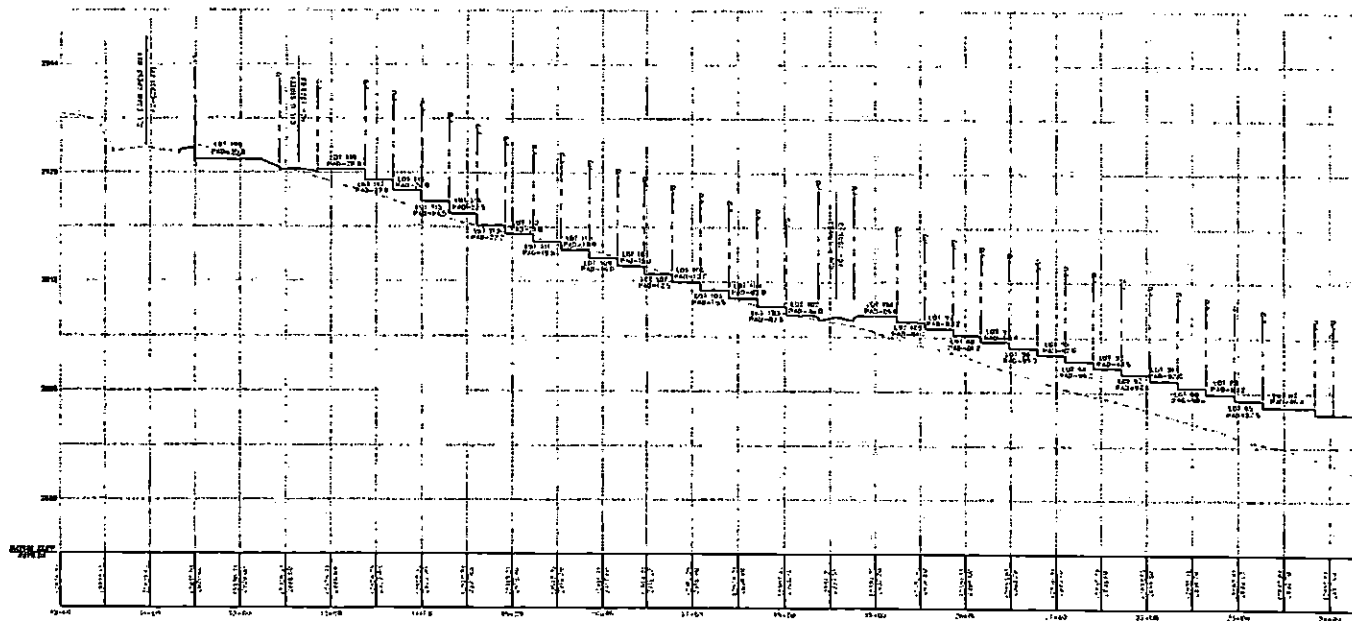
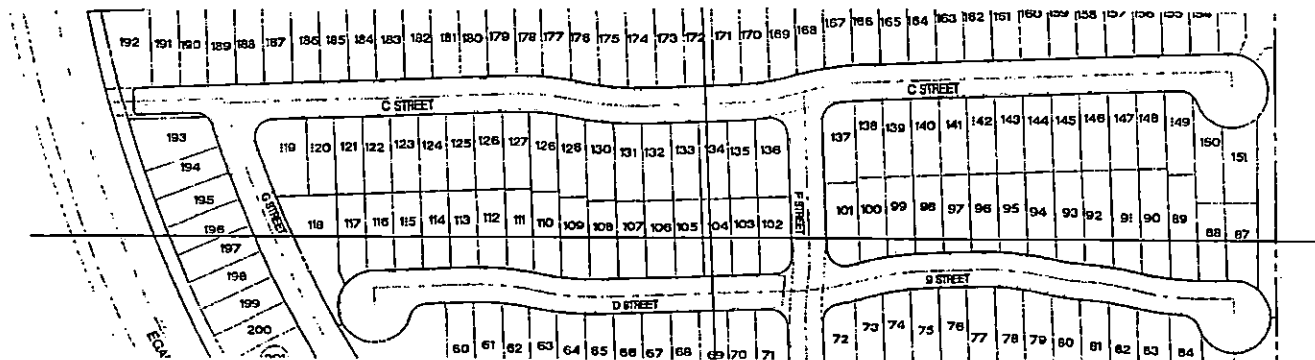
UTAH

TMP-18348
01/11/07 PC

RECEIVED
NOV 28 2006



TENTATIVE MAP
FOR
MADISON COLONY
AT PROVIDENCE
A COMMON INTEREST COMMUNITY
APN# 126-13-510-002



DATE	10/11/07
BY	G.C. WALLACE, INC.
FOR	WOODSIDE HOMES OF NEVADA, INC.
PROJECT	MADISON COLONY AT PROVIDENCE
APN#	126-13-510-002

G.C. WALLACE, INC.
Engineers/Purveyors/Surveyors
1000 W. 10th Street, Suite 100
Las Vegas, NV 89102
702.735.1111

G.C. WALLACE, INC.
Engineers/Purveyors/Surveyors
1000 W. 10th Street, Suite 100
Las Vegas, NV 89102
702.735.1111

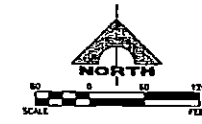
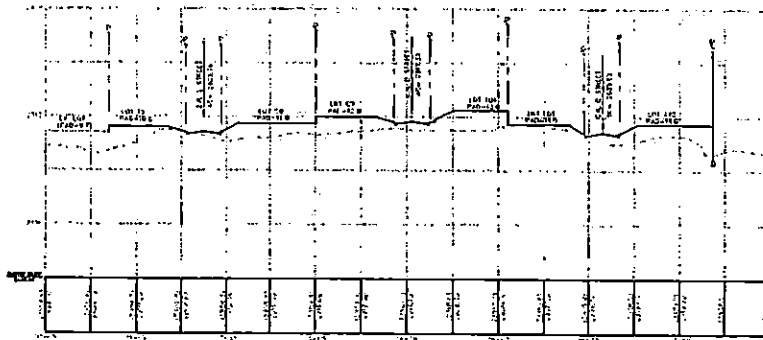
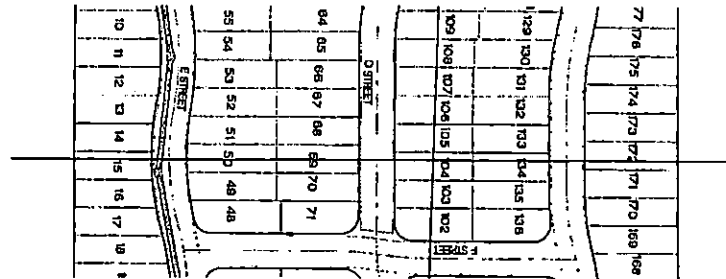
MADISON COLONY
AT PROVIDENCE
WOODSIDE HOMES OF NEVADA, INC.
SITE SECTION

DRAWING
TM-3

TMP-18348
01/11/07 PC

RECEIVED
NOV 28 2006

TENTATIVE MAP
FOR
MADISON COLONY
AT PROVIDENCE
A COMMON INTEREST COMMUNITY
APN# 125-13-510-002



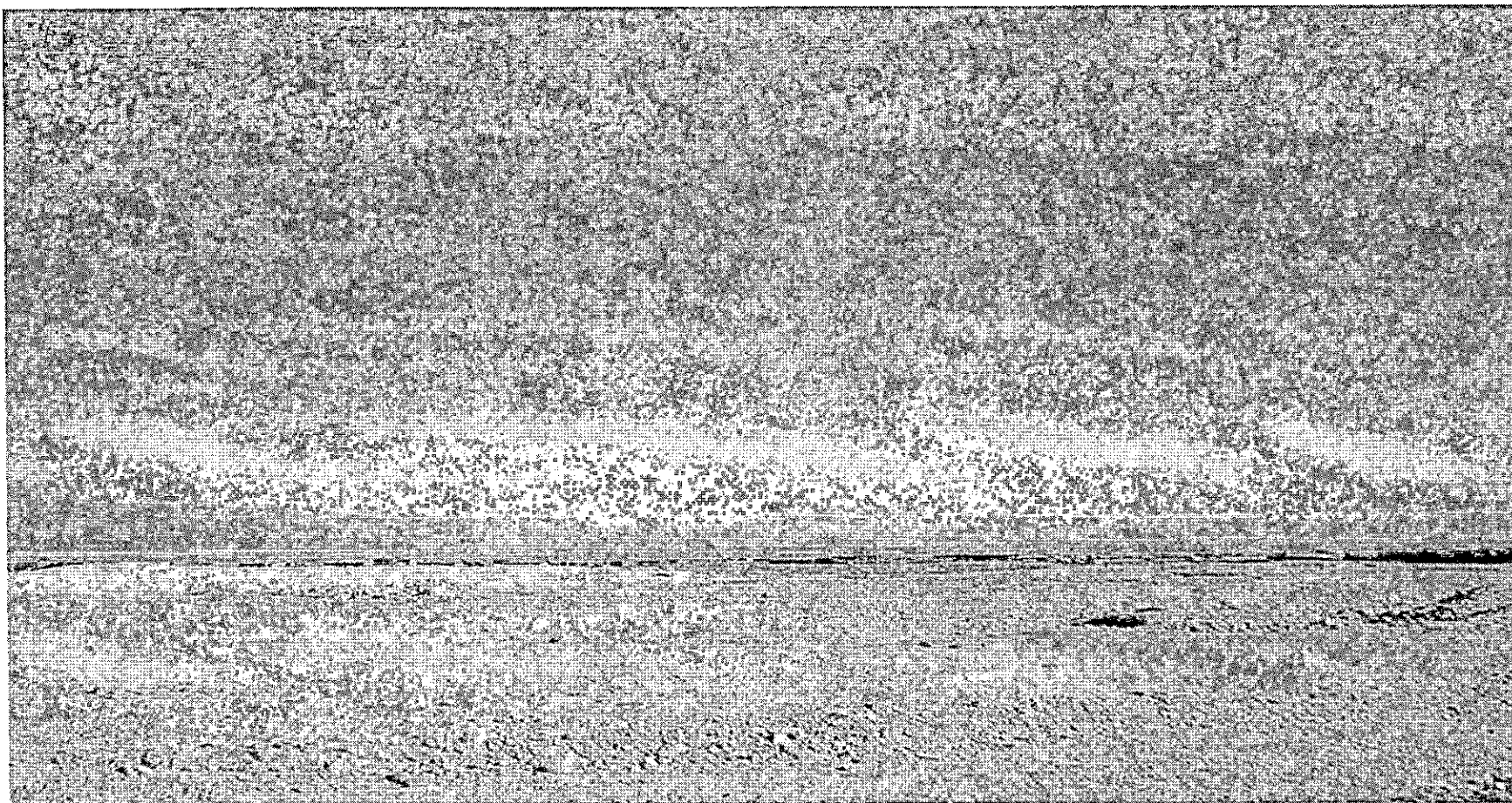
G.C. WALLACE, INC.
Engineers/Planners/Surveyors
1417 W. JEFFERSON AVE., SUITE 100
LAS VEGAS, NV 89102
TEL: 702-735-1111
FAX: 702-735-1112
WWW.GCWALLACE.COM

MADISON COLONY
AT PROVIDENCE
WOODSIDE HOMES OF NEVADA INC.
SITE SECTION

DRAWING
TM-4
4 OF 4 SHEETS

RECEIVED
NOV 28 2006

TMP-18348
01/11/07 PC

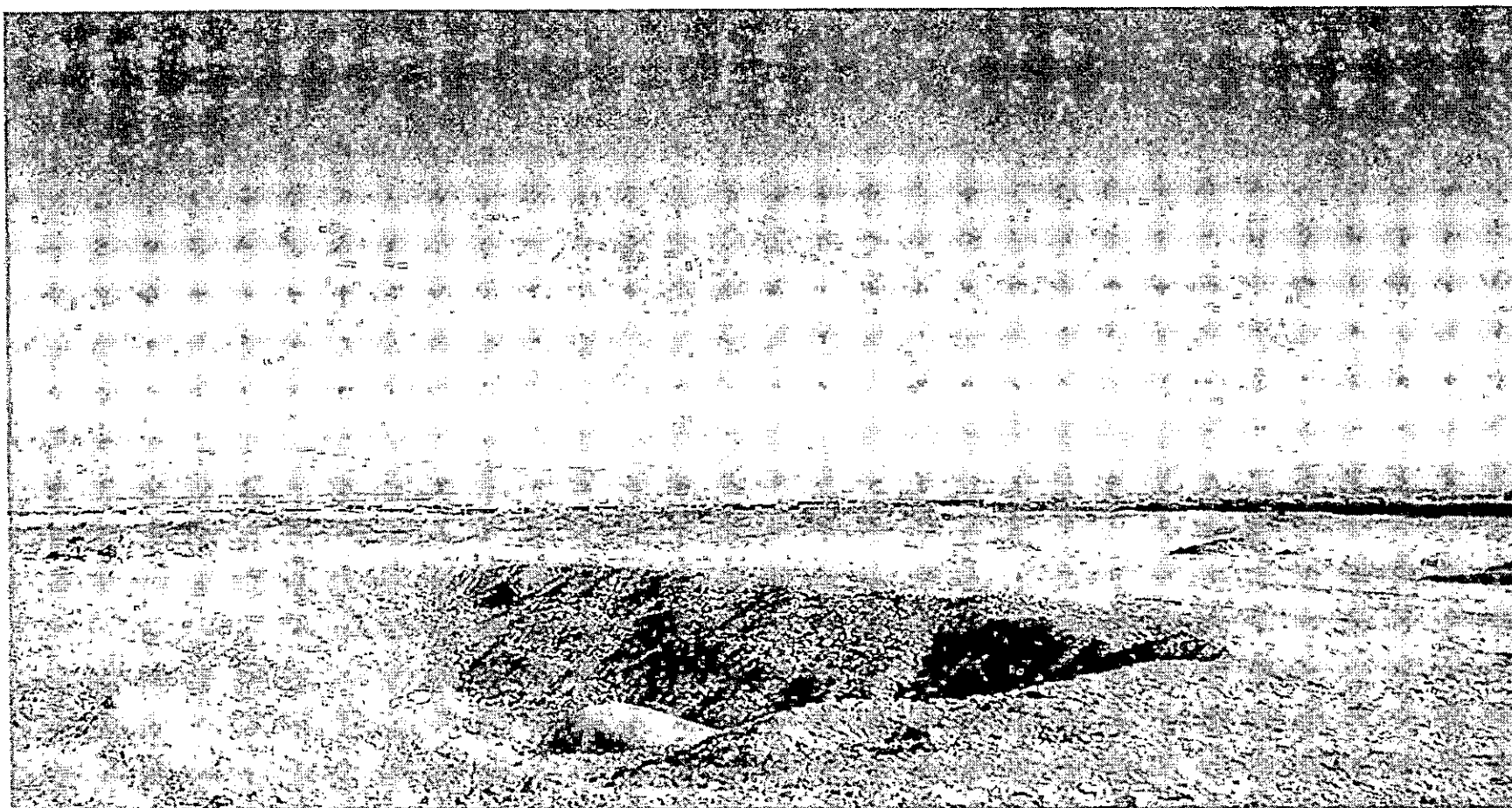


TMP-18348 - MADISON COLONY - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS LLC

660 FEET SOUTH OF THE SOUTHEAST CORNER OF THE GRAND TETON DRIVE ALIGNMENT AND THE EGAN CREST DRIVE ALIGNMENT

JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



TMP-18348 - MADISON COLONY - APPLICANT: WOODSIDE HOMES - OWNER: DANVILLE LAND INVESTMENTS LLC

660 FEET SOUTH OF THE SOUTHEAST CORNER OF THE GRAND TETON DRIVE ALIGNMENT AND THE EGAN CREST DRIVE ALIGNMENT

JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



PROVIDENCE

3455 Cliff Shadows Parkway, Suite 220, Las Vegas, Nevada 89129
(702) 242-4949 ~ FAX: 568-2044

November 27, 2006

David Crockett
Woodside Homes
5888 West Sunset Road, Suite 200
Las Vegas, NV 89118

RE: Cliff's Edge Master Plan Community
Preliminary Project Plan Submittal – POD 105 – Madison Colony
Plan Date: received 10/26/06

Dear David:

Cliff's Edge Design Review Committee (DRC) is in receipt of your Preliminary Project Plan submittal for POD 105.

- ◆ Upon review the DRC **"Approves"** your Preliminary Project Plan for the above referenced POD as noted.

1. **Community Name:** Madison Colony
DRC Comments: Approved

2. **Preliminary Site Plan:**
DRC Comments:

- Acceptable: articulation of the building masses will be achieved through a variety of architectural styles and elevations.
- **Preliminary construction phasing-** None submitted.
- **Preliminary lot layout –** Acceptable
- **Boundary-**Acceptable
- **Access-** Acceptable, has the issue of secondary fire access been addressed?
- **Sewer-** Acceptable
- **Water-** Acceptable
- **Drainage-** Acceptable
- **Preliminary pedestrian connections to open space-** Acceptable

3. **Proposed pricing for home sales-** \$270,000 to \$310,000.
DRC Comments: Acceptable.

4. **Preliminary residence description-** Acceptable

- **Proposed minimum and maximum amount of floor space, exclusive of garages-** Acceptable

TMP-18348
01/11/07 PC



PROVIDENCE

Page 2 of 2

- **Proposed style and color-** Acceptable
- **Proposed Height-** Acceptable
- **Proposed roofing material-** Acceptable
- **Maximum number of lots and size of each lot, including front, side and rear setbacks.** 201 lots proposed 31' x 85' and larger conforming to the Design Guidelines setbacks as outlined in section 3.2.4

DRC Comments: Acceptable

5. **Minimum number of model homes-** 6 lots identified as models

DRC Comments: Acceptable

6. **Preliminary design of onsite drainage facilities-** Acceptable

7. **Preliminary design of roadways and traffic patterns within project-**Acceptable

8. **Preliminary design of entry landscaping and monumentation including specific entry location.** - Preliminary entry design must be drawn by Greey/Pickett Landscape Architects.

9. **Preliminary design of neighborhood recreation center or other neighborhood amenity:** Not required.

If you have any questions, please do not hesitate to contact our office.

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis
Design Review Manager

cc via email Larry Bross, Randy Brown, Amber Abel – Focus

TMP-18348
01/11/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-18250 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC -
Request for a Variance TO ALLOW A PROPOSED BUILDING TO BE FIVE FEET FROM
THE CORNER SIDE PROPERTY LINE WHERE 15 FEET IS THE MINIMUM SETBACK
REQUIRED on 2.61 acres at the southwest corner of Bonanza Road and Martin L. King
Boulevard (APN 139-28-401-033), R-E (Residence Estates) Zone [PROPOSED: C-2 (General
Commercial) Zone], Ward 5 (Weekly).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Bruce E. Bilten

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [VAR-18250], Item 7 [SDR-18340],
Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372] – **UNANIMOUS** with
COMMISSIONER DUNNAM abstaining on Item 9 as he is the engineer of record for that
project

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One
Vote and are routine public and non-public hearing items that have no protests, waivers from the

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 3 – VAR-18250

CONDITIONS – Continued:

Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

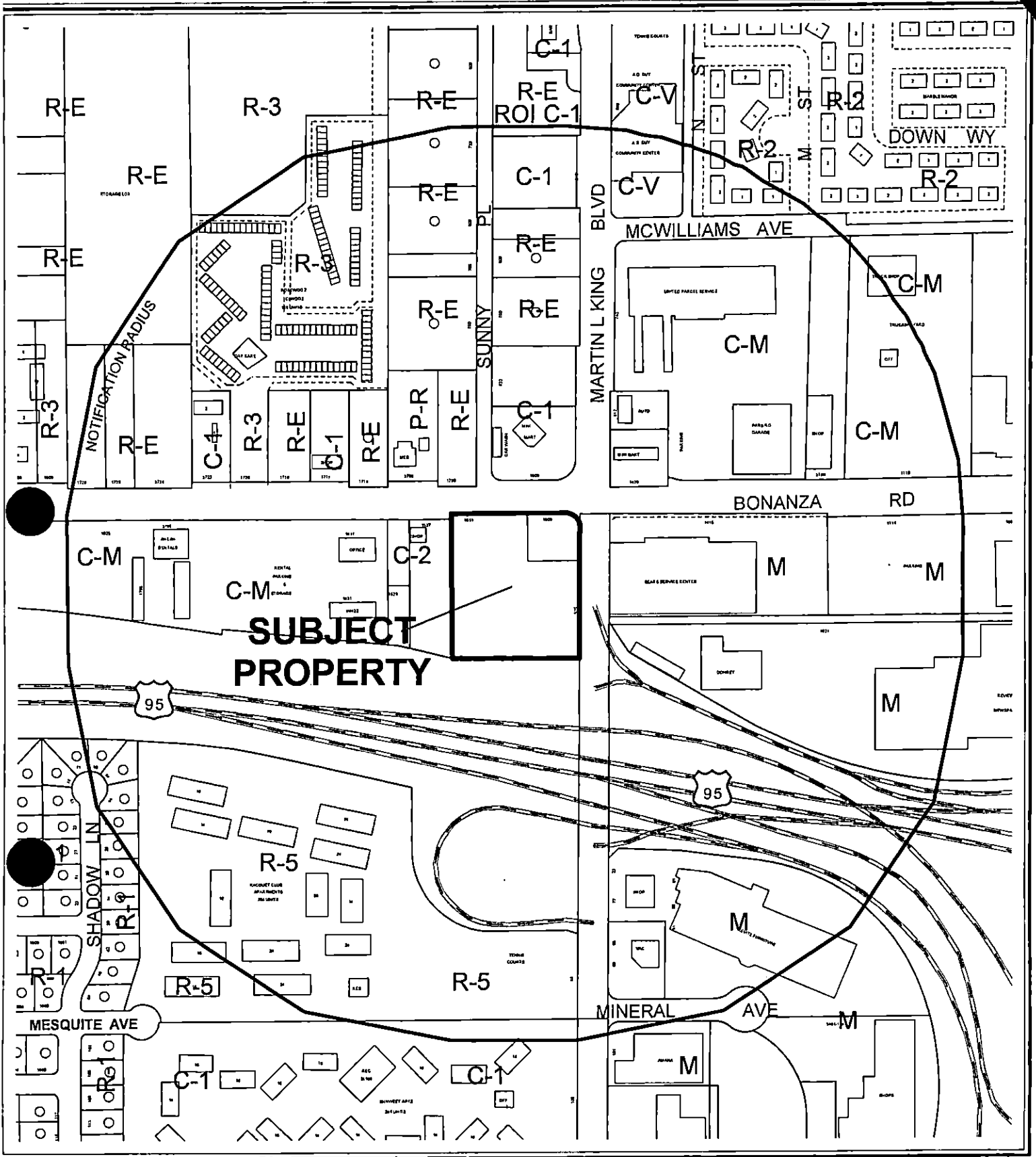
(6:15 – 6:19)

1-411

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-13896), Special Use Permit (SUP-13902), Special Use Permit (SUP-13903), Variance (VAR-13900), and Site Development Plan Review (SDR-13904), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



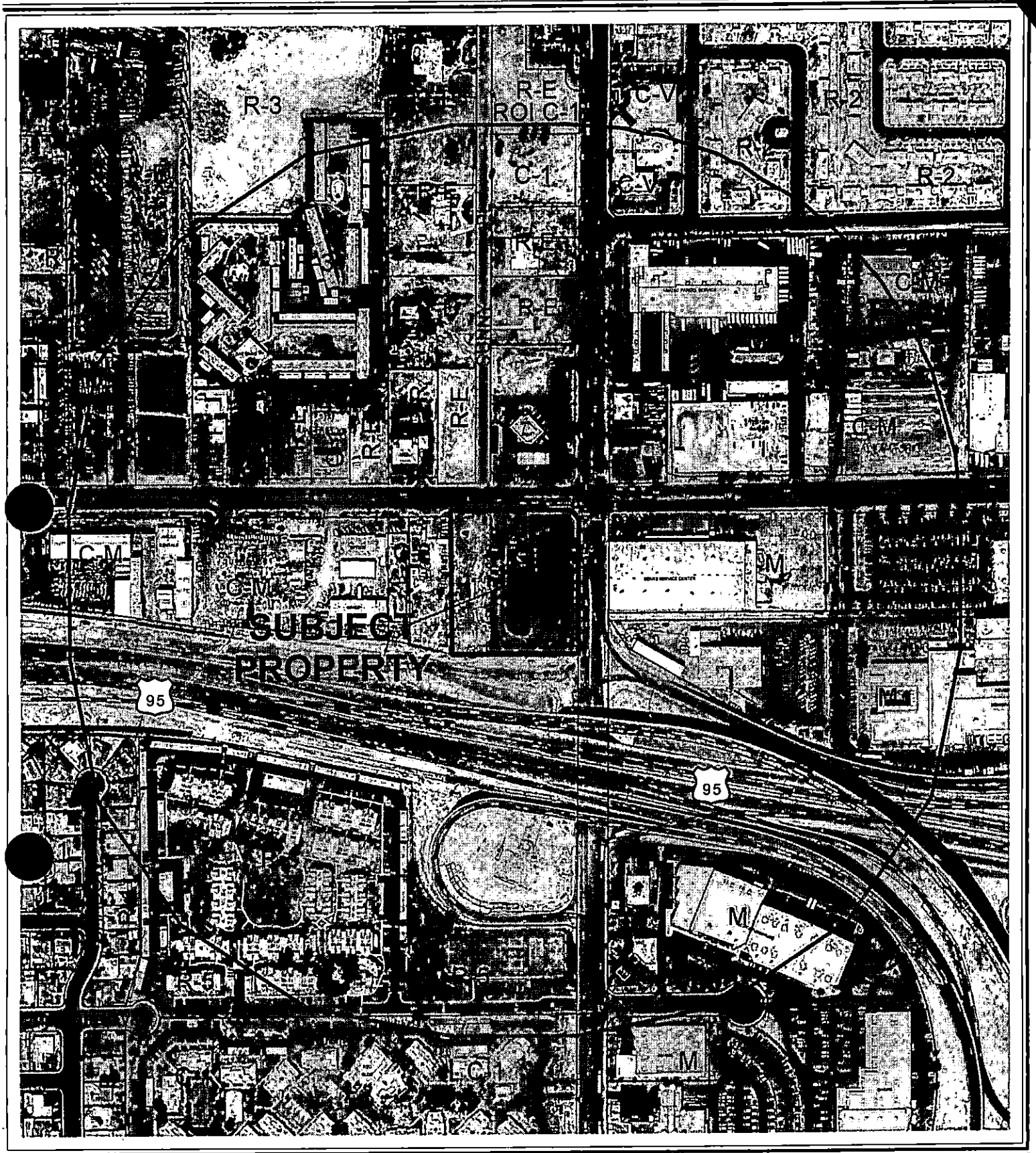
CASE: **VAR-18250**

RADIUS: 1000 FT

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

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





CASE: **VAR-18250**

RADIUS: 1000 FT

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

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-18250 - APPLICANT/OWNER: DFA, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-13896), Special Use Permit (SUP-13902), Special Use Permit (SUP-13903), Variance (VAR-13900), and Site Development Plan Review (SDR-13904), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-18250 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Variance to allow a proposed building to be five feet from the corner side property line where 15 feet is the minimum setback required. Specifically, the applicant requests to erect a 3,870 square-foot building, identified as Pad 'C' on the site plan, five feet from the west side of Martin Luther King Boulevard approximately 60 feet south of Bonanza Road.

A previously submitted Variance (VAR-13900) requested a front yard setback of 10 feet where 20 feet is required, a corner side setback of 10 feet where 15 feet is required and a rear yard setback of 11 inches where 20 feet is required. This Variance is requested as a result of additional dedication required for dual left turn lanes along the corner side of the subject site. A total of 15 feet of dedication has been requested by public works along the west side of Martin Luther King Boulevard. This 15-foot dedication includes an additional five-foot dedication requested after the approval of the previous applications in order to accommodate a dual left turn lane. It is this additional five-foot dedication which necessitates this Variance.

The site plan depicts the three proposed retail pads (3,000 square feet, 1,500 square feet, and 4,500 square feet respectively) and the proposed 20-story office building containing retail, office, restaurant, and child care space. The site has access from Martin L. King Boulevard and Bonanza Road, and parking is on the interior of the site and inside the main office building. The retail pads are oriented along the street frontages and the office building is situated 11 inches from the property line adjacent to the U.S. 95 right-of-way. The site plan shows that the proposed restaurant will have limited outdoor seating for patrons.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/15/06	The City Council held in abeyance until 01/17/06 a Rezoning (ZON-13896) from R-E (Residence Estates) to C-2 (General Commercial), a Variance (VAR-13900) to allow a front yard setback of 10 feet where 20 feet is required, a corner side yard setback of 10 feet where 15 feet is required, and a rear yard setback of 11 inches where 20 feet is required, a Special Use Permit (SUP-13902) for a Helipad, a Special Use Permit (SUP-13903) for a 274-foot high building in the North Las Vegas Airport Overlay District, and a Site Development Plan Review (SDR-13904) for a commercial development consisting of a 3,000 square foot, a 1,500 square foot, and a 4,500 square foot retail pad; a 20 story building consisting of 3,700 square feet of restaurant space, 10,000 square feet of retail space, 150,000 square feet of office space, and a 4,500 square foot child care facility; and a Waiver of the perimeter landscaping requirements on the subject site. The Planning Commission recommended denial of the Special Use Permit (SUP-13902) for the helipad, and recommended approval for the other related cases on 10/05/06. Staff recommended approval on all related cases.

RL

VAR-18250 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

<i>Related Building Permits/Business Licenses</i>	
02/18/04	L-0299-04 issued to Ahern Rentals for a Temporary Power Pole.

<i>Pre-Application Meeting</i>	
11/13/06	A pre-application meeting was held to discuss the requirements for a Variance from side yard setback requirements.

<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.61

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	C (Commercial)	C-2 (General Commercial) and R-E (Residence Estates under Resolution of Intent to C-2 (General Commercial))
North	Mini-Mart	C (Commercial)	C-1 (Limited Commercial)
South	U.S. 95	Right-of-way	Right-of-way
East	Sears Service Center	LI/R (Light Industrial and Research)	M (Industrial)
West	Rental Shop; Warehouse	LI/R (Light Industrial and Research)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
West Las Vegas Plan	X		Y

VAR-18250 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

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

*Airport Overlay District

The subject property is located within the North Las Vegas Airport Overlay District which restricts the height of buildings to 140 feet. The proposed development, at 274 feet, exceeds this height. However, a Special Use Permit (SUP-13903) has been submitted to allow relief from this requirement.

**Pioneer Trail

The Pioneer Trail is an existing trail that runs along West Bonanza Road at the northern edge of the property. No additional requirements will be placed on the applicant as a result of this trail.

DEVELOPMENT STANDARDS

Per Title 19.08

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	244 Feet	Y
Min. Setbacks			
• Front	20 Feet	10 Feet	N**
• Side	10 Feet	10 Feet	N*
• Corner	15 Feet	5 Feet	N**
• Rear	20 Feet	11 Inches	N**
Max. Lot Coverage	50%	39.2%	Y
Max. Building Height	140 Feet	274 Feet / 20 Stories	N***
Trash Enclosure	Gated, Roofed, Constructed of a similar material to the main dwelling	Trellis Covered	Y

* Subject of this Variance.

** A Variance (VAR-13900) has been submitted for relief from the front, corner side, and rear yard setbacks

*** A Special Use Permit (SUP-13903) has been submitted to allow for a 274-foot building in the North Las Vegas Airport Overlay District.

VAR-18250 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

ANALYSIS

Staff supports this variance request for the corner side setback as the hardship requiring the variance was not self-imposed. Rather, 15-foot right-of-way dedication requirements, including an additional five feet of right-of-way requested after the approval of the previous applications, caused the developer to request relief from the applicable Title 19 standards. The overall development meets the intent of applicable plans and documents for the area in which the project is located.

The Planning Commission and staff further recommended approval on a previous Variance (VAR-13900) requested because the subject proposal does not meet the front, corner side, or rear yard setback requirements. The requested front setback represents a 50% deviation from current standards, the corner side is a 33% deviation, and the rear setback is a 95% deviation. With this Variance, the corner side setback will be a 67% deviation. The previous variance was supported as necessary because of required right-of-way dedications including 15 feet along West Bonanza Road and 10 feet along North Martin Luther King Boulevard. A further dedication of five feet for dual left turn lanes on Martin Luther King Boulevard, a condition of the approved Site Development Plan Review (SDR-13904), necessitates the reduced setback on the corner side. Public Works has no objections nor concerns regarding this requested Variance.

The site plan shows that the applicant is planning to place the proposed buildings along the right-of-way frontages in order to comply with the intent of redevelopment plans for the area and specifically to create an interesting and pedestrian friendly streetscape. The need for the variance from setback standards has arisen because of the right-of-way dedications required along the east property lines. Therefore, staff recommends approval of the request.

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.”

VAR-18250 - Staff Report Page Five
January 11, 2007 - Planning Commission Meeting

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.”

Staff finds that:

1. The requested use is permitted on the site with the approved Rezoning, Site Development Plan Review, Special Use Permits and Variance;
2. Approval of this variance will not vary the minimum spacing between buildings; and
3. The hardship from which the applicant seeks relief is not self-created, but rather the result of an additional five-foot dedication along the west side of Martin Luther King Boulevard for a total dedication of 15 feet.

As such, staff recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

22

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 108

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18250** APN: 139.28.401.033

Name of Property Owner: DFA, LLC

Name of Applicant: Don F. Ahern

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: _____

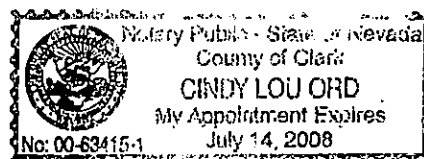
Signature of Property Owner: _____

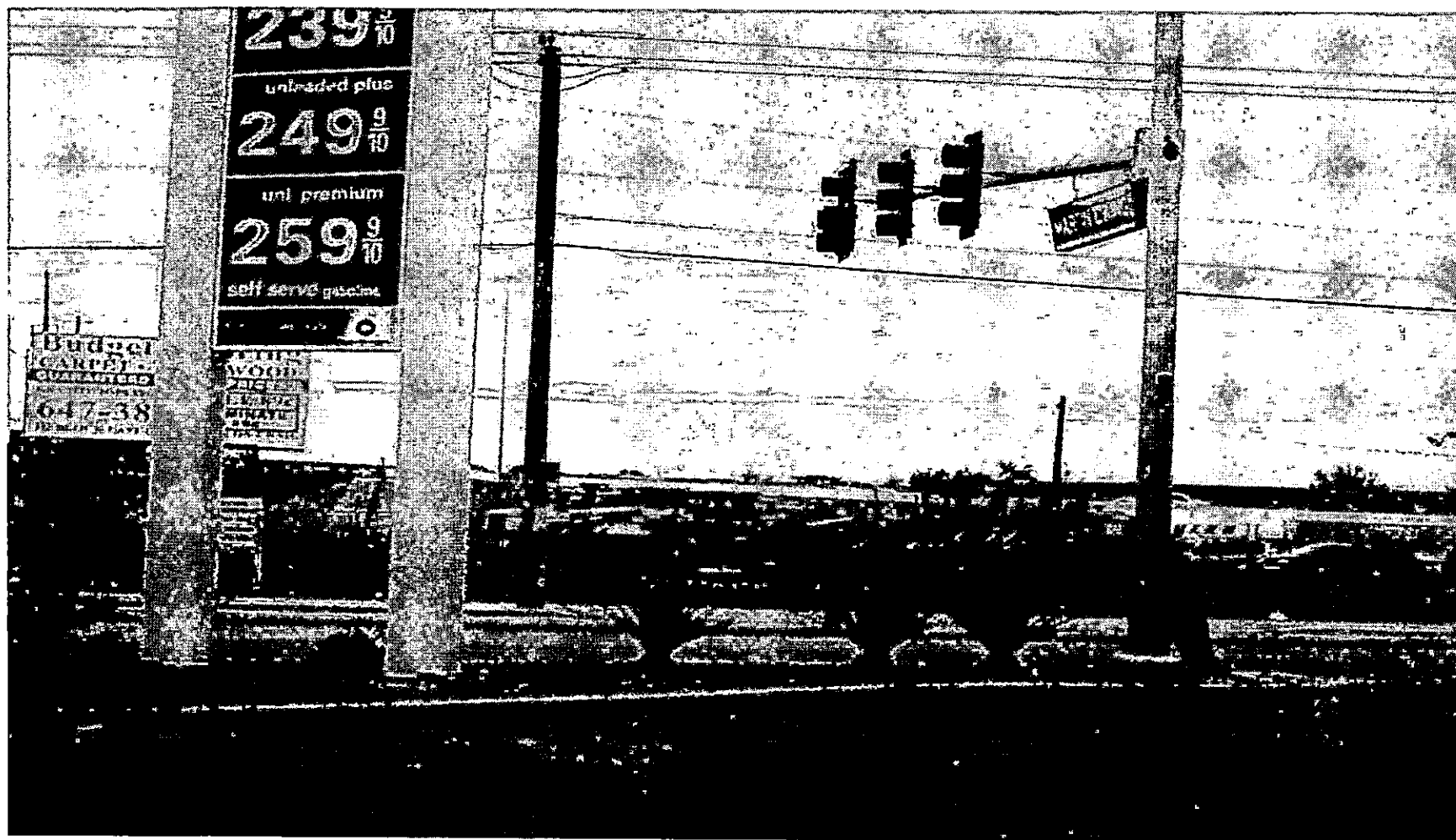
Print Name: Don F. Ahern

Subscribed and sworn before me

This 13th day of November, 2006

Cindy Lou Ord
Notary Public in and for said County and State





VAR-18250 - APPLICANT/OWNER: DFA, LLC
SOUTHWEST CORNER OF BONANZA ROAD AND MARTIN L. KING BOULEVARD
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



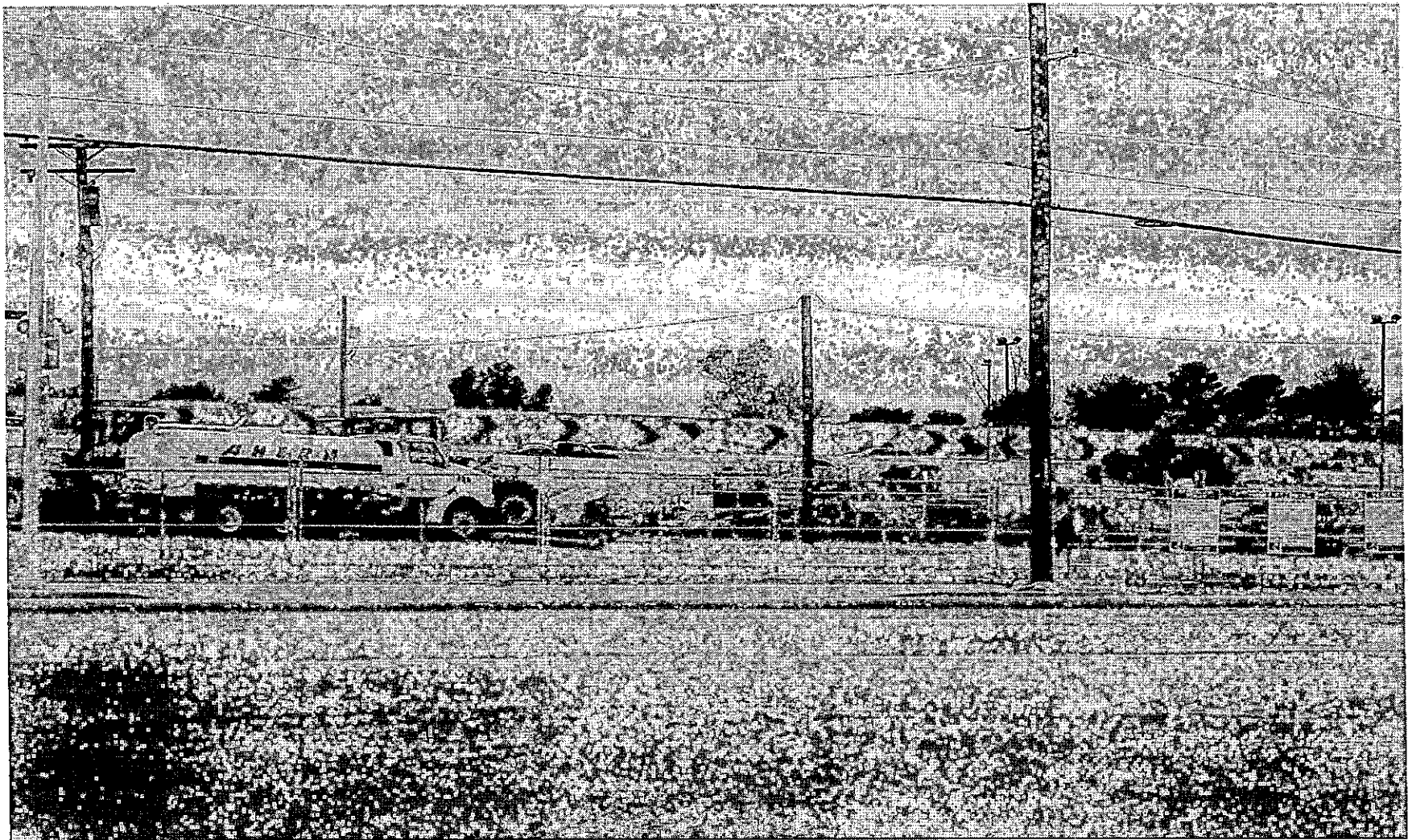
VAR-18250 - APPLICANT/OWNER: DFA, LLC
SOUTHWEST CORNER OF BONANZA ROAD AND MARTIN L. KING BOULEVARD
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18250 - APPLICANT/OWNER: DFA, LLC
SOUTHWEST CORNER OF BONANZA ROAD AND MARTIN L. KING BOULEVARD
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18250 - APPLICANT/OWNER: DFA, LLC
SOUTHWEST CORNER OF BONANZA ROAD AND MARTIN L. KING BOULEVARD
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06

November 20, 2006

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

APN: 139-28-401-033

Re:
Side Setback Variance

To Whom It May Concern:

We respectfully submit this request for a variance in combination with a Site Development Review for an eighteen-story office development located on the southwest corner of Bonanza and Martin Luther King Dr. We are also requesting this parcel be rezoned to C-2. The current general plan for the parcel is GC.

The Ahern Corporate Center will combine much needed office and retail space in an eighteen-story tower in a redeveloping area of the city. This project consists of 19,000 sf of retail, 150,000 sf of leasable office space, a daycare for the employees working in the building and 3,700 sf of restaurant which includes 1,000 sf of eating area. There are 666 parking spaces required and 666 parking spaces provided. The majority of the parking is provided in an eight story parking structure under the office tower. The exterior materials include metal panels, precast panels, aluminum storefront and stone panels at the base. The mechanical equipment and the helipad are screened from view by metal panels.

We are requesting a variance of the development standards for 5'-0" where 10'-0" is required for the side setback. The sidewalk along MLK will be 10'-0" wide, 5' on each side of the property line, and will feature streetscape that will include street trees with tree grates and other site furnishings. This will push the buildings closer to the street in an attempt to create a more urban environment along Bonanza and Martin Luther King. This will also allow Pad "C" to have a pedestrian entrance from the MLK side of the building. This variance will also allow us to provide more onsite parking for the retail pad buildings.

In our opinion, this variance request will not negatively impact the design of the proposed project. We have made every attempt to try and follow City of Las Vegas Title 19 as closely as possible in the design and layout of this site. We hope that you will join us in our attempt to bring a much-needed high caliber project into this area.

Respectfully Submitted,



Kristen G. Neuman, AIA

VAR-18250
01/11/07 PC



SUBJECT: VAR-18250 - APPLICANT/OWNER: DFA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *January 11, 2007* 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.

Bruce E. Bilyeu 1-9-07
Signature Date

BRUCE E BILYEU
Please print name

AHERN RENTALS
Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 1/11/07 Item # 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-18346 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: AMESBURY VILLEGAS TRUST - Request for a Variance TO ALLOW 32 PARKING SPACES WHERE 33 ARE REQUIRED FOR AN APPROVED TWO STORY, 9,805 SQUARE FOOT OFFICE BUILDING on 0.40 acres at 703 South Eighth Street (APN 139-34-810-042), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 8, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

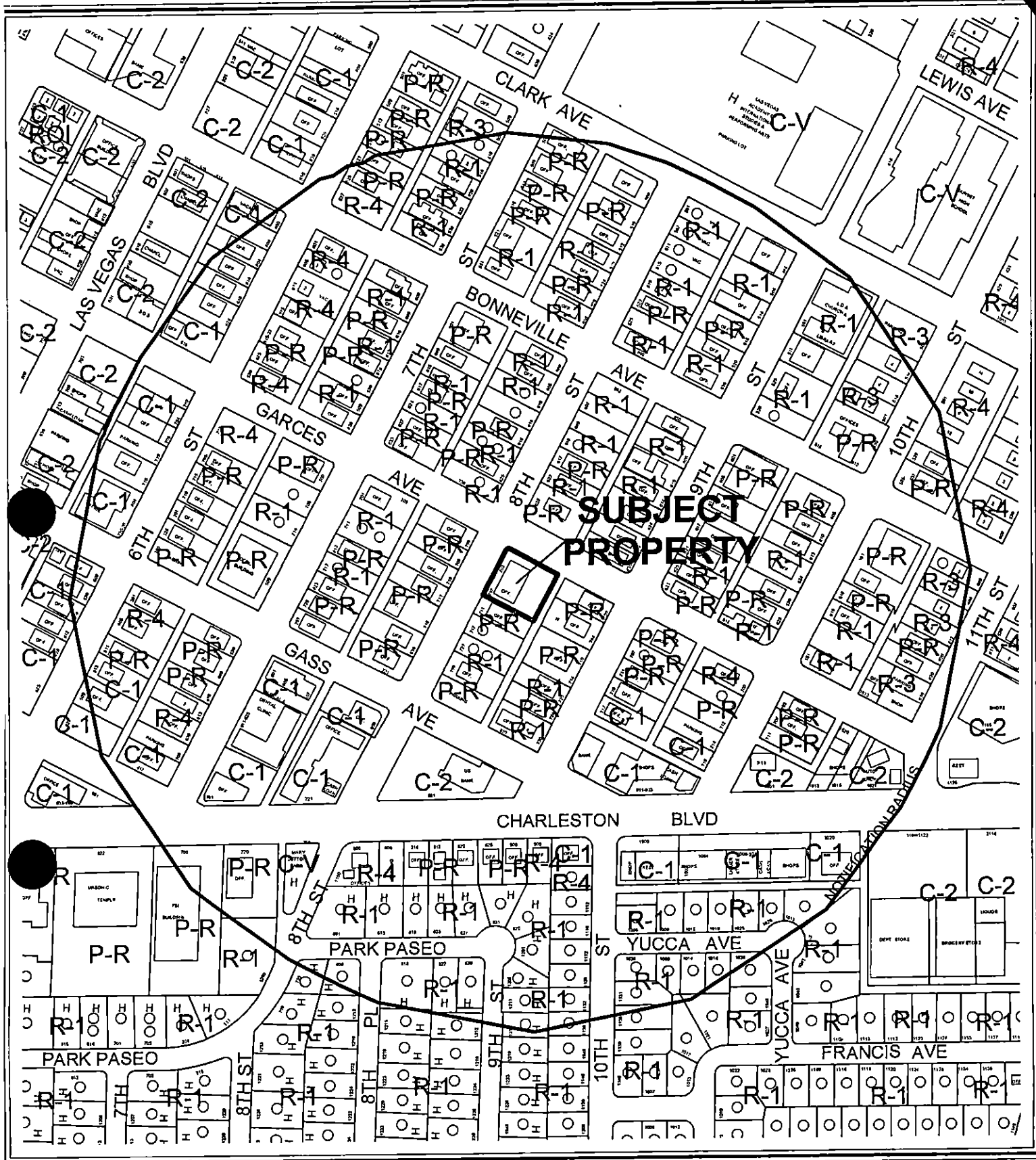
MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] had been requested to be held in abeyance to the 02/08/2007 Planning Commission Meeting.

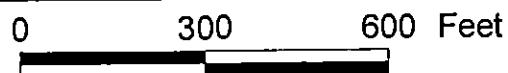
(6:05 – 6:12)

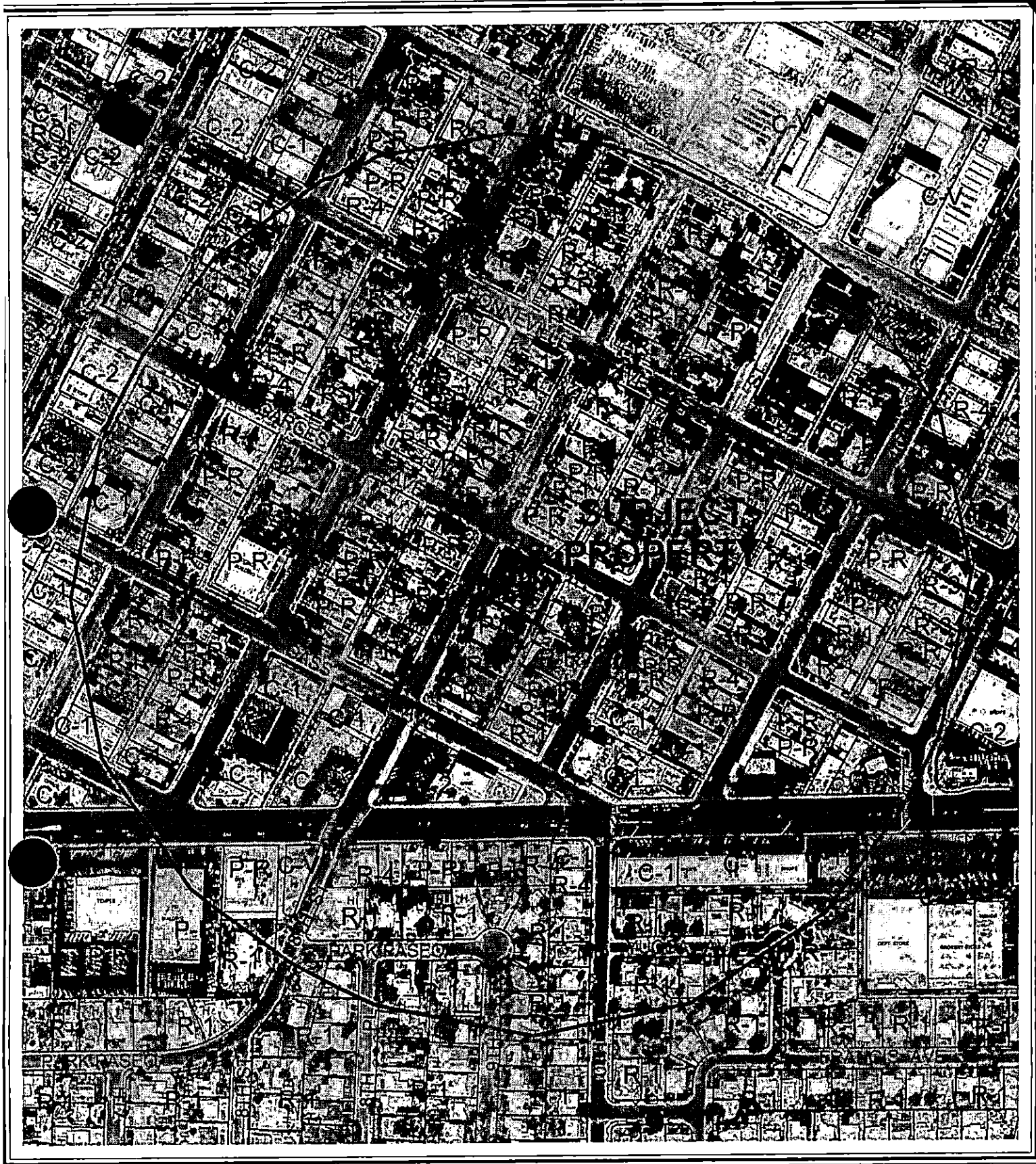


CASE: **VAR-18346**

RADIUS: 1000 FT

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





0 300 600 Feet

CASE: **VAR-18346**

RADIUS: 1000 FT

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-18346 - APPLICANT/OWNER: AMESBURY VILLEGAS TRUST

**APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE FEBRUARY 8, 2007 PLANNING
COMMISSION MEETING**

MEMO 14:**Abeyance Letter**Project Name: 2-Story Law OfficeDate: 04JAN07Project #: 12680427.03Location: @ 703 South 8th Street, Las Vegas, NV.Page: 1 of 1Architect Phase #: 08Type: ☐ Conference ☐ Teleconference ☐ Research Report ☒ Other: Withdraw

Attn: Mr. John Korkosz, Planning Supervisor
 City of Las Vegas, Planning & Development Department
 Current Planning Division

Fax: 702-385-7268

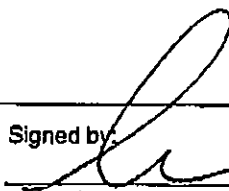
Re: VAR-18346

Please note the following:

On behalf of the Applicant for VAR-18346 we are requesting this parking variance be held in abeyance from the January 11, 2007 Planning Commission meeting to the February 8, 2007 Planning Commission meeting.

If you have any questions or concerns please call to discuss.

Thank you

Distribution:	Fax:	Date:	Initial:	Signed by:
CLV	385-7268			
				Name: Mark V. Martino
				Title: Project Manager
				Last printed: 4-Jan-07 2:43 PM
				Reviewed By:
☐ Mail	☒ Please reply			☒ Project Files
☒ Fax	☐ No Reply Necessary Unless Exception Taken			☐ H.R.M. Files
☐ Deliver				☐ Other:

Copyright © 2007 GGW Studios V:\2004 Projects\12480407.03 - Two Story Redesign @ AMESBURY & SCHUTT\05 - Memos\Memo14-Abeyance Letter.DOC

architecture/engineering/site
GARY GUY WILSON
 7625 Dean Martin Drive, Suite #100
 professional corporation • certified n.c.a.r.b.

planning/interiors
STUDIOS...
 Las Vegas, NV 89139-5975
 702.876.0668 • info@ggwarchitects.com



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-18346 APN: 139.34.810.042
Name of Property Owner: AMESBURY VILLEGAS TRUST
Name of Applicant: DAVID C. AMESBURY
Name of Representative: GARY GUY WILSON ARCHITECTS

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner:

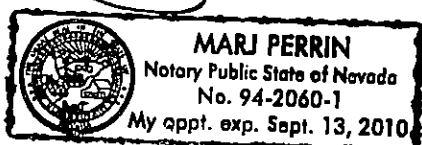
Print Name:

David C. Amesbury

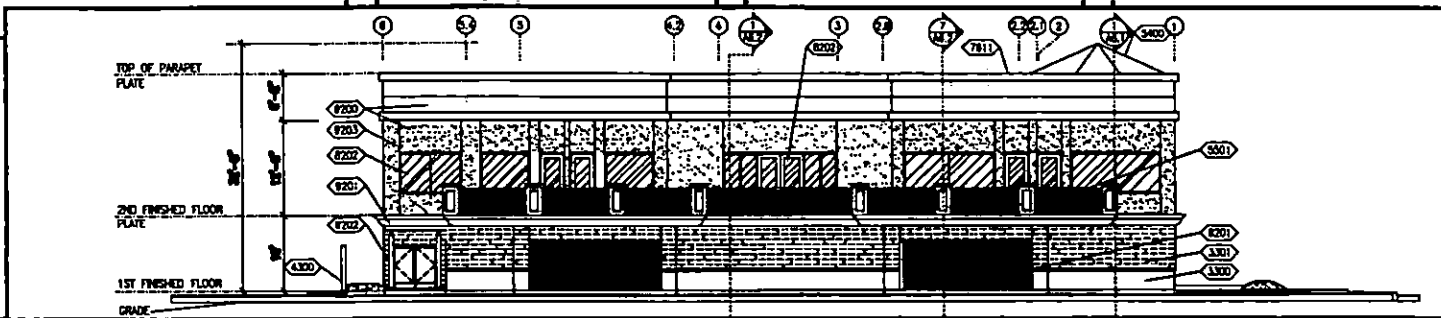
Subscribed and sworn before me

This 28th day of November, 2006

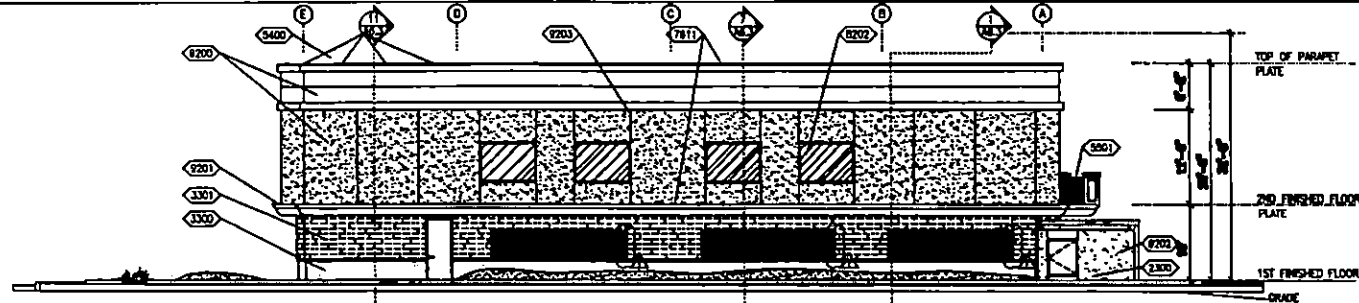
Marj Perrin
Notary Public in and for said County and State



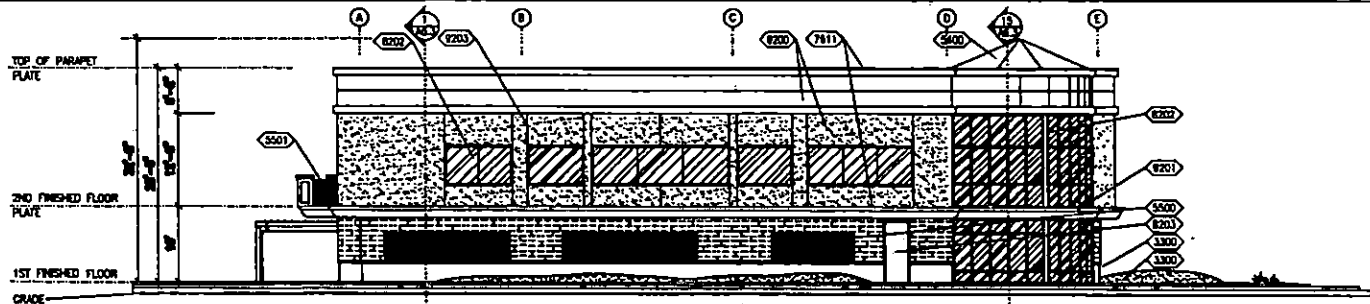
SITE DEMOLITION NOTES: 1. ALL DEMOLISHED BLDG. MATERIAL TO BE REMOVED FROM SITE. 2. NO BURNING OF MATERIALS TO BE ALLOWED ON SITE. 3. CONTRACTOR TO COORDINATE UTILITY REMOVAL WITH ASSOCIATED UTILITY COMPANIES & OWNER. CAP ALL UTIL. TO DEMOLISHED BLDG. @ 3'-0" BELOW GRADE. 4. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO DEMOLITION & NEW CONSTRUCTION. IF A CONFLICT EXISTS IN FIELD, THE CONTRACTOR IS TO NOTIFY THE ARCHITECT AND/OR OWNER IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OF ANY WORK. 5. PATCH ASPHALT & PAVEMENT SURFACES AT DEMOLISHED AND NEW CONSTRUCTION THROUGHOUT. NOTE: CONTRACTOR TO PROVIDE AS-BUILT PLANS DOCUMENTING/LISTING ALL PLUMBING FIXTURES AND DRAINS THAT ARE DEMOLISHED DURING CONSTRUCTION FOR OWNER'S RECORDS	SITE NOTES: 1. ALL BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) & CROSS SLOPE OF 2% U.S.A. 2. SEE CIVIL DRAWINGS FOR ADDITIONAL ON & OFF-SITE WORK. CONTROL SITE W/CIVIL FOR DRAINAGE AND BOUNDARIES. 3. UNPAVED HOOP CROSSINGS SHALL NOT EXCEED A 3% RUNNING SLOPE AND A 2% CROSS SLOPE. 4. CONSTRUCTION MUST MEET ALL REQUIREMENTS OF ADA GUIDELINES AND CURRENT I.E.C.	LOCATION MAP SEE NONE



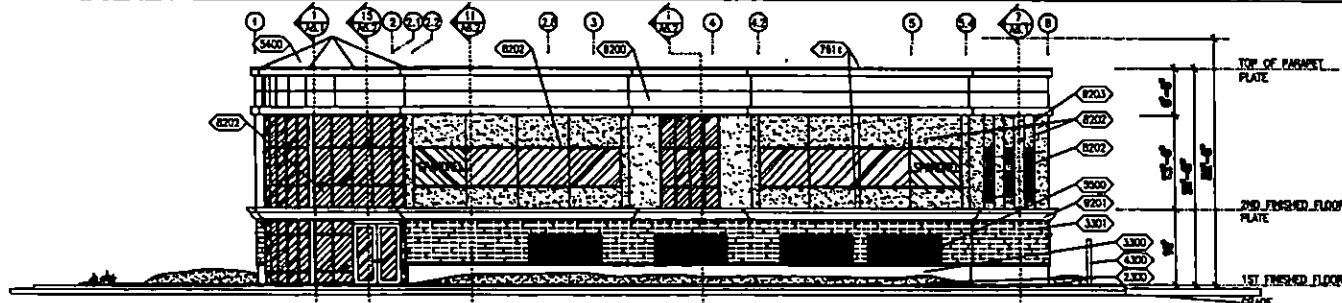
EAST ELEVATION (ALLEY) SC: 1/8"=1'-0" 8



SOUTH ELEVATION SC: 1/8"=1'-0" 7



NORTH ELEVATION (GARGES STREET) SC: 1/8"=1'-0" 6



WEST ELEVATION (EIGHTH STREET) SC: 1/8"=1'-0" 5

KEYNOTES: THIS SHEET ONLY

- 3300 LANDSCAPING BERM, SEE SITE PLAN & CIVIL DRAWINGS.
- 3301 CONCRETE WALL PAINTED (COLOR: TACKER TRAIL) (SACK SMOOTH FINISH)
- 3302 STONE MOWER FINISH (COLOR: NATURAL BLEND)
- 3303 8'-0" HIGH FORMER WALL, SEE SITE PLAN.
- 3400 DECORATIVE METAL ROOF STRUCTURE BY SIGH COMPANY, SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
- 3500 DECORATIVE WROUGHT IRON SECURITY GATES, PAINTED
- 3501 DECORATIVE BUILDING G.I. WALL, 1/2" STUCCOED PLASTER, SEE DET.
- 7811 24 GA. G.I. CAP/PAN/PEL FLASHING.
- 7821 AUTOMATIC CHROME/METAL ROLL UP SECURITY DOOR
- 7822 ALUMINUM STOREFRONT SYSTEM, SEE SCHEDULES.
- 7823 EXTERIOR DOOR, SEE SCHEDULES.
- 7824 STUCCO FINISH, PAINTED (COLORS: ENCHILADA & NATURAL, ECHO)
- 7825 DECORATIVE STUCCO BUILD-OUT, PAINTED (COLOR: NEW PENNY)
- 7826 TRISH ENCLOSURE WITH STUCCO FINISH AND PAINTED METAL GATES, SEE SITE PLAN.
- 7827 STUCCO CONTROL JOINT, KEYING #15.

NOTES:

1. ALL EXTERIOR SIGNAGE TO BE PROVIDED BY OTHERS. PROVIDE J-BLOCKS IN PARAPETS FOR FUTURE SIGNAGE.
2. ALL EXPOSED STUCCO CORNERS TO HAVE RIGHT ANGLE STUCCO CORNER BEADS.
3. ALSO SEE SECTIONS, SCHEDULES AND M, P & E SHEETS FOR ADDITIONAL INFORMATION.
4. MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF & SCREENED FROM VIEW.
5. ALL EXPOSED MATERIALS TO BE PRE-FINISHED OR PAINTED IN FIELD. MULTIPLE COLORS TO BE AS SELECTED BY ARCHITECT.

RECEIVED
NOV 28 2006

VAR-18346

01/11/07 PC

EXTERIOR ELEVATIONS

A3.1

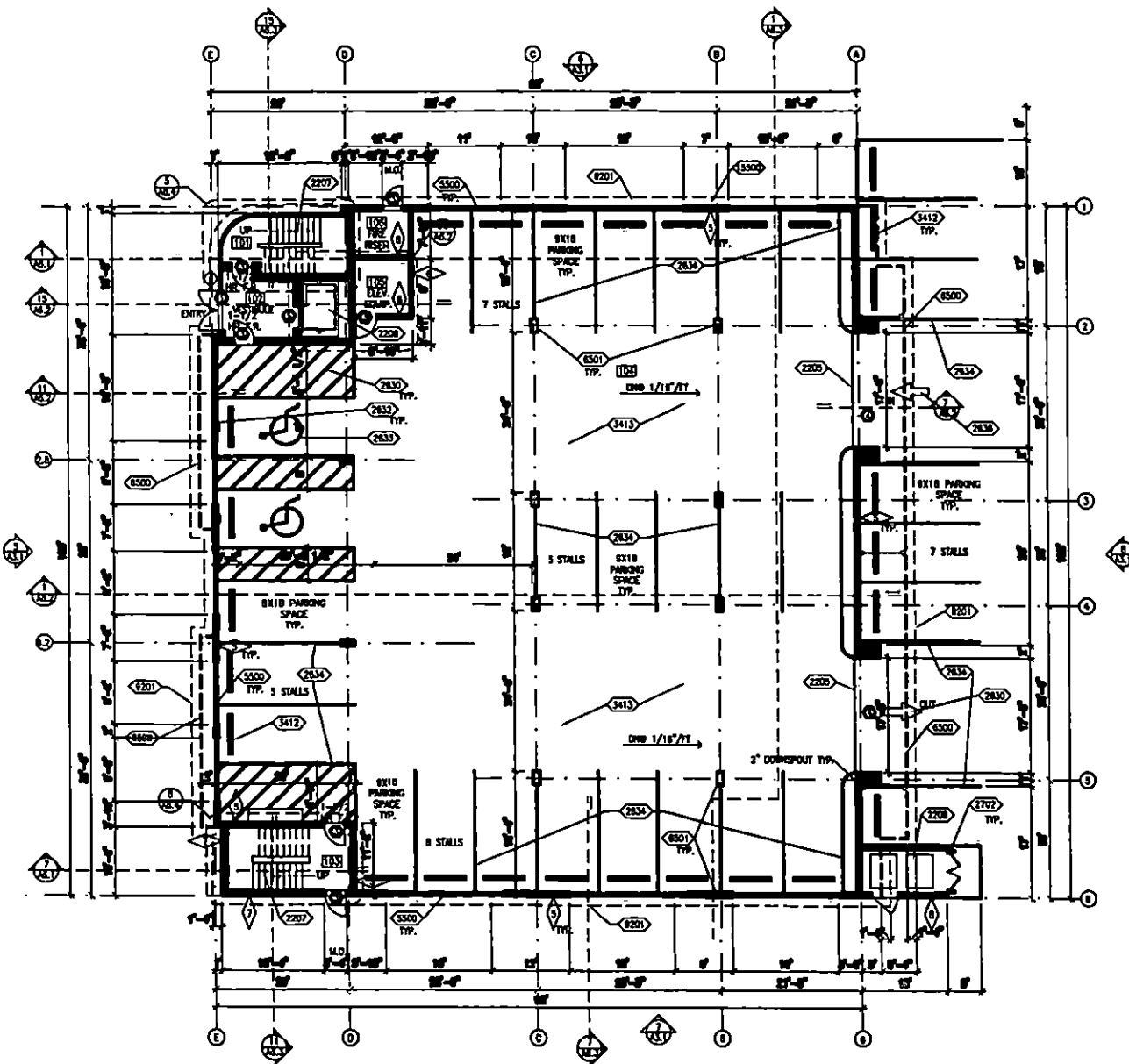
GARY GUY WILSON ARCHITECTS, PC
ARCHITECTS
1000 15TH AVENUE, SUITE 100
DENVER, CO 80202
(303) 733-1000
FAX: (303) 733-1001
WWW.GUYWILSONARCHITECTS.COM

CONSULTANTS:
CHAS. DAWKINS, INC.
STRUCTURAL/MECHANICAL DESIGN ASSOC.
ELECT. PROFESSIONAL DESIGN ASSOC.
MECH. PROFESSIONAL DESIGN ASSOC.

**TWO STORY LAW OFFICES
SHELL BUILDING & TENANT IMPROVEMENTS**
703 SOUTH EIGHTH STREET
DENVER, CO 80202
FOR MORE INFORMATION
CALL: (303) 733-1000

PROJECT NO.	1748407.01
DATE	01/11/07
PROJECT	NEW
OWNER	THE
DESIGNER	LSW/AV
ARCHITECT	GW
ENGINEER	DAW/MS
MECHANICAL	DAW/MS
ELECTRICAL	DAW/MS
MECHANICAL	DAW/MS

REVISIONS	
NO.	DESCRIPTION
1	PLN CH 22/06/05



FIRST FLOOR PLAN SC: 1/8"=1'-0" 5

KEYNOTES: THIS SHEET ONLY

- 2200 AUTOMATIC ROLL UP ACCESS/ SECURITY GATES
- 2200 ELEVATOR ACCESS TO 2ND FLOOR
- 2207 STAIR ACCESS/ EXIT ENCLOSURE
- 2200 TRASH ENCLOSURE, SEE 2200
- 2630 PAINTED HOOP ACCESS ISLE
- 2631 HOOP PARKING SIGN TYP. EA. STALL, SEE 2631
- 2633 HOOP PARKING SYMBOL TYP. EA. STALL, SEE 2633
- 2634 TYP. 3" PANT STRIPPING
- 2636 PAINTED ARROW AND TEXT
- 2702 STEEL PIPE COLLARS, SEE 2702
- 3412 TYP. 8"-12" LONG PRE-CAST CONC. TIE STOP. TYP. ALL EXTERIOR STALLS
- 3413 TYP. CONC. SLAB/PARKING, SEE STRUCTURAL
- 3500 DECORATIVE WLL SECURITY BARS, PAINTED
- 3500 OUTLINE OF SECOND FLOOR ABOVE
- 3501 CONCRETE COLLARS, SEE STRUCTURAL DRAWINGS
- 3701 DECOR STUCCO BUILD-OUT @ SECOND FLOOR LINE ABOVE
- 3500 SWITCH GEAR, SEE ELECTRICAL

SOUTH WALL AREA ANALYSIS

CROSS INSIDE AREA OF SOUTH WALL: 95.5' X 8.5' = 812 SF
 25% OF WHICH IS 222 SF
 TOTAL AREA OF OPENINGS, WINDOWS AND DOOR:
 = (1183) X 4' + (3.3 X 8.5) = 219.39 SF
 219.39 < 222 SF, THEREFORE MEETS IRC 2003 TABLE 704.8

WALL TYPE LEGEND

- 5 8" CONCRETE WALL W/PART LOWER PORTION AND STONE VENEER UPPER FOR TYPICAL EXTERIOR WALL. SEE FINISH SCHEDULE FOR INTERIOR WALLS & ELEVATIONS FOR DETAILS. ALSO SEE STRUCT. INTERIOR WALL REQUIRED TO BE 2-HR FIRE RATED 2003 IRC TAB 720.1(2) ITEM #4-1.1 SEE EXTRACT @ 4/47.2
- 6 TYP. INTERIOR WALL - 8" STEEL STUDS AT 16" O.C. W/5/8" TYPE "X" GYPS. BOTH SIDES AND R-19 BATT INSUL., TAPED AND TEXTURED TO CONC. DECK ABOVE
- 7 10" CONCRETE WALL W/PART LOWER PORTION AND STONE VENEER UPPER FOR TYPICAL SOUTH STAIR EXT. WALLS. SEE FINISH SCHEDULE FOR INTERIOR WALLS & ELEVATIONS FOR DETAILS. ALSO SEE STRUCT. FINISH INSIDE W/ONE LAYER OF 5/8" GYP. BD., PAINTED.
- 8 8" CONCRETE BLOCK WALL, CHOUT FILLED W/ STUCCO FINISH EXTERIOR SURFACE.

GENERAL NOTES:

1. ALL INTERIOR PARTITIONS TO RECEIVE FULL THICK BATT INSULATION.
2. ALL PARTITIONS TO EXTEND TO 8" ABOVE FINISHED CEILING, UNLESS NOTED OTHERWISE (U.N.O.)
- ALL DIMENSIONS ARE SHOWN TO THE FACE OF UNLESS OTHERWISE NOTED.
- THE FINISH DIMENSION IS FROM SIDE DOOR JAMB TO C. JAMB.
3. TYP. WALL TO BE TYPE 5 U.N.O.

NOV 28 2006

FIRST FLOOR PLAN

5

A2.1

VAR-18346

01/11/07 PC

KEYNOTES: THIS SHEET ONLY

2200 AUTOMATIC ROLL UP ACCESS/ SECURITY GATES

2200 ELEVATOR ACCESS TO 2ND FLOOR

2207 STAIR ACCESS/ EXIT ENCLOSURE

2200 TRASH ENCLOSURE, SEE 2200

2630 PAINTED HOOP ACCESS ISLE

2631 HOOP PARKING SIGN TYP. EA. STALL, SEE 2631

2633 HOOP PARKING SYMBOL TYP. EA. STALL, SEE 2633

2634 TYP. 3" PANT STRIPPING

2636 PAINTED ARROW AND TEXT

2702 STEEL PIPE COLLARS, SEE 2702

3412 TYP. 8"-12" LONG PRE-CAST CONC. TIE STOP. TYP. ALL EXTERIOR STALLS

3413 TYP. CONC. SLAB/PARKING, SEE STRUCTURAL

3500 DECORATIVE WLL SECURITY BARS, PAINTED

3500 OUTLINE OF SECOND FLOOR ABOVE

3501 CONCRETE COLLARS, SEE STRUCTURAL DRAWINGS

3701 DECOR STUCCO BUILD-OUT @ SECOND FLOOR LINE ABOVE

3500 SWITCH GEAR, SEE ELECTRICAL

SOUTH WALL AREA ANALYSIS

CROSS INSIDE AREA OF SOUTH WALL: 95.5' X 8.5' = 812 SF
 25% OF WHICH IS 222 SF
 TOTAL AREA OF OPENINGS, WINDOWS AND DOOR:
 = (1183) X 4' + (3.3 X 8.5) = 219.39 SF
 219.39 < 222 SF, THEREFORE MEETS IRC 2003 TABLE 704.8

WALL TYPE LEGEND

5 8" CONCRETE WALL W/PART LOWER PORTION AND STONE VENEER UPPER FOR TYPICAL EXTERIOR WALL. SEE FINISH SCHEDULE FOR INTERIOR WALLS & ELEVATIONS FOR DETAILS. ALSO SEE STRUCT. INTERIOR WALL REQUIRED TO BE 2-HR FIRE RATED 2003 IRC TAB 720.1(2) ITEM #4-1.1 SEE EXTRACT @ 4/47.2

6 TYP. INTERIOR WALL - 8" STEEL STUDS AT 16" O.C. W/5/8" TYPE "X" GYPS. BOTH SIDES AND R-19 BATT INSUL., TAPED AND TEXTURED TO CONC. DECK ABOVE

7 10" CONCRETE WALL W/PART LOWER PORTION AND STONE VENEER UPPER FOR TYPICAL SOUTH STAIR EXT. WALLS. SEE FINISH SCHEDULE FOR INTERIOR WALLS & ELEVATIONS FOR DETAILS. ALSO SEE STRUCT. FINISH INSIDE W/ONE LAYER OF 5/8" GYP. BD., PAINTED.

8 8" CONCRETE BLOCK WALL, CHOUT FILLED W/ STUCCO FINISH EXTERIOR SURFACE.

GENERAL NOTES:

1. ALL INTERIOR PARTITIONS TO RECEIVE FULL THICK BATT INSULATION.
2. ALL PARTITIONS TO EXTEND TO 8" ABOVE FINISHED CEILING, UNLESS NOTED OTHERWISE (U.N.O.)
- ALL DIMENSIONS ARE SHOWN TO THE FACE OF UNLESS OTHERWISE NOTED.
- THE FINISH DIMENSION IS FROM SIDE DOOR JAMB TO C. JAMB.
3. TYP. WALL TO BE TYPE 5 U.N.O.

NOV 28 2006

FIRST FLOOR PLAN

5

A2.1

VAR-18346

01/11/07 PC

KEYNOTES: THIS SHEET ONLY

2200 AUTOMATIC ROLL UP ACCESS/ SECURITY GATES

2200 ELEVATOR ACCESS TO 2ND FLOOR

2207 STAIR ACCESS/ EXIT ENCLOSURE

2200 TRASH ENCLOSURE, SEE 2200

2630 PAINTED HOOP ACCESS ISLE

2631 HOOP PARKING SIGN TYP. EA. STALL, SEE 2631

2633 HOOP PARKING SYMBOL TYP. EA. STALL, SEE 2633

2634 TYP. 3" PANT STRIPPING

2636 PAINTED ARROW AND TEXT

2702 STEEL PIPE COLLARS, SEE 2702

3412 TYP. 8"-12" LONG PRE-CAST CONC. TIE STOP. TYP. ALL EXTERIOR STALLS

3413 TYP. CONC. SLAB/PARKING, SEE STRUCTURAL

3500 DECORATIVE WLL SECURITY BARS, PAINTED

3500 OUTLINE OF SECOND FLOOR ABOVE

3501 CONCRETE COLLARS, SEE STRUCTURAL DRAWINGS

3701 DECOR STUCCO BUILD-OUT @ SECOND FLOOR LINE ABOVE

3500 SWITCH GEAR, SEE ELECTRICAL

SOUTH WALL AREA ANALYSIS

CROSS INSIDE AREA OF SOUTH WALL: 95.5' X 8.5' = 812 SF
 25% OF WHICH IS 222 SF
 TOTAL AREA OF OPENINGS, WINDOWS AND DOOR:
 = (1183) X 4' + (3.3 X 8.5) = 219.39 SF
 219.39 < 222 SF, THEREFORE MEETS IRC 2003 TABLE 704.8

WALL TYPE LEGEND

5 8" CONCRETE WALL W/PART LOWER PORTION AND STONE VENEER UPPER FOR TYPICAL EXTERIOR WALL. SEE FINISH SCHEDULE FOR INTERIOR WALLS & ELEVATIONS FOR DETAILS. ALSO SEE STRUCT. INTERIOR WALL REQUIRED TO BE 2-HR FIRE RATED 2003 IRC TAB 720.1(2) ITEM #4-1.1 SEE EXTRACT @ 4/47.2

6 TYP. INTERIOR WALL - 8" STEEL STUDS AT 16" O.C. W/5/8" TYPE "X" GYPS. BOTH SIDES AND R-19 BATT INSUL., TAPED AND TEXTURED TO CONC. DECK ABOVE

7 10" CONCRETE WALL W/PART LOWER PORTION AND STONE VENEER UPPER FOR TYPICAL SOUTH STAIR EXT. WALLS. SEE FINISH SCHEDULE FOR INTERIOR WALLS & ELEVATIONS FOR DETAILS. ALSO SEE STRUCT. FINISH INSIDE W/ONE LAYER OF 5/8" GYP. BD., PAINTED.

8 8" CONCRETE BLOCK WALL, CHOUT FILLED W/ STUCCO FINISH EXTERIOR SURFACE.

GENERAL NOTES:

1. ALL INTERIOR PARTITIONS TO RECEIVE FULL THICK BATT INSULATION.
2. ALL PARTITIONS TO EXTEND TO 8" ABOVE FINISHED CEILING, UNLESS NOTED OTHERWISE (U.N.O.)
- ALL DIMENSIONS ARE SHOWN TO THE FACE OF UNLESS OTHERWISE NOTED.
- THE FINISH DIMENSION IS FROM SIDE DOOR JAMB TO C. JAMB.
3. TYP. WALL TO BE TYPE 5 U.N.O.

NOV 28 2006

FIRST FLOOR PLAN

5

A2.1

VAR-18346

01/11/07 PC

KEYNOTES: THIS SHEET ONLY

2200 AUTOMATIC ROLL UP ACCESS/ SECURITY GATES

2200 ELEVATOR ACCESS TO 2ND FLOOR

2207 STAIR ACCESS/ EXIT ENCLOSURE

2200 TRASH ENCLOSURE, SEE 2200

2630 PAINTED HOOP ACCESS ISLE

2631 HOOP PARKING SIGN TYP. EA. STALL, SEE 2631

2633 HOOP PARKING SYMBOL TYP. EA. STALL, SEE 2633

2634 TYP. 3" PANT STRIPPING

2636 PAINTED ARROW AND TEXT

2702 STEEL PIPE COLLARS, SEE 2702

3412 TYP. 8"-12" LONG PRE-CAST CONC. TIE STOP. TYP. ALL EXTERIOR STALLS

3413 TYP. CONC. SLAB/PARKING, SEE STRUCTURAL

3500 DECORATIVE WLL SECURITY BARS, PAINTED

3500 OUTLINE OF SECOND FLOOR ABOVE

3501 CONCRETE COLLARS, SEE STRUCTURAL DRAWINGS

3701 DECOR STUCCO BUILD-OUT @ SECOND FLOOR LINE ABOVE

3500 SWITCH GEAR, SEE ELECTRICAL

SOUTH WALL AREA ANALYSIS

CROSS INSIDE AREA OF SOUTH WALL: 95.5' X 8.5' = 812 SF
 25% OF WHICH IS 222 SF
 TOTAL AREA OF OPENINGS, WINDOWS AND DOOR:
 = (1183) X 4' + (3.3 X 8.5) = 219.39 SF
 219.39 < 222 SF, THEREFORE MEETS IRC 2003 TABLE 704.8

WALL TYPE LEGEND

5 8" CONCRETE WALL W/PART LOWER PORTION AND STONE VENEER UPPER FOR TYPICAL EXTERIOR WALL. SEE FINISH SCHEDULE FOR INTERIOR WALLS & ELEVATIONS FOR DETAILS. ALSO SEE STRUCT. INTERIOR WALL REQUIRED TO BE 2-HR FIRE RATED 2003 IRC TAB 720.1(2) ITEM #4-1.1 SEE EXTRACT @ 4/47.2

6 TYP. INTERIOR WALL - 8" STEEL STUDS AT 16" O.C. W/5/8" TYPE "X" GYPS. BOTH SIDES AND R-19 BATT INSUL., TAPED AND TEXTURED TO CONC. DECK ABOVE

7 10" CONCRETE WALL W/PART LOWER PORTION AND STONE VENEER UPPER FOR TYPICAL SOUTH STAIR EXT. WALLS. SEE FINISH SCHEDULE FOR INTERIOR WALLS & ELEVATIONS FOR DETAILS. ALSO SEE STRUCT. FINISH INSIDE W/ONE LAYER OF 5/8" GYP. BD., PAINTED.

8 8" CONCRETE BLOCK WALL, CHOUT FILLED W/ STUCCO FINISH EXTERIOR SURFACE.

GENERAL NOTES:

1. ALL INTERIOR PARTITIONS TO RECEIVE FULL THICK BATT INSULATION.
2. ALL PARTITIONS TO EXTEND TO 8" ABOVE FINISHED CEILING, UNLESS NOTED OTHERWISE (U.N.O.)
- ALL DIMENSIONS ARE SHOWN TO THE FACE OF UNLESS OTHERWISE NOTED.
- THE FINISH DIMENSION IS FROM SIDE DOOR JAMB TO C. JAMB.
3. TYP. WALL TO BE TYPE 5 U.N.O.

NOV 28 2006

FIRST FLOOR PLAN

5

A2.1

VAR-18346

01/11/07 PC



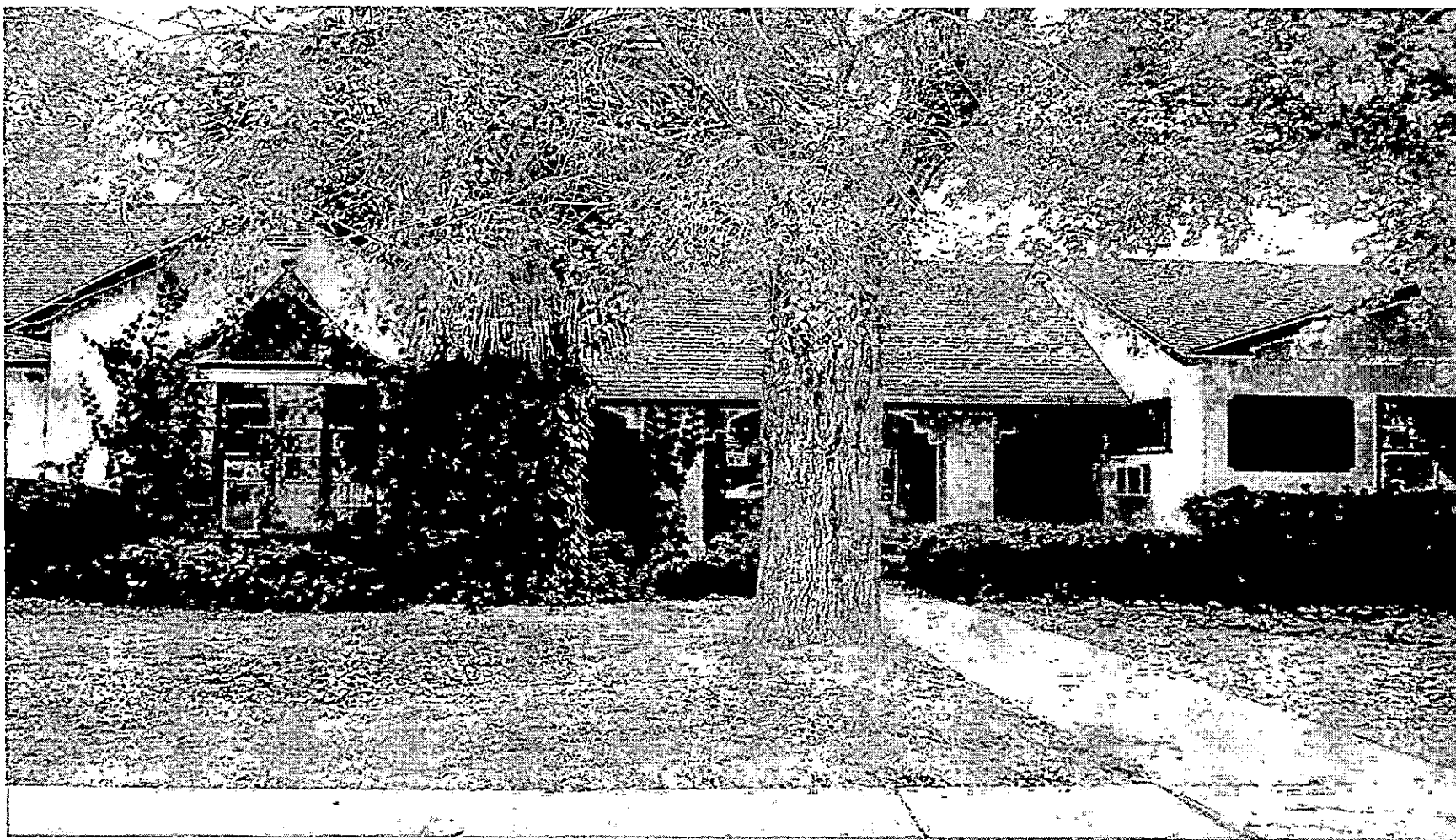
VAR-18346 - APPLICANT/OWNER: AMESBURY VILLEGAS TRUST
703 SOUTH EIGHTH STREET
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



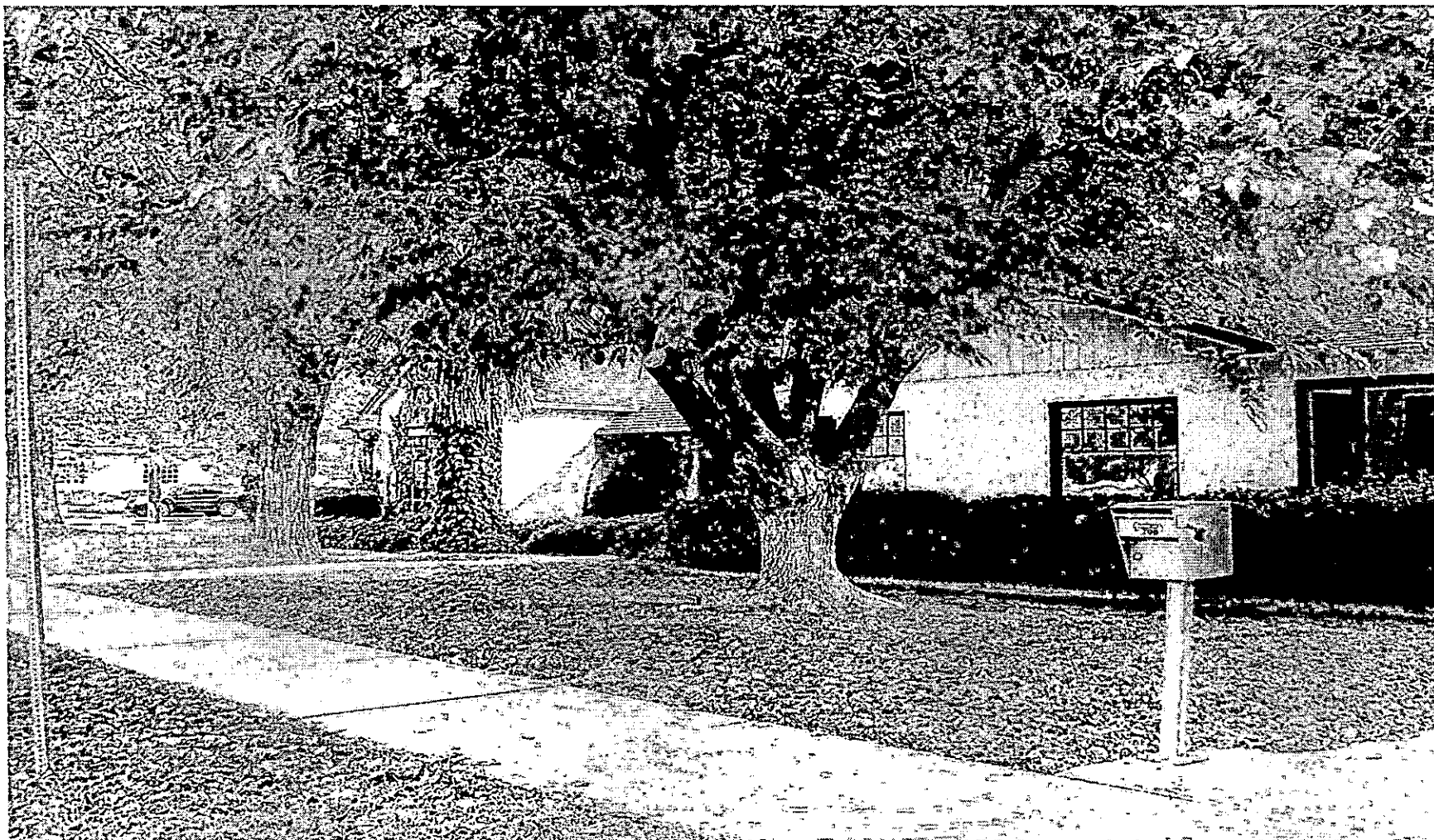
VAR-18346 - APPLICANT/OWNER: AMESBURY VILLEGAS TRUST
703 SOUTH EIGHTH STREET
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18346 - APPLICANT/OWNER: AMESBURY VILLEGAS TRUST
703 SOUTH EIGHTH STREET
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18346 - APPLICANT/OWNER: AMESBURY VILLEGAS TRUST
703 SOUTH EIGHTH STREET
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



VAR-18346 - APPLICANT/OWNER: AMESBURY VILLEGAS TRUST
703 SOUTH EIGHTH STREET
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06

MEMO 11:

Project Name: 2-Story Law Office SDR

Date: 28NOV06

Project #: 12680427.03

Location: @ 703 South 8th Street., Las Vegas, NV.

Page: 1 of 1

Architect Phase #: 06

Type: ☐ Conference ☐ Teleconference ☐ Research Report ☒ Other:

Justification Letter:

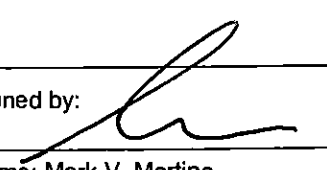
Mr. David C. Amesbury requests a Waiver to a previously submitted Site Development Plan Review (SDR-6260) for the property located at 703 South 8th Street for the following reasons:

1. Mr. Amesbury wishes to expand the law offices currently located at this address by constructing a new building on the site. The Existing single story building will be demolished for a new 2-story professional office building. Parking will be located on the ground floor with one story of office space above. Access to parking will be from the existing alley way to the east and to the professional offices above utilizing stair and elevator access along the west facade.
2. The original SDR-6260 indicated that thirty-three (33) parking stalls were required for this project and that thirty-three (33) would be provided.

During the course of building plans check, one stall was eliminated due to design issues required for building life safety and by trash removal preferences. Trash was originally going to be stored within the garage below and transported to the alleyway by the owners. The current design indicates a trash enclosure to Republic Services standards located at the Alleyway, thus eliminating one parking stall. Due to the small lot and tight parking we would like to request a waiver for one required parking stall.

Required parking is thirty-three stalls and this project would have thirty-two parking stalls and one five foot wide motorcycle stall for this project.

VAR-18346
01/11/07 PC

Distribution:	Fax:	Date:	Initial:	Signed by:
<u>City of Las Vegas</u>				
				Name: Mark V. Martino
				Title: Project Manager
				Last printed: 28-Nov-06 11:12 AM
				Reviewed By:
☐ Mail	☐ Please reply			☒ Project Files ☐ H.R.M. Files
☐ Fax	☒ No Reply Necessary Unless Exception Taken			☐ Account Files ☐ Other:
☒ Deliver				

Copyright © 2006 GGWStudios V:\2004 Projects\12480407.03 - Two Story Resdesign @ AMESBURY & SCHUTT\05 - Memos\Memo11-2-story Justification Letter Waiver.DOC

architecture / engineering / site
GARY GUY WILSON
7625 S. Industrial Rd., #100, Las Vegas, NV 89139
professional corp./certified n.c.a.r.b.



planning / interior design
STUDIOS...
(702) 876-0668

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-18316 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: INSITE TOWERS, LLC - OWNER: LAACO LTD - Request for a Special Use Permit FOR AN 80-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN, TO BE 320 FEET FROM A SINGLE FAMILY DETACHED DWELLING WHERE THE TOWN CENTER STANDARDS REQUIRE A DISTANCE SEPARATION OF 330 FEET on 1.98 acres at the northeast corner of Kevin Way and Centennial Parkway (APN 125-20-402-007), T-C (Town Center) Zone, Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Todd Foson

MOTION:

DUNNAM – APPROVED subject to conditions – Motion carried with TRUESELL voting NO

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

This item was under the One Motion/One Vote portion of the agenda and was brought forward for discussion upon COMMISSIONER DUNNAM'S request.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 5 – SUP-18316

MINUTES – Continued:

JOHN KORKOSZ, Planning and Development Department, recommended approval because the cell phone tower will be partially screened by the mini-storage buildings and will be placed at the maximum distance allowed by the site.

DEBBIE ADAMS, 8432 Justine Court, appeared on behalf of the applicant and concurred with staff's recommendation.

COMMISSIONER DUNNAM encouraged the applicant to meet with COUNCILMAN ROSS and the neighbors before this item is heard by the City Council.

MS. ADAMS stated this cell tower was for Verizon Wireless and would be a pine tree stealth design.

COMMISSIONER TRUESDELL observed that the proposed design would not camouflage the tower in any way.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:19 – 6:22)

1-553

CONDITIONS:

Planning and Development

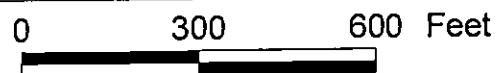
1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Wireless Communication Facility, Stealth Design use.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the structure. An Extension of Time may be filed for 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.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 5 – SUP-18316

CONDITIONS – Continued:

Public Works

5. The proposed wireless communications tower shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The tower base shall not be located within existing or proposed public sewer or drainage easements.



ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER
SPECIAL LAND USE DESIGNATION)]



*City of Las Vegas***AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-18316 - APPLICANT: INSITE TOWERS, LLC -
OWNER: LAACO LTD

**** CONDITIONS ******STAFF RECOMMENDATION:** APPROVAL, 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 structure. 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.

Public Works

5. The proposed wireless communications tower shall not be located within the public right-of-way or interfere with Site Visibility Restriction Zones. The tower base shall not be located within existing or proposed public sewer or drainage easements.

SUP-18316 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an 80-foot high cellular communications facility, stealth design within an approved storage facility.

Because the tower will be partially screened by the mini-storage buildings which are proposed for this site, and because the applicant is proposing to place the tower at the maximum distance allowed by the configuration of this site, staff's recommendation is for approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/16/05	The City Council approved the Annexation (ANX-5674) of approximately 1.99 acres into the city of Las Vegas. The effective date was 03/25/05. The Planning Commission and staff recommended approval.
04/20/05	The City Council approved companion applications for a Rezoning (ZON-6100) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) [SC-TC (Service Commercial – Town Center) Special Land Use Designation], a Vacation (VAC-6101) of U.S. Government Patent Easements, a Special Use Permit (SUP-6099) for a proposed Mini-Storage Facility, and a Site Development Plan Review (SDR-6097) for a proposed mini-storage facility and waivers of setbacks, perimeter landscaping and lot coverage requirements on the subject site. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
03/21/06	Civil improvement plans were submitted in conjunction with the mini-storage proposed for this site.
<i>Pre-Application Meeting</i>	
11/07/06	The requirements for a Special Use Permit were explained.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.98

SUP-18316 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Civil improvement plans in process for proposed mini-storage	SC-TC (Service Commercial – Town Center)	TC (Towncenter)
North	Civil improvement plans in process for proposed shopping center	SC-TC (Service Commercial – Town Center)	TC (Towncenter)
South	Undeveloped	PF (Public Facility)	Clark County
East	Civil improvement plans in process for proposed shopping center	SC-TC (Service Commercial – Town Center)	TC (Towncenter)
West	Residential subdivision under construction	ML (Medium Low) Density Residential	Clark County R-2: typical lot size +/- 3,600 sf

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

This application is not in compliance with the Town Center Standards because it proposes to place a cellular communication facility 320 feet from a single family detached dwelling where a distance separation of 330 feet is required.

DEVELOPMENT STANDARDS

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	240 Feet	320 Feet	Y
Adjacent development matching setback	10 Feet	320 Feet	Y

SUP-18316 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

<i>Towncenter Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Separation from detached single family dwelling	330 Feet from residential	320 Feet from residential	N

This application is not in compliance with the Town Center Standards because it proposes to place a cellular communication facility 320 feet from a single family detached dwelling where a distance separation of 330 feet is required.

ANALYSIS

The subject site has been previously approved for a mini-storage facility. The applicant proposes to place an 80 foot cellular tower, disguised as a pine tree, in the northeast corner of the property. The tower is proposed to be located 320 feet from a single family detached dwelling which is located on the west side of Kevin Way. Because the tower will be partially screened by the nine-foot tall mini-storage buildings which will be built along the north and south property lines, and the 21-foot tall building in the central portion of the site, and because the applicant is proposing to place the tower at the maximum distance allowed by the configuration of this site, staff's recommendation is for approval.

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":

Because the proposed 80 foot tower would be partially screened from the nearby residential development and is a stealth design, staff finds this use is compatible with surrounding properties.

SUP-18316 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

In regard to "2":

The site is proposed to be developed with a mini-storage facility and is 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 3

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 113

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18316** APN: 125-204-02-007

Name of Property Owner: LAACO LTD

Name of Applicant: InSite Towers, 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: LAACO, LTD.
[Signature]

Print Name: JOHN HATHAWAY

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

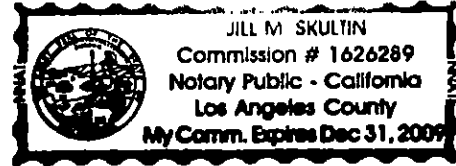
see attached
Certificate

APR 27 2006

State of California

County of Los Angeles

Subscribed and sworn to (or affirmed) before me this 30th day of October, 2006, by John Hathaway, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Jill M. Skultin
Notary Signature

(Seal)

----- OPTIONAL -----

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUALS
☐ CORPORATE OFFICER

TITLE(S)

- ☒ PARTNER(S) ☐ LIMITED
 ☐ GENERAL

- ☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
OTHER _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

jms (8/2006)

DESCRIPTION OF ATTACHED DOCUMENT

Statement of Financial Interest
TITLE OF TYPE OF DOCUMENT

One (1)
NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

SUP-18316
01/11/07 PC

125-20-402-007



SITE CHARACTERISTICS	
STRUCTURE TYPE	3 BAYED MAGAZINE TEE
CEILING ELEV	1543.00 (FINL JOI)
LOCATION OF HAZD EQUIPMENT	WIDE STORAGE UNITS
PRIMARY USE OF STRUCTURE	WIRELESS EQUIPMENT
STRUCTURE HEIGHT	40'
TOWER SEPARATION	5 TO 1
DRIVE SPACE	124'-0" TO 40' ACROSS TEE

SHEET NO.		SHEET DESCRIPTION	
1-1	1-1	1	1
1-2	1-2	2	2
1-3	1-3	3	3
1-4	1-4	4	4
1-5	1-5	5	5
1-6	1-6	6	6
1-7	1-7	7	7
1-8	1-8	8	8
1-9	1-9	9	9
1-10	1-10	10	10
1-11	1-11	11	11
1-12	1-12	12	12
1-13	1-13	13	13
1-14	1-14	14	14
1-15	1-15	15	15
1-16	1-16	16	16
1-17	1-17	17	17
1-18	1-18	18	18
1-19	1-19	19	19
1-20	1-20	20	20
1-21	1-21	21	21
1-22	1-22	22	22
1-23	1-23	23	23
1-24	1-24	24	24
1-25	1-25	25	25
1-26	1-26	26	26
1-27	1-27	27	27
1-28	1-28	28	28
1-29	1-29	29	29
1-30	1-30	30	30
1-31	1-31	31	31
1-32	1-32	32	32
1-33	1-33	33	33
1-34	1-34	34	34
1-35	1-35	35	35
1-36	1-36	36	36
1-37	1-37	37	37
1-38	1-38	38	38
1-39	1-39	39	39
1-40	1-40	40	40
1-41	1-41	41	41
1-42	1-42	42	42
1-43	1-43	43	43
1-44	1-44	44	44
1-45	1-45	45	45
1-46	1-46	46	46
1-47	1-47	47	47
1-48	1-48	48	48
1-49	1-49	49	49
1-50	1-50	50	50
1-51	1-51	51	51
1-52	1-52	52	52
1-53	1-53	53	53
1-54	1-54	54	54
1-55	1-55	55	55
1-56	1-56	56	56
1-57	1-57	57	57
1-58	1-58	58	58
1-59	1-59	59	59
1-60	1-60	60	60
1-61	1-61	61	61
1-62	1-62	62	62
1-63	1-63	63	63
1-64	1-64	64	64
1-65	1-65	65	65
1-66	1-66	66	66
1-67	1-67	67	67
1-68	1-68	68	68
1-69	1-69	69	69
1-70	1-70	70	70
1-71	1-71	71	71
1-72	1-72	72	72
1-73	1-73	73	73
1-74	1-74	74	74
1-75	1-75	75	75
1-76	1-76	76	76
1-77	1-77	77	77
1-78	1-78	78	78
1-79	1-79	79	79
1-80	1-80	80	80
1-81	1-81	81	81
1-82	1-82	82	82
1-83	1-83	83	83
1-84	1-84	84	84
1-85	1-85	85	85
1-86	1-86	86	86
1-87	1-87	87	87
1-88	1-88	88	88
1-89	1-89	89	89
1-90	1-90	90	90
1-91	1-91	91	91
1-92	1-92	92	92
1-93	1-93	93	93
1-94	1-94	94	94
1-95	1-95	95	95

THIS DOCUMENT WAS REVISED TO REFLECT
A SPECIFIC SITE AND ITS SIZE, USE AND CONDITIONS
IT WAS TO BE USED FOR ALL OTHER SITES
AND, OTHER CHANGES WERE MADE AS
THE CURRENT USE OF DEVELOPMENT, INSTEAD OF THIS
DOCUMENT, IS AT THE SITE OF THE SITE.

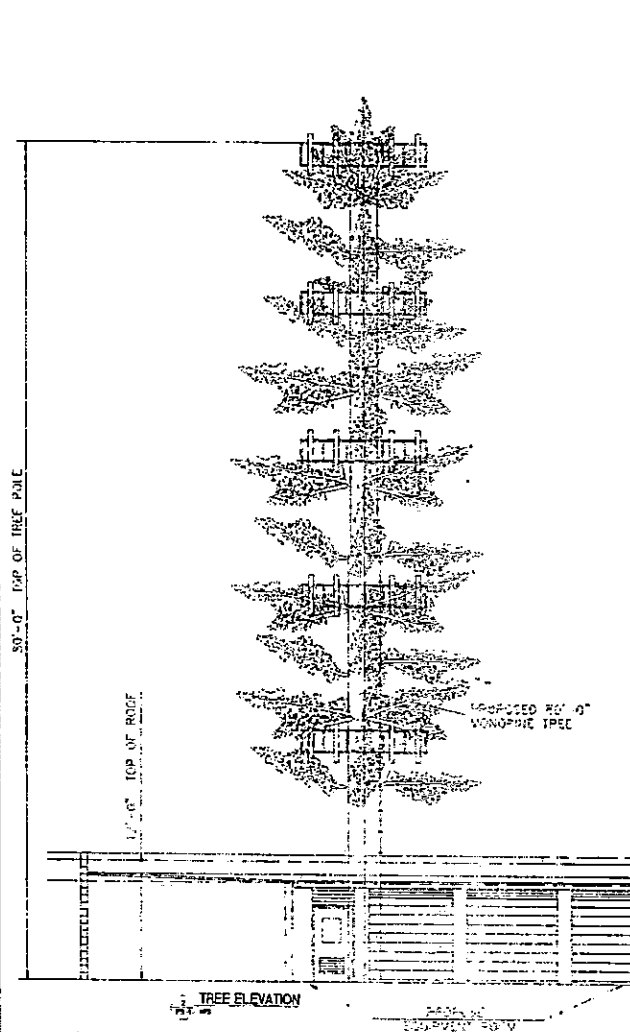
DO NOT TAKE DRAWINGS
CONTRACTOR SHALL KEEP ALL PLANS AND SPECIFICATIONS AND ANY CHANGES RELATING TO THE PROJECT AND ALL INFORMATION THEREOF
THE CONTRACTOR IS TO DISSEMINATE

BASS & CO, INC.

SUP-18316
01/11/07 PC



TREE ELEVATION
12-27-07



TREE ELEVATION
12-27-07

SITE LOCATION INFORMATION	
SITE NAME	INSITE TOWERS
SITE ADDRESS	12100 W. 12TH ST. SUITE 100
PARCEL	12100 W. 12TH ST. SUITE 100
APPROXIMATE	12100 W. 12TH ST. SUITE 100
CURRENT ZONING	COMMERCIAL
SITE COORDINATES	36.1811 N 117.1351 W
SITE OWNER	INSITE TOWERS, LLC
SITE APPLICANT	INSITE TOWERS, LLC
SITE CONTACT	ALAN T. TOWERS 702.733.1111
PROJECT PREPARED BY	BASS & CO. INC. 1111 WEST TOWN AND WEST TOWN, SUITE 100 LAS VEGAS, NV 89102 PHONE: 702.733.1111 FAX: 702.733.1112

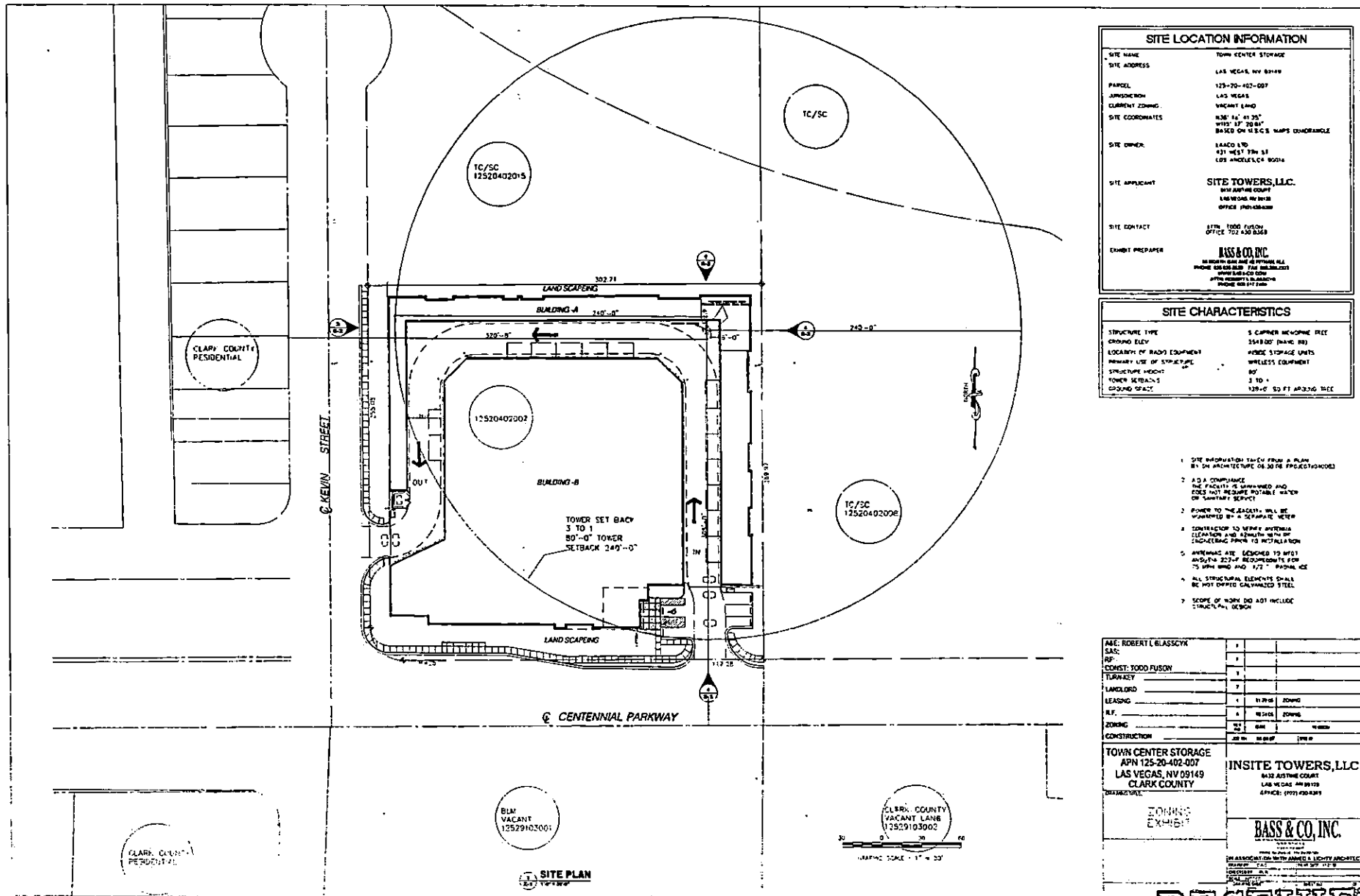
SITE CHARACTERISTICS	
STRUCTURE TYPE	3 LANEWAY OFFICE BUILDING
GROUND ELEV.	2540.00 FT. (AS BUILT)
LOCATION OF LAND ELEVATION	NEAR STATIONARY UNIT
NEAREST USE OF STRUCTURE	OFFICE BUILDING
STRUCTURE HEIGHT	87'
GROUND SHAPE	FLAT TO 10 FT. AROUND TREE

1. SITE INFORMATION: 12100 W. 12TH ST. SUITE 100, LAS VEGAS, NV 89102
2. SITE COORDINATES: 36.1811 N 117.1351 W
3. STRUCTURE TYPE: 3 LANEWAY OFFICE BUILDING
4. GROUND ELEV.: 2540.00 FT. (AS BUILT)
5. LOCATION OF LAND ELEVATION: NEAR STATIONARY UNIT
6. NEAREST USE OF STRUCTURE: OFFICE BUILDING
7. STRUCTURE HEIGHT: 87'
8. GROUND SHAPE: FLAT TO 10 FT. AROUND TREE

ARE: ROBERT L. GLASSCOCK	1	2	3
SAS:	4	5	6
RF: CONST. FOOD FUSION	7	8	9
TURKEY	10	11	12
LANDLORD	13	14	15
LEASING	16	17	18
R.F.	19	20	21
ZONING	22	23	24
CONSTRUCTION	25	26	27
TOWN CENTER STORAGE	28	29	30
APN 125-20-002-001	31	32	33
LAS VEGAS, NV 89149	34	35	36
CLARK COUNTY	37	38	39
INSITE TOWERS, LLC	40	41	42
1111 WEST TOWN AND WEST TOWN, SUITE 100	43	44	45
LAS VEGAS, NV 89102	46	47	48
OFFICE: 702.733.1111	49	50	51
BASS & CO. INC.	52	53	54
1111 WEST TOWN AND WEST TOWN, SUITE 100	55	56	57
LAS VEGAS, NV 89102	58	59	60
OFFICE: 702.733.1111	61	62	63

RECEIVED
NOV 27 2006

SUP-18316
01/11/07 PC



SITE LOCATION INFORMATION

SITE NAME: TOWN CENTER STORAGE
 SITE ADDRESS: LAS VEGAS, NV 89149
 PARCEL: 125-20-402-007
 JURISDICTION: LAS VEGAS
 CURRENT ZONING: VACANT LAND
 SITE COORDINATES: N36° 14' 41.35"
 W15° 17' 20.84"
 BASED ON N.E.C.S. MAPS CORNER/ANGLE
 SITE OWNER: LAACO LTD.
 431 WEST 7TH ST
 LOS ANGELES, CA 90014
 SITE APPLICANT: SITE TOWERS, LLC.
 810 JEFFREY COURT
 LAS VEGAS, NV 89108
 OFFICE: (702) 430-8368
 SITE CONTACT: 17TH 1000 FUSON
 OFFICE: (702) 430-8368
 EXHIBIT PREPARED BY: BASS & CO., INC.
 1600 WEST 10TH STREET, SUITE 100
 LAS VEGAS, NV 89108
 PHONE: (702) 430-8368

SITE CHARACTERISTICS

STRUCTURE TYPE: 5 COLUMN WAREHOUSE TYPE
 GROUND ELEV: 3548.00' (BASIC 88)
 LOCATION OF RADIO EQUIPMENT: WAREHOUSE STORAGE UNIT
 PRIMARY USE OF STRUCTURE: WAREHOUSE EQUIPMENT
 STRUCTURE HEIGHT: 80'
 TOWER SETBACK: 3 TO 1
 GROUND SETBACK: 120'-0" SO FT ADJACENT TRAIL

1. SITE INFORMATION TAKEN FROM A PLAN BY AN ARCHITECTURE OR ENGINEERING FIRM.
2. AS A COMPLIANCE THE FACILITY IS SUBMITTED AND DOES NOT REQUIRE NOTARIAL REVIEW OR SANITARY SERVICE.
3. POWER TO THE FACILITY WILL BE MAINTAINED BY A SEPARATE WIRE.
4. CONTRACTOR TO REMOVE ANY EXISTING CLEANING AND REMOVAL OF ANY EXISTING FLOOR TO INSTALLATION.
5. ANYWATER ARE SUBMITTED TO THE CITY AND 1/2" PROPOSED.
6. ALL STRUCTURAL ELEMENTS SHALL BE HOT ROLLED CALUMINIZED STEEL.
7. SCOPE OF WORK DOES NOT INCLUDE STRUCTURAL DESIGN.

NAME: ROBERT L. GLASSCOX	
SAS:	
CONST: TODD FUSON	
TURNKEY:	
LANDLORD:	
LEASING:	
R.F.:	
ZONING:	
CONSTRUCTION:	

TOWN CENTER STORAGE
 APN 125-20-402-007
 LAS VEGAS, NV 89149
 CLARK COUNTY

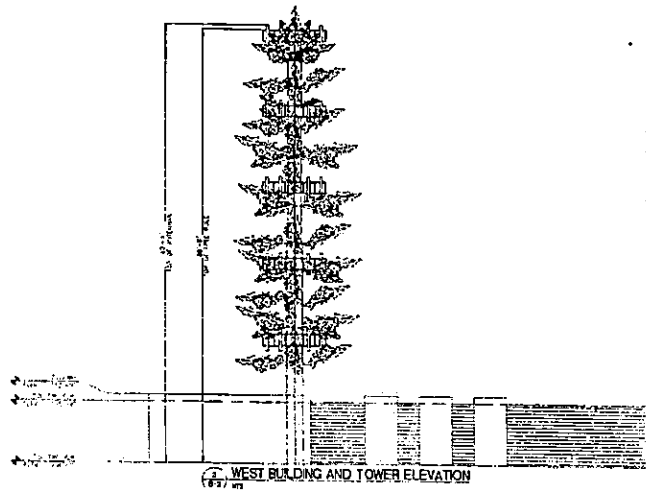
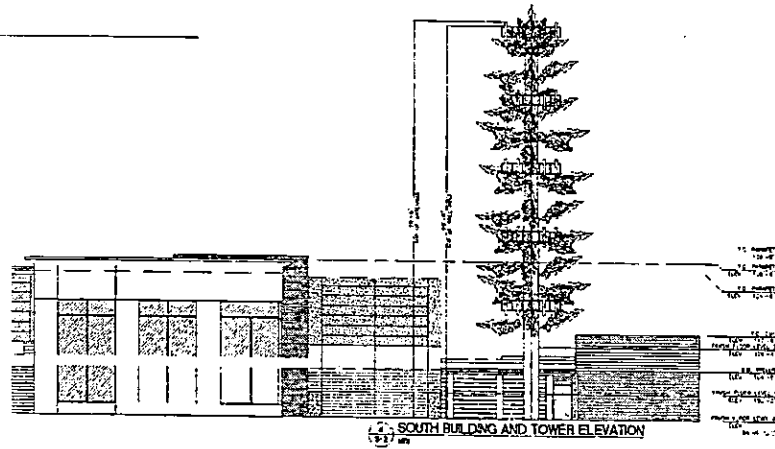
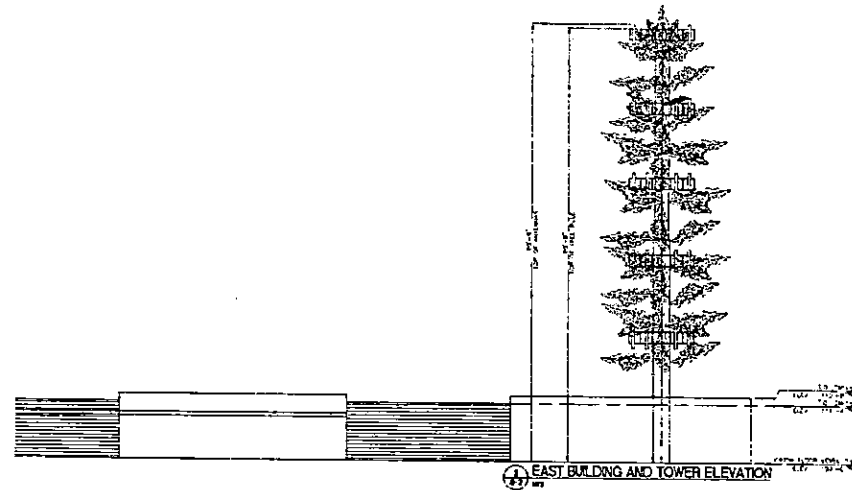
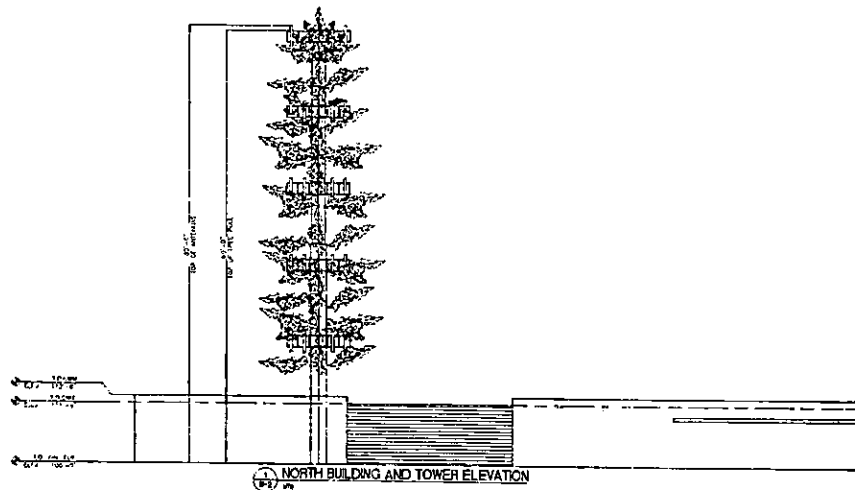
INSITE TOWERS, LLC
 810 JEFFREY COURT
 LAS VEGAS, NV 89108
 OFFICE: (702) 430-8368

BASS & CO., INC.
 1600 WEST 10TH STREET, SUITE 100
 LAS VEGAS, NV 89108
 PHONE: (702) 430-8368

ZONING EXHIBIT

RECEIVED
 NOV 27 2006

SUP-18316
01/11/07 PC



A/E: ROBERT L. BLASSCHYK S.A.S. R/P: CONST: TODD FUSON TOWN/KEY: LANDLORD: LEASING: R/P: ZONING: CONSTRUCTION:		1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100
TOWN CENTER STORAGE APN 125-20-402-007 LAS VEGAS, NV 89149 CLARK COUNTY		INSITE TOWERS, LLC 8432 SANDHILL COURT LAS VEGAS, NV 89128 OFFICE (702) 138-4008
BUILDING TOWER ELEVATIONS		BASS & CO., INC. 1100 S. MOUNTAIN VIEW AVE. SUITE 100 LAS VEGAS, NV 89102 (702) 735-1100

SUP-18316
01/11/07 PC

RECEIVED
 NOV 27 2006



SUP-12-20-402-007
01/11/07 PC

TURN-KEY TELECOM, LLC

8432 JUSTINE COURT
LAS VEGAS, NV 89128
OFFICE: (702) 430-8369

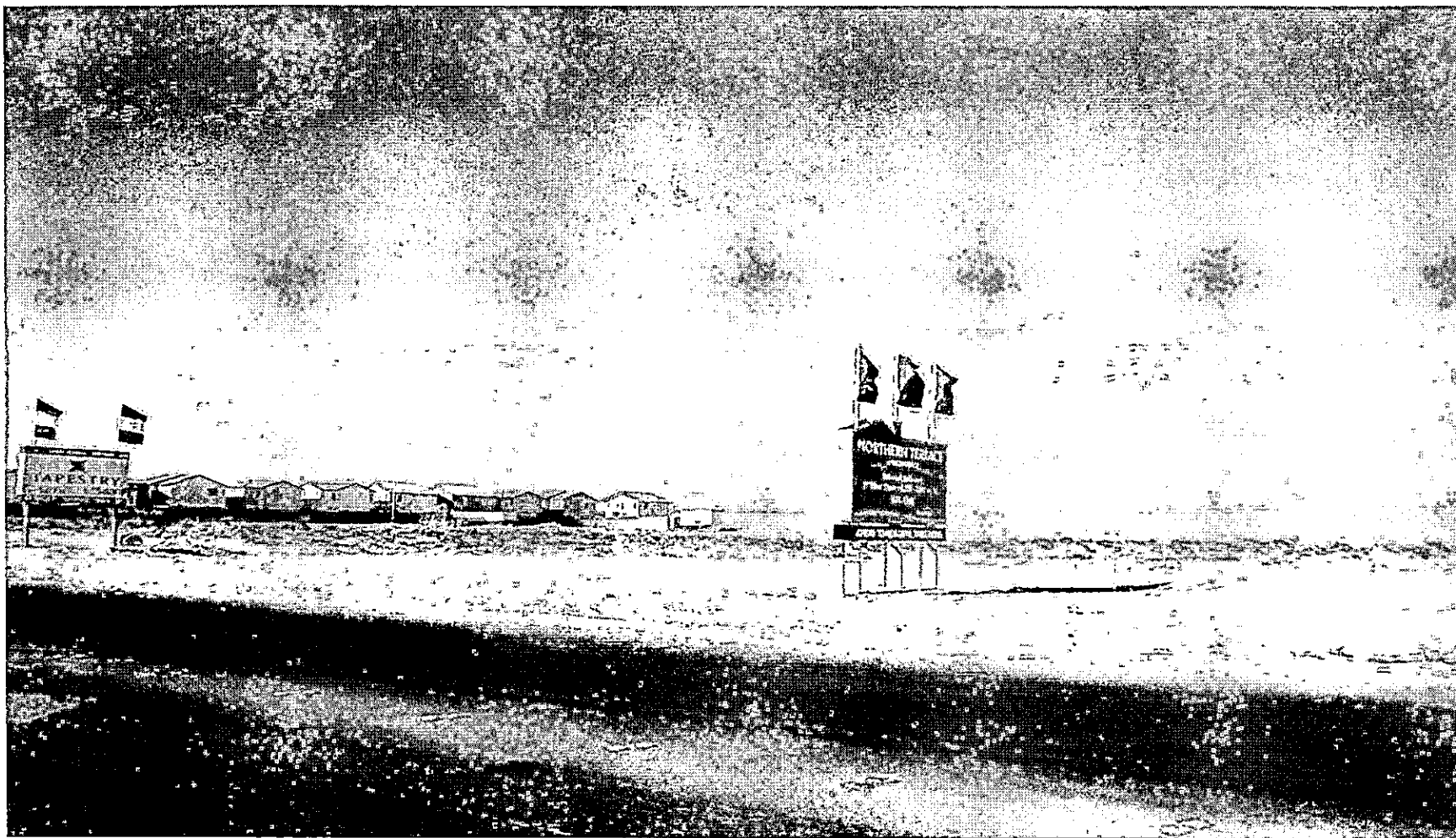
EXHIBIT D
PROPOSED SITE
TOWN CENTER
LAS VEGAS, NV 89149
CLARK COUNTY
PARCEL 12-20-402-007

PREPARED EXHIBIT

BASS & CO, INC.

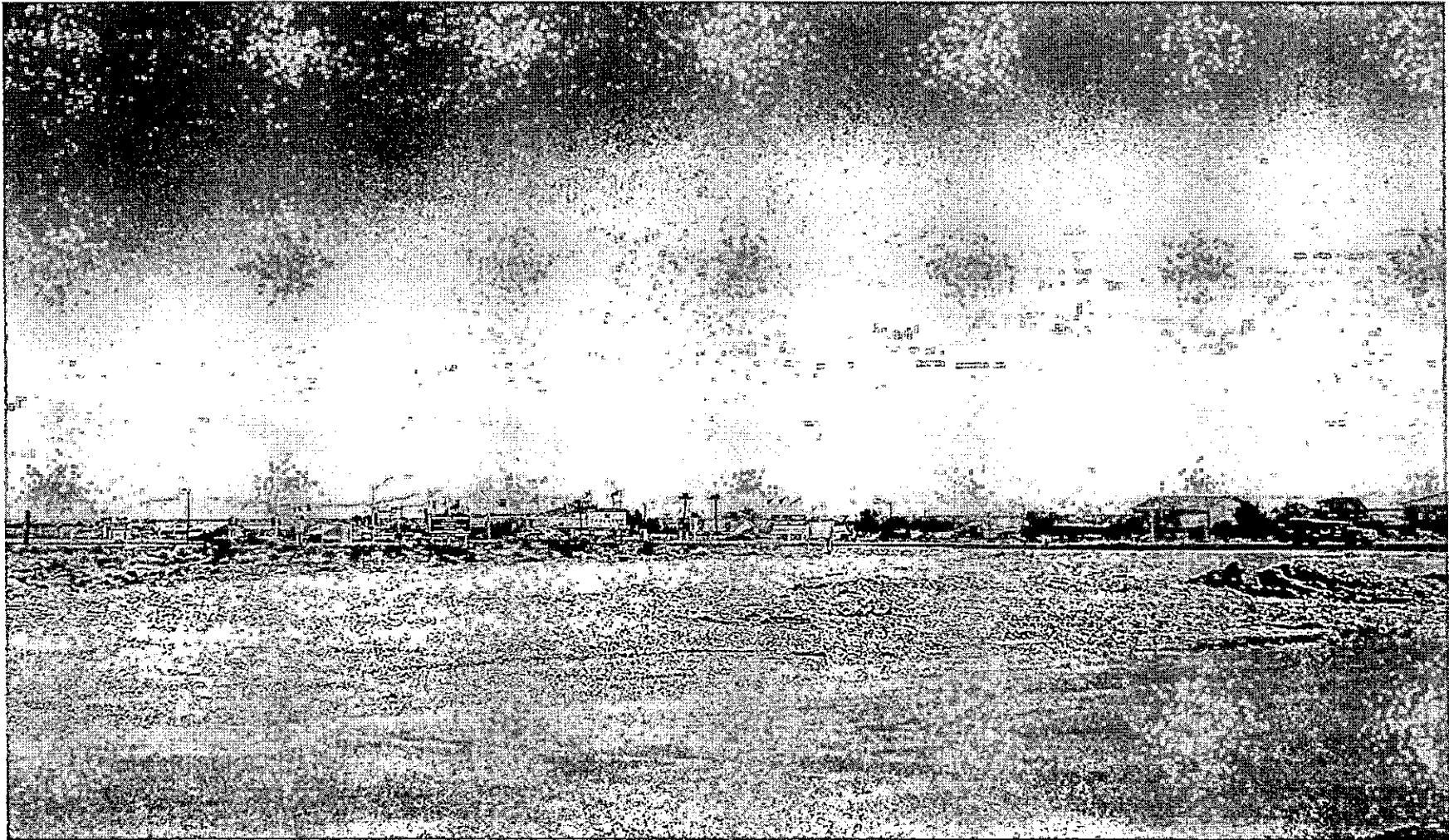
55 NORTH OAK AVE
PITMAN N.J. 08071
PHONE 856.269.0550 FAX 856.269.2329

4		
3		
2		
1		
0	NOV 27 2006	LEASE EXHIBIT
REV.	DATE	REVISION



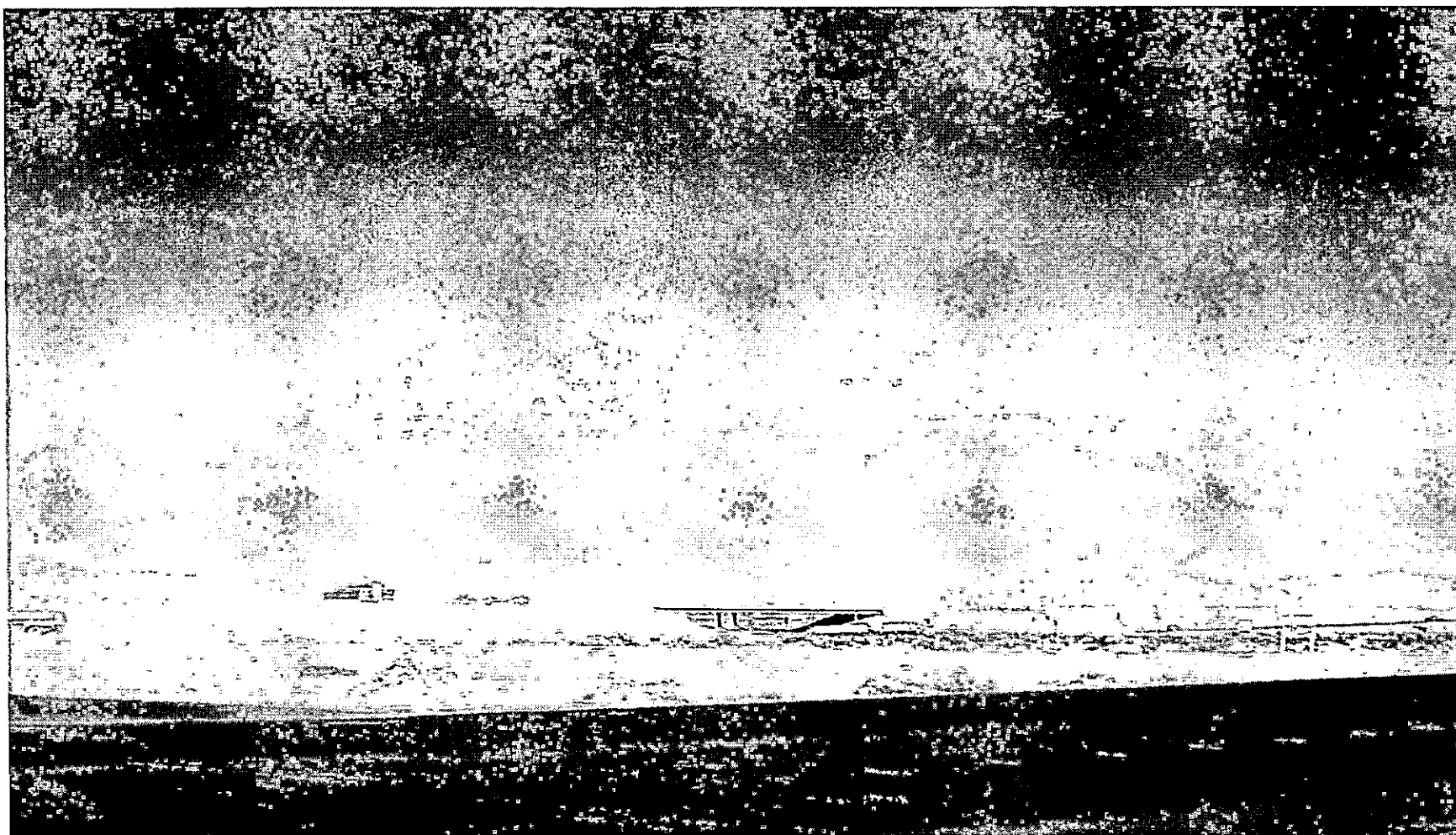
SUP-18316 - APPLICANT: INSITE TOWERS, LLC - OWNER: LAACO LTD
NORTHEAST CORNER OF KEVIN WAY AND CENTENNIAL PARKWAY
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



SUP-18316 - APPLICANT: INSITE TOWERS, LLC - OWNER: LAACO LTD
NORTHEAST CORNER OF KEVIN WAY AND CENTENNIAL PARKWAY
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



SUP-18316 - APPLICANT: INSITE TOWERS, LLC - OWNER: LAACO LTD
NORTHEAST CORNER OF KEVIN WAY AND CENTENNIAL PARKWAY
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06

TURN-KEY TELECOM, LLC

Offering a full array of Site Development Services

Site Acquisition • Land Use Entitlement • Construction Management • Tower Site Development

October 27, 2007

City of Las Vegas Current Planning Division
731 S. Fourth Street
Las Vegas, NV 89101

**Re: Application for an Wireless Communications Facility @ Centennial Parkway & Kevin Way – Las Vegas,
NV 89149 (APN: 125-20-402-007)**

Dear Sir or Madam:

This correspondence is intended to serve as the Justification Letter in connection with InSite Towers, LLC application for allowing for the construction and operation of a multi-user Wireless Communications Facility for InSite Towers, LLC @ Storage West on the NE corner of Centennial Parkway and Kevin Way. - Las Vegas, NV 89149 (APN# 125-20-402-007).

Site Zoning Classification:

The site is located in a Services Commercial / T-C zoning district in the City of Las Vegas, which requires an applicant to obtain approval of the proposed facility as a Special Use. The parcel to the north is zoned T-C (Vacant), to the south is vacant BLM land (Clark County), to the east is zoned T-C (Vacant) and to the west is residential zoned R-MD).

Project Description:

InSite Towers, LLC is proposing to construct a new Wireless Communication Facility (Stealth Design) to include a monopole Pine Tree within Storage West approved storage use facility. The project will not affect the existing use of the property and the proposed design will blend in with the existing aesthetics of the property. The ground level equipment and the monopole Pine Tree will within the storage units hidden from public view and is not visible from any streets or residences.

Project Justification:

InSite Towers, LLC is proposing to build a co locatable stealth communication tower site which includes one (1) monopole Pine Tree capable of accommodating five (5) individual carriers. Currently there are no existing wireless communications within 600 feet of this location.

**SUP-18316
01/11/07 PC**

8432 Justine Court ♦ Las Vegas, NV 89128
Office: (702) 430-8369 Fax: (702) 995-7004

NOV 27 2006

TURN-KEY TELECOM, LLC

Offering a full array of Site Development Services

Site Acquisition • Land Use Entitlement • Construction Management • Tower Site Development

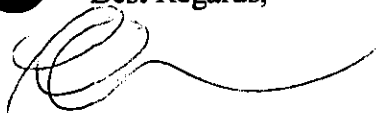
InSite Towers, LLC seeks to minimize the visual impact to the immediate area when searching for suitable candidates for our communication tower sites. Furthermore, our proposed installation is an unmanned facility requiring maintenance only once a month. This project was pursued because of a lack of existing tower structures to collocate on, landlord interest (LAACO LTD), site location, and the ability to locate a new facility while minimizing the impact on the surrounding area.

Section 19A.04.040(C) of the zoning code of the city of Las Vegas, sub-section "Wireless Communication Facility, Stealth Designs (All Districts)" outlines the elements that the Current Planning Division must conduct to determine the zoning requirements of this application. InSite Towers, LLC satisfies the requirements of Section 19A.04.040(C) as follows:

1. There is no residential use that exists on the property.
2. The design conforms to the definition of the term "Wireless Communication Facility, Stealth Design" as set forth in section 19A.20.020.
3. The site is not located within an area designated as a Historic Preservation District.
4. The design and location of the proposed facility is compatible with the surrounding uses in terms of scale, site design and operating characteristics, and the facility will be appropriately screened to ensure compatibility.
5. The frequencies to be used by the carriers are in conformance with Federal Communication Commission standards, as certified by a competent professional (i.e. radio frequency engineer).

Thank you for considering InSite Towers, LLC application for a new stealth communication site at Centennial Parkway & Kevin Way. InSite Towers, LLC respectfully requests approval of its Application. Please feel free to call me at (702) 430-8369 if you have any questions.

Best Regards,



Todd Fuson
Turn-Key Telecom, LLC
Site Acquisition & Development

Enclosures: 1 site plans
Pre-application Conference Request Form

8432 Justine Court ♦ Las Vegas, NV 89128
Office: (702) 430-8369 Fax: (702) 995-7004

SUP-18316
01/11/07 PC

Jan 08 07 09:08a

Debbie Adams

702-995-7004

p. 2

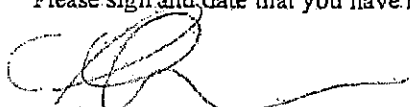
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Current Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
	(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SUP-18316 - APPLICANT: INSITE TOWERS, LLC - OWNER: LAACO LTD

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *January 11, 2007* 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.



Signature

1/8/07

Date

Todd Fuson

Please print name

Turn-Key Telecom, LLC

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 1/11/07 Item #5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18336 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: COX COMMUNICATIONS - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED PARKING LOT on 11.28 acres on the north side of Vegas Drive, approximately 1,065 feet west of Martin L. King Boulevard (APN 139-21-416-004, 005 and 012), C-PB (Planned Business Park) Zone, Ward 5 (Weekly).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Tina Denicole and Roy D. Clark

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

This item was under the One Motion/One Vote portion of the agenda and was brought forward for discussion upon DEPUTY CITY ATTORNEY JAMES LEWIS' request.

JOHN KORKOSZ, Planning and Development Department, stated this application was for three proposed parking lots in that will comply with all parking lot standards. He recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 6 – SDR-18336

MINUTES – Continued:

ROY CLARK, 1555 South Rainbow Boulevard, appeared on behalf of the applicant and agreed to all conditions.

PHILLIP RUDDICK, 2005 Rose Coral Avenue, expressed some confusion regarding the notice they received. MARGO WHEELER, Director of Planning and Development Department, explained the circle on the notice indicated the properties that were notified regarding this application.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:22 – 6:26)

1-648

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0136-94).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the proposed parking lot. 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 plans and landscape plans, date stamped 11/28/06, except as amended by conditions herein.
4. A technical site/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 landscape islands with a minimum width of five feet, as measured from the inside of the curbing, and minimum length equal to the length of the adjacent parking spaces where diamond-shaped parking lot planters are shown on the conceptual landscape plan.
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.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 6 – SDR-18336

CONDITIONS – Continued:

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 luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

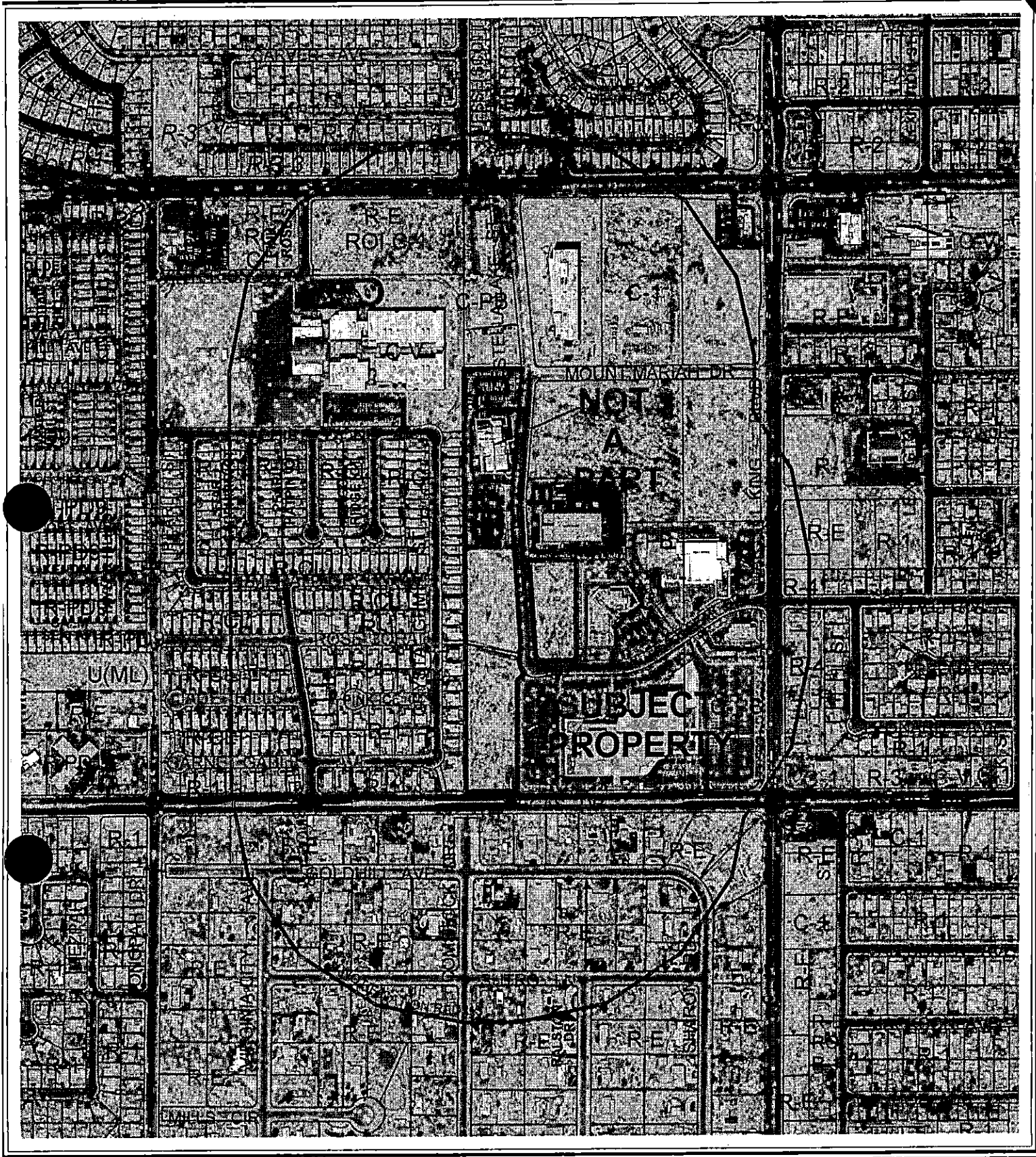
9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. Construct all incomplete half-street improvements on Stella Lake Street and Wheeler Peak Drive adjacent to this site concurrent with development of this site.
11. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. 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

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 6 – SDR-18336

CONDITIONS – Continued:

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.

13. Site development to comply with all applicable conditions of approval for Z-136-94 and all other subsequent site-related actions.



CASE: **SDR-18336**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

0 200 400 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-18336 - APPLICANT: COX COMMUNICATIONS****OWNER: CITY OF LAS VEGAS**

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

1. Conformance to the conditions for Rezoning (Z-0136-94).
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the proposed parking lot. 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 plans and landscape plans, date stamped 11/28/06, except as amended by conditions herein.
4. A technical site/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 landscape islands with a minimum width of five feet, as measured from the inside of the curbing, and minimum length equal to the length of the adjacent parking spaces where diamond-shaped parking lot planters are shown on the conceptual landscape plan.
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.

SDR-18336 - Conditions Page Two
January 11, 2007 - Planning Commission Meeting

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 luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. 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.
10. Construct all incomplete half-street improvements on Stella Lake Street and Wheeler Peak Drive adjacent to this site concurrent with development of this site.
11. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. 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

SDR-18336 - Conditions Page Three
January 11, 2007 - Planning Commission Meeting

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.

13. Site development to comply with all applicable conditions of approval for Z-136-94 and all other subsequent site-related actions.

SDR-18336 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a Site Development Plan Review for three proposed parking lots on a cumulative 11.28 acres. The vacant parcels are generally located on the north side of Vegas Drive, approximately 1,065 feet west of Martin L. King Boulevard (APNs 139-21-416-004, -005 and -012). The proposal stems from an approved Temporary Commercial Permit (TCP-16835) that allows for the temporary parking of employees and fleet service vehicles until the parking lots are paved and landscaped.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
12/21/94	The City Council approved a Rezoning (Z-0136-94) from: R-E (residence Estates) Zone to C-PB (Planned Business Park) on 75.56 acres located on the west side of Martin L. King Boulevard, between Lake Mead Boulevard and Vegas Drive
2/07/96	The City Council approved an Extension of Time [Z-0136-94(3)] for a Rezoning from: R-E (Residence Estates) Zone to C-PB (Planned Business Park) on 75.56 acres located on the west side of Martin L. King Boulevard, between Lake Mead Boulevard and Vegas Drive.
4/01/01	The City Council approved a Site Development Plan Review [Z-0136-94(8)] for a proposed 17,235 square-foot police substation on west side of Stella Lake Road, south of Mount Mariah Drive (APN: 139-21-416-005)
9/14/06	Temporary Commercial Permit (TCP-16835) was issued by the Department of Planning and Development for a temporary fleet parking lot for Cox Communications effective 9/18/06 to 2/09/07.
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
11/7/06	A pre-application meeting was held with staff to inform the applicant of the submittal requirements for a site development plan review for three parking lots. The parking lot and perimeter landscaping requirements were also discussed.
<i>Neighborhood Meeting</i>	
NA	NA

SDR-18336 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	11.28 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant (LV Enterprise Park)	LI/R (Light Industrial/Retail)	C-PB (Planned Business Park) Zone
North	Police Substation (LV Enterprise Park)	LI/R (Light Industrial/Retail) & P-F (Public Facilities)	C-PB (Planned Business Park) Zone
South	Single Family Homes	R (Rural)	R-E (Residence Estates) Zone
East	LV Enterprise Park	LI/R (Light Industrial/Retail)	C-PB (Planned Business Park) Zone
West	Single Family Homes	ML(Medium Low)	R-1 (Single Family Residential) Zone

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

Las Vegas Enterprise Park

It is the intent of the Las Vegas Enterprise Park to establish a business center in which research, development, testing, evaluation, assembly, manufacturing, distribution, sales and specified commercial uses will predominate. As the proposal submitted consists of additional employee and fleet services parking for the Cox Communications Facility, the use provides ancillary support to the stated intent of the business park.

A-O Airport Overlay District

The applicant states that there are no buildings or walls with the proposed parking lots thus having no affect on the 105-foot height restriction set forth by the Airport Overlay District.

SDR-18336 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 6 Spaces/30 Feet OC	63 Trees	43	N*
Residential Buffer: Min. Trees (west)	1 Tree/20 Linear Feet	49 Trees	50	Y
Industrial Buffer: Min. Trees	1 Tree/30 Linear Feet	54 Trees	73	Y
TOTAL		166 Trees	166 Trees	Y
Min. Zone Width	8 Feet		10 Feet	Y
Wall Height	6 Feet**		8 Feet**	Y

*The applicant has requested a waiver to Title 19.10.010 to allow one tree placed 45-feet on-center where one tree placed 30-feet on center is required.

**There is an existing 8-foot block wall between the single-family residential adjacent to the west of the Parking Lots 1 & 2 as shown on the provided site plan date-stamped 11/28/06. Although a six-foot wall is shown on the western perimeter of Parking Lot 3, it states in the justification letter that no buildings or structures are proposed nor have elevations been provided showing as such.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	GFA or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi- capped	Regular	Handi- capped	
Uses, Other Than Listed – Lot 1	NA	1:250 GFA			306		Y
Uses, Other Than Listed – Lot 2	NA	1:250			190		Y
Uses, Other Than Listed – Lot 3	NA				233		Y
TOTAL (including handicap)					729	0*	Y

*Handicapped Parking is provided on-site of the primary facility in lieu of the fleet services and employee parking lots.

SDR-18336 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
To allow one tree placed 45-feet on-center	One tree placed 30-feet on center when a perpendicular landscape island is used.	Denial*

*Although the applicant has presented a parking lot landscape plan consistent with the existing communications facility, the diamond-shaped planters are not supported as an acceptable design per Title 19.10.010 as they have shown to hinder successful tree maturation. Staff is recommending denial to the waiver and requesting revised plans replacing the diamond-shaped islands with landscape islands as described in Title 19.10.010(J)11.

Because of the diamond-planter layout, the applicant is also 33% deficient in the total parking lot trees required. The arrangement, as shown, provides one tree every 45-feet on center where Title 19.10.010(K) Figure 6 requires one tree every 30-feet, on center, for perpendicular landscape islands.

The applicant has stated that he is in agreement with submitting a revised landscape plan demonstrating compliance with Title 19.10.010(J)11.

ANALYSIS

General Information

This application is a request for a Site Development Plan Review for the development of three additional parking lots totaling 11.28 acres. The applicant intends to pave and landscape three vacant lots to the immediate west and northwest. Although the justification letter states that no buildings or structures are proposed, a six-foot wall is shown on the western perimeter of Parking Lot 3 on the site plan date-stamped 11/28/06. No elevations have been provided for the six-foot wall; however, the wall may be permitted through the typical over-the-counter building permitting process. As the three lots are each separate parcels from the primary facility, the following conditions regarding off-site parking are listed below.

Handicapped Parking Requirements

The additional parking lots serve as additional employee and fleet services parking and do not provide Handicap Accessible Parking Spaces. Per the International Building Code (IBC) 2003, motor pool lots are exempt from providing handicapped accessible spaces so long as the primary building provides for these spaces. The current facility, located at 1700 Vegas Drive, provides an ample overage of 80 available handicapped accessible spaces where 31 spaces are required.

SDR-18336 - Staff Report Page Five
January 11, 2007 - Planning Commission Meeting

Parking Lot Landscaping

All three lots of the proposed parking lot site review utilize a five-foot diamond planter placed 45 feet on center in an effort to meet the parking lot landscaping requirement. As this proposal does not meet *Title 19.10.010(J)11*, staff has recommended a revised site/landscape plan utilizing a 5-foot wide landscape island that runs perpendicular to the parking stalls and the length of the parking bays. This will allow for an adequate planter to accommodate successful tree maturation without reducing the parking spaces provided. The applicant has stated that he is in agreement with submitting a revised landscape plan demonstrating compliance with Title 19.10.010(J)11.

Conditions

Per Title 19.10.010 (H) 1. Off-Site Parking, parking requirements may be met by either one or a combination of the following methods:

- a. The parcels containing the use and the off-site parking are under common ownership;
- b. The parcel to be used for parking is located not more than 300 feet from the building or use it is intended to serve;
- c. The parcel to be used for parking is not separated or divided from the building or use it is intended to serve by a freeway, expressway, highway, or primary thoroughfare;
- d. The applicant satisfies the Director that the use of the off-site parcel for parking will not be detrimental to public safety; and
- e. The owner of the parcels executes an agreement or similar document, satisfactory to the City Attorney, which outlines the terms and conditions of the off-site parking use. The document must contain the legal description of both the off-site parcel and the parcel where the principal use is located and must be of sufficient duration to ensure the continued use of the off-site parcel for parking. In order to provide record notice of the existence of the off-site parking arrangement, the City may record the document in the office of the County Recorder, or require the applicant to do so.

The proposed Site Plans date stamped 11/28/06 show adequate proof of compliance with the above-mentioned conditions a through e.

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;

SDR-18336 - Staff Report Page Six
January 11, 2007 - Planning Commission Meeting

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 additional 729 parking spaces and landscaping are compatible with adjacent development and seek to remedy the problems associated with the existing vacant portions of the developed lot.

In regard to "2":

As proposed, the parking lot addition is consistent with the General Plan and other duly-adopted city plans, policies and standards but does not conform to Titles 19.10 as the provided plans do not show the appropriate parking lot landscape island configuration.

Concerns regarding Handicapped Accessible parking have been addressed through the Department of Building & Safety. All accommodations for Handicapped Accessible spaces are currently provided at the office facility located at 1700 Vegas Drive (parcel 139-21-416-003) and will not be required on the employee of fleet parking lots.

Additionally, the applicant has stated that no walls or buildings are proposed for construction. The submitted site plan does call out a proposed 6-foot high CMU wall but this can be completed separately under the standard over-the-counter permitting process.

In regard to "3":

There is no expected negative impact on adjacent roadways with the additional parking spaces and landscaping.

In regard to "4":

As shown, the landscape materials are in compliance with Title 19.12 and are appropriate for the area and the City.

SDR-18336 - Staff Report Page Seven
January 11, 2007 - Planning Commission Meeting

In regard to "5":

The proposed additional parking lot provides an orderly and aesthetically pleasing environment and is harmonious and compatible with development in the area.

In regard to "6":

Appropriate measures have been taken to secure and protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 319

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: CDR-15330 APN: 139-21-416-012, -005, -004

Name of Property Owner: City of Las Vegas

Name of Applicant: Cox Communications Las Vegas

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: [Signature]

Partner(s): _____

APN: _____

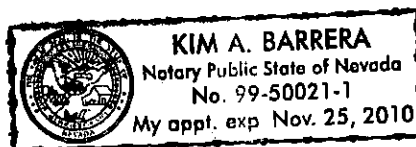
Signature of Property Owner/Authorized Agent: [Signature]

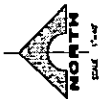
Print Name: Douglas Selby

Subscribed and sworn before me

This 28 day of November, 2006

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





ANY BENCHMARKS
APR 120-21-118-003
LOT 1-2
FILE 112 OF SURVEY, PAGE 15

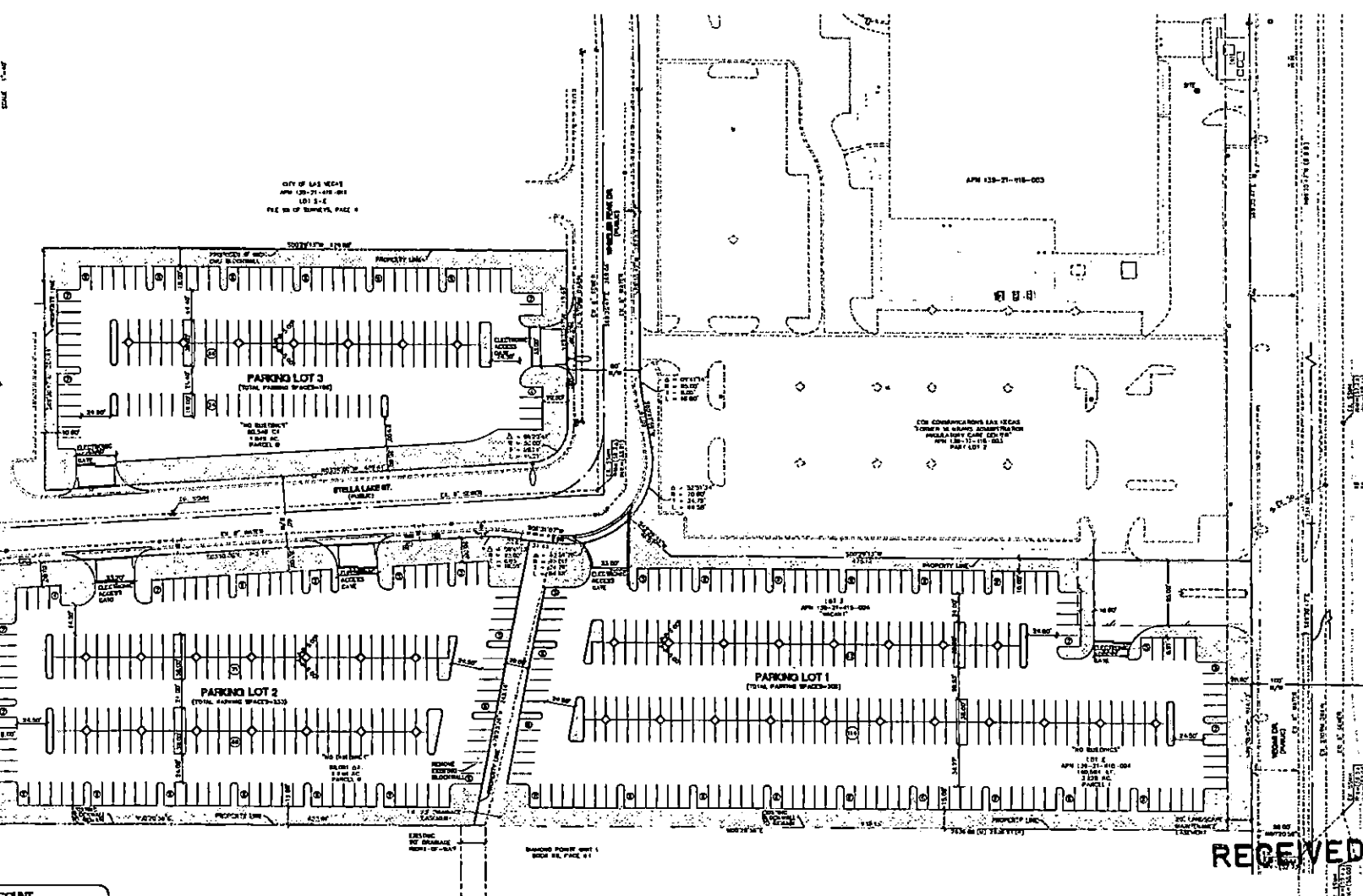
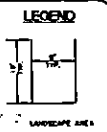
CITY OF LAS VEGAS
APR 120-21-118-003
LOT 1-2
FILE 112 OF SURVEY, PAGE 15

APR 120-21-118-003

CITY COMMUNICATIONS LAS VEGAS
TOWER & RADIO ANTENNA
PROPOSED CANTENNA
APR 120-21-118-003
PAGE 15 OF 15

CITY OF LAS VEGAS
RECORD PLAT SUBMITTAL
APR 120-21-118-003
PAGE 15 OF 15
NOTE: NO FIELD RECORDS

PARKING SPACES COUNT	
PARKING LOT 1	PER SPACES
PARKING LOT 1 AREA: 10,130.00 SQ. FT.	
PARKING LOT 1 LANDSCAPE AREA: 12,300.00 SQ. FT.	
PARKING LOT 2	PER SPACES
PARKING LOT 2 AREA: 10,130.00 SQ. FT.	
PARKING LOT 2 LANDSCAPE AREA: 12,300.00 SQ. FT.	
PARKING LOT 3	PER SPACES
PARKING LOT 3 AREA: 10,130.00 SQ. FT.	
PARKING LOT 3 LANDSCAPE AREA: 12,300.00 SQ. FT.	
TOTAL PARKING SPACES	634 SPACES
TOTAL LANDSCAPE AREA	64,100.00 SQ. FT.

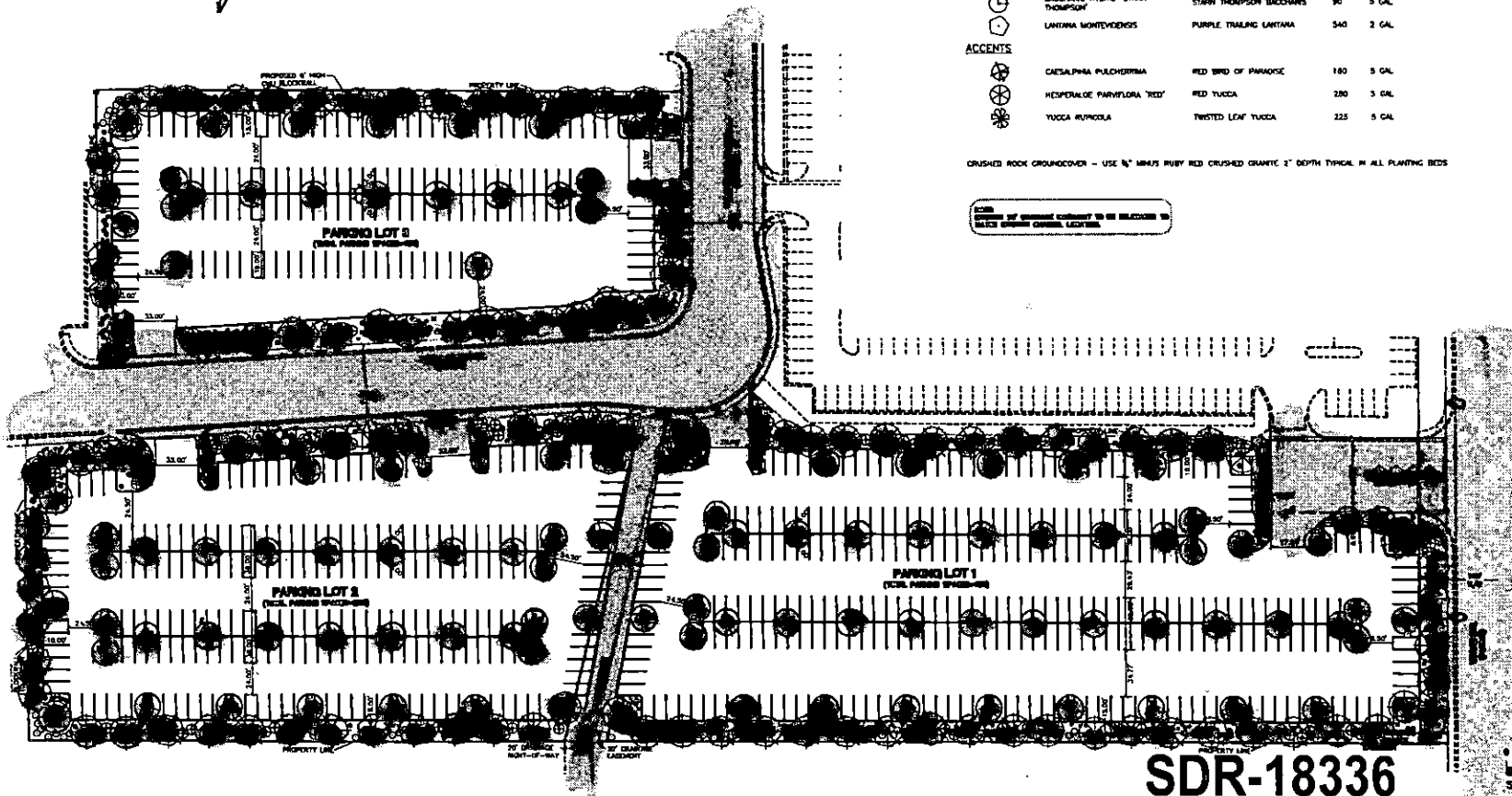
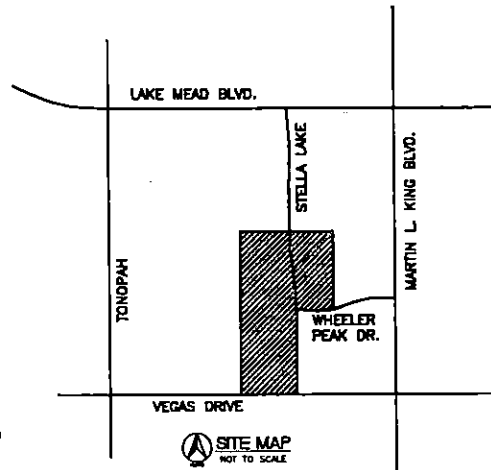


RECEIVED
NOV 28 2006

SDR-18336
01/11/07 PC

NOTE: CONTENT OF DRAWING ELEMENTS TO BE RELOCATED IN
MAY BE CHANGED WITHOUT NOTICE

PROJECT NO. 300-147		DATE 11/28/06
G.C. WALLACE CONSULTANTS 1000 W. LAS VEGAS BLVD., SUITE 100 LAS VEGAS, NV 89101 TEL: 702-735-1111 FAX: 702-735-1112 WWW.GCWALLACE.COM		DATE 11/28/06
COX COMMUNICATIONS LAS VEGAS INC. COX COMMUNICATIONS LAS VEGAS 1000 W. LAS VEGAS BLVD., SUITE 100 LAS VEGAS, NV 89101 TEL: 702-735-1111 FAX: 702-735-1112 WWW.COXC.COM		DATE 11/28/06
DRAWING E-1 1 OF 1 SHEETS		DATE 11/28/06



PLANT SCHEDULE				
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
	CERCIDIA E. 'DESERT MUSEUM'	DESERT MUSEUM PALM VERDE	32	24" BOX
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA 'PINK'	98	24" BOX
	VERBENA OLEANDER	OLEANDER	41	24" BOX
	PROSOPIS GLANDULOSA 'MAYOQUE'	THORNLESS TEXAS HONEY MESQUITE	55	24" BOX
SHRUBS				
	ROSEMARINUS OFFICINALIS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	118	5 GAL
	EREMOPHYLLA MACULATA	VALENTINE BUSH	235	5 GAL
GROUNDCOVERS				
	ACACIA REDDLEYS 'DESERT CAMELOT'	TRAILING ACACIA	246	1 GAL
	BACCHARIS HYBRID 'STAR THOMPSON'	STAR THOMPSON BACCHARIS	90	5 GAL
	LANTANA MONTEVIDEOSIS	PURPLE TRAILING LANTANA	540	2 GAL
ACCENTS				
	CAESALPHIA PULCHERRIMA	RED BIRD OF PARADISE	180	5 GAL
	HESPERALOE PARVIFLORA 'RED'	RED YUCCA	280	5 GAL
	YUCCA RUPESTRIS	TWISTED LEAF YUCCA	225	5 GAL

CRUSHED ROCK GROUNDCOVER - USE 1/2" MINUS RUBY RED CRUSHED GRANITE 2" DEPTH THICK IN ALL PLANTING BEDS

SEE LIST OF PLANTING MATERIALS TO BE DELIVERED TO SITE BY THE CONTRACTOR, LISTED HEREIN.

Hill
Clark
& Associates
2000 E. FLORISSANT AVE.
SUITE 200
LAS VEGAS, NV 89119
702.735.1000

Consultant

Seal



Description

By

Date

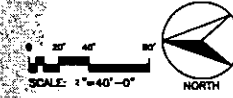
Rev

COX COMMUNICATIONS
MLK & VEGAS DRIVE
LAS VEGAS, NV
LANDSCAPE PLAN

RECEIVED

NOV 28 2006

Project Name:
Drawn/Checked By: DH
Date: 11/21/06
Project Number: 6069
Sheet Number:



SDR-18336
01/11/07 PC

L 2.01



SDR-18336 - APPLICANT: COX COMMUNICATIONS OWNER: CITY OF LAS VEGAS
NORTH SIDE OF VEGAS DRIVE, APPROXIMATELY 1,065 FEET WEST OF MARTIN L. KING BOULEVARD
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



ENGINEERS PLANNERS SURVEYORS

G. C. WALLACE, INC.

398-A147

Writer's Contact Information:

702.804.2095

November 27, 2006

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

**Re: Justification Letter – Site Development plan Review
Cox Communications Facility – Parking – 1700 Vegas Drive
APNs 139-21-416-003, -004, and a portion of -005**

To Whom It May Concern:

On behalf of our Client, Cox Communications Las Vegas, G. C. Wallace, Inc. (GCW) respectfully requests a Site Development Plan review for the subject parcels. This request is being made in order to comply with the requirements of the Temporary Commercial Permit, TCP-16835. The parcels described above are to be used for employee and fleet parking. No buildings or structures are planned for those parcels, as reflected on the attached site plan.

Diamond planters are being used in the parking lot design in order to provide continuity with the existing parking lots, which have diamond planters. Handicap parking in the fleet lots is not shown as these lots are considered to be motor pool lots. Please reference the attached email from Terry Smith of the City of Las Vegas.

The following items are included for your review and consideration:

Pre-application Submittal Checklist
Signed and notarized Application/Petition Form
Signed and notarized Statement of Financial Interest
Application Fee (\$800.00)

An executed Purchase Sale Agreement for the three vacant lots. Please note that this sale is anticipated to close in January 2007; therefore, there is no recorded deed as of this date. Supporting documents include Earnest Money Contract (Purchase Agreement) and Special Warranty Deed.

Legal Description
Site Plan (19 folded, 1 rolled)
Landscape Plan (3 folded, 1 rolled)
1 Set of Site and Landscape Plans, Reduced, 8½"x11"
Copy of the email from Terry Smith regarding handicap parking in the fleet parking areas

**SDR-18336
01/11/07 PC**

Please schedule this Site Development Plan Review for public hearing at the January 11, 2007, Planning Commission. Should you have any questions or require additional information, please do not hesitate to contact us. Thank you for your consideration of this request.

Very truly yours,

G. C. WALLACE, INC.



Roy D. Clark, P.E.
Vice President

vlr
Enclosures

c: Jeff Ryder, Cox Communications

SDR-18336
01/11/07 PC

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

SDR-18336 - APPLICANT: COX COMMUNICATIONS - OWNER: CITY OF LAS
SUBJECT: VEGAS PROPERTY OWNER AS OF 7-20-2006: COX COMMUNICATIONS LAS VEGAS, INC.

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *January 11, 2007* 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.

Tina Denicole

Signature

JANUARY 11, 2007

Date

TINA DENICOLE

Please print name

COX COMMUNICATIONS LAS VEGAS, INC.

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 1/11/07 Item # 6

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-18336 - APPLICANT: COX COMMUNICATIONS - OWNER: CITY OF LAS VEGAS

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *January 11, 2007* 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.

Roy D. Clark

Signature

1/9/07

Date

Roy D. Clark

Please print name

GC WALLACE INC.

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

Printed after final agenda

Date *1/11/07* Item # *6*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18340 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: AMERICAN CHILD CARE PROPERTIES LLC - OWNER: RESORT HOLDINGS 2 LLC - Request for a Site Development Plan Review FOR A PROPOSED 12,768 SQUARE FOOT CHILD CARE CENTER AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER WIDTH TO ALLOW A FIVE FOOT WIDE BUFFER WHERE EIGHT FEET IS THE MINIMUM WIDTH REQUIRED ALONG THE EAST PROPERTY LINE on 2.27 acres on the south side of Atwood Avenue, approximately 300 feet west of Tenaya Way (APN 138-10-412-003), C-1 (Limited Commercial) Zone, Ward 4 (Brown).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Rick Poff

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372] – UNANIMOUS with COMMISSIONER DUNNAM abstaining on Item 9 as he is the engineer of record for that project

This is Final Action

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 7 – SDR-18340

MINUTES:

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

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

(6:15 – 6:19)

1-411

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-15-97) is 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/landscape plan date stamped 12/15/06, and building elevations date stamped 11/28/06 except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a five-foot landscape buffer along the east property line.
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.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 7 – SDR-18340

CONDITIONS – Continued:

6. Revised landscape plans shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect provide an additional two trees on the north, east, and west property lines
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time 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.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. The office building on the adjacent pad site will require an additional Site Development Plan Review.

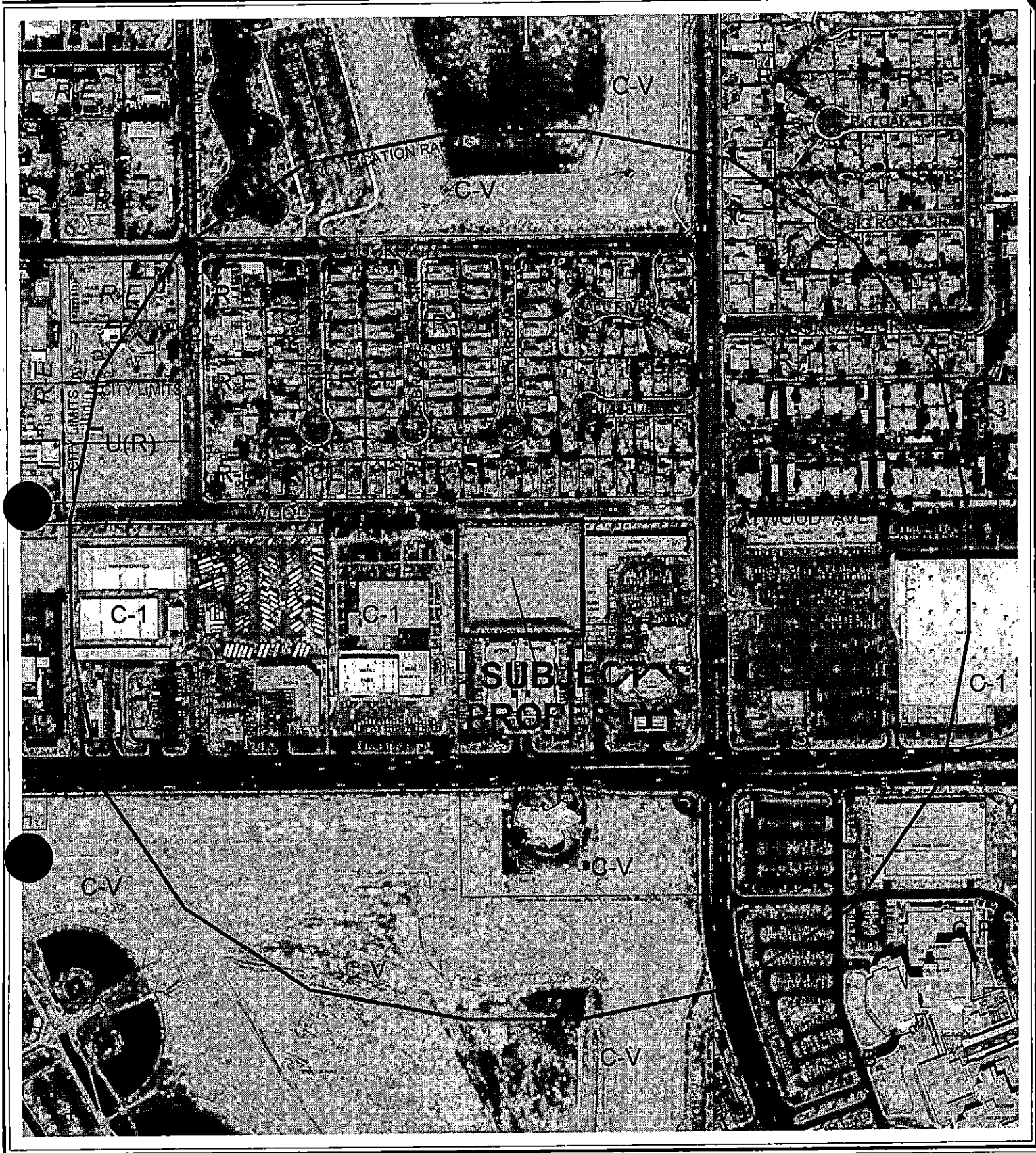
Public Works

14. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 7 – SDR-18340

CONDITIONS – Continued:

15. 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.
16. Site development to comply with all applicable conditions of approval for the Cheyenne Office Center Commercial Subdivision and all other applicable site-related actions.



CASE: **SDR-18340**

RADIUS: 1000 FT

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

0 100 200 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-18340 - APPLICANT: AMERICAN CHILD CARE
PROPERTIES LLC - OWNER: RESORT HOLDINGS 2 LLC**

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

1. Conformance to the conditions for Rezoning (ZON-15-97) is 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/landscape plan date stamped 12/15/06, and building elevations date stamped 11/28/06 except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a five-foot landscape buffer along the east property line.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Revised landscape plans shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect provide an additional two trees on the north, east, and west property lines
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time 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.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

JK

SDR-18340 - Conditions Page Two
January 11, 2007 - Planning Commission Meeting

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
13. The office building on the adjacent pad site will require an additional Site Development Plan Review.

Public Works

14. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
15. 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.
16. Site development to comply with all applicable conditions of approval for the Cheyenne Office Center Commercial Subdivision and all other applicable site-related actions.

SDR-18340 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 12,768 square foot child care center and a waiver of the perimeter landscape buffer width to allow a five foot wide buffer where eight feet is the minimum width required along the east property line.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
5/23/97	The annexation of this property into the City of Las Vegas became effective [A-23-96(A)].
05/27/97	The City Council approved a Rezoning (Z-15-97) to reclassify this parcel from N-U (Non-Urban) to C-1 (Limited Commercial) for a 52,000 square foot office development on this parcel and the adjacent parcel to the south. The Planning Commission and Staff recommended approval.
<i>Pre-Application Meeting</i>	
11/14/06	At the pre application meeting the applicant was informed about the following issues: Public Works: Cross Access, Updated/New Drainage Study, Check prior Traffic Study to see if this project will comply with the prior approved use. Building & Safety: Revise ADA stalls, ADA connectivity to sidewalks, Comply with 2006 IBC energy codes, Fire Sprinkle the building. Planning & Development: Include parking lot trees in a landscape finger, a landscape waiver is required.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application type, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.21

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	SC (Service Commercial)	C-1
North	Single-Family	M	R-CL
South	Office & Civic	SC (Service Commercial) & PF (Public Facility)	C-1 & C-V
East	Strip Commercial	SC (Service Commercial)	C-1
West	Strip Commercial	SC (Service Commercial)	C-1

SDR-18340 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

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

* This parcel is located within the 175-foot buffer of the Airport Overlay District.

** This parcel has a multi-use transportation trail along the north property line.

DEVELOPMENT STANDARDS

Per Title 19.08 the following development standards apply to this development:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size			Y or N
Min. Lot Width			Y or N
Min. Setbacks			
• Front	20	~310*	Y
• Side	10	56.75	Y
• Corner	N/A		N/A
• Rear	20	128.75	Y
Min. Distance Between Buildings	N/A	10	N/A
Max. Lot Coverage	50%	13%	Y
Max. Building Height	N/A	22.5	N/A
Trash Enclosure	50	50	Y
Mech. Equipment	Screened	Screened	Y

* The proposed development is located within a commercial subdivision and is set back approximately 310 feet from Cheyenne Avenue (front of the development); however it is set back six feet, two inches from the south property line.

Per Title 19.12 the following landscaping standards apply to this development:

<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	19 Trees	19 Trees	Y
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	47 Trees	41 Trees	N
TOTAL		66	60 Trees	N
Min. Zone Width	8 Feet		5 Feet	N
Wall Height	6 Feet		6 Feet (existing)	N

JK

SDR-18340 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

Per Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
	12,850 sq. ft.	1 per employee + 1 per 10 children	35	2	108*	5	Y
SubTotal							
TOTAL (including handicap)			35		108		Y
Loading Spaces			2		2		

* The total parking provided for this development includes parking for a future 15,500 square foot office pad site. It should be noted that the parking provided will meet the minimum code requirements for general office uses. However, if the future development is developed with medical/dental office uses, the site will not meet the minimum parking requirements.

Wall Signs: [type in sign reference]		
Standards	Allowed	Provided
Maximum Number	1/Street frontage 1 total	1/Street frontage 1 total
Maximum Area	50 SF / sign	32.5 SF
Maximum Projection	2 Feet	
Illumination	Internal/External	

Waivers		
Request	Requirement	Staff Recommendation
Landscaping	8 Feet	5 Feet

SDR-18340 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

ANALYSIS

The plans show the proposed day care center is 12,850 square feet in area. The floor plans show that the building will be divided into rooms based on age groups. There is a 357 square foot infant room (zero to 12 months), a 397 square foot Toddlers room (12 to 24 months), two 514 square foot Twaddler rooms (24-36 months), an 801 square foot and an 807 square foot pre school room for three to four year olds, two 879 square foot pre school rooms for four to five year olds, and a 1,160 square foot adventure club room for school aged children. The remaining 6,542 square feet of the building is dedicated to the administrative operation of the day care center. There are three outdoor play areas totaling 9,756 square feet for this development.

The building elevations show a 22-foot, seven inch high, single-story building with a low sloping roof with flat concrete tiles. The windows on the building are two over two, two over three, and three over three. The building colors are by Dutch Paint. The parapet is capped with a galvanized flashing painted Nocturnal Sea (blue); the roof tiles are Weathered Adobe (rust and tan); the field of the building is painted Mountain Haze (sand to grey in color); the upper profile on the building is painted Shag Bark (tan to copper in color); the lower profile on the building is painted Bay Brown (brown); the soffit is painted Shag Bark (tan to copper in color). The door and window trim and mullions are painted Shag Bark (tan to copper in color), while the doors are painted Dutch Brown (brown).

FINDINGS (SDR)

The following findings must be made for an SDR:

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

The proposed development is compatible with development in the surrounding area.

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

The proposed development is consistent with the General Plan and Design Standards; however, the landscape buffer is three feet less than standard; however, a five-foot landscape buffer along the east property line will be consistent with the landscape buffer already in place on the southern portion of this site and will allow for the parking and drive isles to be aligned.

SDR-18340 - Staff Report Page Five
January 11, 2007 - Planning Commission Meeting

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

This site will share access via Cheyenne Avenue with an existing office development and should not negatively impact adjacent roadways or neighborhood traffic.

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

The applicant is using building and landscape materials that 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;**

The design characteristics for this development are aesthetically pleasing 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.**

This development should not harm the public health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 161

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18340** APN: 138-10-412-003

Name of Property Owner: Resort Holdings 2 LLC

Name of Applicant: American Child Care Properties 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: _____

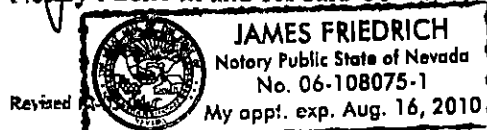
Print Name: _____

ROBERT HASMAN

Subscribed and sworn before me

This 12 day of OCTOBER, 2006

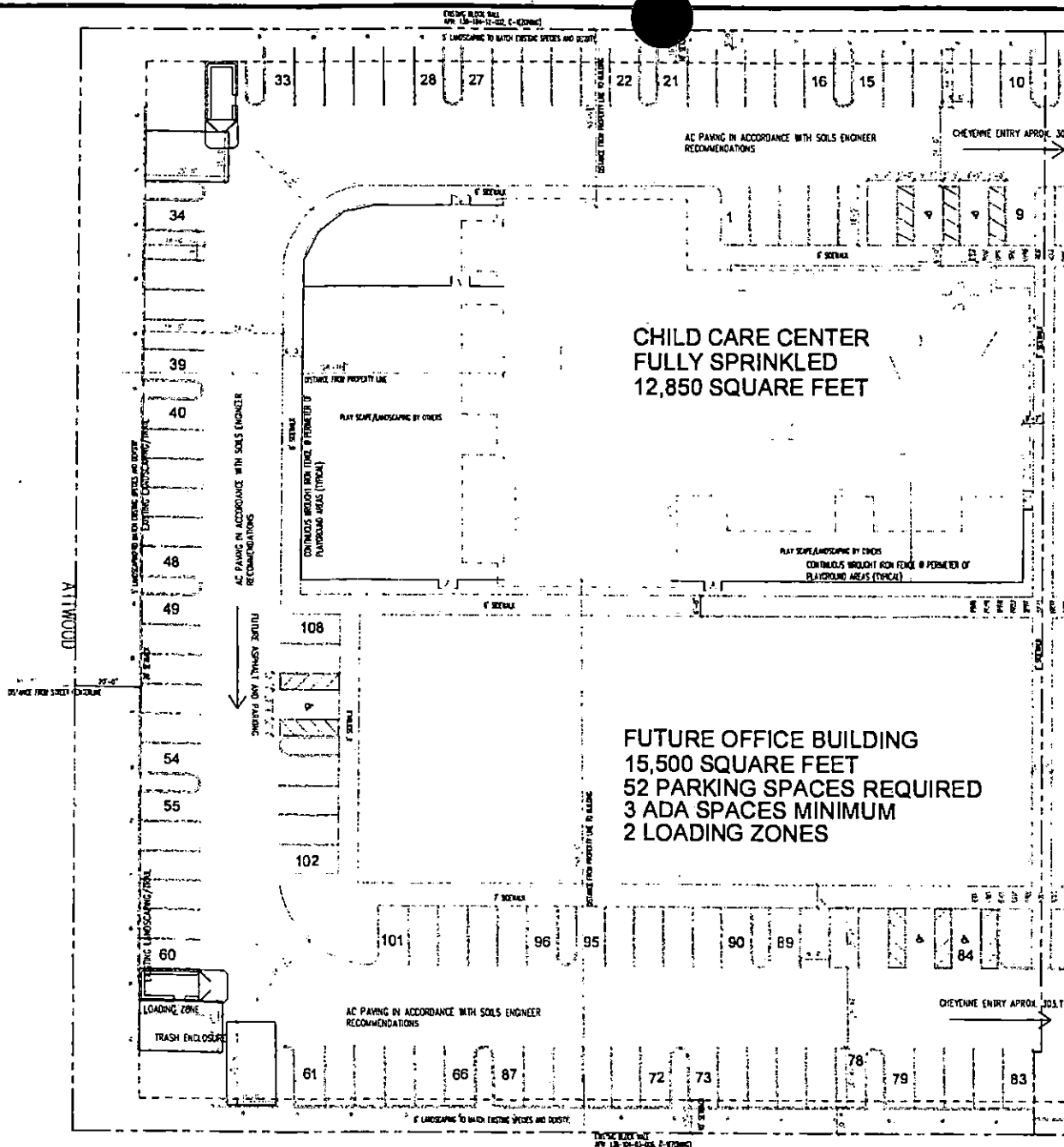
James Friedrich
Notary Public in and for said County and State



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

RECEIVED

NOV 09 2006



ADA ACCESSIBLE PATH
CONNECTS TO EXISTING ADA
ACCESSIBLE PATH TO CHEYENNE

REVISED

RECEIVED

DEC 15 2006

SITE DESIGN GENERAL NOTES

SITE INFO / ZONING CLASSIFICATION
 LOT 10-15-16-21-22-27-28-33-34-39-40-48-49-54-55-60-61-66-67-72-73-78-79-83-84-89-90-95-96-101-102-108
 ZONING CLASSIFICATION: RESIDENTIAL SINGLE-FAMILY (RS)
 LOT AREA: 1.00 ACRES
 TOTAL LOT AREA: 1.00 ACRES
 TOTAL LOT AREA: 1.00 ACRES
 TOTAL LOT AREA: 1.00 ACRES

ADA ACCESSIBLE PATH
CONNECTS TO EXISTING ADA
ACCESSIBLE PATH TO CHEYENNE

LOT COVERAGE

LOT COVERAGE
 LOT 10-15-16-21-22-27-28-33-34-39-40-48-49-54-55-60-61-66-67-72-73-78-79-83-84-89-90-95-96-101-102-108
 LOT COVERAGE: 1.00 ACRES
 LOT COVERAGE: 1.00 ACRES
 LOT COVERAGE: 1.00 ACRES
 LOT COVERAGE: 1.00 ACRES

SETBACKS

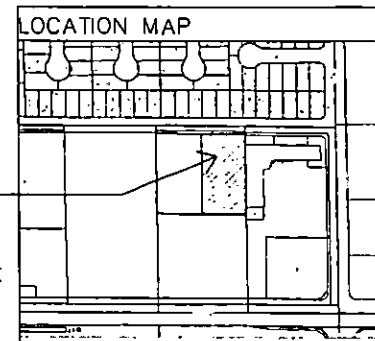
SETBACKS
 SETBACKS: 1.00 ACRES
 SETBACKS: 1.00 ACRES
 SETBACKS: 1.00 ACRES
 SETBACKS: 1.00 ACRES

PARKING

PARKING
 PARKING: 1.00 ACRES
 PARKING: 1.00 ACRES
 PARKING: 1.00 ACRES
 PARKING: 1.00 ACRES

TRASH ENCLOSURE

TRASH ENCLOSURE
 TRASH ENCLOSURE: 1.00 ACRES
 TRASH ENCLOSURE: 1.00 ACRES
 TRASH ENCLOSURE: 1.00 ACRES
 TRASH ENCLOSURE: 1.00 ACRES



PLANT MATERIAL SCHEDULE

CLUMP REF.	COMMON NAME / BOTANICAL NAME	SIZE
1	ALGERIAN PRUN PRUNUS HALIMIFOLIA	24" ADZ
2	SILVER TREE WILLOW ALNUS ALBA	24" BOX
3	CHILEAN MESQUITE (THORNLESS) PROSOPIA JULIFLORA	24" BOX
4	PURPLE LEAF PLUM PRUNUS	15 GAL
5	DESERT BIRD OF PARADISE CALLIPALMA CALIFORNICA	15 GAL
6	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
7	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
8	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
9	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
10	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
11	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
12	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
13	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
14	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
15	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
16	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
17	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
18	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
19	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
20	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
21	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
22	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
23	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
24	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
25	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
26	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
27	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
28	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
29	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
30	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
31	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
32	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
33	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
34	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
35	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
36	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
37	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
38	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
39	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
40	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
41	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
42	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
43	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
44	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
45	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
46	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
47	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
48	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
49	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
50	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
51	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
52	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
53	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
54	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
55	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
56	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
57	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
58	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
59	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
60	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
61	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
62	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
63	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
64	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
65	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
66	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
67	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
68	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
69	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
70	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
71	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
72	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
73	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
74	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
75	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
76	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
77	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
78	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
79	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
80	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
81	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
82	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
83	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
84	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
85	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
86	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
87	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
88	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
89	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
90	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
91	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
92	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
93	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
94	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
95	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
96	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
97	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
98	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
99	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
100	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
101	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
102	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
103	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
104	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
105	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
106	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
107	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON
108	ORANGE FOUNTAIN GRASS PENSTEMON ALPES	5 GALLON

ALL PLANTS ON SITE MUST CONFORM WITH TITLE 30 REQ.

PLANTING GENERAL NOTES

1. ALL PLANT AND WOODING LOCATIONS ARE TO BE FIELD LOCATED AND APPROVED BY DESIGNER PRIOR TO FINAL DESIGN IMPLEMENTATION.
2. LANDSCAPE CONTRACTOR TO COORDINATE WITH EXCAVATION CONTRACTOR WHERE REQ. FOR PLANTER AREAS TO EXPOSE POSITIVE DRAINAGE IN CONFORMANCE WITH CIVIL ENGINEER REQUIREMENTS. KEEP ALL PLANTING A MINIMUM OF 5'-0" FROM BUILDING FOUNDATIONS AND UNDERGROUND SERVICE. EXPOSE POSITIVE DRAINAGE AWAY FROM STRUCTURES.
3. PROVIDE MIN. OF 2" DO DECOMPOSED ORANGE (DO) - TYPE AS PERMITTED BY SUMNERIAN DESIGN PERMIT REQUIREMENTS) AT ALL PLANTER LOCATIONS MIN. TO WITHIN 1" OF TOP OF ADJACENT CURBS & SIDEWALKS.
4. DO INSTALL/PROP - PROVIDE PRE-EMERGENT HERBICIDE TO PLANTER SLOTS, INSTALL DO BASE BRUSHING AND WALK TO FINAL SLOPE OF DO, LAY OFF AND LIGHTLY SCUFFY SURFACE REVEALING FINE LIME GRANULES ON TOP LAYER.
5. REFER TO FINAL LANDSCAPE DESIGN FOR IRRIGATION SPECIFICATIONS.
6. KEEP TREE PLANTING A MIN. OF 3'-0" FROM ALL SIDEWALKS. PLANTING WHICH EXCEEDS 24" IN HEIGHT ARE NOT PERMITTED WITHIN SIGHT TRIANGLE ZONES.

TYPICAL STREET FRONT PLANTING
 SHRUBS SHALL BE DESIGNED TO COVER MORE THAN FIFTY PERCENT OF THE LANDSCAPED AREA AND MAY BE GROUPED BY DESIGNER

SDR-18340
REVISED
01/11/07 PC

RECEIVED
DEC 15 2006

Project Tech Park Site
 Location Atwood/Tenaya
 Owner/Agent American Child Care Properties



REVISION

NO.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

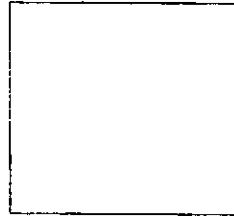
BRAWN BY
 NGC
 APPROVED
 MK
 DATE
 10/26/06
 PROJECT N/A
 43A2006
 SCALE
 1/8" = 1'-0"

SHEET NUM
 A-1

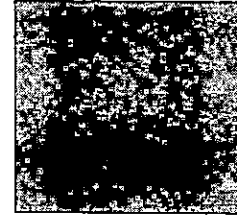
TECHPARK SITE COLOR BOARD



ROOF TILE:
EAGLE ROOFING, 4530
WEATHERED ADOBE
OR EQUAL



STUCCO BASE:
DUTCH PAINT
T142-3 MOUNTAIN HAZE
OR EQUAL



TRIM 1:
DUTCH PAINT
T146-8 SHAG BARK
OR EQUAL



TRIM 2:
DUTCH PAINT
T117-8 NOCTURNAL SEA
OR EQUAL



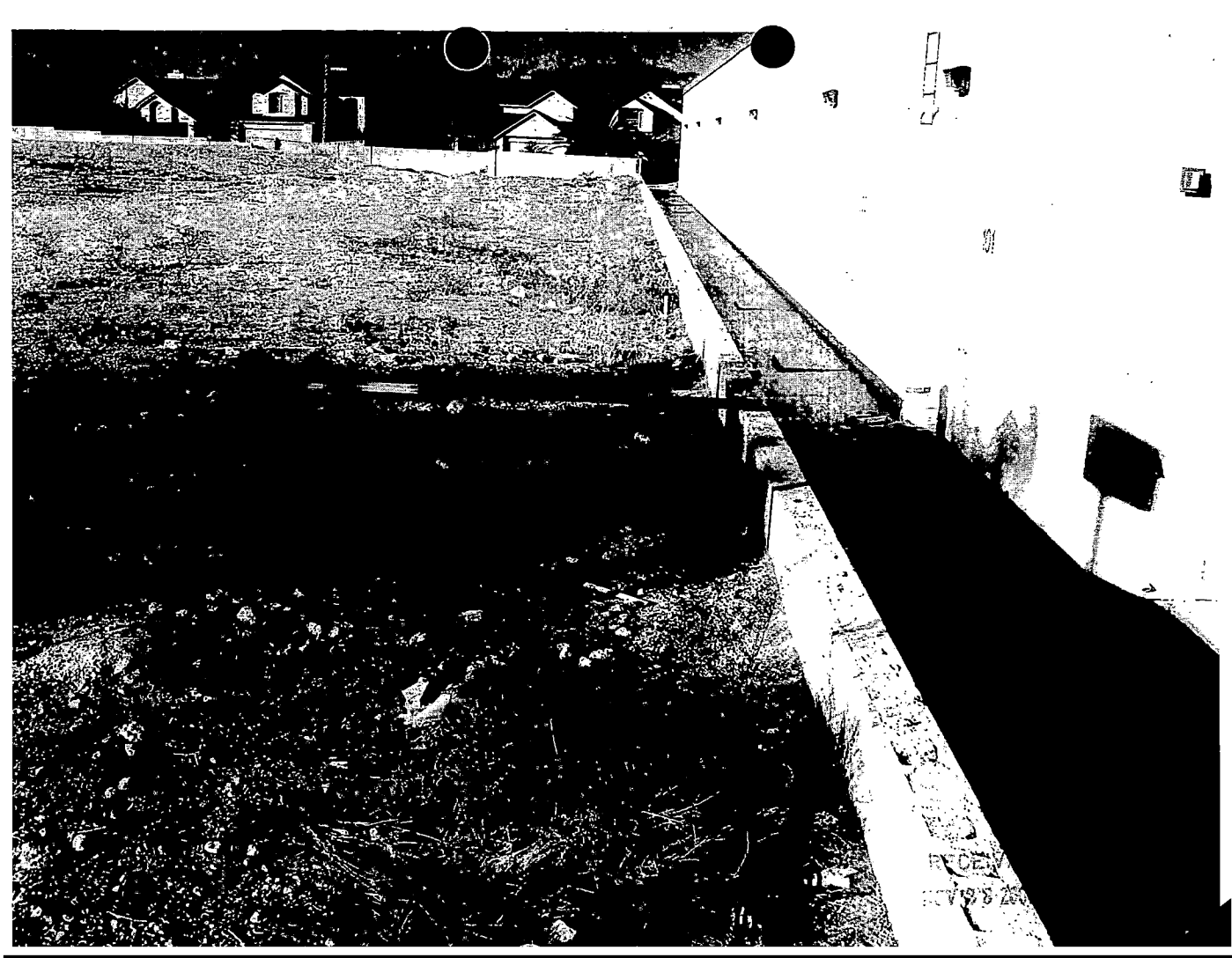
TRIM 3:
DUTCH PAINT
T128-8 BAY BROWN
OR EQUAL

SDR-18340

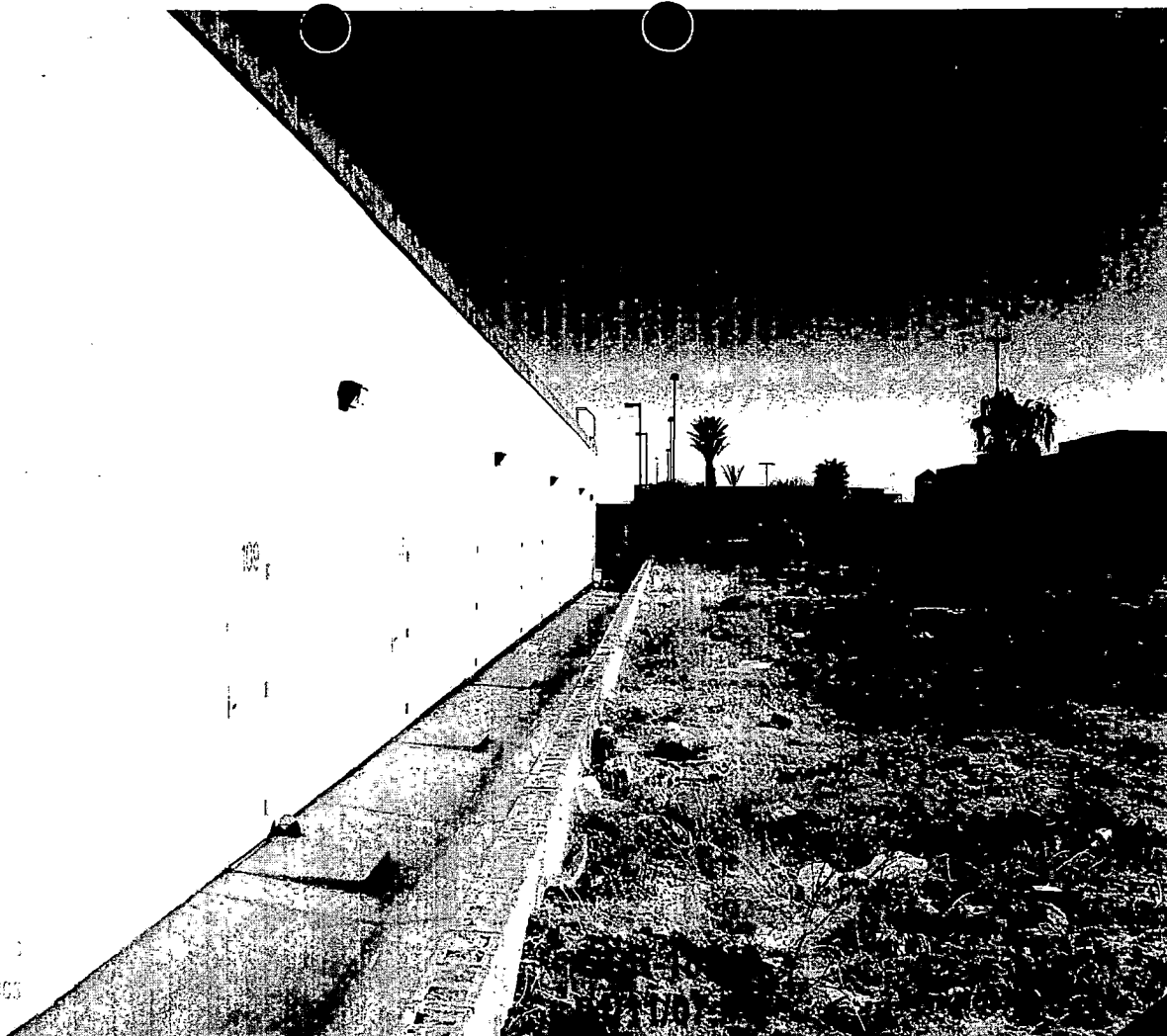
01/11/07 PC

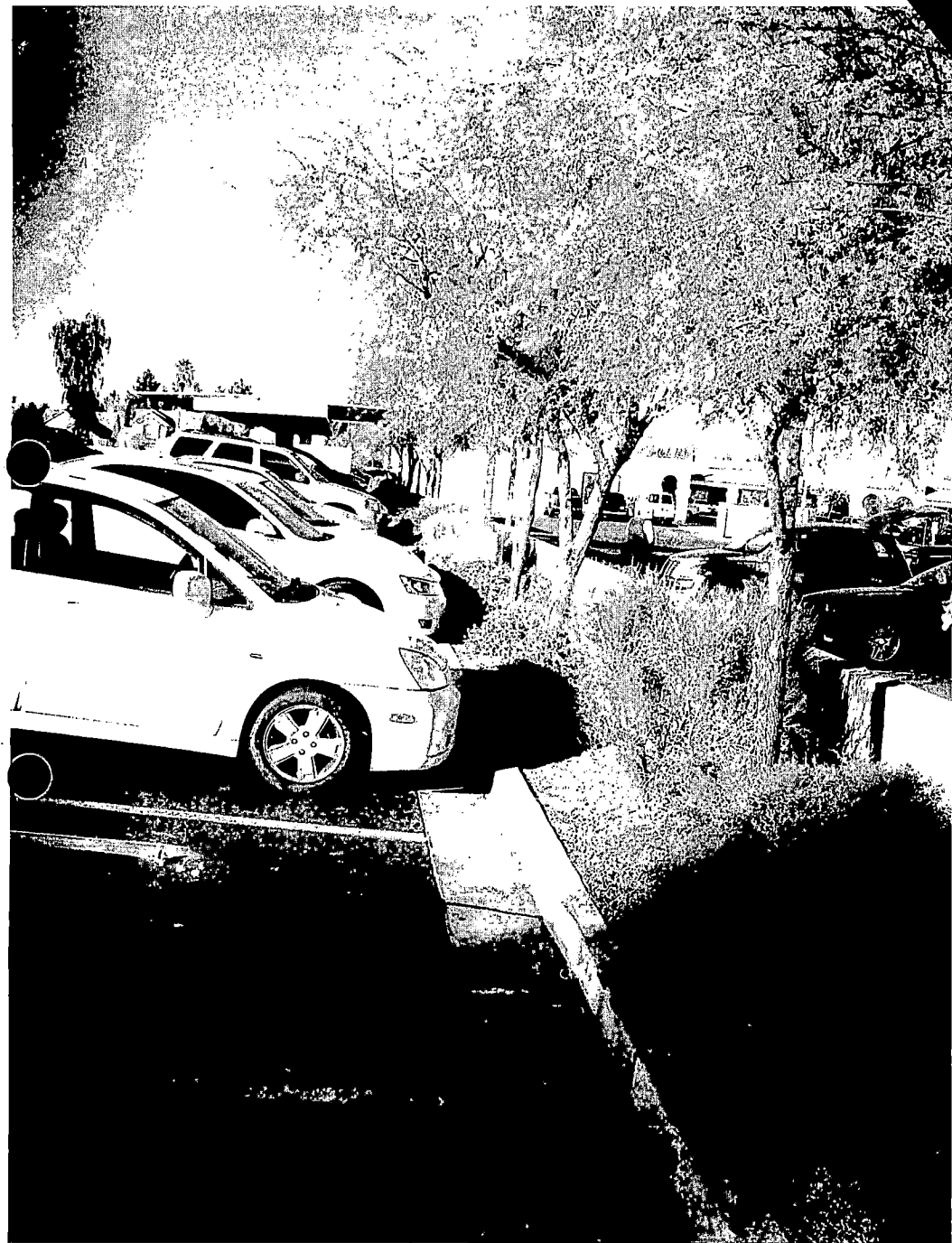
RECEIVED

NOV 28 2006

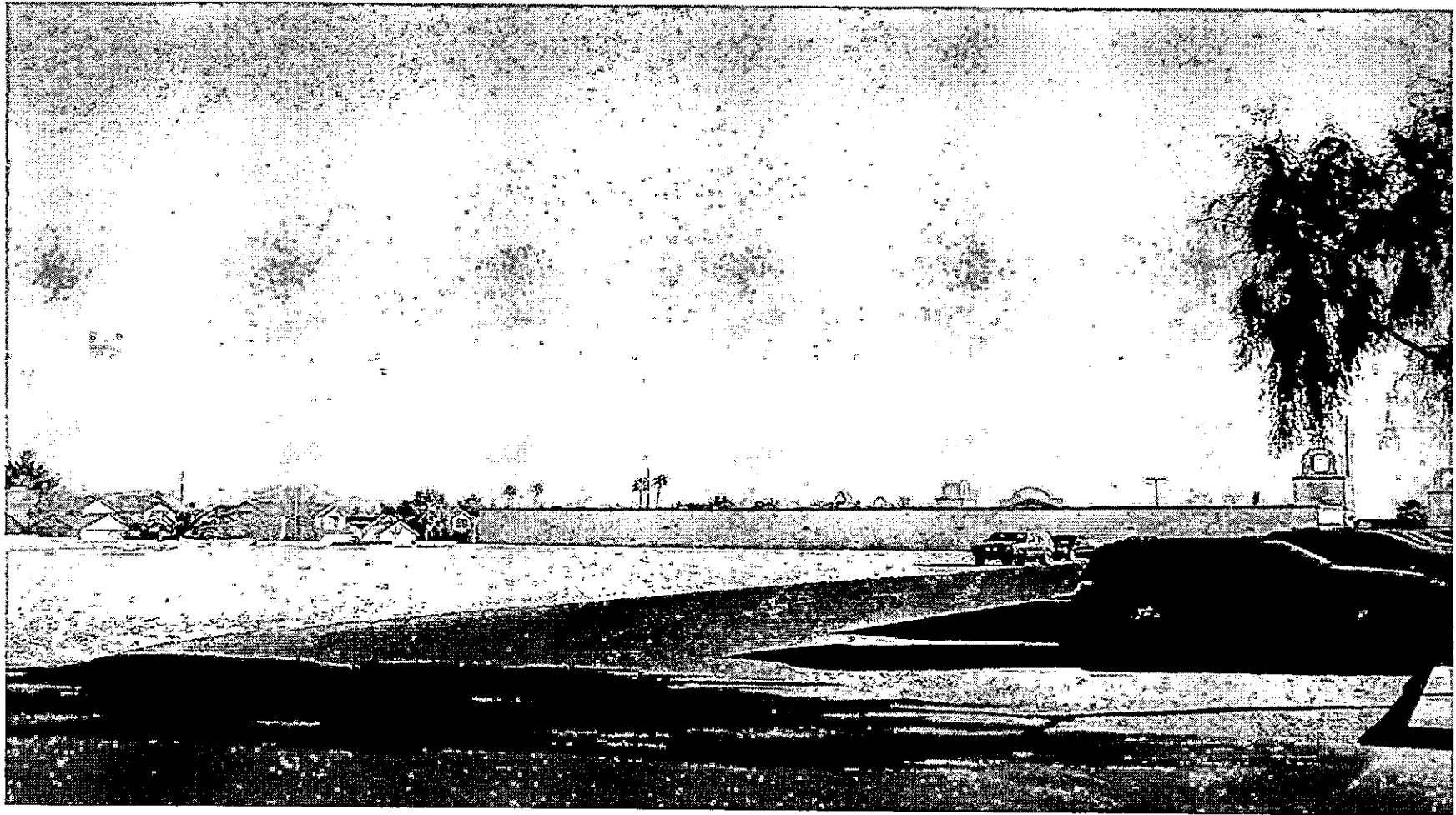


RECEIVED
NOV 26 2003





SDR 18340				
American Child Care Properties LLC				
NS Cheyenne, W of Tenaya				
Proposed 12.768 thousand square foot child care facility.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	DAY CARE CENTER [1000 SF]	12.768	79.26	1,012
AM Peak Hour			12.79	163
PM Peak Hour			13.18	168
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Cheyenne Avenue				
Average Daily Traffic (ADT)	54,824			
PM Peak Hour	4386			
(heaviest 60 minutes)				
Tenaya Way				
Average Daily Traffic (ADT)	24,137			
PM Peak Hour	1931			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Cheyenne Avenue	51700			
Tenaya Way	32585			
This project will add approximately 1,012 trips per day on Cheyenne and Tenaya. This will increase expected volumes by about two percent on Cheyenne and about four percent on Tenaya. Cheyenne is over capacity and Tenaya is at about 74 percent of capacity.				
Based on Peak Hour use, this development will add roughly 168 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-18340 - APPLICANT: AMERICAN CHILD CARE PROPERTIES LLC - OWNER: RESORT HOLDINGS 2 LLC
SOUTH SIDE OF ATWOOD AVENUE, APPROXIMATELY 300 FEET WEST OF TENAYA WAY
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



SDR-18340 - APPLICANT: AMERICAN CHILD CARE PROPERTIES LLC - OWNER: RESORT HOLDINGS 2 LLC
SOUTH SIDE OF ATWOOD AVENUE, APPROXIMATELY 300 FEET WEST OF TENAYA WAY
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



SDR-18340 - APPLICANT: AMERICAN CHILD CARE PROPERTIES LLC - OWNER: RESORT HOLDINGS 2 LLC

SOUTH SIDE OF ATWOOD AVENUE, APPROXIMATELY 300 FEET WEST OF TENAYA WAY
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06

RE: Justification Letter - APN 138-10-412-003

The applicant, American Child Care Properties LLC, is requesting a Site Development Plan Review to develop a 12,850 square foot child care center in a C-1 zoning district on a 2.27 acre parcel within the Cheyenne Office Center lying North of Cheyenne Avenue and West of Tenaya Way. Access to the site is from Cheyenne Avenue by way of joint access with the existing office center fronting Cheyenne Avenue to the South. There is no access to Atwood Avenue to the North. A future office building is also contemplated adjacent to the West side of the child care center but is not a part of this application. A traffic study or mitigation will be complied with as required.

The building is proposed to be single-story at a height of 17' 2" to the top of the parapet and 22' 2" to the top of the decorative entryway on the East side of the building facing the main parking area. The building will be Dryvit EIFS system with a sand finish with all colors for painted and integral color finishes to be natural tones with desert accents. The portion of the roof that are pitched will be concrete flat tile. All rooftop mechanical equipment located in the flat roofed areas will be screened from view by the parapet wall. The building will have fire sprinklers installed throughout. The maximum capacity for the child care center is 168 children and 18 staff members requiring a minimum of 35 parking spaces per code. The site will contain 108 total parking spaces with 35+ spaces located on the East side of the child care center's entrance. One loading zone is proposed for the child care center as minimal deliveries are expected due to the nature of the child care facility. There is no 'drop-off or pick-up' since parents must escort the children into the center and sign them in. In addition, there will be van transportation provided for before and after school programs. The child care center will operate Monday thru Friday from 6:00 a.m. to 6:30 p.m.. The center is not open on weekends.

A waiver for a reduction of the perimeter landscape buffer width required by Section 19.12.040 from 8' to 5' along the East property line is also requested. This site is a part of an existing commercial subdivision. The office center adjacent to the South has existing 5' wide landscape buffers adjacent to the East property line. The applicant is requesting to match that existing 5' buffer. If an 8' buffer were installed a 3' 'jog' in the parking aisles and stalls would occur on this rear property. In addition, the rear of an existing shopping center is adjacent to the East adjacent to the buffer area and there will be minimal impact with a 3' reduction in the planter depth.

The proposed child care center is a needed asset to the community. It will serve a public purpose allowing for a professional child care facility to serve the residential uses in this growing area of the community. The site has sufficient public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service to existing developments. Through adequate setbacks, landscape buffers, and site design, this development will serve to mediate any noise, traffic, and visual impacts to an acceptable level.

SINCERELY



John Vornsand, AICP

SDR-18340
01/11/07 PC

107-10-412-003

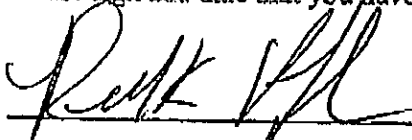
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Current Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
	(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SDR-18340 - APPLICANT: AMERICAN CHILD CARE PROPERTIES LLC -
OWNER: RESORT HOLDINGS 2 LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **January 11, 2007** 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.



Signature

1/9/07

Date

RICK PORTER

Please print name

American Childcare Properties

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 1/11/07 Item # 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18344 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MONTERREY PLAZA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 5,128 SQUARE-FOOT RESTAURANT AND WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND THE BUILD-TO-LINE REQUIREMENT on the south side of Azure Drive, approximately 170 feet west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [SX-TC (Suburban Mixed-Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Luis E. Rodriguez

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372] – **UNANIMOUS** with **COMMISSIONER DUNNAM** abstaining on Item 9 as he is the engineer of record for that project

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 8 – SDR-18344

MINUTES – Continued:

Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

(6:15 – 6:19)

1-411

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permits (SUP-15058 and SUP-15059) and Variance (VAR-15057) shall be required.
2. Site Development Plan Review (SDR-15055) is hereby expunged.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. A revised landscape plan shall be submitted prior to the time an application is made for a building permit depicting a total of 11 trees in the parking lot area and seven trees within the perimeter landscape buffer and all trees (parking lot and perimeter landscape buffer) shall reflect Town Center requirements of 36-inch box trees and shall be Mexican Fan Palm, Rio Grande Ash, Chitalpa, or Purple Robe Locust trees.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/28/06 except as amended by conditions herein.
6. A Waiver from the Town Center build-to-line standards is hereby approved, to allow a setback of 83 feet, two inches.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 8 – SDR-18344

CONDITIONS – Continued:

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time 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.
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. Reflective glazing at the pedestrian level is prohibited.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

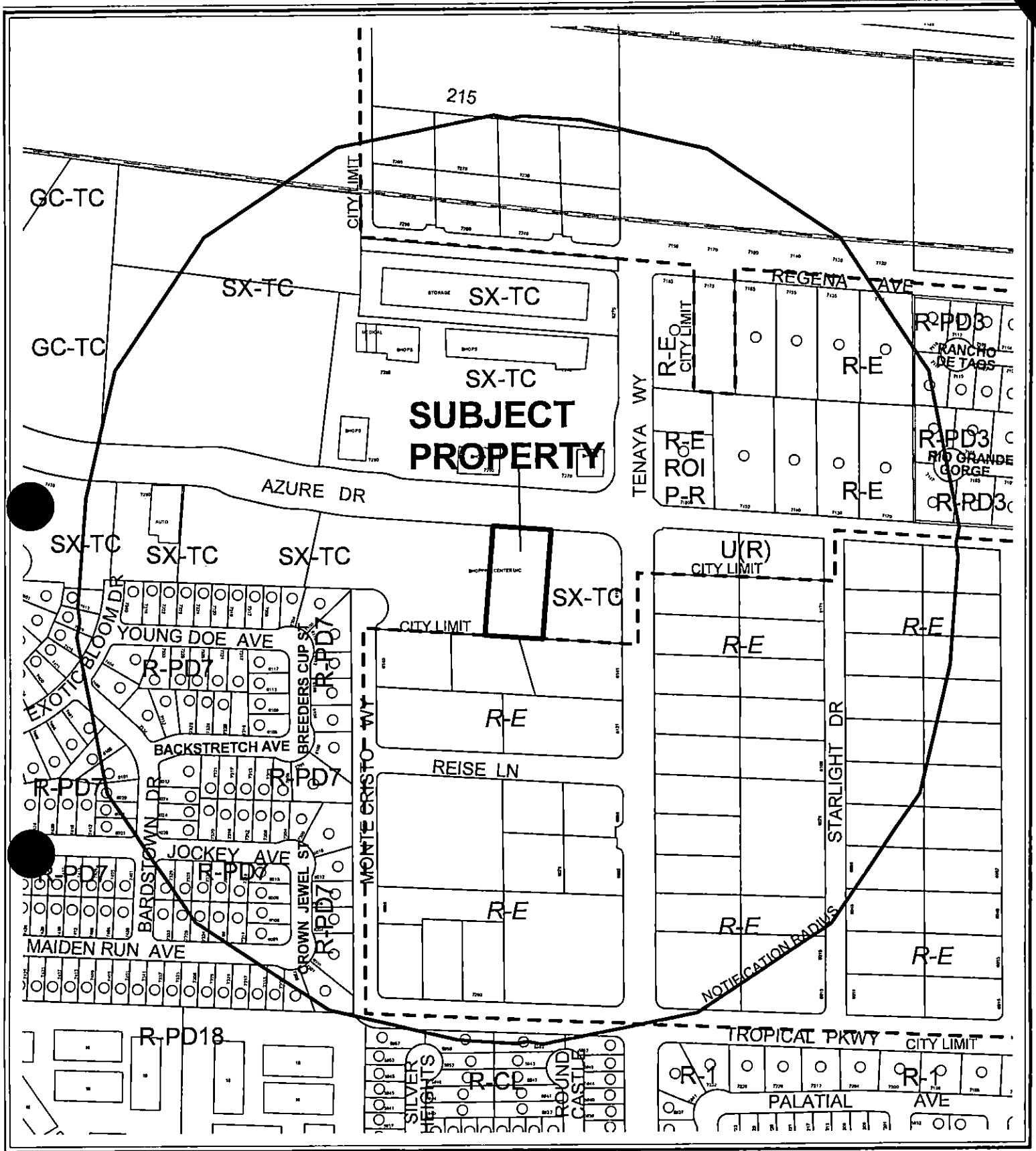
Public Works

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 and

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 8 – SDR-18344

CONDITIONS – Continued:

- Town Center Standards concurrent with development of this site 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. Unless already in place at the time of development, construct the full width of the proposed driveway accessing Azure Drive and sufficient onsite paving to allow two-way traffic to this site concurrent with development of this site.
 17. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
 18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
 19. This parcel is part of Special Improvement District No. 1447 – Tenaya/Azure. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
 20. Site development to comply with all applicable conditions of approval for Z-76-98(20), the Montecito East Commercial Subdivision and all other applicable site-related actions.



0 100 200 Feet



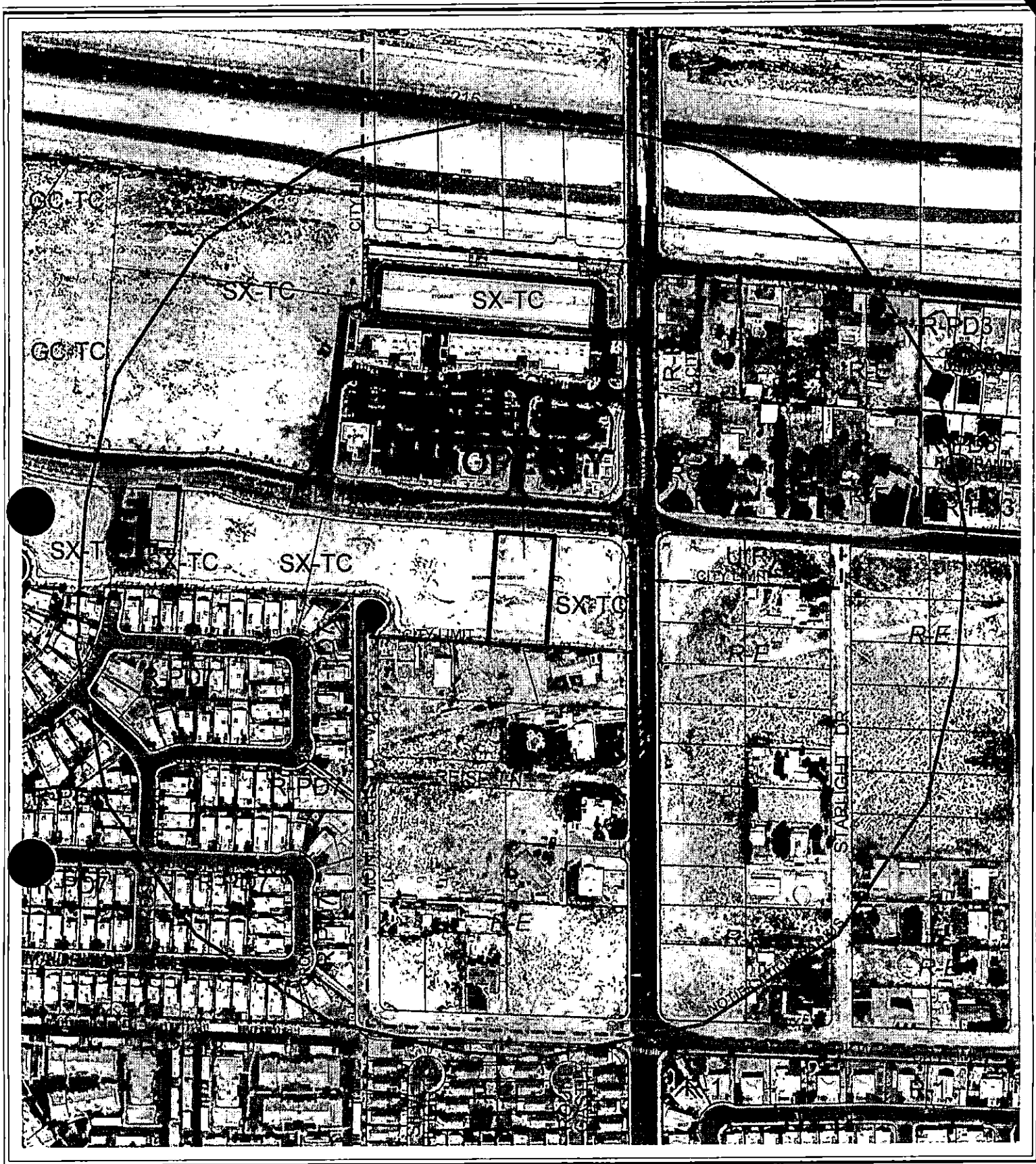
CASE: **SDR-18344**

RADIUS: 1000

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED-USE - TOWN CENTER)
SPECIAL LAND USE DESIGNATION]





CASE: **SDR-18344**

RADIUS: 1000

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED-USE - TOWN CENTER)
SPECIAL LAND USE DESIGNATION]

0 100 200 Feet



*City of Las Vegas***AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-18344 - APPLICANT/OWNER: MONTERREY PLAZA, LLC

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

1. Conformance to the Conditions of Approval for Special Use Permits (SUP-15058 and SUP-15059) and Variance (VAR-15057) shall be required.
2. Site Development Plan Review (SDR-15055) is hereby expunged.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. A revised landscape plan shall be submitted prior to the time an application is made for a building permit depicting a total of 11 trees in the parking lot area and seven trees within the perimeter landscape buffer and all trees (parking lot and perimeter landscape buffer) shall reflect Town Center requirements of 36-inch box trees and shall be Mexican Fan Palm, Rio Grande Ash, Chitalpa, or Purple Robe Locust trees.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/28/06 except as amended by conditions herein.
6. A Waiver from the Town Center build-to-line standards is hereby approved, to allow a setback of 83 feet, two inches.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time 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.

SDR-18344 - Conditions Page Two
January 11, 2007 - Planning Commission Meeting

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Reflective glazing at the pedestrian level is prohibited.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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 and Town Center 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. Unless already in place at the time of development, construct the full width of the proposed driveway accessing Azure Drive and sufficient onsite paving to allow two-way traffic to this site concurrent with development of this site.

SDR-18344 - Conditions Page Three
January 11, 2007 - Planning Commission Meeting

17. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. This parcel is part of Special Improvement District No. 1447 – Tenaya/Azure. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
20. Site development to comply with all applicable conditions of approval for Z-76-98(20), the Montecito East Commercial Subdivision and all other applicable site-related actions.

SDR-18344 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose of this request is for a Site Development Plan Review (SDR-18344) for a proposed 5,128 square-foot restaurant with office lease space and waivers of perimeter landscape buffer requirements to reduce the number of trees and the build-to-line requirement. The proposed building was previously approved via SDR-15055, SUP-15058, SUP-15059, and VAR-15057.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
12/07/98	The City Council approved a Rezoning (Z-76-98) to T-C (Town Center) on the subject property as part of a larger request.
04/04/01	The City Council approved requests for Special Use Permits (U-0006-01, U-0007-01, U-0009-01, U-0010-01, U-0012-01, U-0013-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01 and U-0023-01) for seven supper clubs, one restaurant with drive-up, two restricted gaming locations, one restaurant service bar and two requests for the sale of packaged liquor, on the subject site. The City Council approved a request for a Site Development Plan Review [Z-0076-98(20)] for the overall commercial development on this site. The Planning Commission and staff recommended approval of the items on February 22, 2001.
06/18/03	The City Council approved an Extension of Time (EOT-2155) of the approved Special Use Permit (U-0008-01), which allowed a restaurant with drive-up and related Extensions of Time (EOT-2153, EOT-2154, EOT-2156, EOT-2157, EOT-2158, EOT-2159, EOT-2160, EOT-2161, EOT-2162, EOT-2163, EOT-2164 and EOT-2165) for approved Special Use Permits, which allowed seven supper clubs, one restaurant with drive-up, two restricted gaming locations, one restaurant service bar and two requests for the sale of packaged liquor, on the overall site. The Planning Commission and staff recommended approval on 05/22/03.
06/01/05	The City Council approved related Extension of Time of requests (EOT-6561, EOT-6562, EOT-6563, EOT-6564, EOT-6565, EOT-6566, EOT-6567, EOT-6610 and EOT-6611) for approved Special Use Permits which allowed five supper clubs, one restaurant with drive-up, one restricted gaming establishment and one restaurant service bar, on the overall site.
09/20/06	The City Council approved a Site Development Plan Review (SDR-15055), a Variance (VAR-15057) and two Special Use Permits (SUP-15058 and SUP-15059) for a restaurant. The Planning Commission recommended approval. Staff recommended denial.

SDR-18344 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

01/11/07	The Planning Commission will consider a Site Development Plan Review (SDR-18372) for a 17,000 square foot retail center on the adjacent parcel to the west. Staff is recommending approval.

Pre-Application Meeting	
11/17/06	At the pre application meeting the applicant was informed about residential adjacency, a 50-foot throat depth on the entry driveway.
Neighborhood Meeting	
A neighborhood meeting is not required for this application type, nor was one held.	

Details of Application Request	
Site Area	
Net Acres	0.88

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	SX-TC (Suburban Mixed Use)	T-C
North	Commercial Center	SX-TC (Suburban Mixed Use)	T-C
South	Single-Family	ML (Medium Low Density Residential)	R-PD7 & R-E Clark County
East	Vacant	SX-TC (Suburban Mixed Use)	T-C
West	Vacant	SX-TC (Suburban Mixed Use)	T-C

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

* This development also does not meet the build-to-line requirements.

SDR-18344 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

The following development standards apply to this development per the Town Center Standards:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	2.33	N/A
Min. Lot Width	N/A	423	N/A
Min. Setbacks			
• Front (Build-to-line)	15 Feet	83.16 Feet	N
• Side	N/A	7.25 Feet	N/A
• Corner	N/A	N/A	N/A
• Rear	73 Feet	90 Feet	Y
Min. Distance Between Buildings	N/A	23 Feet	N/A
Max. Lot Coverage	N/A	16.7%	N/A
Max. Building Height	Two Stories	34 Feet	Y
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

Per Title 19.08.060 the following residential adjacency standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	73 Feet	90 Feet	Y
Trash Enclosure	50 Feet	78 Feet	Y

Per the Town Center Design Manual the following landscaping standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	11 Trees	5 Trees	N
Buffer:				
Min. Trees	1 Tree/ 20Linear Feet	7 Trees	3 Trees	N
TOTAL		18 Trees	8 Trees	N
Min. Zone Width	15 Feet		15 Feet	Y
Wall Height	N/A		N/A	N/A

* A total of 11 parking lot trees and revised landscape plans showing Town Center tree species were required per the conditions of approval of SDR-15055. These conditions will be carried over to this request.

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Town Center Loop Road	15 Feet	15 Feet	Y

* The streetscape for this site has already been constructed by the master developer and is in compliance with the Town Center Standards for a Frontage Road.

SDR-18344 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

Per 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	
	5,128 sq. ft.	1:250	20	1	54	3	Y
TOTAL (including handicap)			20	1	54	3	Y
Loading Spaces	5,128 sq. ft.	1 Space			1 Space		Y

* Parking for this restaurant is calculated based on shopping center parking standards. The site also has an additional three parallel parking stalls, which are not included in the parking table above. The prior approval for this building included a parking variance to permit 61 spaces where 66 spaces were required for a 5,517 square foot building, which was calculated under the old parking standards rather than the new shopping center parking standards. The applicant has reduced the size of this building.

Waivers		
Request	Requirement	Staff Recommendation
Build-to-Line	15 Feet	Approval
Landscape Buffer Tree Count**	1 Tree/ 20 Linear Feet	Denial
Parking lot landscaping	1 Tree/6 Spaces	Approval

* Due to a 24-foot wide cross access easement located 35 feet from the front property line; the applicant can not physically meet the build-to-line or landscape buffer width requirements.

** A condition to comply with the appropriate number of trees within the perimeter landscape buffer has been added to address this deficiency.

ANALYSIS

The proposed restaurant was previously approved by the City Council on 9/20/06 (SDR-15055). The current configuration of this restaurant is 5,128 square feet while the original building configuration was 5,517 square feet. The building height is 24.3 feet high and is consistent with Mediterranean architecture and a color scheme found in many Mexican restaurants. The building field is a gray/olive color with an olive trim color and accent colors of yellow and purple. Ledge stone accents are used at the entry, and along columns on the north and east elevations. The main entrance on the east side of the building has a sloped roof entry feature with red barrel tiles. The windows on the building are trimmed with red awnings.

SDR-18344 - Staff Report Page Five
January 11, 2007 - Planning Commission Meeting

The landscaping along the Azure Drive street frontage depicts Mexican Palo Verde trees and Red Bird of Paradise, Desert Honeysuckle, Hybrid Pyracantha, which is not consistent with the Town Center Design Standards. This deficiency has been addressed via a condition requiring landscaping per the Town Center Design Manual Standards.

The floor plan shows a 505 square foot office lease space, 2,075 square feet of kitchen and back of house area, and 2,548 square feet of seating for restaurant and bar service with seating for 276 patrons.

FINDINGS (SDR)

The following findings must be made for an SDR:

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

The proposed development is consistent with adjacent development and is also consistent with what was previously approved via SDR-15055.

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

The proposed development, with the exception of landscaping, is consistent the Town Center Design Manual Standards. The landscaping deficiencies will be addressed in the conditions of approval.

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

This site is accessed via Azure Drive, a Town Center Loop Road and will not be negatively impacted by this development.

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

While the building and landscape materials are consistent with Title 19 standards, they do not conform to the Town Center Design Manual Standards and a condition addressing these deficiencies has been included.

SDR-18344 - Staff Report Page Six
January 11, 2007 - Planning Commission Meeting

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

The building elevations depict a Mediterranean Style building with warm colors that are neither unsightly nor obnoxious in appearance.

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 impaired by this development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 143

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Name of Representative: SCOTT R. GEARING

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

☒ No

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

City Official: _____

Partner(s): _____

APN:

Signature of Property Owner:

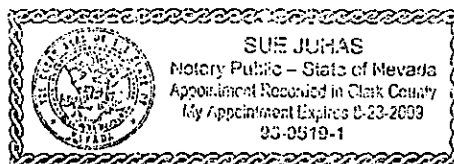
Print Name:

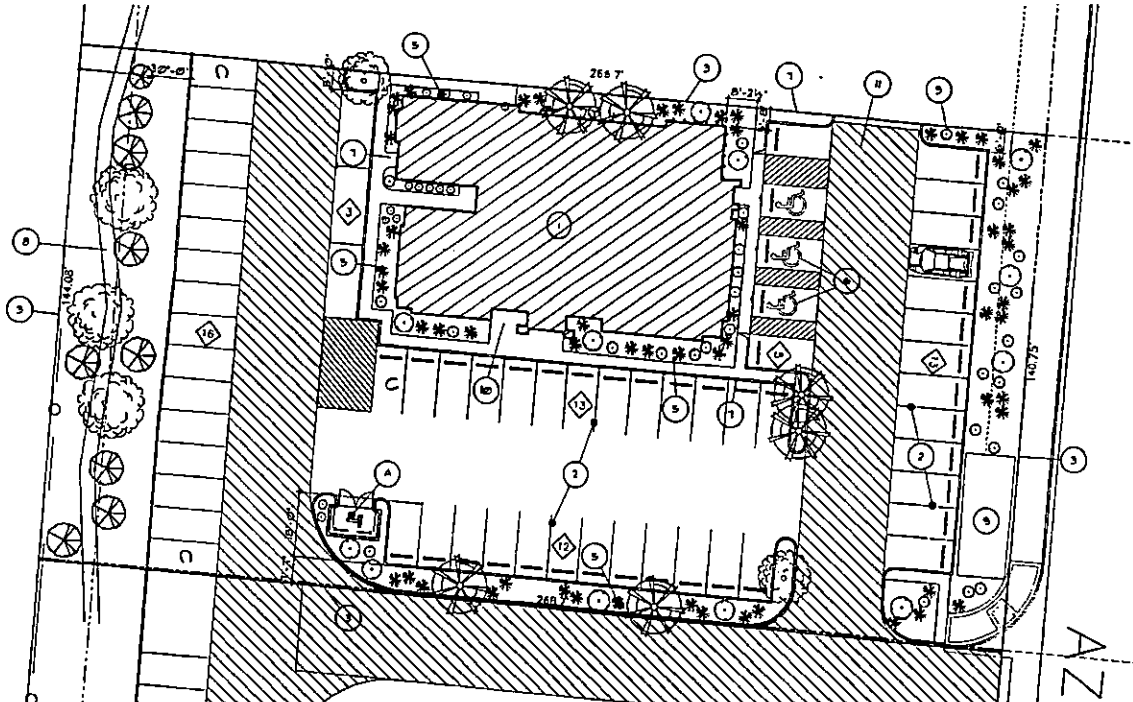
Subscribed and sworn before me

This 20th day of November, 2006

Notary Public in and for said County and State

Clark / Nevada





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

LANDSCAPE LEGEND:

- LANDSCAPE NOTES:**
1. NEW BUILDING
 2. PAINTED PARKING STRIPING AND CEMENT PARKING AREA
 3. PROPERTY LINE (TYP.)
 4. TRASH ENCLOSURE
 5. LANDSCAPED AREAS WITH ADAPTIVE GRASS, VERBENA, AND OTHER PLANTS. PLANTS TO BE PLANTED BY THE LANDSCAPER. THESE PLANTS ARE SHOWN IN THE PLAN.
 6. PAINTED HANDICAP SYMBOL AND SIGN
 7. 4" THICK 3'-6" WIDE CONCRETE SIDEWALK (OR AS DIMENSIONS OTHERWISE)
 8. EXISTING JOGGING PATH AND LANDSCAPING STRIP
 9. EXISTING NEVADA POWER CONCRETE TRANSFORMER PAD
 10. PAVED OUTDOOR GAMING AREA
 11. DASHED LINE INDICATES PRIVATE CROSS FENCE BETWEEN NEIGHBORING PROPERTIES

LANDSCAPE PLAN

RECEIVED
NOV 28 2006

SHEET TITLE
LANDSCAPE PLAN
PROJECT
Monterrey Retail Building
Azure and Tenaya, Las Vegas, NV



SHEET	L-1	OF	1
Project No. 06-100			
Drawn by SD			
Checked by SD			
Date 1-27-06			

SDR-18344
01/11/07 PC



COLORS

CONSTRUCTION NOTES:

- (1) PAINTED SUCCO SAND PAPER ON ALL WALLS
- (2) M-BL PAINTED WHITE PETAL CAP PLUMBING.
- (3) STEREO CAVAS ABOVE CENTRAL TUBE AREA
- (4) THICK DOUBLE PANEL SHOOTER WITH BODCO PULLERS.
- (5) PAINTED PETAL CLAD, SOLID CORN DOOR.
- (6) ELECTRICAL SWITCH BEAM CABINET BODCO DAMMED.
- (7) PRE-CAST CONCRETE UNDER BILL.
- (8) CONCRETE FINISH THE ROOF.
- (9) PAINTED BODCO MARGA.
- (10) SIGNAGE LOCATION REPAIRS NINE AND TEN TO BE COMPLETED.
- (11) BY QUINCY TRAFFIC LUGS CONTAINED NORTH TAIL OVERFLOW.
- (12) OFFICE AREA OF OFFICE LIGHT PLUMBING



RECEIVED
NOV 28 2006

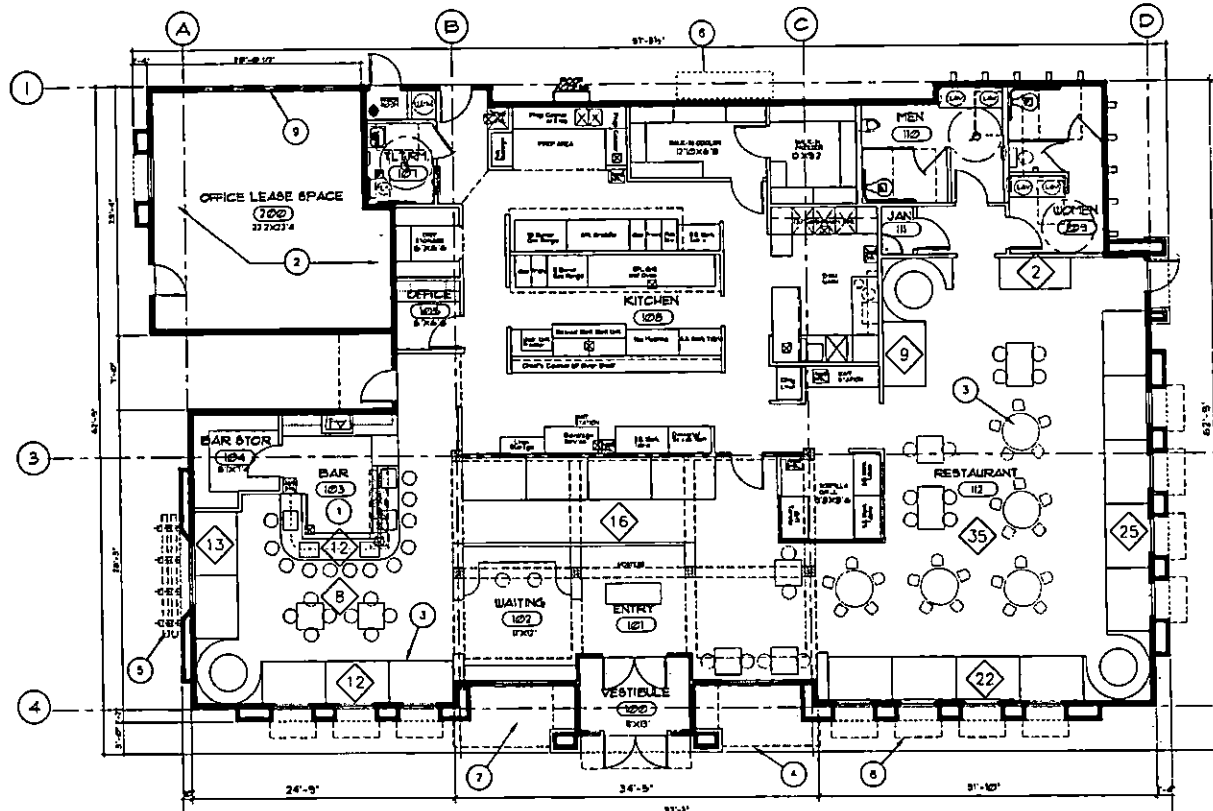
BUILDING ELEVATIONS

PROJECT TITLE
BUILDING ELEVATIONS and
COLOR SCHEME



A rectangular label for sheet A-3. It contains the text "Sheet A-3" at the top. Below it are three checkboxes: "Print by" (checked), "Draw by" (unchecked), and "Check by" (unchecked). To the right of "Check by" is the text "Date 1-1-2000".

SDR-18344
01/11/07 PC



FLOOR PLAN
SCALE: 3/16" = 1'-0"

RECEIVED
NOV 28 2006

CONSTRUCTION NOTES:

1. BAR WITH BUILT-IN BLOT PACKAGES
2. OFFICE SPACE (TYP.)
3. RESTAURANT SEATING (TYP.)
4. DASHED LINE INDICATES ROOF OVERHANG ABOVE (TYPICAL)
5. DASHED LINE INDICATES CEILING ABOVE ABOVE (TYPICAL)
6. WATERPROOF BUTCHER BLOCK CABINET
7. BLASED OUTDOOR SEATING AREA
8. DASHED LINE INDICATES CEILING ABOVE ABOVE (TYPICAL)
9. 5" X 5" GLASS BLOCK WINDOW (TYPICAL FOR SL)

FLOOR PLAN

Building Data

AREA	
Office	606 S.F.
Bar/Restaurant	2,546 S.F.
Kitchen, etc.	2,078 S.F.
Total	5,230 S.F.
SEATING	
100 Restaurant	
48 Bar	
16 Waiting	

SHEET TITLE FLOOR PLAN

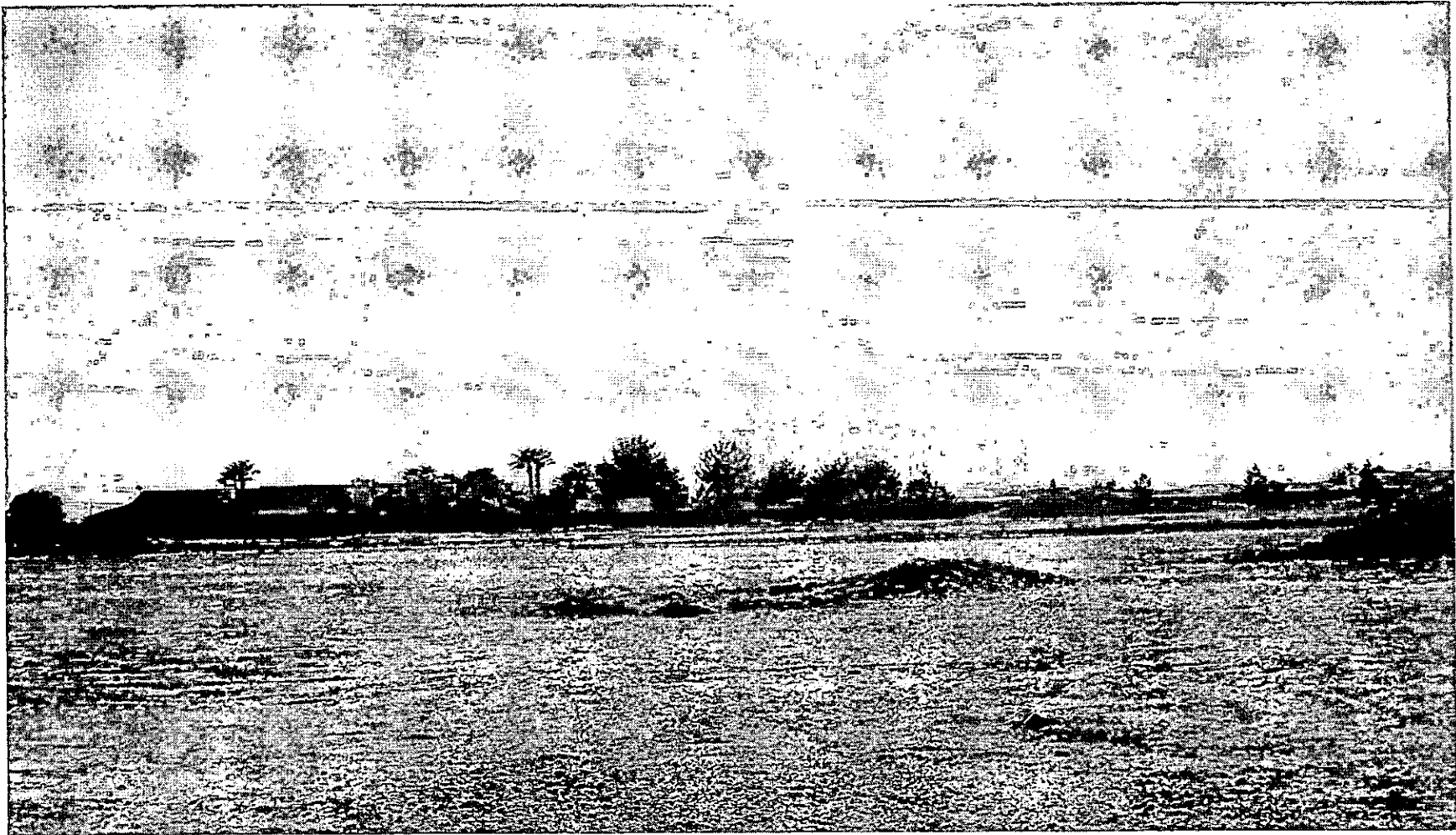
PROJECT
Monterrey Retail Building
Azura and Tenaya, Las Vegas, Nevada



SHEET
A-1 OF 1
Project No. 20-100
Drawn by: JED
Checked by: JED
Date: 6-2-2006

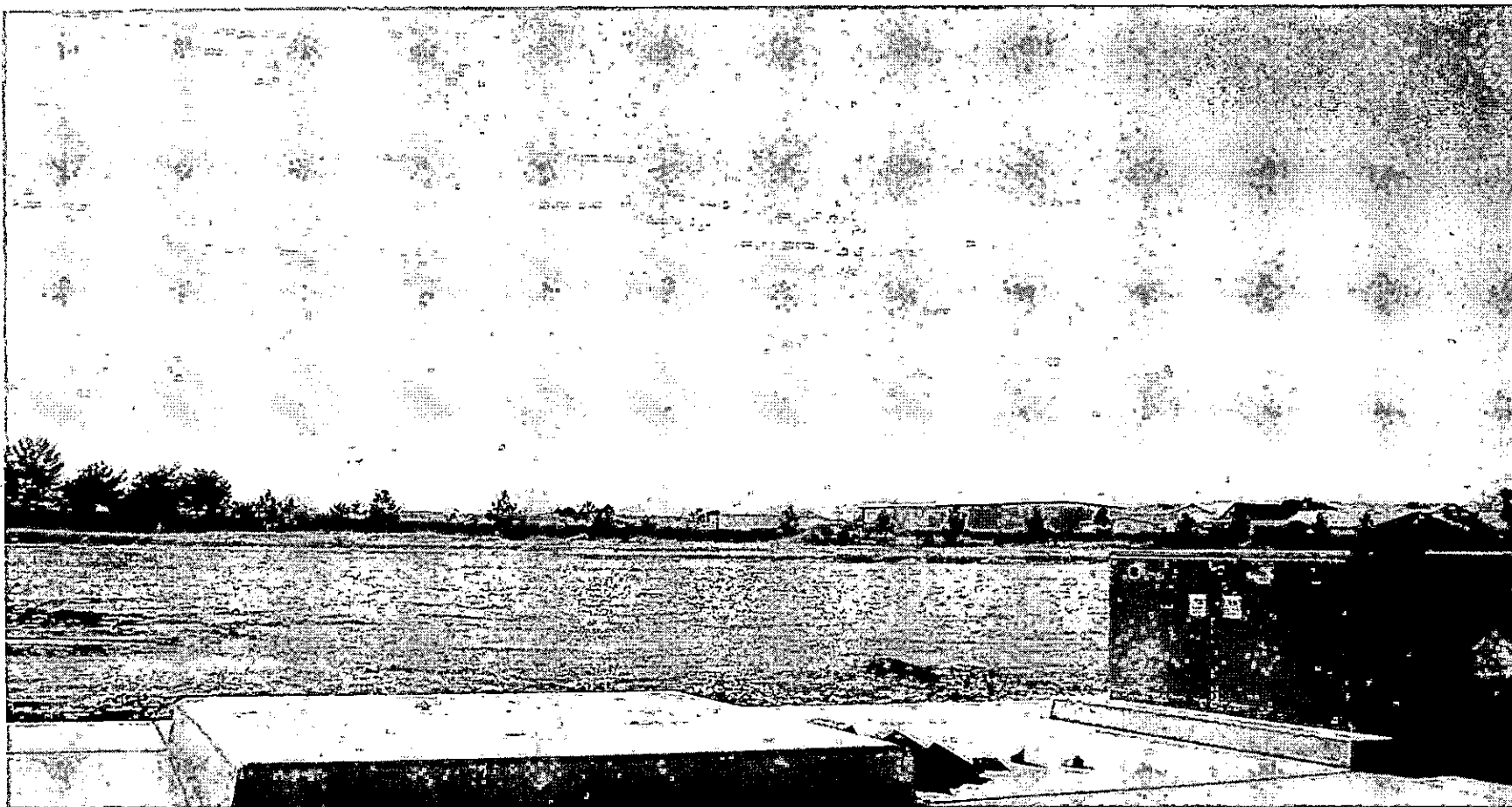
SDR-18344
01/11/07 PC

SDR 18344				
Monterrey Plaza				
SS Azure, W of Tenaya				
Proposed 5.517 thousand square foot restaurant.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	5.517	127.15	701
AM Peak Hour			11.52	64
PM Peak Hour			10.92	60
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Azure Drive				
Average Daily Traffic (ADT)	5,264			
PM Peak Hour	421			
(heaviest 60 minutes)				
Tenaya Way				
Average Daily Traffic (ADT)	10,763			
PM Peak Hour	861			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Azure Drive	34300			
Tenaya Way	34300			
This project will add approximately 701 trips per day on Azure and Tenaya. This will increase expected volumes by about thirteen percent on Azure and about seven percent on Tenaya. Azure is at about 15 percent of capacity and Tenaya is at about 31 percent of capacity.				
Based on Peak Hour use, this development will add roughly 60 additional cars into the area; which works out to about one every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-18344 - APPLICANT/OWNER: MONTERREY PLAZA, LLC
SOUTH SIDE OF AZURE DRIVE, APPROXIMATELY 170 FEET WEST OF TENAYA WAY
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



SDR-18344 - APPLICANT/OWNER: MONTERREY PLAZA, LLC
SOUTH SIDE OF AZURE DRIVE, APPROXIMATELY 170 FEET WEST OF TENAYA WAY
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



January 3, 2007

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

Re: Monterrey Investments, LLC
Amendment #1 to Justification Letter
APN 125-27-232-011

Dear Ladies and Gentlemen:

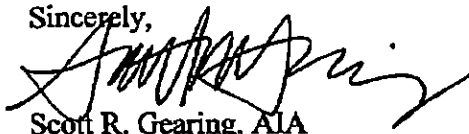
Please consider this letter an amendment to our Justification letter dated November 28, 2006 (copy attached).

As I said in the letter referenced above, we have already made it through a complete design review with various approvals for: SDR-15055, VAR-15057, SUP-15058, and SUP-15059. We are applying for a new design review for a waiver to B.T.L. Town Center standards.

John Korkosz suggested that rather than amending the first design review (SDR-15055) because of the potential confusion it may cause in the future, that we move the request for waivers granted into this new design review. In addition to the changing the maximum set-back from the street from 15 feet to 83'-6" that we include any other landscape waivers previously asked for (and granted) plus a waiver request to allow 3 trees within the perimeter landscape where 7 are required. This is due in part to Nevada Power placing their extra large (13'X35') concrete transformer vault along the northeast corner of the property where no landscaping can be placed.

The previous landscape plan we submitted that was approved, didn't provide for any additional landscaping in the 30 foot easement provided at the south end of this property for the existing jogging path. This jogging path has already been landscaped as approved in a site review that the developers of this property previously submitted to the City of Las Vegas. This work was done before the new owner purchased this lot with the understanding that at least nothing more needed to be done with that portion of the property (which the owner had to pay for but is unable to use). It would be an unfair burden to require the new owner to add more landscaping to the existing landscaping in this area. If we need an additional waiver for that, we would respectfully request that it is also included in this new design review.

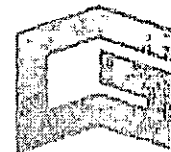
Sincerely,


Scott R. Gearing, AIA
Architect

RECEIVED

JAN 9 2007

SDR-18344
REVISED
01/11/07 PC



November 28, 2006

City of Las Vegas Dept. of Public Works Land Development
731 S. 4th Street
Las Vegas, Nevada 89101

Re: Monterrey Investments, LLC
APN 125-27-232-011

Dear Ladies and Gentlemen:

At this time, we have already made it through a complete design review with various approvals for: SDR-15055, VAR-15057, SUP-15058, and SUP-15059. We've run into some problems, as I'll explain below. We are applying for a new design review for a waiver to B.T.L. Town Center standards and a major amendment to SDR15055.

We started out with our building in the middle of the property as the developer, Montecito Companies and Azure South, Inc. indicated was approved in previous meetings with the City during their master planning process. During my April 26, 2006, Pre-application meeting, (or shortly thereafter) Gary Leobold, planning supervisor at that time, told me in no uncertain terms that not having our building pushed as far north (within 15 feet of the sidewalk) as possible would violate the Town Center guidelines, and would never be approved that way. He strongly advised me to reconfigure my plan.

I explained to Gary that Montecito placed a private easement between the north parking along Azure and the building. I asked him if he would call Montecito and tell them that *they* are violating the Town Center guidelines by not abandoning that easement and allowing us to move the building toward Azure. Gary called Joe Gourder and Frank Nielsen at Montecito, and Gary told me that that they said they would take care of it.

I reconfigured the plan to meet the Town Center requirements. While we were going through the meetings with the Planning Commission and City Council, not only didn't Montecito abandon the easement in question, but they closed escrow on the two properties to the east and west of us with the easement still in place. Days after our City Council approvals, I checked on the status of the easement in question before proceeding with construction documents. Montecito sent the owner of this property a letter saying that to get rid of the easement now, we would have to get the new neighbors to the

SDR-18344
01/11/07 PC

east and west of the easement to sign an agreement to allow the easement to be abandoned. The neighbor to the east, a future convenience store, on the corner of Azure and Tenaya, asked for “special favors” in consideration of him signing off.

The new neighbor to the west, a developer from Roseville, California, represented by Brandy Salazar, Director of Development, refused to sign altogether. She told us that we would be competition for their new retail buildings, and because of that it wouldn't be in her best interest if she did anything that would help us.

We respectfully request that you allow us to waive the Town Center standard requiring the building to be within 15 feet of the street sidewalk because of the easement the developer has stuck us with.

If we are unable to get this waiver, the west neighbor will continue to refuse to abandon the easement, leaving our property worthless. The owner of this property will have to sue the developer, etc., with a questionable outcome.

If you should have any questions, please contact me at the above number.

Sincerely,

Scott R. Gearing, AIA
Architect

SDR-18344
01/11/07 PC

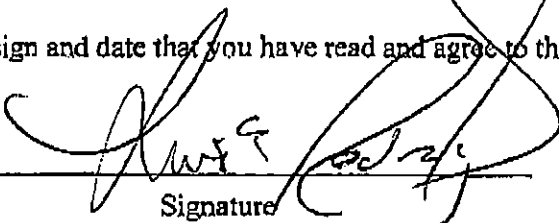
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department Current Planning Division 731 South Fourth Street Las Vegas, Nevada 89101 (702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SDR-18344 - APPLICANT/OWNER: MONTERREY PLAZA, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *January 11, 2007* 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 Marsill at 385-7268. If there is no one present at the Planning Commission meeting who wants to discuss this item, you will not be called to the podium to discuss the case. However, you must be present in case any Planning Commissioner or member of the public wants to discuss the item. If you have any questions, please contact my office at (702) 229-6301.

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


Signature _____ Date 1/8/07

Luis E. Rodriguez
Please print name

MONTERREY PLAZA, LLC.
Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 1/11/07 Item #8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18369 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MICAH 6:8 HOLDING LP - Request for a Site Development Plan Review FOR A PROPOSED 534 SQUARE-FOOT ADDITION TO AN EXISTING RESTAURANT on 8.24 acres at 8721 West Charleston Boulevard (APN 163-05-502-001), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Sam C. Dunnam

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372] – UNANIMOUS with COMMISSIONER DUNNAM abstaining on Item 9 as he is the engineer of record for that project

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 9 – SDR-18369

MINUTES – Continued:

agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

(6:15 – 6:19)

1-411

||

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/29/06, except as amended by conditions herein.
3. 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).
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

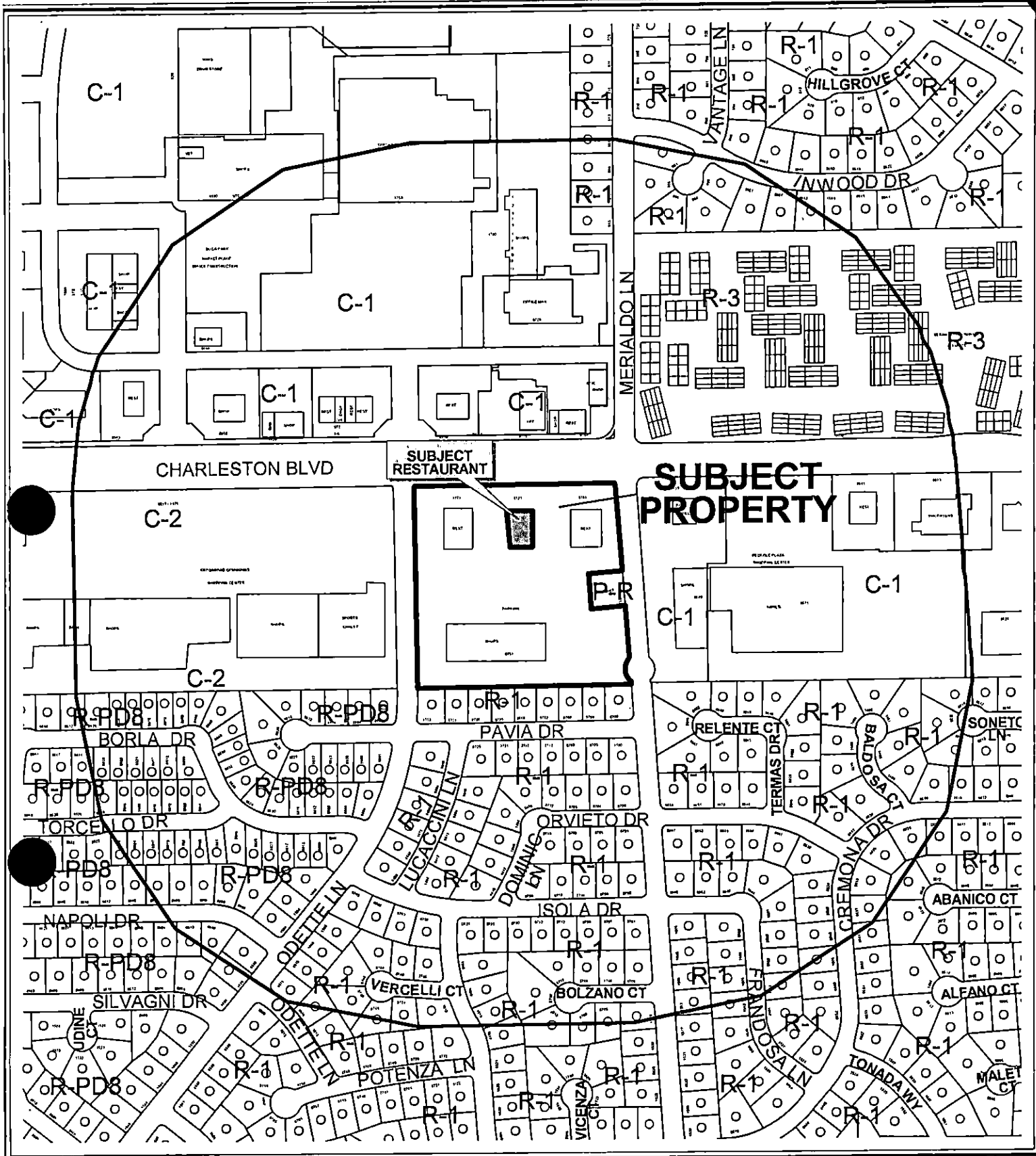
PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 9 – SDR-18369

CONDITIONS – Continued:

7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

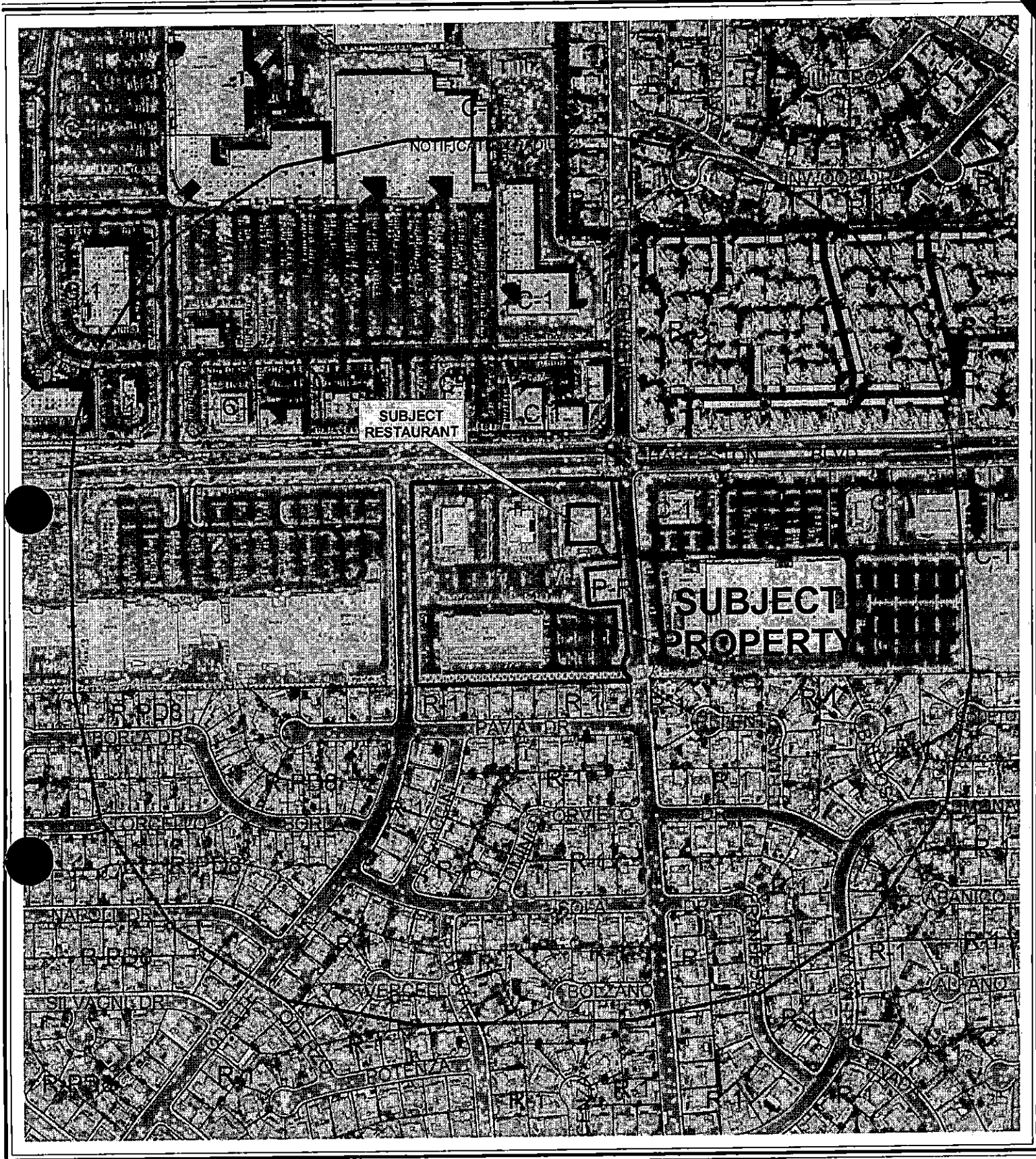
9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.
10. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
11. Site development to comply with all applicable conditions of approval for Z-71-00 and all other applicable site-related actions.



CASE: **SDR-18369**

RADIUS: 1000 FT

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



CASE: **SDR-18369**

RADIUS: 1000 FT

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

0 400 800 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-18369 – APPLICANT/OWNER: MICAH 6:8 HOLDING LP**

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

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/29/06, except as amended by conditions herein.
3. 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).
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

SDR-18369 - Conditions Page Two
January 11, 2007 - Planning Commission Meeting

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, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.
10. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
11. Site development to comply with all applicable conditions of approval for Z-71-00 and all other applicable site-related actions.

SDR-18369 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a proposed 534 square-foot addition to an existing restaurant at 8721 West Charleston Boulevard. The proposed extension will not impact any parking lot or perimeter landscaping, nor will it be visible from a public right-of-way.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/18/00	The City Council approved a Rezoning (Z-0071-00) to C-1 (Limited Commercial), a Site Development Plan Review [Z-0071-00(1)] for a proposed 58,683 square-foot commercial center, a Special Use Permit (U-0145-00) for a Supper Club (Roy's), a Special Use Permit (U-0146-00) for a second Supper Club (Carrabba's), and a Special Use Permit (U-0147-00) for a third Supper Club (Fleming's) on this site. The Planning Commission and staff recommended approval.
01/16/02	The City Council tabled a request for a Review of Condition [Z-0071-00(2)] on the approved Rezoning, Site Development Plan Review, and Special Use Permits, which restricted restaurant operating hours in conjunction with a 58,683 square-foot retail shopping center on this site. The Planning Commission and staff recommended approval.
09/18/02	The City Council voted to Strike a Review of Condition request [Z-0071-00(3), U-0145-00(2), U-0146-00(2) and U-0147-00(2)] on the approved Rezoning, Site Development Plan Review and Special Use Permits, which prohibited future parking variances on the site. Staff recommended denial of the Review of Condition.
12/04/02	The City Council approved a Site Development Plan Review (SDR-1307) for a proposed two-story retail/office building on a portion of 8.26 acres adjacent to the southeast corner of Charleston Boulevard and Odette Lane. Staff recommended approval of this application which was not considered by the Planning Commission
08/06/03	The City Council approved a Special Use Permit (SUP-2485) for a proposed liquor establishment (off-premise consumption) on a portion of 8.26 acres located at 8751 West Charleston Boulevard. The Planning Commission and staff recommended approval.
10/29/03	The City Council approved a Master Sign Plan (MSP-2858) for an approved retail center on 8.26 acres adjacent to the southeast corner of Charleston Boulevard and Odette Lane. The Planning Commission and staff recommended approval.

SDR-18369 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

<i>Related Building Permits/Business Licenses</i>	
06/10/02	Active Business Licenses L21-324-993 for a Supper Club and R09-1143-5-100007 for a Restaurant issued for Fleming's Prime Steakhouse on the subject site.
03/08/05	Building Permit L-1023-05 issued for Fleming's Prime Steakhouse Sign Installation.
12/02/05	Building Permit C-228-05 issued for previous expansion and remodel of subject site.
<i>Pre-Application Meeting</i>	
09/21/06	A pre-application meeting was held and the discussion included the requirements for a Site Development Plan Review, and the parking requirements for a shopping center.
11/28/06	A follow-up meeting was held in order to extend the checklist for the applicant.
<i>Neighborhood Meeting</i>	
	A Neighborhood Meeting is not required for this application, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	8.24

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Retail	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Retail	SC (Service Commercial), PF (Public Facility)	C-1 (Limited Commercial)
West	Retail	SC (Service Commercial)	C-2 (General Commercial)

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

RL

SDR-18369 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	348,797 Square Feet	N/A
Min. Lot Width	100 Feet	578 Feet	Y
Min. Setbacks			
• Front	20 Feet	85 Feet	Y
• Side	10 Feet	80 Feet	Y
• Corner	15 Feet	55 Feet	Y
• Rear	20 Feet	65 Feet	Y
Max. Lot Coverage	50%	20%	Y
Max. Building Height	N/A	19.5 Feet	N/A
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

Landscaping and Open Space Standards

The proposed Site Development Plan calls for a 534 square-foot extension to an existing restaurant within an existing shopping center. The extension will not impact any parking lot or perimeter landscaping, nor will it be visible from a public right-of-way. The existing landscaping is approved by previous Site Development Plan Reviews and as such is in compliance with Title 19.12 Development Standards.

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	73,656 SF	1 space/ 250 SF	288	7	448	15	Y
TOTAL			292		463		Y

SDR-18369 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

ANALYSIS

Zoning

The subject site is located in a C-1 (Limited Commercial) zone in the SC (Service Commercial) Land Use designation area within the Southwest Sector of the Las Vegas 2020 Master Plan. The C-1 zone is intended to provide most retail shopping and personal services. This district should be on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors, such as Charleston Boulevard. The property is not located within any special plan areas or overlay districts, and the existing restaurant is appropriate and conforming to C-1 zone and the SC designation.

Site Plan

The site plan depicts a single 534 square-foot addition to one of three restaurant pads in an existing 73,122 square-foot shopping center at the southeast corner of Charleston Boulevard and Merialdo Lane. The subject site does not have any access to Odette Lane currently, nor does this request propose any access. The site plan conforms to all Title 19 development standards including building setbacks, lot coverage, building height and screening. The proposed addition fits entirely within an interior landscape area at the rear of a pad site that fronts Charleston Boulevard. The addition is not visible from Charleston Boulevard, nor does it require the removal of any required parking or landscaping on the subject site. Currently, the site provides 463 parking spaces where 292 are required; therefore, ample parking exists to support any increased need on the part of the 534 square-foot expansion.

Waivers

No waivers are requested or required for the proposed development.

Landscaping

The proposed 534 square-foot extension to an existing restaurant will not impact any parking lot or perimeter landscaping, nor will it be visible from a public right-of-way. The existing landscaping is installed as approved by previous Site Development Plan Reviews and as such is in compliance with Title 19.12 Development Standards.

Elevations

The proposed elevations depict an expansion of the existing structure from the easternmost 23 feet, 11 inches from the southeast corner, protruding an additional 22 feet, 4 inches from the existing south wall. The materials to be used, including beige and green stucco, "autumn" colored ledgerstone, pre-finished dark bronze battens and mahogany hardwood accents will

SDR-18369 - Staff Report Page Five
January 11, 2007 - Planning Commission Meeting

continue around the new north, east and west faces. The existing pattern of windows including the stained/sealed wood window systems and black and white striped awnings will be included on the north and east elevations. An additional emergency exit will be in the southwest corner of the addition.

Floor Plans

The floor plan depicts the removal of the easternmost 23 feet, 11 inches of the south wall of the restaurant and a 534 square-foot addition to the existing dining room. The floor plan shows that the addition will provide seating for an additional 36 patrons.

FINDINGS

The following findings must be made for an SDR:

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

The proposed development will be consistent with the existing and proposed development around the site.

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

The proposed site plan conforms to both the General Plan and Title 19. The proposed site plan conforms to other city policies and standards.

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

Staff finds access to the development area is via Charleston Boulevard, a 100-foot wide Primary Arterial according to the Master Plan of Streets and Highways. No access to the site is provided via Odette Lane.

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

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

SDR-18369 - Staff Report Page Six
January 11, 2007 - Planning Commission Meeting

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

As addressed above, the building elevations, design characteristics and other architectural and aesthetic features are attractive and compatible with development in the area.

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

The project will be subject to permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

5

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 560

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18369** APN: 163-05-502-001Name of Property Owner: Micah C-8 Holding LP

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: SAM DUNHAM, CIVIL ENGINEER

Partner(s): _____

APN: 163-05-502-001Signature of Property Owner: [Signature]Print Name: LENA PICCOLI OSTROM

Subscribed and sworn before me

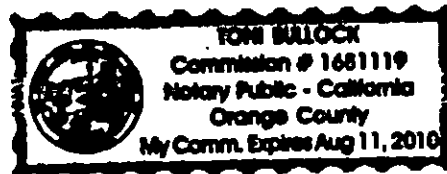
This

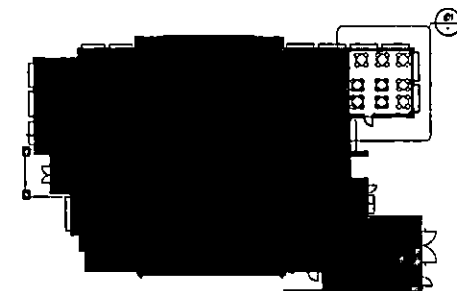
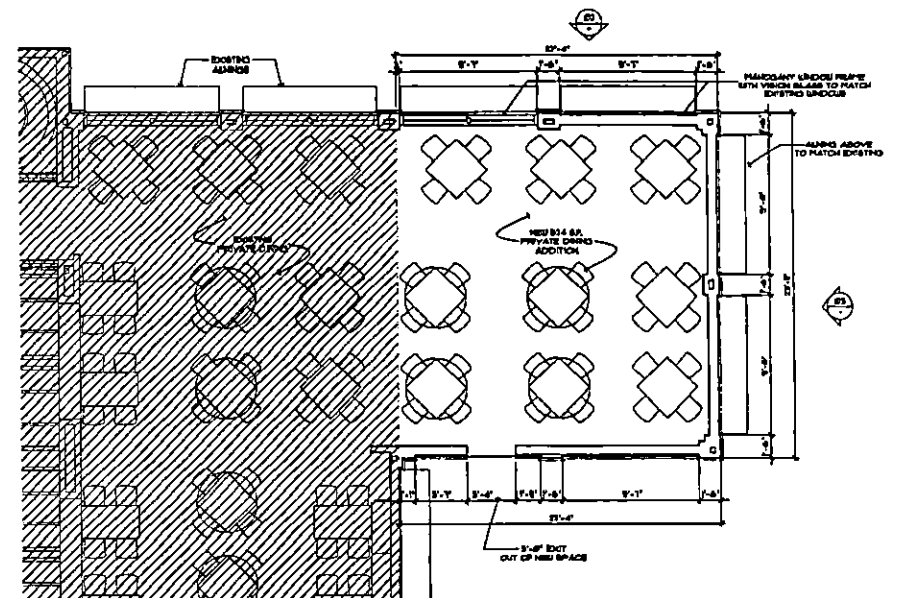
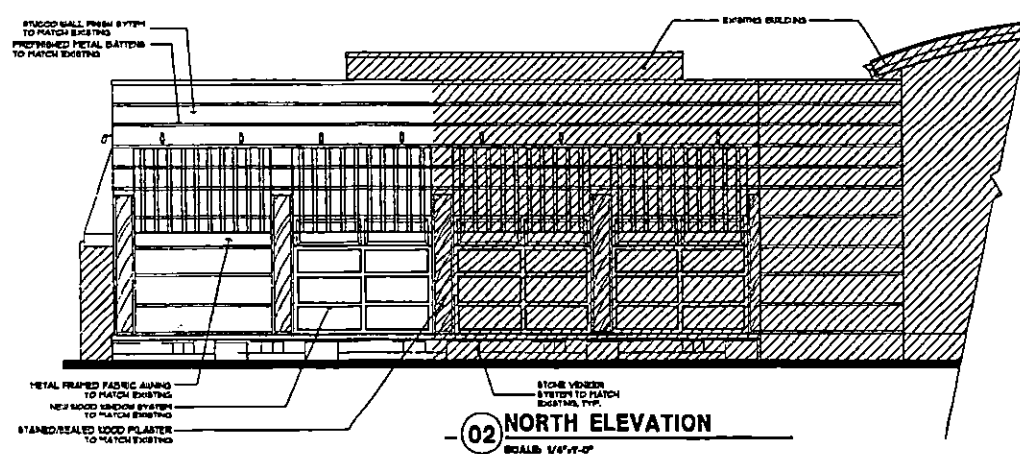
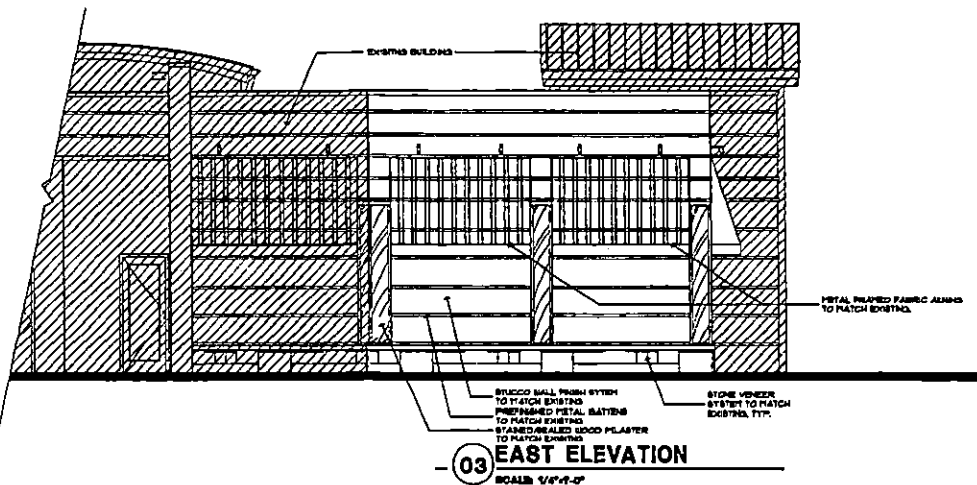
25th

day of

OCTOBER, 2006

Notary Public in and for said County and State





LOCATION PLAN

RECEIVED
NOV 29 2003



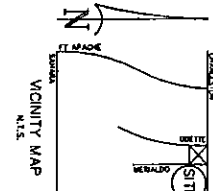
Fleming's

SDR-18369

01/11/07 PC

nelsen architects
INC
ARCHITECTURE
INTERIORS
PLANNING
AUSTIN | SCOTTSDALE
1177-002

LAS VEGAS PRIVATE DINING EXPANSION
PLAN & ELEVATIONS
SCALE: 1/4"=1'-0"

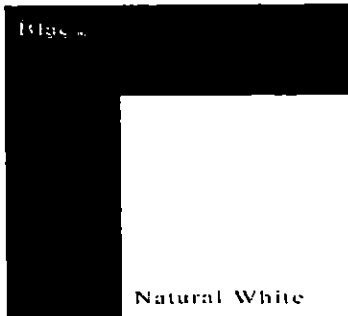


01/11/07 PC

MATERIAL BOARD

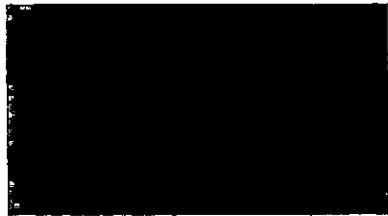
DATE: 11.21.06

AWNING FABRIC BY COVERSON



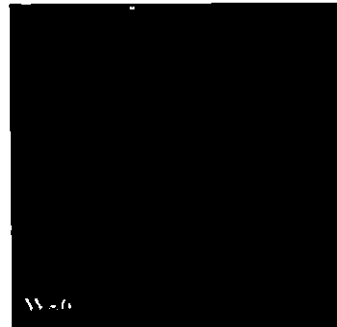
Blue

Natural White



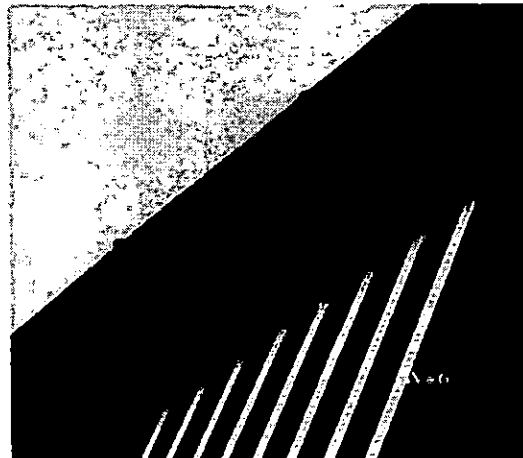
P-10

STUCCO PAINT



W-6

MAHOGANY
HARDWOOD



N-6

AWNING LIGHT



LEDGESTONE
COLOR: AUTUMN

RECEIVED
NOV 29 2006



M-1 DARK BRONZE

PRE-FINISHED METAL



Fleming's

LAS VEGAS, NEVADA

SDR-18369
01/11/07 PC



SOUTH FACE

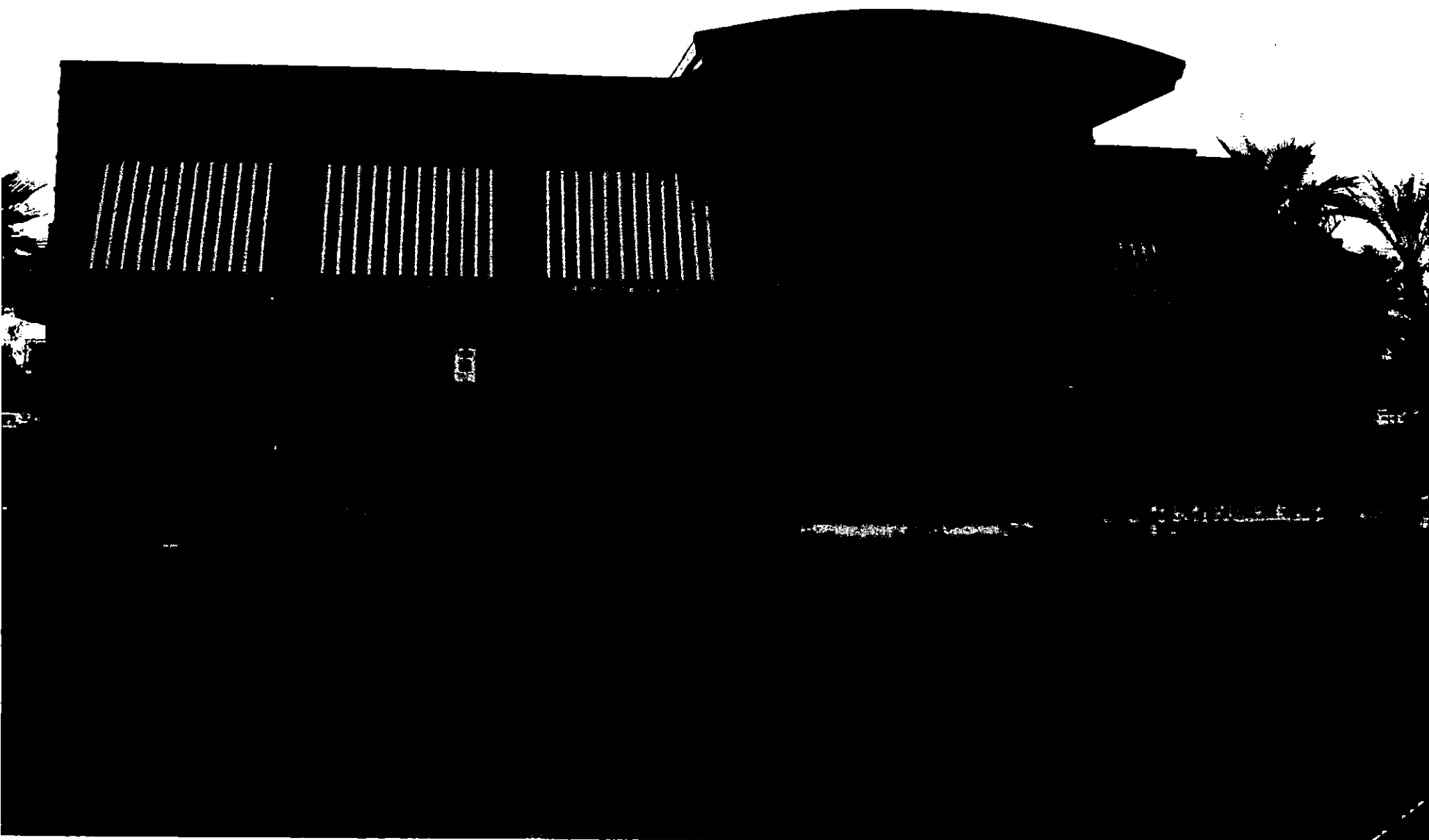
SDR-18369

01/11/07 PC



NORTH FACE

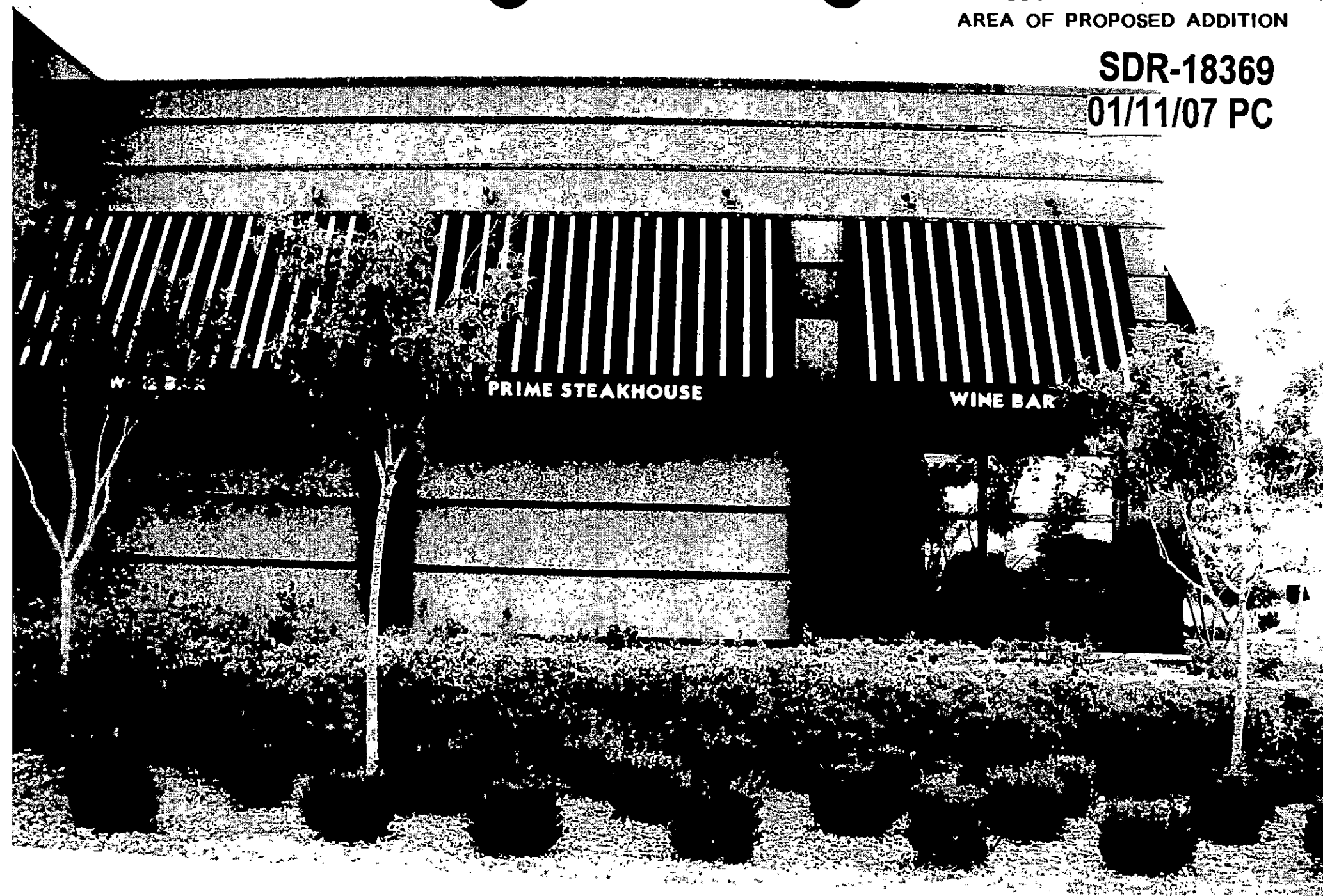
SDR-18369
01/11/07 PC



SDR-18369
01/11/07 PC

SOUTHEAST CORNER
AREA OF PROPOSED ADDITION

SDR-18369
01/11/07 PC



WEST FACE

SDR-18369

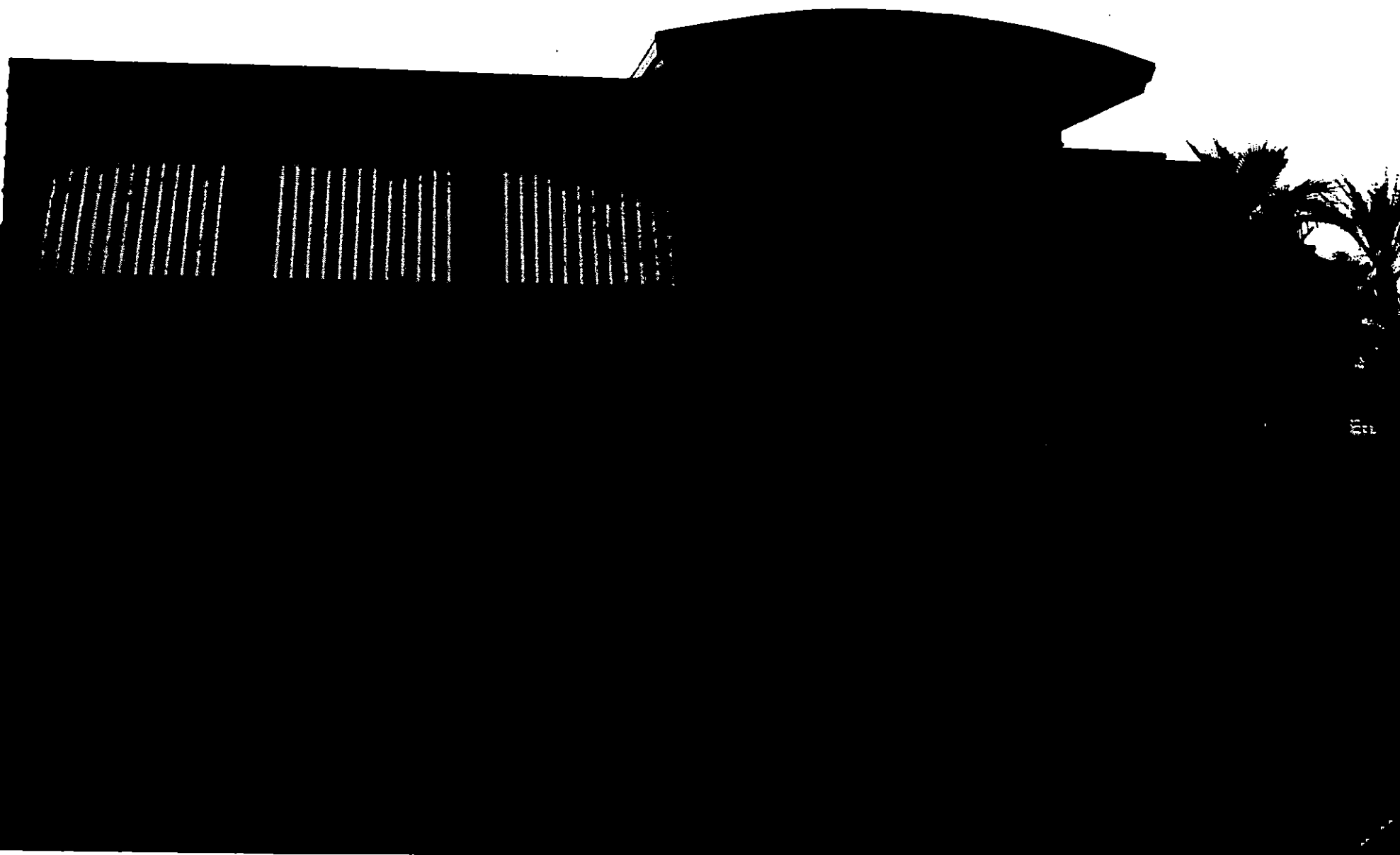
01/11/07 PC



SDR-18369
01/11/07 PC

NORTH FACE.

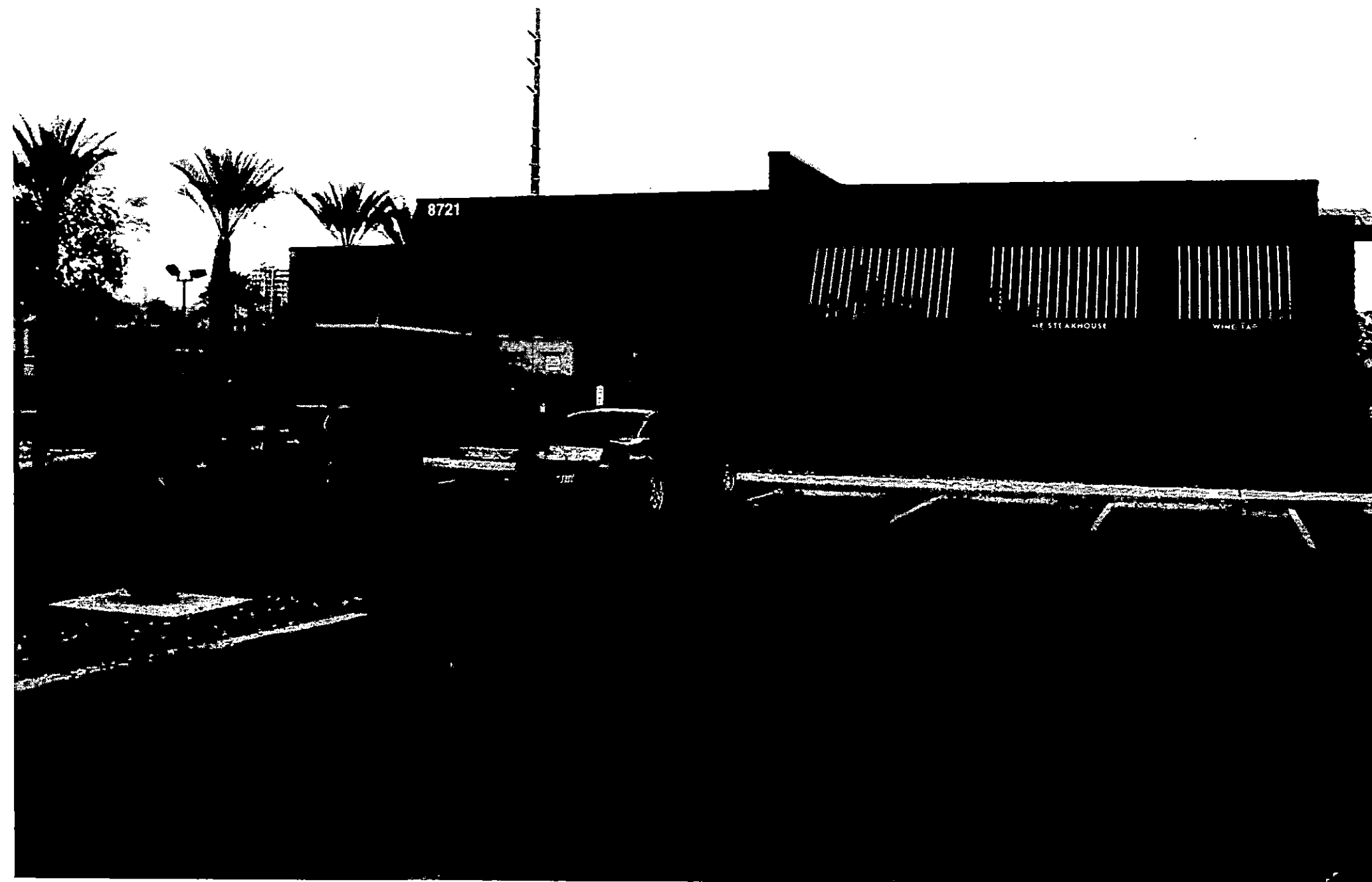
SDR-18369
01/11/07 PC



SOUTH FACE

SDR-18369

01/11/07 PC



**SOUTHEAST CORNER
AT PROPOSED ADDITION**

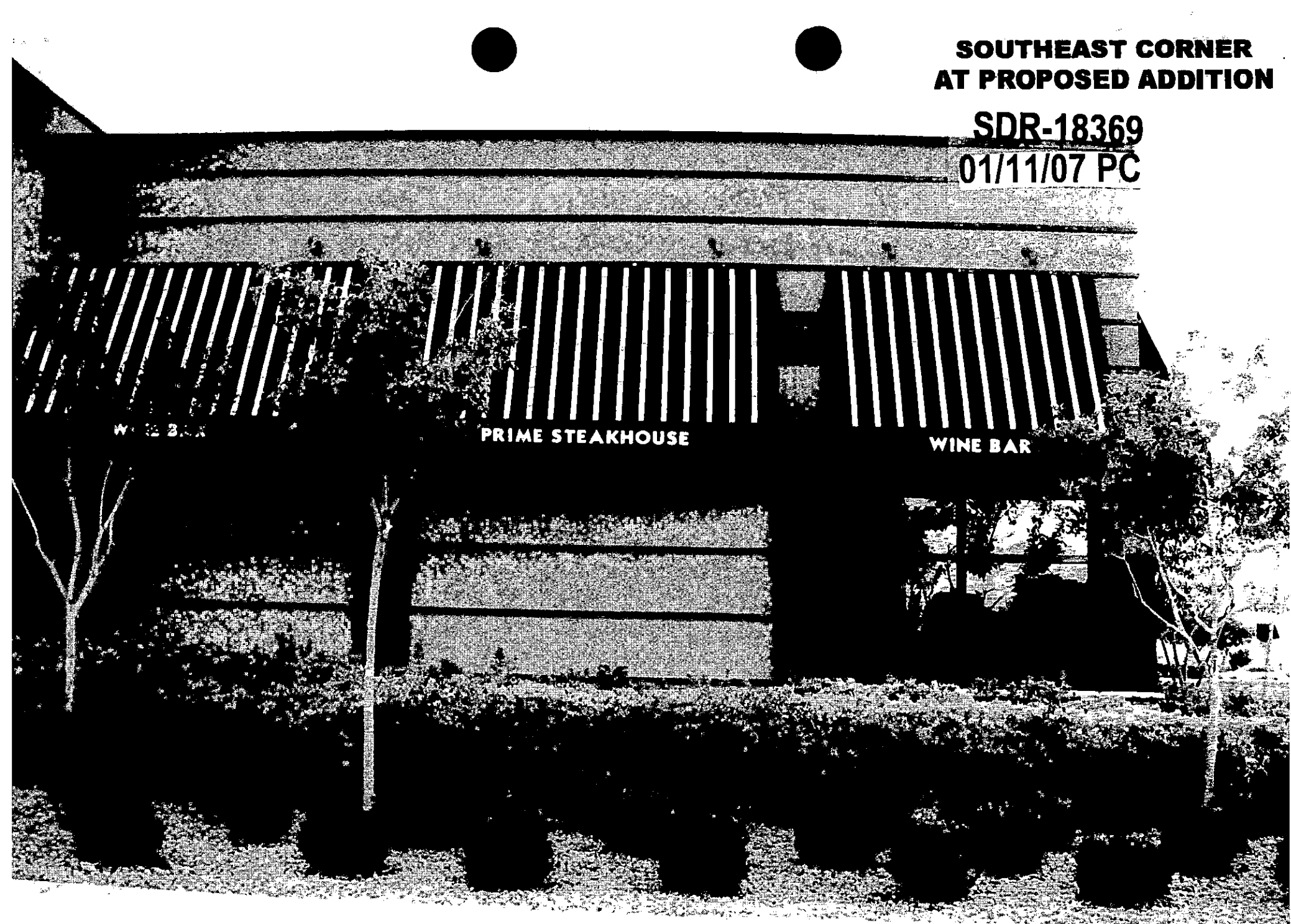
SDR-18369

01/11/07 PC

WINE BAR

PRIME STEAKHOUSE

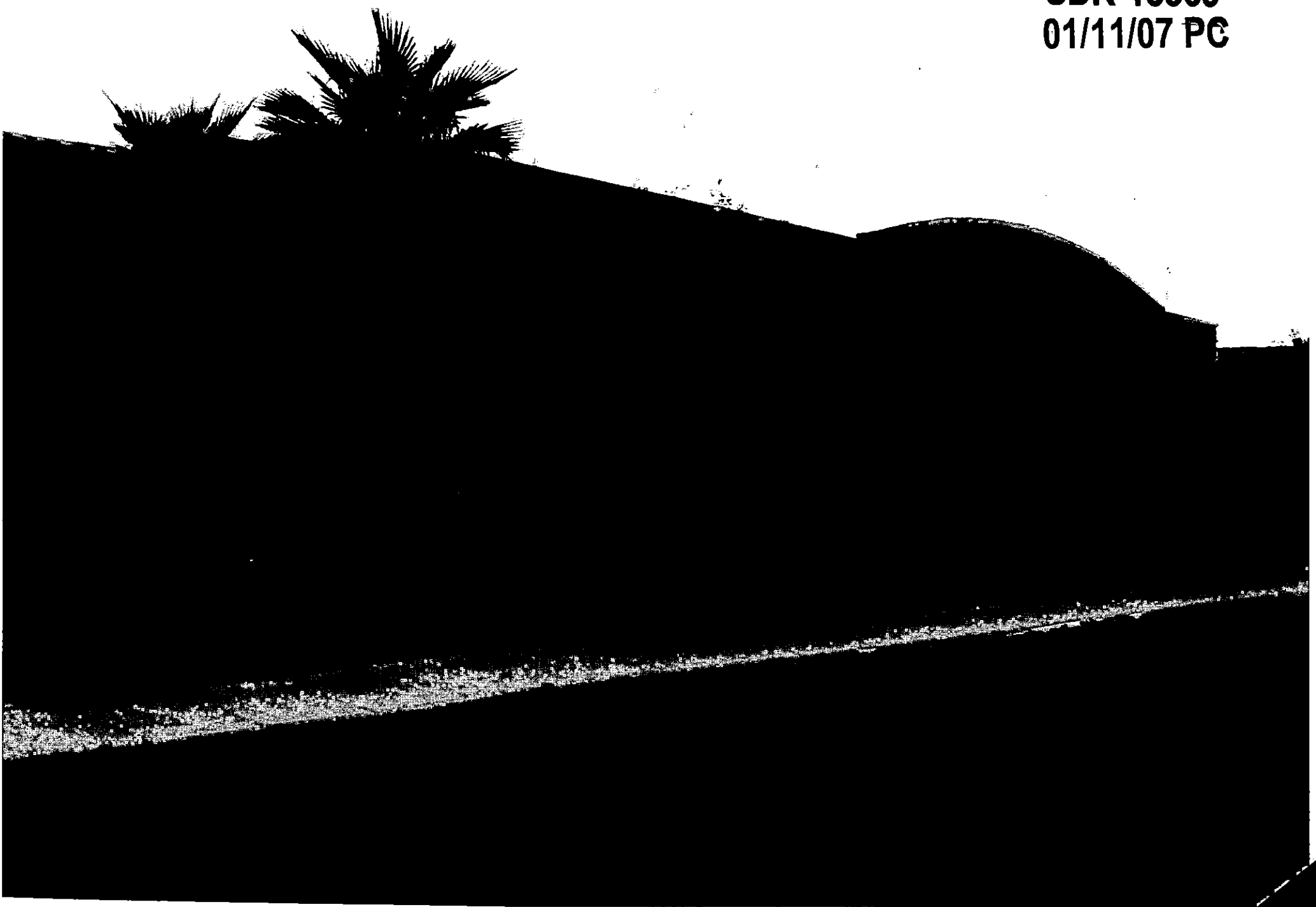
WINE BAR



WEST FACE

SDR-18369

01/11/07 PC



SDR 18369				
Micah 6:8 Holding LP				
8701 W Charleston				
Proposed 0.534 thousand square foot restaurant expansion.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	QUALITY RESTAURANT [1000 SF]	0.534	89.95	48
AM Peak Hour			0.81	0
PM Peak Hour			7.49	4
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Charleston Boulevard				
Average Daily Traffic (ADT)	43,628			
PM Peak Hour	3490			
(heaviest 60 minutes)				
Fort Apache Road				
Average Daily Traffic (ADT)	42,145			
PM Peak Hour	3372			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Charleston Boulevard	51700			
Fort Apache Road	51700			
This project will add approximately 48 trips per day on Charleston and Fort Apache. This will increase expected volumes by less than one percent on Charleston and Fort Apache. Charleston is at about 84 percent of capacity and Fort Apache is at about 82 percent of capacity.				
Based on Peak Hour use, this development will add roughly 4 additional cars into the area; which works out to about one every fifteen minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SDR-18369 - APPLICANT/OWNER: MICAH 6:8 HOLDING LP
8721 WEST CHARLESTON BOULEVARD
JANUARY 11, 2007 PLANNING COMMISSION

12/14/06



SDR-18369 - APPLICANT/OWNER: MICAH 6:8 HOLDING LP
8721 WEST CHARLESTON BOULEVARD
JANUARY 11, 2007 PLANNING COMMISSION

12/14/06



SDR-18369 - APPLICANT/OWNER: MICAH 6:8 HOLDING LP
8721 WEST CHARLESTON BOULEVARD
JANUARY 11, 2007 PLANNING COMMISSION

12/14/06

DUNNAM CIVIL ENGINEERS

(702) 798-1088
(702) 367-8145 FAX

3471 WEST DQUENDO ROAD
SUITE 101
LAS VEGAS, NV 89118

November 27, 2006

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

RE: Fleming's Restaurant Second Addition
APN 163-05-502-001

The purpose of this letter is to justify the addition to the above referenced property.

The proposed addition is located on the south side of the building. This addition will provide an additional 534 square feet of space to be used for additional customer seating. Construction of this addition will match the existing finish floor elevation and maintain the architectural style of the current building. Additional seating will allow Fleming's Restaurant to provide a greater service to the public.

This property is located in a C-1 zone, so no zoning changes are needed with this addition.

Feel free to call our office if you have any questions.

Thank you,



Paula Woolman

OUT03C2.doc

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-18369 - APPLICANT/OWNER: MICAH 6:8 HOLDING LP

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *January 11, 2007* 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.

Sam C. Duman
Signature

1.9.07
Date

Sam C. Duman
Please print name

Duman Civil Engineers, LLC.
Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 1/11/07 Item #9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18372 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: TENAYA PARTNERS LP - Request for a Site Development Plan Review FOR TWO 8,500 SQUARE FOOT RETAIL BUILDINGS, A WAIVER TO THE BUILD-TO-LINE REQUIREMENT AND A WAIVER TO REDUCE PARKING LOT LANDSCAPING on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – condition conformation letter by Michael J. O'Connell

MOTION:

GOYNES – APPROVED subject to conditions Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372] – **UNANIMOUS** with **COMMISSIONER DUNNAM** abstaining on Item 9 as he is the engineer of record for that project

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 10 – SDR-18372

MINUTES – Continued:

Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 3 [VAR-18250], Item 7 [SDR-18340], Item 8 [SDR-18344], Item 9 [SDR-18369] and Item 10 [SDR-18372].

(6:15 – 6:19)

1-411

CONDITIONS:

1. Conformance to the conditions for Rezoning (Z-76-98), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations date stamped (12/26/06), and the landscape plan date stamped 11/29/06 except as amended by conditions herein.
4. A Waiver from the Town Center Build-to-Line requirements is hereby approved, to allow a building setback of 20 feet where 15 feet is the standard.
5. A Waiver from 19.10.010(K) Figure Six is hereby approved, to allow reduced parking lot trees (six fewer than code requires) to be made up within the perimeter landscaping (two additional in the north landscape buffer and 12 additional in the south landscape buffer).
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

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 10 – SDR-18372

CONDITIONS – Continued:

landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: 1. The Idaho Locust trees along the Azure Drive street frontage shall be 36-inch box; 2. The Mexican Fan Palm trees along the Azure Drive street frontage shall be 25-foot high brown trunk.

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 luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

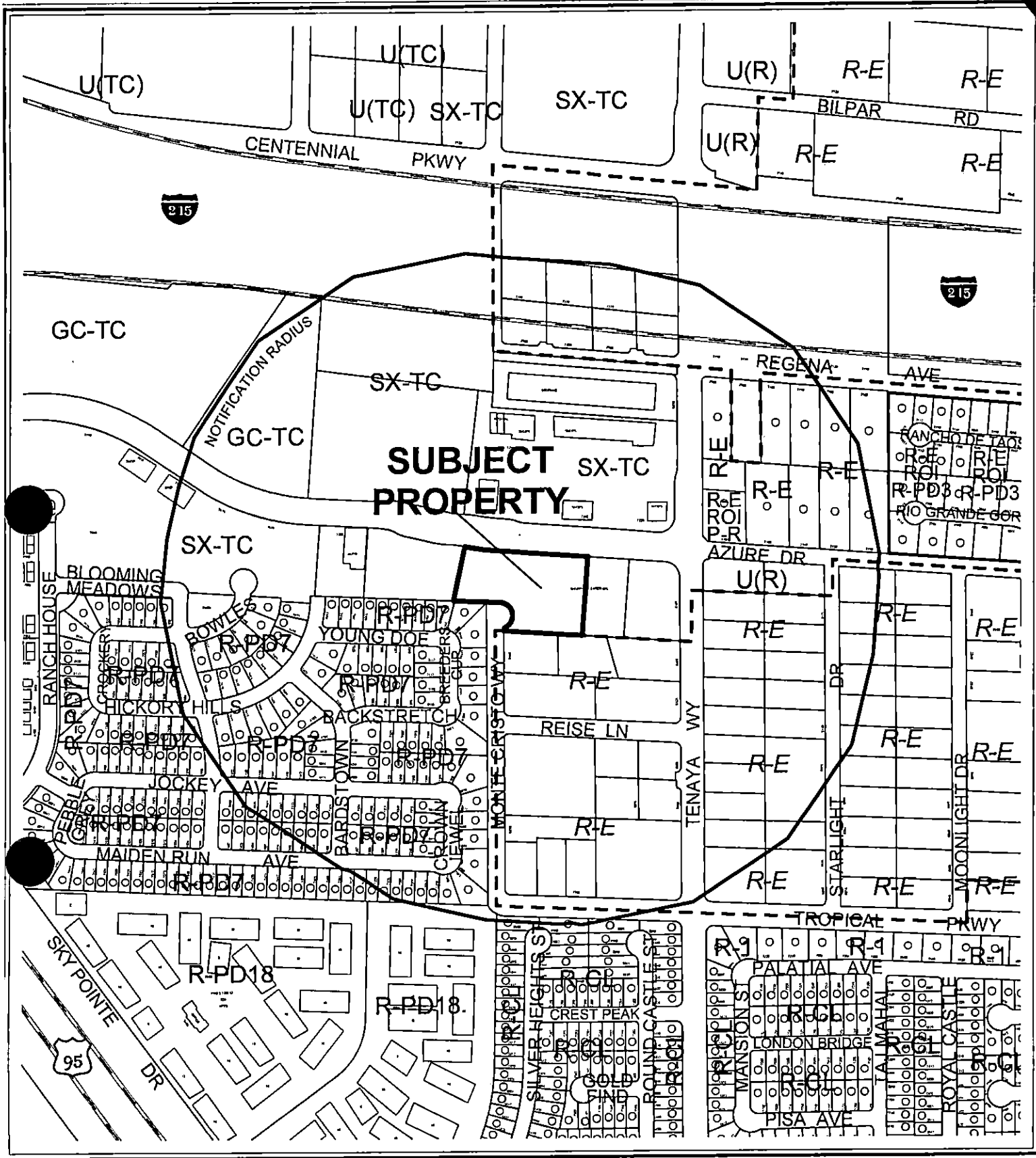
PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 10 – SDR-18372

CONDITIONS – Continued:

14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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 and Town Center 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. If not already constructed at the time of development, construct the full width of the driveway that will serve this site and sufficient onsite paving to allow two-way traffic to this site concurrent with development of this site.
17. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. This parcel is part of Special Improvement District No. 1447 – Tenaya/Azure. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
20. Site development to comply with all applicable conditions of approval for Z-76-98(20), the Montecito East Commercial Subdivision and all other applicable site-related actions.



CASE: **SDR-18372**

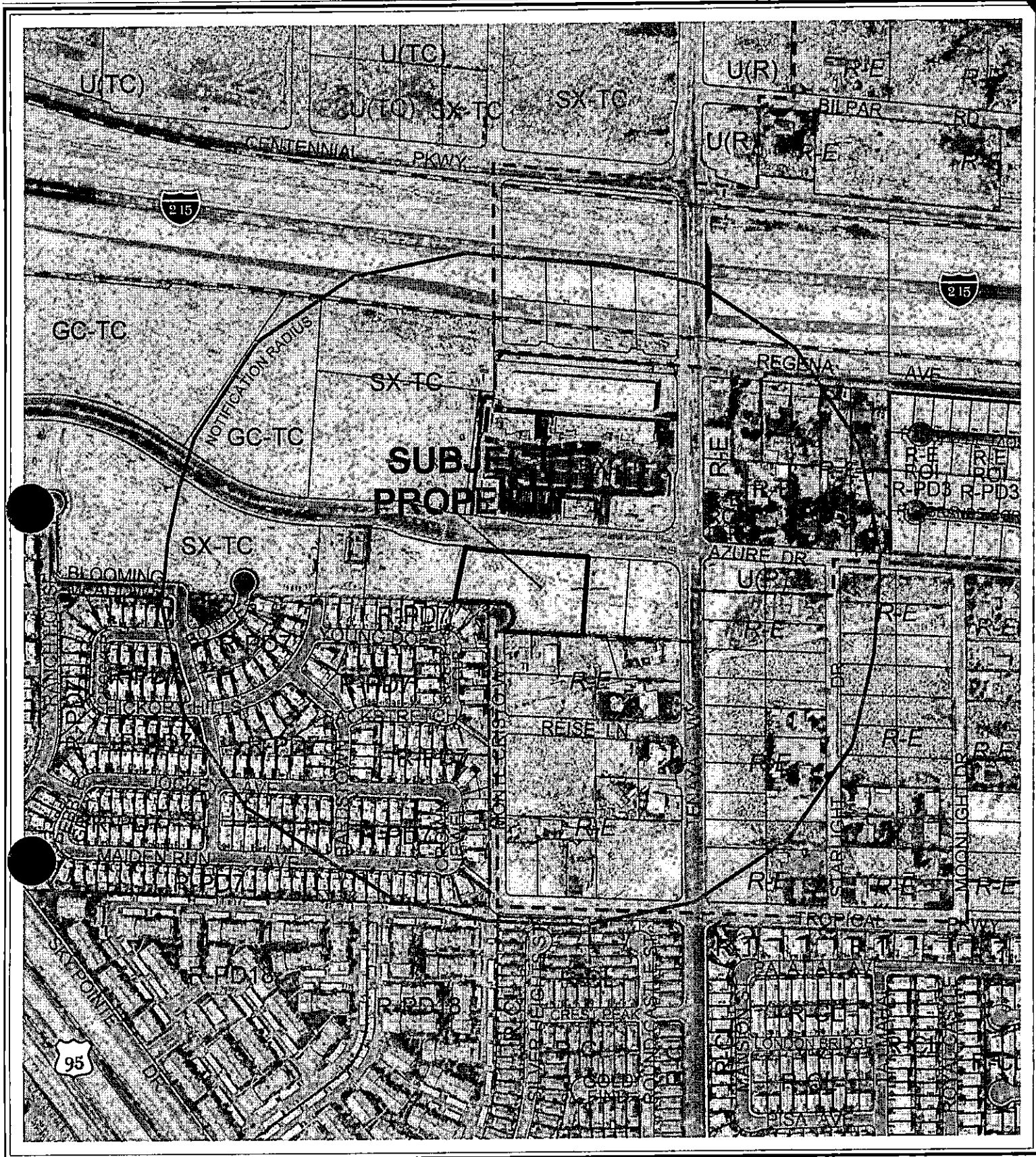
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

0 400 800 Feet





CASE: **SDR-18372**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-18372 - APPLICANT/OWNER: TENAYA PARTNERS LP**

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

1. Conformance to the conditions for Rezoning (Z-76-98), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations date stamped (12/26/06), and the landscape plan date stamped 11/29/06 except as amended by conditions herein.
4. A Waiver from the Town Center Build-to-Line requirements is hereby approved, to allow a building setback of 20 feet where 15 feet is the standard.
5. A Waiver from 19.10.010(K) Figure Six is hereby approved, to allow reduced parking lot trees (six fewer than code requires) to be made up within the perimeter landscaping (two additional in the north landscape buffer and 12 additional in the south landscape buffer).
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: 1. The Idaho Locust trees along the Azure Drive street frontage shall be 36-inch box; 2. The Mexican Fan Palm trees along the Azure Drive street frontage shall be 25-foot high brown trunk.
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.

SDR-18372 - Conditions Page Two
January 11, 2007 - Planning Commission Meeting

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 luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. 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 and Town Center 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. If not already constructed at the time of development, construct the full width of the driveway that will serve this site and sufficient onsite paving to allow two-way traffic to this site concurrent with development of this site.

SDR-18372 - Conditions Page Three
January 11, 2007 - Planning Commission Meeting

17. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or the submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. This parcel is part of Special Improvement District No. 1447 – Tenaya/Azure. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
20. Site development to comply with all applicable conditions of approval for Z-76-98(20), the Montecito East Commercial Subdivision and all other applicable site-related actions.

SDR-18372 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for two 8,500 square foot retail buildings and Waivers to the Build-to-Line requirement, reduced parking lot landscaping, and residential adjacency in conjunction with a developing commercial center.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
12/07/98	The City Council approved a Rezoning (Z-76-98) to T-C (Town Center) on the subject property as part of a larger request.
04/04/01	The City Council approved requests for Special Use Permits (U-0006-01, U-0007-01, U-0009-01, U-0010-01, U-0012-01, U-0013-01, U-0015-01, U-0016-01, U-0019-01, U-0020-01, U-0022-01 and U-0023-01) for seven supper clubs, one restaurant with drive-up, two restricted gaming locations, one restaurant service bar and two requests for the sale of packaged liquor, on the subject site. The City Council approved a request for a Site Development Plan Review [Z-0076-98(20)] for the overall commercial development on this site. The Planning Commission and staff recommended approval of the items on February 22, 2001.
06/18/03	The City Council approved an Extension of Time (EOT-2155) of the approved Special Use Permit (U-0008-01), which allowed a restaurant with drive-up and related Extensions of Time (EOT-2153, EOT-2154, EOT-2156, EOT-2157, EOT-2158, EOT-2159, EOT-2160, EOT-2161, EOT-2162, EOT-2163, EOT-2164 and EOT-2165) for approved Special Use Permits, which allowed seven supper clubs, one restaurant with drive-up, two restricted gaming locations, one restaurant service bar and two requests for the sale of packaged liquor, on the overall site. The Planning Commission and staff recommended approval on 05/22/03.
06/01/05	The City Council approved related Extension of Time of requests (EOT-6561, EOT-6562, EOT-6563, EOT-6564, EOT-6565, EOT-6566, EOT-6567, EOT-6610 and EOT-6611) for approved Special Use Permits which allowed five supper clubs, one restaurant with drive-up, one restricted gaming establishment and one restaurant service bar, on the overall site.
09/20/06	The City Council approved a Site Development Plan Review (SDR-15055), a Variance (VAR-15057) and two Special Use Permits (SUP-15058 and SUP-15059) for a restaurant on the adjacent parcel to the east. The Planning Commission recommended approval. Staff recommended denial.

SDR-18372 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

01/11/07	The Planning Commission will consider a Site Development Plan Review (SDR-18344) for a restaurant on the adjacent parcel to the east. Staff is recommending approval.
Pre-Application Meeting	
09/13/06	At the pre application meeting the applicant was informed of the landscaping and open space requirements as well as the parking and loading requirements. The applicant was also advised about the cross access agreement with the adjacent parcels.
Neighborhood Meeting	
A neighborhood meeting is not required for this application type, nor was one held.	

Details of Application Request	
Site Area	
Net Acres	2.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	SX-TC (Suburban Mixed Use)	T-C
North	Commercial Center	SX-TC (Suburban Mixed Use)	T-C
South	Single-Family	ML (Medium Low Density Residential)	R-PD7 & R-E Clark County
East	Vacant	SX-TC (Suburban Mixed Use)	T-C
West	Vacant	SX-TC (Suburban Mixed Use)	T-C

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

* The proposed development is short six parking lot trees and the loading space is located adjacent to the right-of-way. The applicant is proposing to increase landscaping along the street frontage by adding two additional trees and by adding 12 trees to the side of a trail adjacent to the development where trees are only required along one side of a trail. This development also does not meet the build-to-line requirements.

SDR-18372 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

The following development standards apply to this development per the Town Center Standards:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	2.33	N/A
Min. Lot Width	N/A	423	N/A
Min. Setbacks			
• Front (Build-to-line)	15 Feet	20 Feet	N*
• Side	N/A	13 Feet	N/A
• Corner	N/A	N/A	N/A
• Rear	81 Feet	82 Feet	Y
Min. Distance Between Buildings	N/A	23 Feet	N/A
Max. Lot Coverage	N/A	16.7%	N/A
Max. Building Height	Two Stories	34 Feet	Y
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

* A waiver to permit a 20-foot setback has been included in this request.

Per Title 19.08.060 the following residential adjacency standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	81 Feet	82 Feet	Y
Trash Enclosure	50 Feet	95 Feet	Y

The following landscape standards apply to this development per the Town Center Standards:

<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	21 Trees	15	N
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	37 Trees	51 Trees	Y
TOTAL		58 Trees	66 Trees	Y
Min. Zone Width	15 Feet		15 Feet	Y
Wall Height	N/A		N/A	N/A

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
Town Center Loop Road	15 Feet	15 Feet	Y

The streetscape for this site has already been constructed by the master developer and is in compliance with the Town Center Standards for a Frontage Road.

SDR-18372 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
	17,000 sq. ft.	1:250	68	3	108*	5	Y
SubTotal							
TOTAL (including handicap)							
Loading Spaces	17,000 sq. ft.		2		1		N**

* The proposed development incorporates 21.3% compact parking stalls.

** It should be noted that the loading space requirements for this parcel would require two spaces if it was a stand alone site; however, this parcel is part of a shopping center and the combination of loading spaces between this parcel and the parcel to the east are in compliance with Title 19.10.

Waivers		
Request	Requirement	Staff Recommendation
Parking lot landscaping	1 Tree/6 Spaces	Approval
Build-to-line	15 Feet	Approval

ANALYSIS

The proposed commercial development consists of two, 8,500 square foot buildings with cross access to proposed retail buildings to the east and west. The building elevations depict articulated rooflines that range in height from 23.5 feet to 27 feet. The building field has three colored plaster segments, which are cream in color, brown, and tan. Segments of the buildings field have a plaster tile finish. The columns have a slate wainscot. Each unit has a typical store front window and door scheme. There are pitched roof elements that have flat-faced, brown concrete roof tiles. The building incorporates two canvas awning colors, green and brown. The light fixtures are black in color and have an older gas lamp architectural character.

The proposed development does not meet the build-to-line requirement because the applicant is proposing to place a six-foot side walk between the landscape buffer and the buildings to provide pedestrian connectivity to the buildings. Additionally, due to a cross access easement between this parcel and the parcel to the east, the proposed restaurant on the adjacent parcel is also seeking a waiver to the build-to-line requirement.

SDR-18372 - Staff Report Page Five
January 11, 2007 - Planning Commission Meeting

The proposed development while six trees deficient in parking lot landscaping, has two additional trees within the landscape buffer adjacent to the right-of-way. Additionally, the applicant has incorporated an additional 12 trees along the north side of the multi-use transportation trail along the south property line, which results in eight more trees that required by code. The landscape plans show Rio Grande Ash, Mexican Fan Palm, Pink Dawn, and Idaho Locust trees throughout the development. Along the Azure Drive street frontage, Mexican Fan Palm trees with a 20-foot high brown trunk are being proposed and 24-inch box, Idaho Locust trees are also proposed along the Azure Drive street frontage. Town Center standards require a 25-foot tall Mexican Fan Palm and a 36-inch box Idaho Locust along street frontages. A condition of approval has been incorporated to address this deficiency.

FINDINGS

The following findings must be made for an SDR:

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

The proposed development is compatible with adjacent development and is consistent with the design for Town Center.

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

While the proposed development doesn't comply with the build-to-line requirements, the applicant is proposing a six-foot sidewalk adjacent to each building to provide pedestrian connectivity and the applicant is providing more trees than required by code.

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

Site access and circulation does not negatively impact the adjacent roadways, nor will it impact neighborhood traffic.

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

The proposed development will use landscape materials that meet the Town Center Design Manual Standards.

SDR-18372 - Staff Report Page Six
January 11, 2007 - Planning Commission Meeting

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

The building design for this development is aesthetically pleasing and is harmonious and compatible with development in the area.

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

Approval of this development will not harm the public health, safety, and general welfare of the area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 183

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-18372 APN: 125-27-222-013

Name of Property Owner: TENAYA PARTNERS, LP

Name of Applicant: RMB ARCHITECTS, ATTN: JENNIFER KRAUTER

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

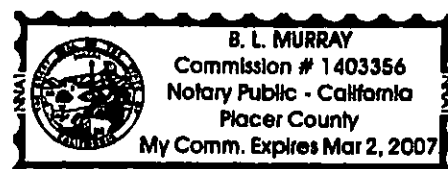
Signature of Property Owner: [Signature]

Print Name: Michael J. O'Connell

Subscribed and sworn before me

This 9 day of November, 2006

B.L. Murray, Notary Public
Notary Public in and for said County and State
Placer County, CA



PRELIMINARY SHRUB & GROUND COVER LIST

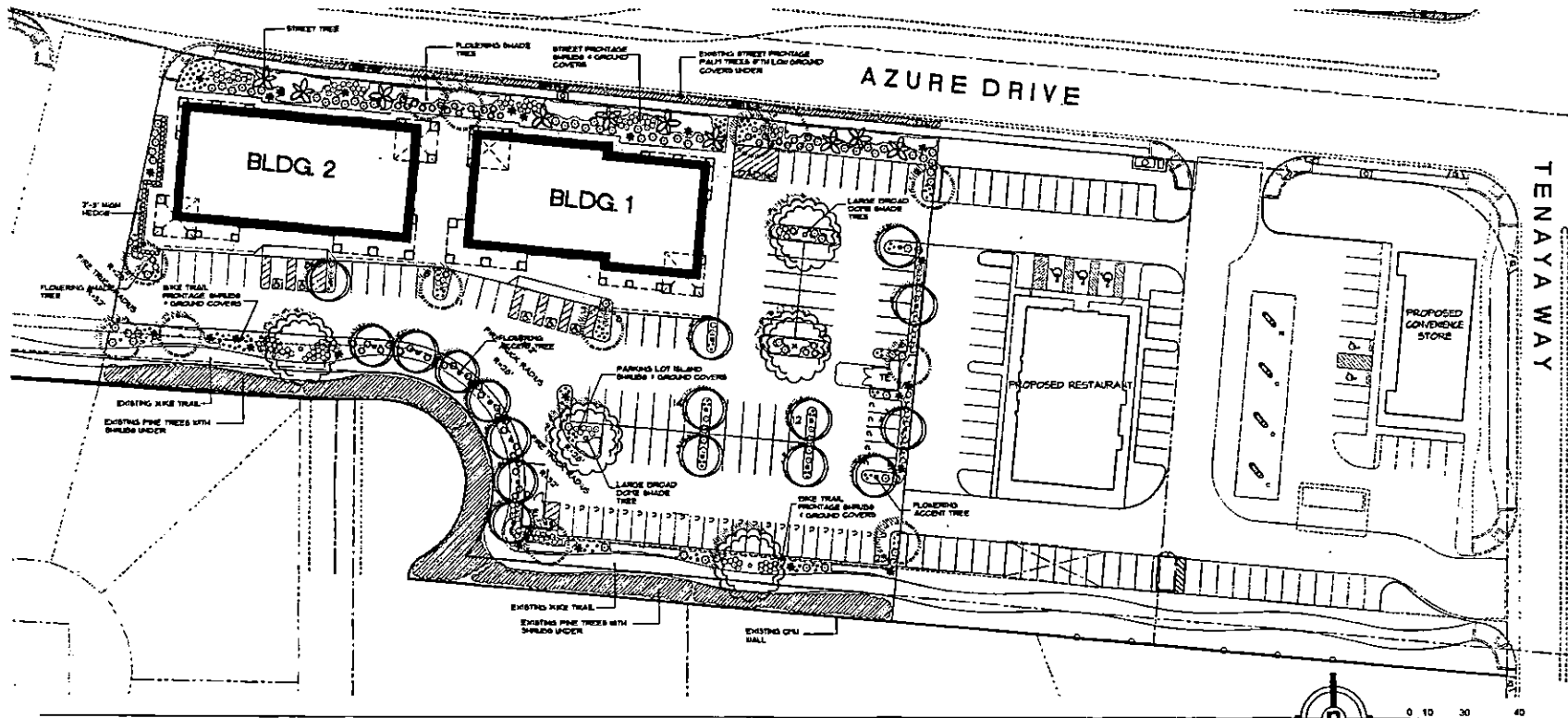
CONTAINER SIZE	BOTANICAL NAME / COMMON NAME	MATURE HEIGHT / WIDTH
STREET FRONTAGE		
1 GALLON	LANTANA PORTO-VENECIS - LANTANA	10' X 5'
1 GALLON	LANTANA LEMON BURL - LANTANA	7' X 3'
1 GALLON	MYRTLECAMERIANA LITorea - DAYLILY	7' X 3'
1 GALLON	YUCCA ALOROLIA - SPANISH BAYONET	4' X 3'
1 GALLON	ANTHEMIS BOCHOTIANA SILVER POND - ANGEL'S HAIR	7' X 3'
1 GALLON	HELIOTROPIS BIPERVENIS - BLUE CAT GRASS	7' X 3'
1 GALLON	HEMEROCALLIS PAVLOVA - RED YUCCA	4' X 3'
PARKING LOT ISLANDS		
1 GALLON	LANTANA PORTO-VENECIS - LANTANA	10' X 5'
1 GALLON	HEMEROCALLIS PAVLOVA - DIEZ GRASS	4' X 3'
1 GALLON	LEUCOPHYLLON CANDIDUS THUNDER CLAY - VIOLET SILVER LEAF	3' X 4'
1 GALLON	YUCCA ALOROLIA - SPANISH BAYONET	4' X 3'
1 GALLON	ANTHEMIS BOCHOTIANA SILVER POND - ANGEL'S HAIR	7' X 3'
1 GALLON	HEMEROCALLIS PAVLOVA - RED YUCCA	4' X 3'
1 GALLON	HEMEROCALLIS PAVLOVA - COMMON BLUE PINE	9' X 10'
2' - 3' HIGH HEDGE		
1 GALLON	HYDRANGEA CORNIFOLIA - DREAM HYDRANGEA	3' X 7'
BIKE TRAIL FRONTAGE		
1 GALLON	ACACIA REDOLENS DREAM CANYON - PROSTRATE ACACIA	7' X 4'
1 GALLON	HEMEROCALLIS PAVLOVA - DIEZ GRASS	4' X 3'
1 GALLON	HELIOTROPIS BIPERVENIS - BLUE CAT GRASS	7' X 3'
1 GALLON	YUCCA ALOROLIA - SPANISH BAYONET	4' X 3'
1 GALLON	ANTHEMIS BOCHOTIANA SILVER POND - ANGEL'S HAIR	7' X 3'
1 GALLON	HEMEROCALLIS PAVLOVA - RED YUCCA	4' X 3'

PRELIMINARY TREE LIST

SYM	CONTAINER SIZE	BOTANICAL NAME / COMMON NAME	MATURE HEIGHT / WIDTH
LARGE BROAD DOME SHADE TREE			
1	24" BOX	FRAXINUS VELUTINA 'RO GRANDE' - FAN-TEX ASH	40' X 40'
STREET TREE			
1	20" DRAIN TRUNK	WASHINGTONIA ROBERTA - MEXICAN FAN PALM	60' X 10'
FLOWERING ACCENT TREE			
1	24" BOX	CATALPA TASKENTENSIS PINK DART - CATALPA	25' X 30'
FLOWERING SHADE TREE			
1	24" BOX	ROBINIA IDAHOENSIS 'PURPLE ROSE' - IDAHO LOGIST	35' X 30'

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AN AUTOMATIC DRAIN IRRIGATION SYSTEM.
2. LANDSCAPE SHALL BE DESIGNED PER CITY OF LAS VEGAS LANDSCAPE ORDINANCES.
3. ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 2" LAYER OF ROCK MULCH.



STRAYER ASSOCIATES
LANDSCAPE ARCHITECTURE
504 MOCKINGBIRD PLACE
DAVIS, CA 95616
PHONE: (530) 758-9870
FAX: (530) 758-1055

Project
Tenaya Commercial
Tenaya Way & Azure Drive
Las Vegas, NV

Developer:
O'Connell Commercial
1504 Eureka Road, Suite 220
Roseville, CA 95661
(P) 916.772.7500
(F) 916.772.7505

Landscape Plan
Preliminary

Job Number:	06059
Date:	06.28.06
Drawn By:	SM
Revised:	06.28.06

Sheet
L.1

Rauschenbach
Marvelli
Becker

5277 W. Ave - 2nd Floor
Bakersfield, CA 93309
P 818.868.8300
F 818.868.8344
www.rauschenbach.com

Tenaya Commercial ■ Tenaya Way & Azure Drive
Las Vegas, NV

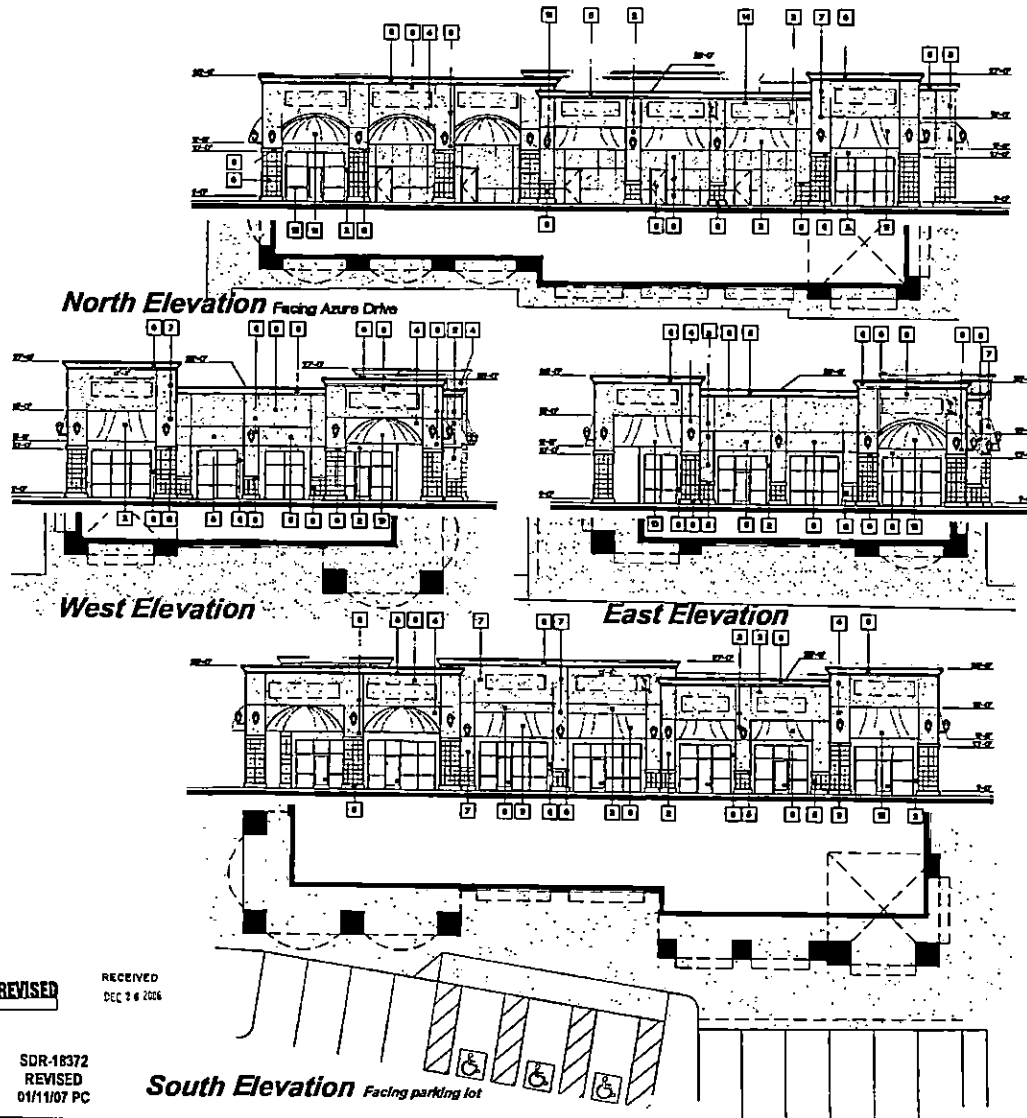
RECEIVED

Scale: 1" = 30'

SDR-18372
01/11/07 PC

NOV 29 2006

06059

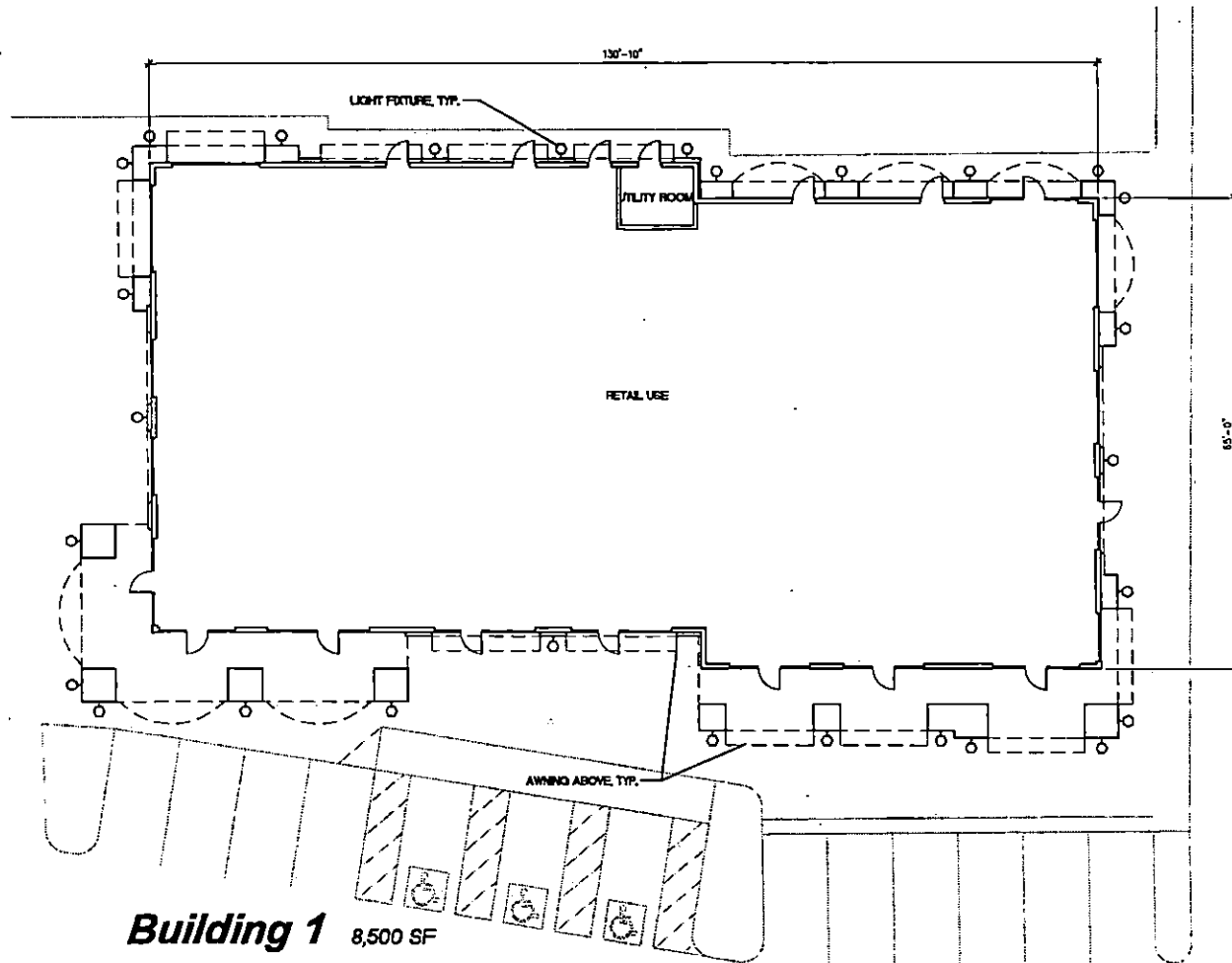


Tenaya Commercial □ Tenaya Way & Azure Drive
Las Vegas, Nevada

SDR-18372
REVISED
01/11/07 PC

RECEIVED
DEC 2 6 2006

SDR-18372 Revised 01/11/07 PC



Tenaya Commercial

Tenaya Way & Azure Drive
Las Vegas, Nevada

SDR-18372
01/11/07 PC



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

RECEIVED

NOV 29 2006

Project
Tenaya Commercial
Tenaya Way & Azure Drive
Las Vegas, Nevada

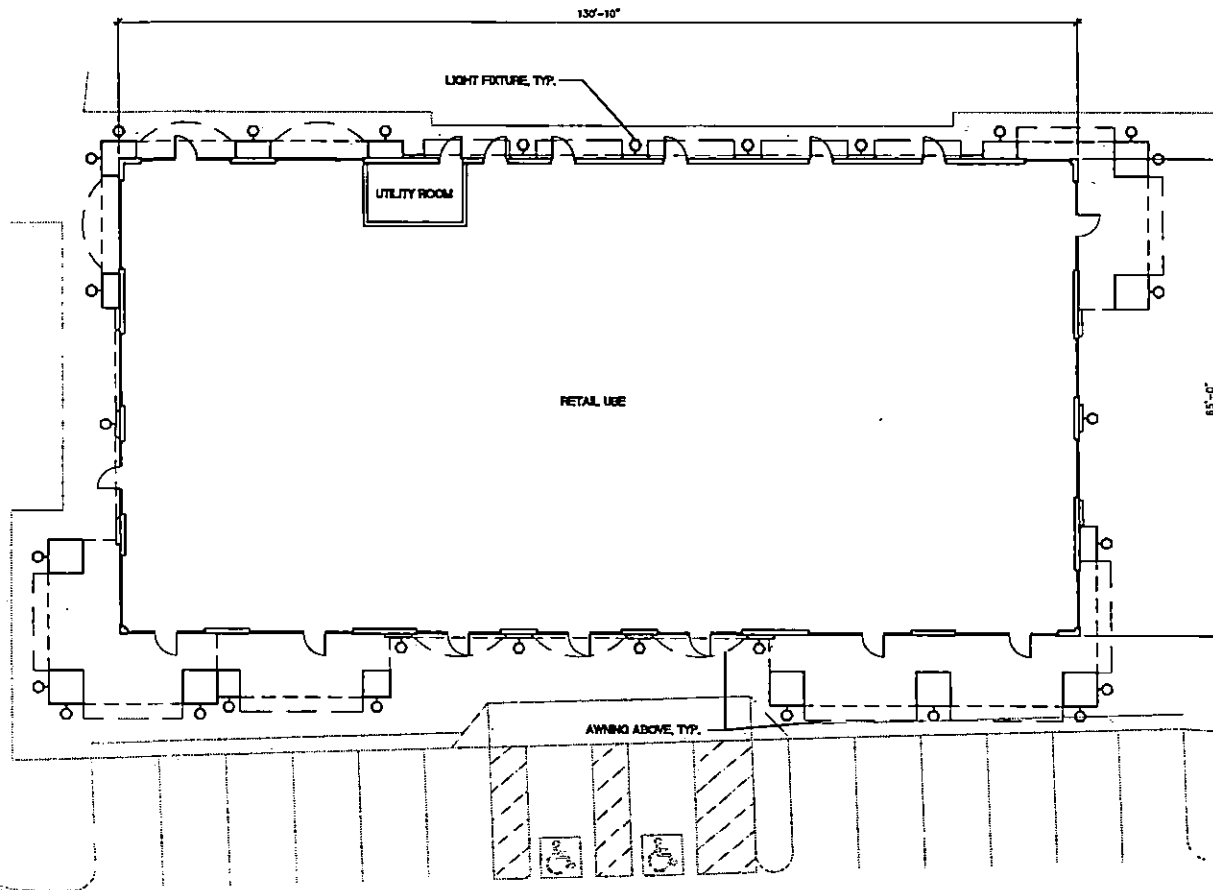
Developer:
O'CONNELL COMMERCIAL, LLC
1500 S. Las Vegas Blvd., Ste. 220
Las Vegas, NV 89101
(818) 772-7500
(808) 772-7505

FLOOR PLAN
Building 1

Architect:	ADP-001
Date:	11.16.06
Drawn By:	AR
Reviewed:	

Sheet: **A.4**

Rauschenbach Marvelli Becker
3277 W. 4th Ave. - 2nd Floor
San Francisco, CA 94115
P 916.488.8300 F 916.488.8308
www.rauschenbachmarvelli.com



Building 2 8,500 SF

Tenaya Commercial

Tenaya Way & Azure Drive
Las Vegas, Nevada

RECEIVED

NOV 29 2006



0 5 10 20 35
Scale: 1/8" = 1'-0"

Project
**Tenaya
Commercial**
Tenaya Way & Azure Drive
Las Vegas, Nevada

Developer:
**O'CONNELL
COMMERCIAL, LLC**
4241 Lundy Road, Ste 110
Bakersfield, CA 93311
(916) 772-7500
(908) 772-1505

FLOOR PLAN
Building 2

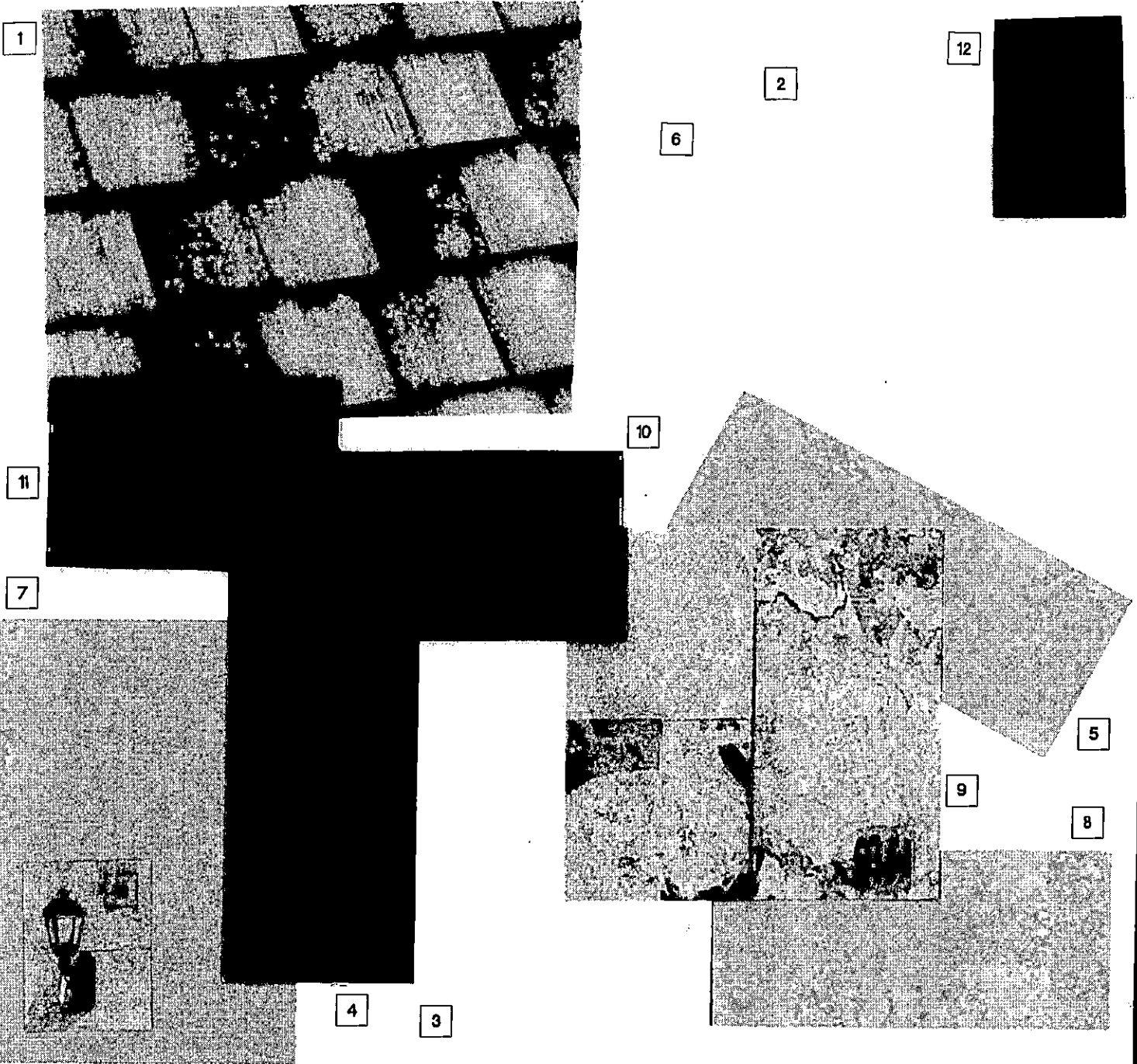
Job Number:	A29-046
Date:	11.18.06
Drawn By:	JLK
Reviewed:	

Sheet
A.5

**Rauschenbach
Marvelli
Becker**

2777 West Ave. - 3rd Floor
Sacramento, CA 95825
P 916.489.8300
F 916.489.8348
www.rauschenbachmarvelli.com

SDR-18372
01/11/07 PC



Developer:



**O'CONNELL
COMMERCIAL, LLC.**
1504 Eureka Road, Ste 230
Roseville, CA 95661

(916) 772-7500 (p)
(916) 772-7505 (f)

A06-046

JLK

1127.06

*Rauschenbach
Marvelli
Becker*

architects

SEE REVERSE SIDE FOR COLOR/MATERIAL SCHEDULE

SDR-18372

2277 Watt Ave. • Second Floor • Sacramento, CA 95825
(916) 488-8500 FAX (916) 488-8566

01/11/07 PC

RECEIVED

Tenaya Commercial

Tenaya Way & Azure Drive
Las Vegas, Nevada

	Material	Manufacturer	Style/Color
1	Roof Tile	"Eagle Roofing Products"	Bel-Air/4602 Concord Blend, Staggered Application
2	Cement Plaster	"Kelly Moore Paints"	#26 Oyster
3	Cement Plaster	"Kelly Moore Paints"	#168 Full Sun
4	Cement Plaster	"Kelly Moore Paints"	#KM4080-5 Truffle Trouble
5	Cement Plaster	"Kelly Moore Paints"	#KM4031-3 African Desert
6	Cement Plaster	"Kelly Moore Paints"	#KM4005-2 Victorian Gold
7	Cement Plaster	"Kelly Moore Paints"	#KM4063-3 Chamole Shirt
8	Column Bases	"Kelly Moore Paints"	#KM3942-2 Tropical Tan
9	Slate Tile	"MS International, Inc."	Autumn Slate, 12"x12"
10	Canvas Awning	"Astrup"	#808203 Dark Green
11	Canvas Awning	"Astrup"	#808210 Brown
12	Storefront	TBD	Dark Bronze Anodized
13	Light Fixture	"Architectural Area Lighting"	Towne Commons ALN440, (Arm WMA55) Dark Bronze
14	Signage	By Others	By Others

SDR-18372
01/11/07 PC

SDR 18372				
Tenaya Partners LP				
SS Azure, W of Tenaya				
Proposed 17 thousand square foot office development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	17	11.01	187
AM Peak Hour			1.55	26
PM Peak Hour (heaviest 60 minutes)			1.49	25
Existing traffic on all nearby streets:				
Azure Drive				
Average Daily Traffic (ADT)	5,264			
PM Peak Hour (heaviest 60 minutes)	421			
Tenaya Way				
Average Daily Traffic (ADT)	10,763			
PM Peak Hour (heaviest 60 minutes)	861			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Azure Drive	34300			
Tenaya Way	34300			
This project will add approximately 187 trips per day on Azure and Tenaya. This will increase expected volumes by about four percent on Azure and about two percent on Tenaya. Azure is at about 15 percent of capacity and Tenaya is at about 31 percent of capacity.				
Based on Peak Hour use, this development will add roughly 25 additional cars into the area; which works out to about one every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



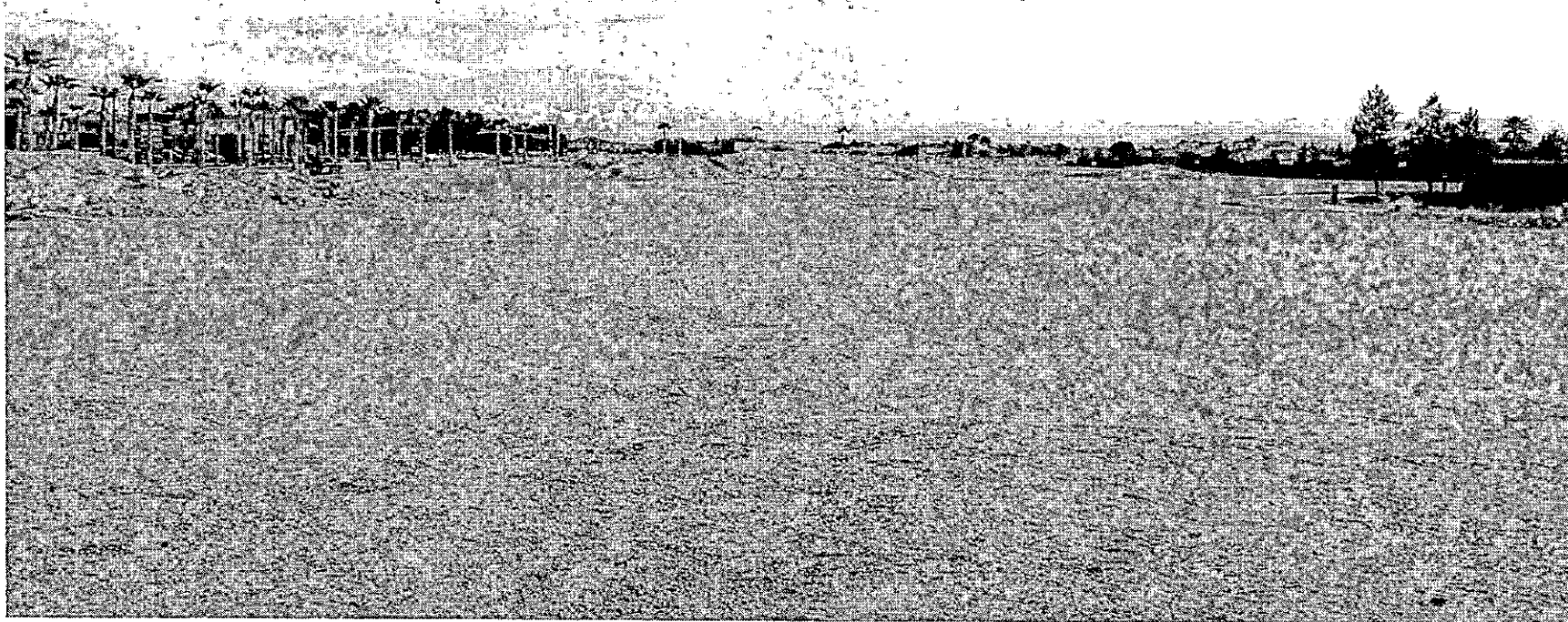
SDR-18372 - APPLICANT/OWNER: TENAYA PARTNERS LP
SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE
JANUARY 11, 2007 PLANNING COMMISSION

12/14/06



SDR-18372 - APPLICANT/OWNER: TENAYA PARTNERS LP
SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE
JANUARY 11, 2007 PLANNING COMMISSION

12/14/06



SDR-18372 - APPLICANT/OWNER: TENAYA PARTNERS LP
SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE
JANUARY 11, 2007 PLANNING COMMISSION

12/14/06

*Rauschenbach Marvelli Becker**architects*

November 22, 2006
(Rev. December 14, 2006)

To: James Marshall
City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101

Re: Tenaya Commercial
Tenaya Way and Azure Drive
RMB Project No. A06-046

Justification Statement - Variance

The proposed 'Tenaya Commercial' project is a retail project in the Tenaya Village neighborhood. The site encompasses approximately 2.33 acres fronting Azure Drive. Street frontage improvements and landscaping along Azure Drive are existing. A public walkway/meandering trail with bollard lights and landscaping is existing along the southerly property line. The site plan is designed to allow free circulation through the adjacent parcels. Cross access easements are in place.

The scope of this project has been simultaneously submitted for Site Development Plan Review. The site has an atypical distribution of landscape area, so we hereby apply for a variance specific to landscaping. Additionally, we are requesting waivers pertaining to the 'build to' line and loading areas.

The project has 28.8% of the land area devoted to landscaping and open space, exceeding the City's requirement. It is understood that the City would typically require more of the landscape area to be distributed throughout the parking area. We request this variance in order to be allowed to concentrate more of the landscape area at the northerly and southerly property lines. Concentrating the landscaping in these areas will allow for an attractive frontage along Azure Drive, as well as very nice screening for the adjacent residential uses to the south. Please note there are landscape islands shown throughout the parking area.

The site plan accommodates a minimum 15'-0" wide landscape area along the Azure Drive frontage. For the ease of pedestrian circulation on the site, a 6'-0" wide concrete walk has been supplied along the northerly sides of the buildings, facing Azure Drive. The addition of this concrete walk puts the building face a minimum of 21'-0" from the right of way, exceeding the typical 'build to' line as established in the Town Center area. We hereby request a waiver of the typical 15'-0" 'build to' line.

The site plan includes a 15'-0" x 27'-0" loading area in the northeast portion of the project. The loading area is screened by landscaping on two sides. It is our belief that one dedicated loading zone will be adequate for all of the tenants in both buildings. This project is attracting food use tenants, which tend to have longer operating hours than other retail tenants. This means one loading zone could be utilized throughout more hours of the day to accommodate deliveries to all of the tenants.

Thank you for your consideration.

SDR-18372

REVISED

01/11/07 PC

01/09/2007 11:25

7023857268

PLANNING & DEVELOPMENT

PAGE 02/11

CITY OF LAS VEGAS

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-18372 - APPLICANT/OWNER: TENAYA PARTNERS LP

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **January 11, 2007** 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.

A handwritten signature in black ink, appearing to read "Michael J. O'Connell".

Signature

1/9/07

Date

Michael J. O'Connell

Please print name

Tenaya Marketplace LP

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 1/11/07 Item # 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

DIR-18888 – DIRECTOR'S BUSINESS - PUBLIC HEARING - To hear and discuss the City of Las Vegas Strategic Plan and the Planning and Development Department Strategic Plan.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

No Staff recommendation

BACKUP DOCUMENTATION:

1. Submitted after final agenda – PowerPoint Presentation by Tom Perrigo

MOTION:

None required. A presentation was made.

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

TOM PERRIGO, Deputy Director, Planning and Development Department, gave a report on the Planning and Development Department's strategic plans for the City. He noted the City's and the Planning and Development Department's vision and mission which emphasized dedication and service to the community. He stated the Planning and Development Department had taken the City's Strategic Priority One as a guideline in creating priorities for the department. MR. PERRIGO then briefly described those priorities.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:26 – 6:29)

1-749

ITEM
#11

DIR-18888

DIR-18888 - DIRECTOR'S BUSINESS
- PUBLIC HEARING- TO HEAR AND
DISCUSS THE CITY OF LAS VEGAS
STRATEGIC PLAN AND THE
PLANNING AND DEVELOPMENT
DEPARTMENT STRATEGIC PLAN.

Submitted after final agenda

Date 11/19/07 Item #11

Planning & Development Department Strategic Plan

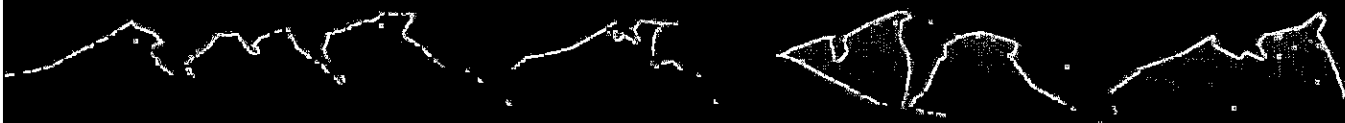
*“Plans are worthless, the
process of Planning is
invaluable”*

~Peter Drucker



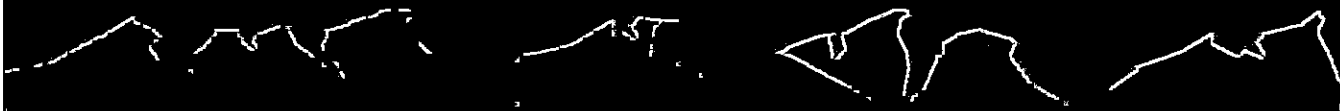
Vision

- A vibrant, affordable, diverse, unique and world-class city of opportunity in which all citizens enjoy their neighborhoods, feel safe, and know they will be heard.
- A leading planning and development department dedicated to building Las Vegas into a world-class city.



Mission

- To provide residents, visitors, and the business community with the highest quality municipal services in an efficient courteous manner and to enhance the quality of life through planning and visionary leadership.
- To provide innovative planning and service to enhance the quality of life for citizens, support business growth, create an excellent visitor experience and meet their evolving needs.



Values

- Professionalism
- Respect
- Innovation
- Dedication
- Excellence



City of Las Vegas Strategic Priority One

- Create, integrate and manage orderly and sustainable development and growth of our community.



Planning and Development Priorities

- Create relevant plans and documents that are internally consistent, understandable and accessible.
- Implement the Strategic Plan of the city of Las Vegas.
- Optimize the use of our financial, technological and human resources to improve effectiveness.
- Develop dedicated, innovative and loyal professionals who are committed to achieving our mission within a creative environment.



Priorities, cont.

- Provide responsive, reliable customer services.
- Provide for and foster community involvement.
- Achieve professional excellence which is nationally, regionally and locally recognized.
- Adhere to the American Institute of Certified Planners Code of Ethics and Professional Conduct.



*“We will not solve the
problems of today at the
same level of consciousness
that got us into them.”*

~Albert Einstein



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - ZON-17693 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), Ward 6 (Ross).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 25, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicants had requested to hold Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting.

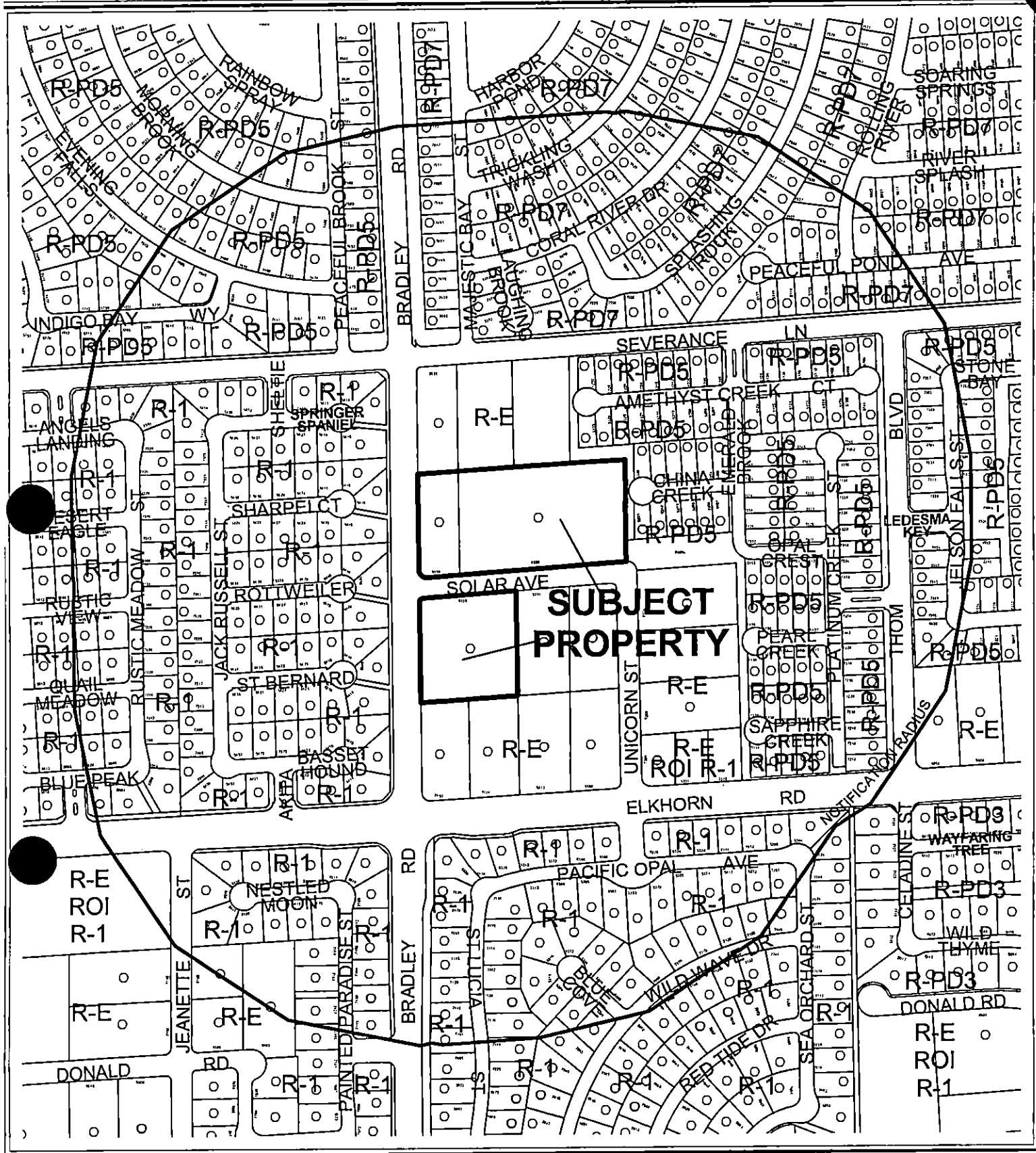
PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 12 – ZON-17693

CONDITIONS – Continued:

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Item 12 [ZON-17693] and Item 13 [SDR-17694]. He stated a neighborhood meeting had been held and explained the abeyance was requested in order to address the neighbors' concerns.

MARGO WHEELER, Director of Planning and Development Department, informed ATTORNEY CELESTE that any revised plans would have to be submitted no later than Tuesday, January 16, 2006, for consideration at the 01/25/2007 Planning Commission Meeting. ATTORNEY CELESTE acknowledged the time constraints, but assured the Commissioners that his client would be ready for the 01/25/2007 Planning Commission Meeting.

(6:05 – 6:12)



CASE: **ZON-17693**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

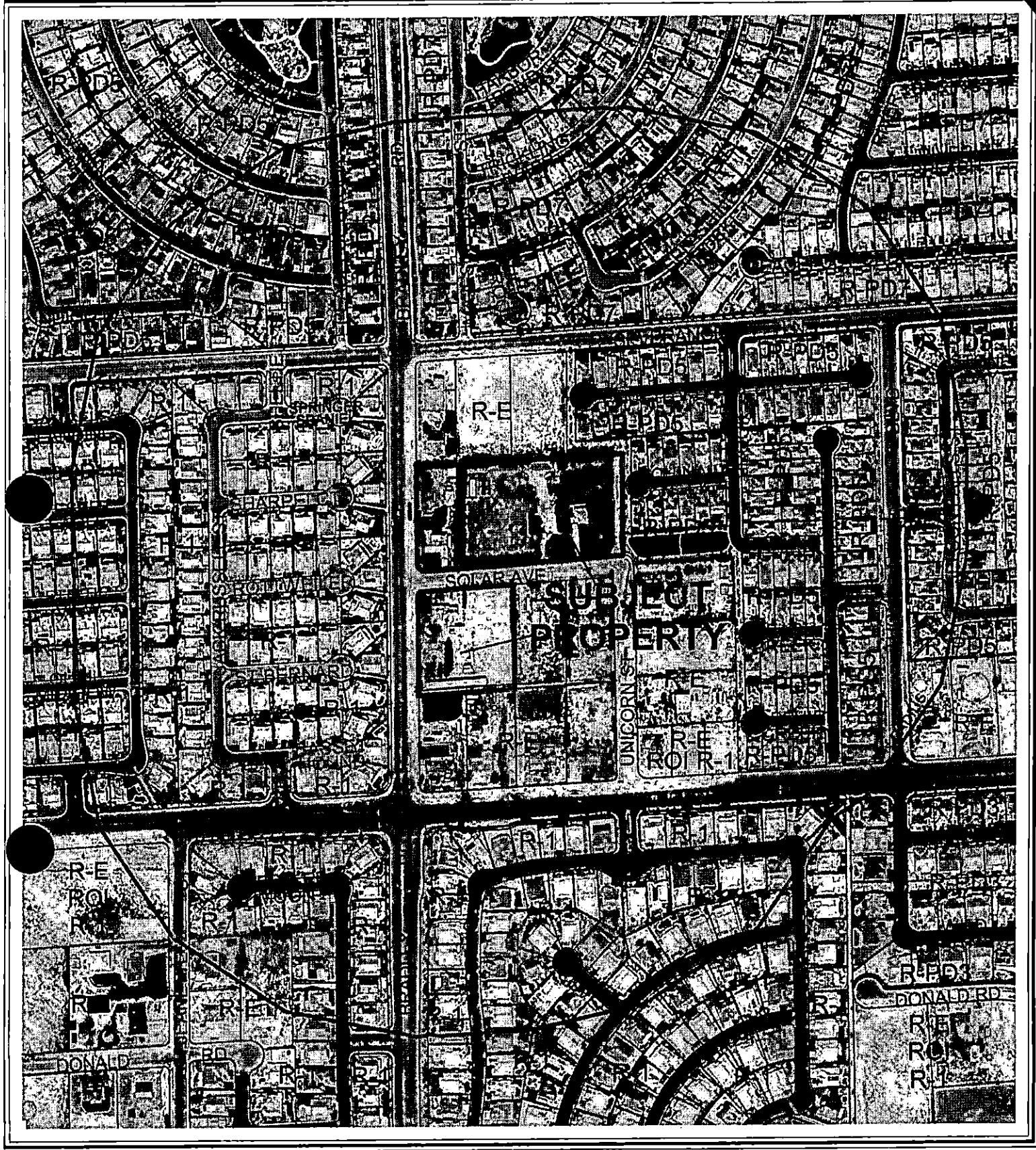
R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

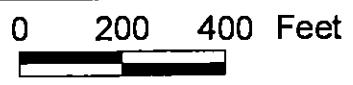
R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

0 200 400 Feet





CASE: ZON-17693
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES)
PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-17693 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN
KARAS

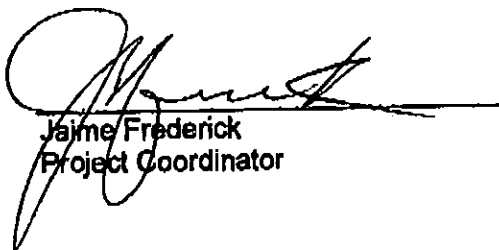
**APPLICANT REQUESTS THIS ITEM BE HELD IN
ABEYANCE TO THE JANUARY 25, 2007 PLANNING
COMMISSION MEETING**

Fax Transmittal**Triton Engineering, LLC****To: City of Las Vegas****Attention: John Korkosz****Fax No: 385-7268****Date: 12-27-06****File: ZON-17693 / SDR-17694****Sender: Jaime Frederick****Tel. No: (702) 254-1480****Fax No: (702) 254-3062****page(s) total includes cover sheet****Original will NOT follow by mail**

The content of this fax is confidential. If the reader is not the intended recipient or its agent, be advised that any dissemination, distribution or copying of the content of this fax is prohibited. If you have received this fax in error, please notify us immediately and return the original fax to us by mail at our expense. Thank you.

Reference: Bradley / Solar

At this time Richmond American Homes would like to request that ZON-17693 and SDR-17694 be held for two weeks which places these items on the January 25th, 2007 Planning Commission instead of the January 11th, 2007 Planning Commission. Please make this change to your schedule and if you have any questions or concerns, please feel free to give me a call. Thank you.

TRITON ENGINEERING, LLC

Jaime Frederick
Project Coordinator



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-17693** APN: **125-13-801-006**
Name of Property Owner: **Sharon Turbiville**
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: _____

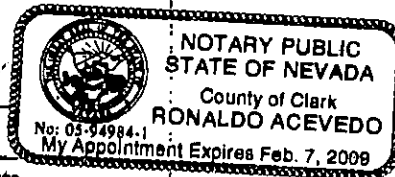
Signature of Property Owner: _____

Print Name: **Sharon Turbiville**

Subscribed and sworn before me

This **2nd** day of **October**, 20**06**

Ronald Acevedo
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-17693 APN: 125-13-801-005
Name of Property Owner: Delmar Dinkins
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): _____

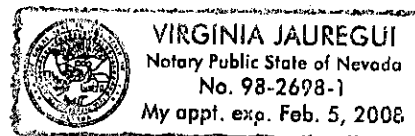
APN: _____

Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This 28 day of September, 20 06
Virginia Jauregui
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-17693** APN: **125-13-802-001**
Name of Property Owner: **Terry & Kathryn Karas**
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: _____

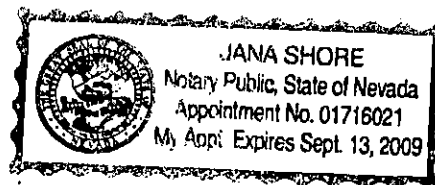
Signature of Property Owner: _____

Print Name: **Terry Karas Kathryn Karas**

Subscribed and sworn before me

This **2nd** day of **October** 20**06**

Jana Shore
Notary Public in and for said County and State





Project Name:
Bradley and Solar
 Richmond American Homes
 Las Vegas, Nevada

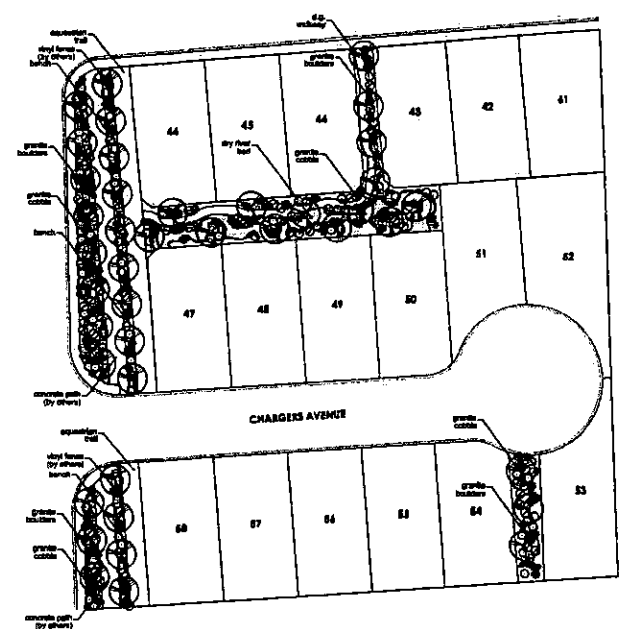
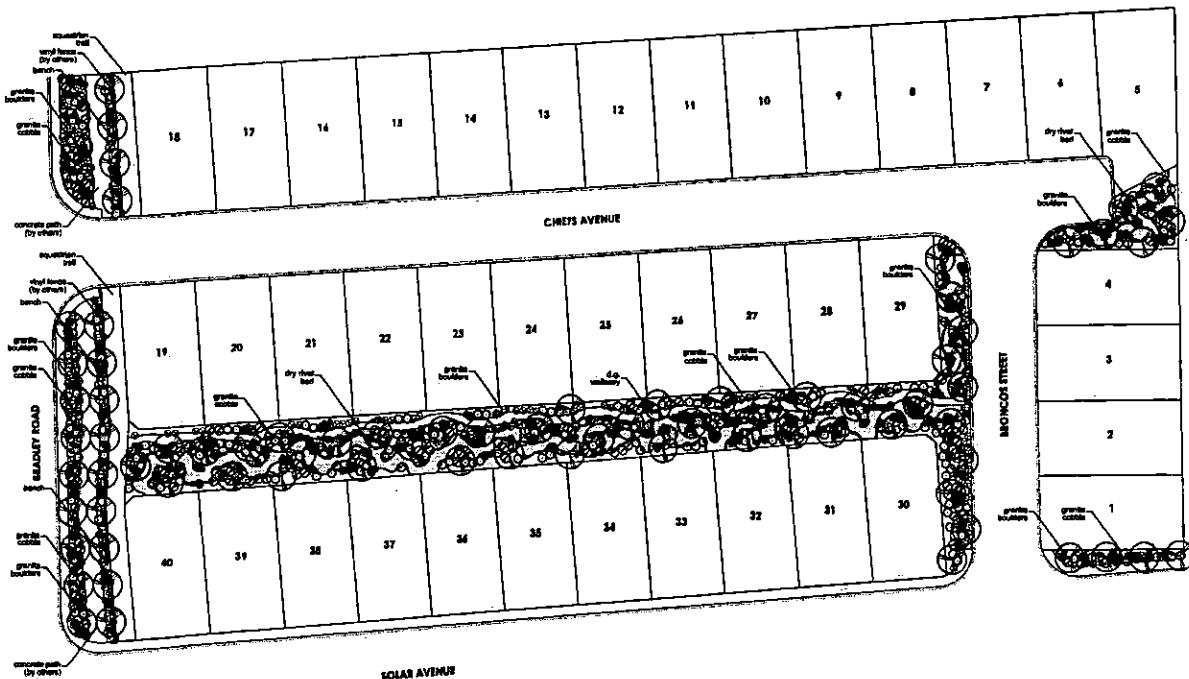
#	Revisions	Date	By
1	autocheck	10-14-06	kg
2	trial	10-27-06	mh
3	engineering	11-14-06	mh

The landscape drawing is for design/build use by Landaco Landscaping and Grading only. Landaco Landscaping and Grading does not assume any responsibility for products installed by any contractor other than Landaco Landscaping and Grading.

Drawing:
Common Area Landscape Plan

Date: 09.25.06
 Scale: 1"=30'-0"
 Drawn By: mh
 Checked By: kny

Sheet Number:
 1 of 1
L-1



Standards

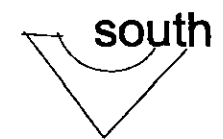
Symbol	Botanical Name	Common Name
2" Sp. Tree	Prosopis juliflora 'Rio Grande'	Can Yew Tree
2" Sp. Tree	Quercus L. 'Westminster'	Whiteoak
2" Sp. Tree	Ulmus parviflora	Chinese Elm

Landscape Schedule

5" 1" Deciduous Tree (2" Sp.)	
Decomposed Granite	
1" 1/2" River Rock	
2" 1/2" Granite Cobble	
Grass Boulders (see notes)	

Notes

1. All plantings to be installed in 1" 1/2" Sp. of 5" 1" Deciduous Tree.
2. All plantings to be installed in 1" 1/2" Sp. of 5" 1" Deciduous Tree.
3. All plantings to be installed in 1" 1/2" Sp. of 5" 1" Deciduous Tree.
4. All plantings to be installed in 1" 1/2" Sp. of 5" 1" Deciduous Tree.
5. All plantings to be installed in 1" 1/2" Sp. of 5" 1" Deciduous Tree.
6. All plantings to be installed in 1" 1/2" Sp. of 5" 1" Deciduous Tree.
7. All plantings to be installed in 1" 1/2" Sp. of 5" 1" Deciduous Tree.
8. All plantings to be installed in 1" 1/2" Sp. of 5" 1" Deciduous Tree.
9. All plantings to be installed in 1" 1/2" Sp. of 5" 1" Deciduous Tree.
10. All plantings to be installed in 1" 1/2" Sp. of 5" 1" Deciduous Tree.



RECEIVED

ZON-17693 SDR-17694
 REVISED 01/11/07 PC NOV 15 2006

November 14, 2006

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

**Reference: Request for Site Development Review
Bradley / Solar
APN # 125-13-801-001; 125-13-801-005; 006**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Site Development Review request for a proposed 58 lot single family project called "Bradley / Solar".

The applicant is requesting a Site Development Review for a proposed 58 lot single-family residential development on 7.27 acres (7.98 u/ac). Parcels adjacent to the proposed site have the following land use and zoning:

NE - R-E, R-PD5, R-PD7
NW - R-1, R-PD7, R-E
SE - R-1, R-PD3, R-E, R-PD5
SW - R-1, R-E

We are requesting the following setbacks for the RPD-8;

Typical Lot Size:	3,000 sq ft
Front to Building:	5' Minimum
Front to Garage:	5' or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	6' feet
Rear Yard	10' feet
Rear Yard Cul-de-sac lots only	5' feet

Richmond American Homes believes that requesting RPD-8 zoning will compliment the area and would provide affordable housing.

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

Sincerely,

Kris Givant
Project Coordinator

RECEIVED
NOV 14 2006

**ZON-17693 SDR-17694
REVISED 01/11/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - SDR-17694 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17693 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS - Request for a Site Development Plan Review FOR A 58 LOT SINGLE FAMILY DEVELOPMENT on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone [PROPOSED: R-PD8 (Residential Planned Development - 8 Units Per Acre)], Ward 6 (Ross).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 25, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicants had requested to hold Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 13 – SDR-17694

MINUTES – Continued:

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Item 12 [ZON-17693] and Item 13 [SDR-17694]. He stated a neighborhood meeting had been held and explained the abeyance was requested in order to address the neighbors' concerns.

MARGO WHEELER, Director of Planning and Development Department, informed ATTORNEY CELESTE that any revised plans would have to be submitted no later than Tuesday, January 16, 2006, for consideration at the 01/25/2007 Planning Commission Meeting. ATTORNEY CELESTE acknowledged the time constraints, but assured the Commissioners that his client would be ready for the 01/25/2007 Planning Commission Meeting.

(6:05 – 6:12)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17694 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN
KARAS

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

Fax Transmittal**Triton Engineering, LLC**

To: City of Las Vegas

Attention: John Korkosz

Fax No: 385-7268

Date: 12-27-06

File: ZON-17693 / SDR-17694

Sender: Jaime Frederick

Tel. No: (702) 254-1480

Fax No: (702) 254-3062

page(s) total includes cover sheet

Original will NOT follow by mail

The content of this fax is confidential. If the reader is not the intended recipient or its agent, be advised that any dissemination, distribution or copying of the content of this fax is prohibited. If you have received this fax in error, please notify us immediately and return the original fax to us by mail at our expense. Thank you.

Reference: Bradley / Solar

At this time Richmond American Homes would like to request that ZON-17693 and SDR-17694 be held for two weeks which places these items on the January 25th, 2007 Planning Commission instead of the January 11th, 2007 Planning Commission. Please make this change to your schedule and if you have any questions or concerns, please feel free to give me a call. Thank you.

TRITON ENGINEERING, LLC
Jaime Frederick
Project Coordinator



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17694**

APN: 125-13-801-006

Name of Property Owner: Sharon Turbiville

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: _____

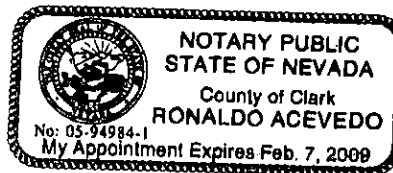
Signature of Property Owner: Sharon Turbiville

Print Name: SHARON TURBIVILLE

Subscribed and sworn before me

This 2nd day of October, 2006

Ronald Acevedo
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17694** APN: 125-13-802-001
Name of Property Owner: Terry & Kathryn Karas
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: _____

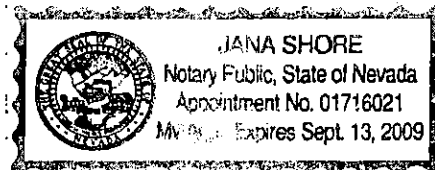
Signature of Property Owner: _____

Print Name: Terry Karas Kathryn Karas

Subscribed and sworn before me

This 2nd day of October, 2006

Jana Shore
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17694** APN: **125-13-801-005**

Name of Property Owner: **Delmar Dinkins**

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:

Print Name: _____

Subscribed and sworn before me

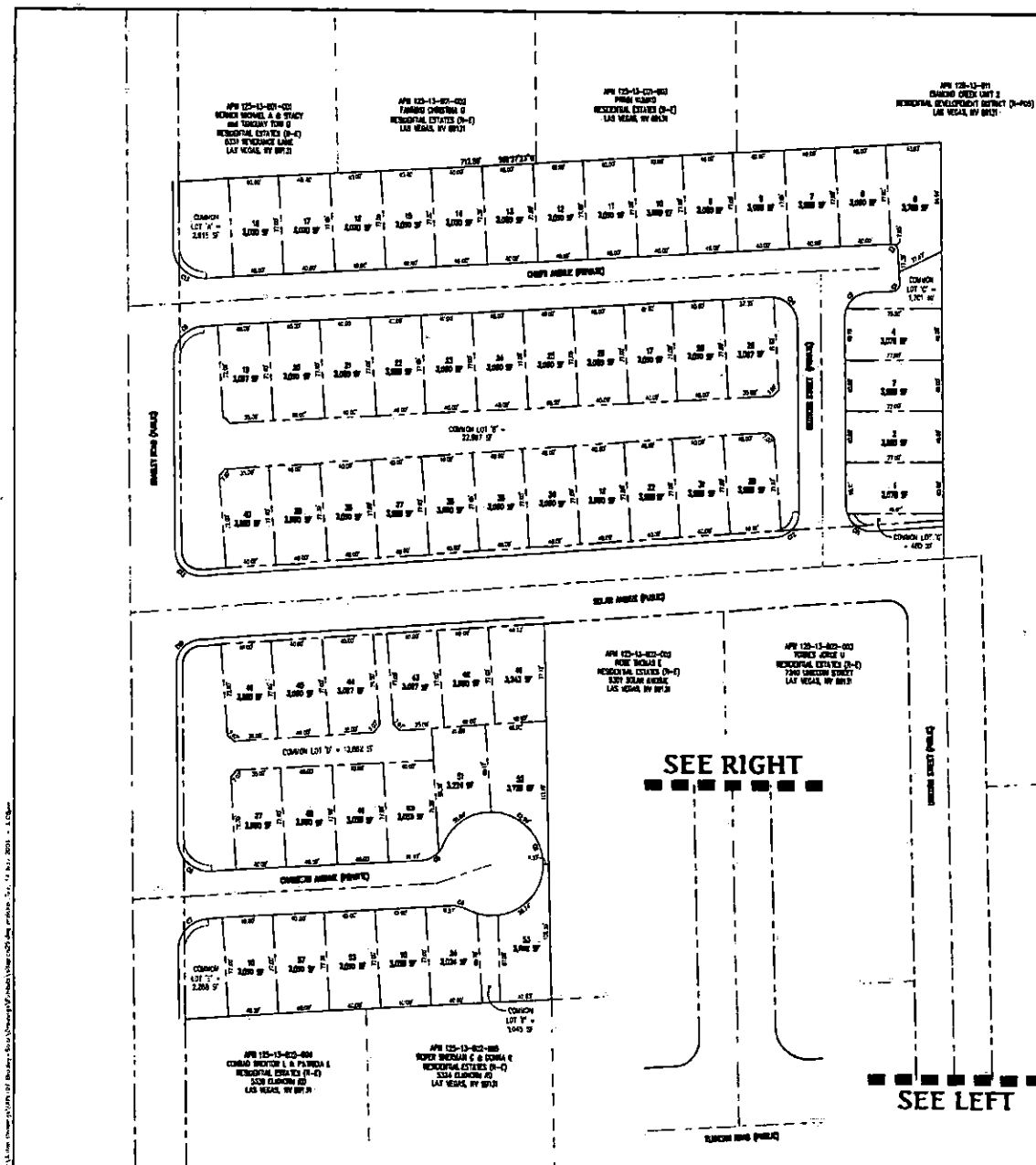
This **28** day of **September**, 20 **06**

Virginia Jauregui
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

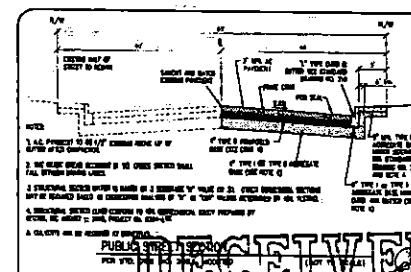
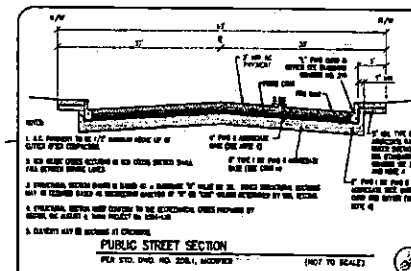
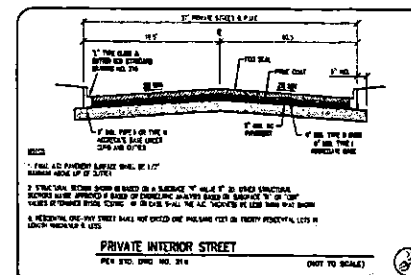
ZON-17693 SDR-17694
REVISED 01/11/07 PC



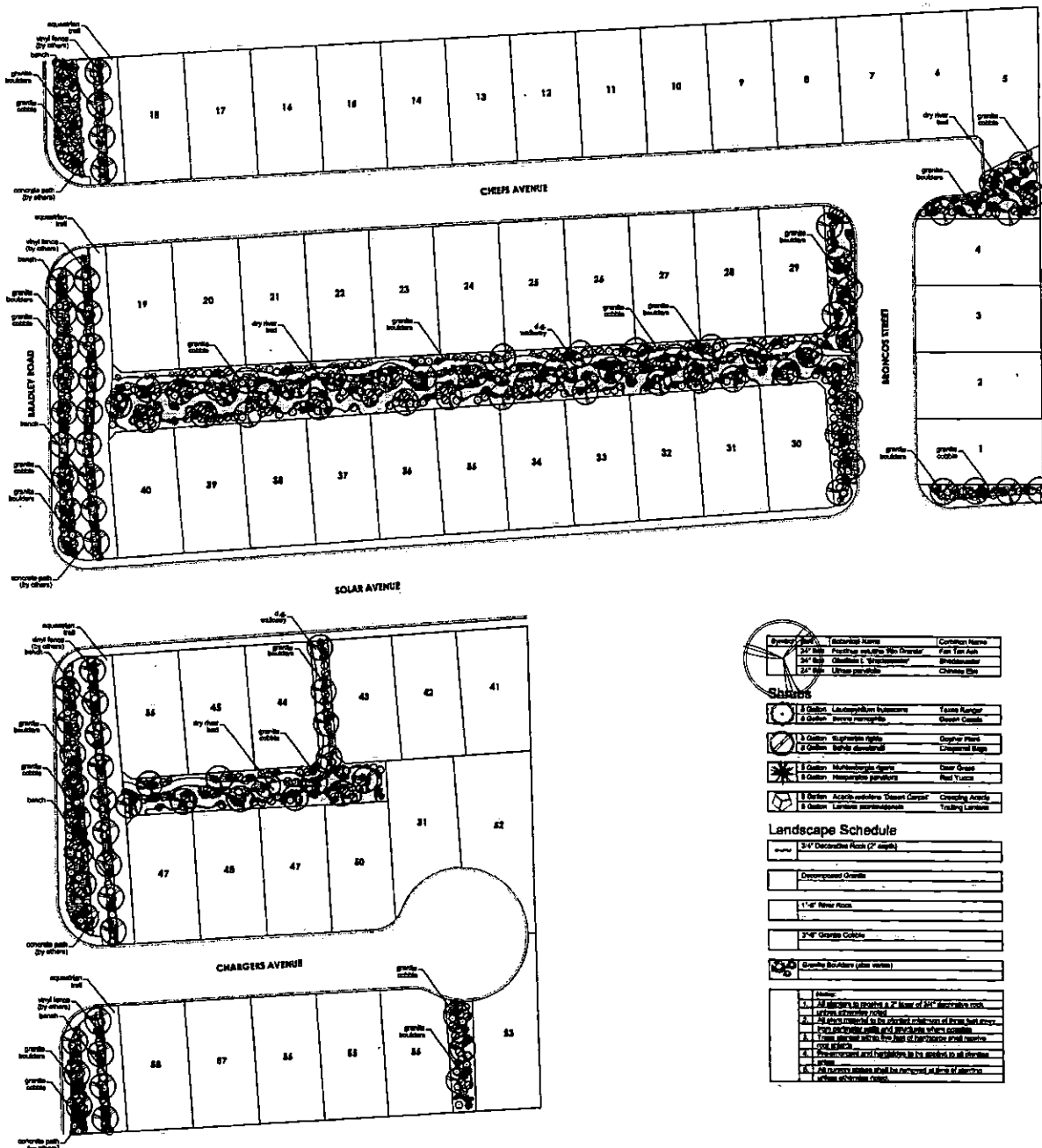
APR 1982				
DATE	TIME	LOCATION	WIND	TEMP
1	0800	1000	1000	1000
2	0800	1000	1000	1000
3	0800	1000	1000	1000
4	0800	1000	1000	1000
5	0800	1000	1000	1000
6	0800	1000	1000	1000
7	0800	1000	1000	1000
8	0800	1000	1000	1000
9	0800	1000	1000	1000
10	0800	1000	1000	1000
11	0800	1000	1000	1000
12	0800	1000	1000	1000
13	0800	1000	1000	1000
14	0800	1000	1000	1000
15	0800	1000	1000	1000
16	0800	1000	1000	1000
17	0800	1000	1000	1000
18	0800	1000	1000	1000
19	0800	1000	1000	1000
20	0800	1000	1000	1000
21	0800	1000	1000	1000
22	0800	1000	1000	1000
23	0800	1000	1000	1000
24	0800	1000	1000	1000
25	0800	1000	1000	1000
26	0800	1000	1000	1000
27	0800	1000	1000	1000
28	0800	1000	1000	1000
29	0800	1000	1000	1000
30	0800	1000	1000	1000
31	0800	1000	1000	1000



NOTE
SEE SHEET 2 FOR CROSS SECTION
PROFILES "A", "B", AND "C".

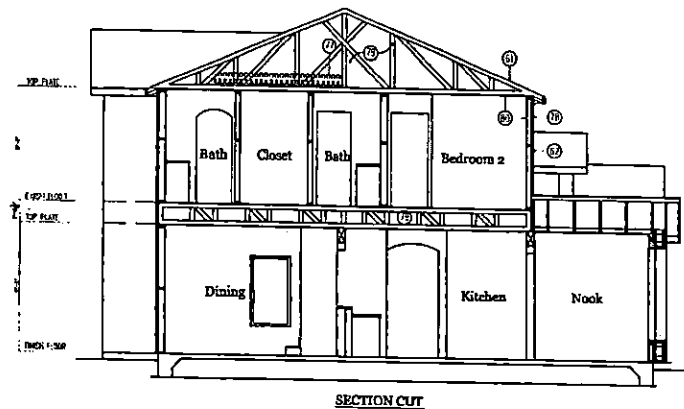
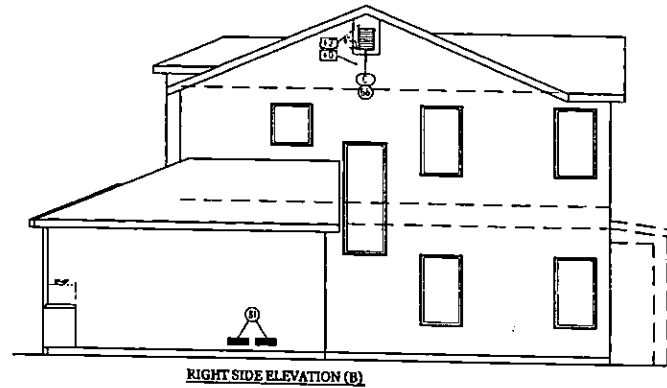
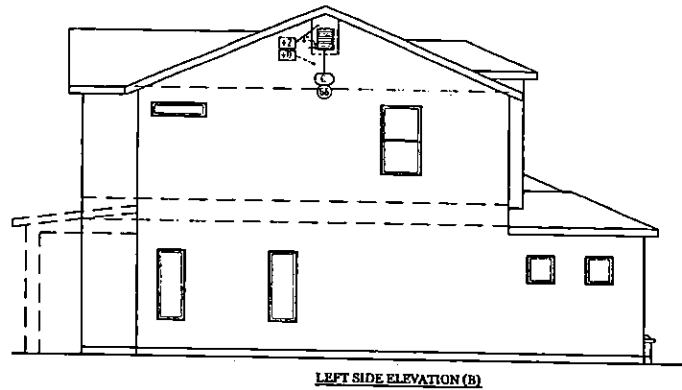
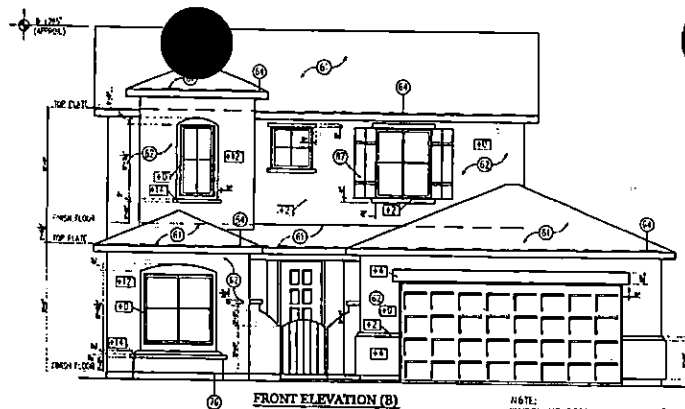
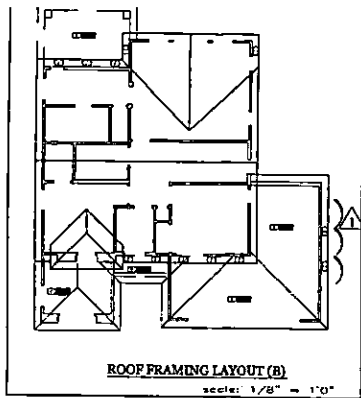


RICHMOND AMERICAN HOMES OF NEVADA, INC.		 Triton Engineering Office: P.O. Box 1488 Las Vegas, Nevada 89162 NTE W. Charleston Blvd. Las Vegas, Nevada 89104 702-734-4400 F. 7-44	
BRADLEY / SOLAR		SHEET NO. 7, 232 DATE 10-1-84 DRAWN BY J. J. JONES CHECKED BY S. C. ZIEGLER SCALE 1/8" = 1'-0"	
SITE PLAN			
2 OF 2 C.L.V. DWG.			



Symbol	Plant Name	Common Name
1/2" Circle	1/2" Circle	1/2" Circle
1/4" Circle	1/4" Circle	1/4" Circle
1/8" Circle	1/8" Circle	1/8" Circle
1/16" Circle	1/16" Circle	1/16" Circle
1/32" Circle	1/32" Circle	1/32" Circle
1/64" Circle	1/64" Circle	1/64" Circle
1/128" Circle	1/128" Circle	1/128" Circle
1/256" Circle	1/256" Circle	1/256" Circle
1/512" Circle	1/512" Circle	1/512" Circle
1/1024" Circle	1/1024" Circle	1/1024" Circle
1/2048" Circle	1/2048" Circle	1/2048" Circle
1/4096" Circle	1/4096" Circle	1/4096" Circle
1/8192" Circle	1/8192" Circle	1/8192" Circle
1/16384" Circle	1/16384" Circle	1/16384" Circle
1/32768" Circle	1/32768" Circle	1/32768" Circle
1/65536" Circle	1/65536" Circle	1/65536" Circle
1/131072" Circle	1/131072" Circle	1/131072" Circle
1/262144" Circle	1/262144" Circle	1/262144" Circle
1/524288" Circle	1/524288" Circle	1/524288" Circle
1/1048576" Circle	1/1048576" Circle	1/1048576" Circle
1/2097152" Circle	1/2097152" Circle	1/2097152" Circle
1/4194304" Circle	1/4194304" Circle	1/4194304" Circle
1/8388608" Circle	1/8388608" Circle	1/8388608" Circle
1/16777216" Circle	1/16777216" Circle	1/16777216" Circle
1/33554432" Circle	1/33554432" Circle	1/33554432" Circle
1/67108864" Circle	1/67108864" Circle	1/67108864" Circle
1/134217728" Circle	1/134217728" Circle	1/134217728" Circle
1/268435456" Circle	1/268435456" Circle	1/268435456" Circle
1/536870912" Circle	1/536870912" Circle	1/536870912" Circle
1/1073741824" Circle	1/1073741824" Circle	1/1073741824" Circle
1/2147483648" Circle	1/2147483648" Circle	1/2147483648" Circle
1/4294967296" Circle	1/4294967296" Circle	1/4294967296" Circle
1/8589934592" Circle	1/8589934592" Circle	1/8589934592" Circle
1/17179869184" Circle	1/17179869184" Circle	1/17179869184" Circle
1/34359738368" Circle	1/34359738368" Circle	1/34359738368" Circle
1/68719476736" Circle	1/68719476736" Circle	1/68719476736" Circle
1/137438953472" Circle	1/137438953472" Circle	1/137438953472" Circle
1/274877906944" Circle	1/274877906944" Circle	1/274877906944" Circle
1/549755813888" Circle	1/549755813888" Circle	1/549755813888" Circle
1/1099511627776" Circle	1/1099511627776" Circle	1/1099511627776" Circle
1/2199023255552" Circle	1/2199023255552" Circle	1/2199023255552" Circle
1/4398046511104" Circle	1/4398046511104" Circle	1/4398046511104" Circle
1/8796093022208" Circle	1/8796093022208" Circle	1/8796093022208" Circle
1/17592186044416" Circle	1/17592186044416" Circle	1/17592186044416" Circle
1/35184372088832" Circle	1/35184372088832" Circle	1/35184372088832" Circle
1/70368744177664" Circle	1/70368744177664" Circle	1/70368744177664" Circle
1/140737488355328" Circle	1/140737488355328" Circle	1/140737488355328" Circle
1/281474976710656" Circle	1/281474976710656" Circle	1/281474976710656" Circle
1/562949953421312" Circle	1/562949953421312" Circle	1/562949953421312" Circle
1/1125899906842624" Circle	1/1125899906842624" Circle	1/1125899906842624" Circle
1/2251799813685248" Circle	1/2251799813685248" Circle	1/2251799813685248" Circle
1/4503599627370496" Circle	1/4503599627370496" Circle	1/4503599627370496" Circle
1/9007199254740992" Circle	1/9007199254740992" Circle	1/9007199254740992" Circle
1/18014398509481984" Circle	1/18014398509481984" Circle	1/18014398509481984" Circle
1/36028797018963968" Circle	1/36028797018963968" Circle	1/36028797018963968" Circle
1/72057594037927936" Circle	1/72057594037927936" Circle	1/72057594037927936" Circle
1/144115188075855872" Circle	1/144115188075855872" Circle	1/144115188075855872" Circle
1/288230376151711744" Circle	1/288230376151711744" Circle	1/288230376151711744" Circle
1/576460752303423488" Circle	1/576460752303423488" Circle	1/576460752303423488" Circle
1/1152921504606846976" Circle	1/1152921504606846976" Circle	1/1152921504606846976" Circle
1/2305843009213693952" Circle	1/2305843009213693952" Circle	1/2305843009213693952" Circle
1/4611686018427387904" Circle	1/4611686018427387904" Circle	1/4611686018427387904" Circle
1/9223372036854775808" Circle	1/9223372036854775808" Circle	1/9223372036854775808" Circle
1/18446744073709551616" Circle	1/18446744073709551616" Circle	1/18446744073709551616" Circle
1/36893488147419103232" Circle	1/36893488147419103232" Circle	1/36893488147419103232" Circle
1/73786976294838206464" Circle	1/73786976294838206464" Circle	1/73786976294838206464" Circle
1/147573952589676412928" Circle	1/147573952589676412928" Circle	1/147573952589676412928" Circle
1/295147905179352825856" Circle	1/295147905179352825856" Circle	1/295147905179352825856" Circle
1/590295810358705651712" Circle	1/590295810358705651712" Circle	1/590295810358705651712" Circle
1/1180591620717411303424" Circle	1/1180591620717411303424" Circle	1/1180591620717411303424" Circle
1/2361183241434822606848" Circle	1/2361183241434822606848" Circle	1/2361183241434822606848" Circle
1/4722366482869645213696" Circle	1/4722366482869645213696" Circle	1/4722366482869645213696" Circle
1/9444732965739290427392" Circle	1/9444732965739290427392" Circle	1/9444732965739290427392" Circle
1/18889465931478580854784" Circle	1/18889465931478580854784" Circle	1/18889465931478580854784" Circle
1/37778931862957161709568" Circle	1/37778931862957161709568" Circle	1/37778931862957161709568" Circle
1/75557863725914323419136" Circle	1/75557863725914323419136" Circle	1/75557863725914323419136" Circle
1/151115727451828646838272" Circle	1/151115727451828646838272" Circle	1/151115727451828646838272" Circle
1/302231454903657293676544" Circle	1/302231454903657293676544" Circle	1/302231454903657293676544" Circle
1/604462909807314587353088" Circle	1/604462909807314587353088" Circle	1/604462909807314587353088" Circle
1/1208925819614629174706176" Circle	1/1208925819614629174706176" Circle	1/1208925819614629174706176" Circle
1/2417851639229258349412352" Circle	1/2417851639229258349412352" Circle	1/2417851639229258349412352" Circle
1/4835703278458516698824704" Circle	1/4835703278458516698824704" Circle	1/4835703278458516698824704" Circle
1/9671406556917033397649408" Circle	1/9671406556917033397649408" Circle	1/9671406556917033397649408" Circle
1/19342813113834066795298816" Circle	1/19342813113834066795298816" Circle	1/19342813113834066795298816" Circle
1/38685626227668133590597632" Circle	1/38685626227668133590597632" Circle	1/38685626227668133590597632" Circle
1/77371252455336267181195264" Circle	1/77371252455336267181195264" Circle	1/77371252455336267181195264" Circle
1/154742504910672534362390528" Circle	1/154742504910672534362390528" Circle	1/154742504910672534362390528" Circle
1/309485009821345068724781056" Circle	1/309485009821345068724781056" Circle	1/309485009821345068724781056" Circle
1/618970019642690137449562112" Circle	1/618970019642690137449562112" Circle	1/618970019642690137449562112" Circle
1/1237940039285380274899124224" Circle	1/1237940039285380274899124224" Circle	1/1237940039285380274899124224" Circle
1/2475880078570760549798248448" Circle	1/2475880078570760549798248448" Circle	1/2475880078570760549798248448" Circle
1/4951760157141521099596496896" Circle	1/4951760157141521099596496896" Circle	1/4951760157141521099596496896" Circle
1/9903520314283042199192993792" Circle	1/9903520314283042199192993792" Circle	1/9903520314283042199192993792" Circle
1/19807040628566084398385987584" Circle	1/19807040628566084398385987584" Circle	1/19807040628566084398385987584" Circle
1/39614081257132168796771975168" Circle	1/39614081257132168796771975168" Circle	1/39614081257132168796771975168" Circle
1/79228162514264337593543950336" Circle	1/79228162514264337593543950336" Circle	1/79228162514264337593543950336" Circle
1/158456325028528675187087900672" Circle	1/158456325028528675187087900672" Circle	1/158456325028528675187087900672" Circle
1/316912650057057350374175801344" Circle	1/316912650057057350374175801344" Circle	1/316912650057057350374175801344" Circle
1/633825300114114700748351602688" Circle	1/633825300114114700748351602688" Circle	1/633825300114114700748351602688" Circle
1/1267650600228229401496703205376" Circle	1/1267650600228229401496703205376" Circle	1/1267650600228229401496703205376" Circle
1/2535301200456458802993406410752" Circle	1/2535301200456458802993406410752" Circle	1/2535301200456458802993406410752" Circle
1/5070602400912917605986812821504" Circle	1/5070602400912917605986812821504" Circle	1/5070602400912917605986812821504" Circle
1/10141204801825835211973625643008" Circle	1/10141204801825835211973625643008" Circle	1/10141204801825835211973625643008" Circle
1/20282409603651670423947251286016" Circle	1/20282409603651670423947251286016" Circle	1/20282409603651670423947251286016" Circle
1/40564819207303340847894502572032" Circle	1/40564819207303340847894502572032" Circle	1/40564819207303340847894502572032" Circle
1/81129638414606681695789005144064" Circle	1/81129638414606681695789005144064" Circle	1/81129638414606681695789005144064" Circle
1/162259276829213363391780010288128" Circle	1/162259276829213363391780010288128" Circle	1/162259276829213363391780010288128" Circle
1/324518553658426726783560020576256" Circle	1/324518553658426726783560020576256" Circle	1/324518553658426726783560020576256" Circle
1/649037107316853453567120041152512" Circle	1/649037107316853453567120041152512" Circle	1/649037107316853453567120041152512" Circle
1/129807421463370690713424082305024" Circle	1/129807421463370690713424082305024" Circle	1/129807421463370690713424082305024" Circle
1/259614842926741381426848164610048" Circle	1/259614842926741381426848164610048" Circle	1/259614842926741381426848164610048" Circle
1/519229685853482762853696329220096" Circle	1/519229685853482762853696329220096" Circle	1/519229685853482762853696329220096" Circle
1/1038459371706965525707392658440192" Circle	1/1038459371706965525707392658440192" Circle	1/1038459371706965525707392658440192" Circle
1/2076918743413931051414785316880384" Circle	1/2076918743413931051414785316880384" Circle	1/2076918743413931051414785316880384" Circle
1/4153837486827862102829570633760768" Circle	1/4153837486827862102829570633760768" Circle	1/4153837486827862102829570633760768" Circle
1/8307674973655724205659141267521536" Circle	1/8307674973655724205659141267521536" Circle	1/8307674973655724205659141267521536" Circle
1/1661534994731144841131828253503072" Circle	1/1661534994731144841131828253503072" Circle	1/1661534994731144841131828253503072" Circle
1/3323069989462289682263656507006144" Circle	1/3323069989462289682263656507006144" Circle	1/3323069989462289682263656507006144" Circle
1/6646139978924579364527313014012288" Circle	1/6646139978924579364527313014012288" Circle	1/6646139978924579364527313014012288" Circle
1/13292279957849158729054626028024576" Circle	1/13292279957849158729054626028024576" Circle	1/13292279957849158729054626028024576" Circle
1/26584559915698317458109252056049152" Circle	1/26584559915698317458109252056049152" Circle	1/26584559915698317458109252056049152" Circle
1/53169119831396634916218504112098304" Circle	1/53169119831396634916218504112098304" Circle	1/53169119831396634916218504112098304" Circle
1/106338239662793269832437008224196608" Circle	1/106338239662793269832437008224196608" Circle	1/106338239662793269832437008224196608" Circle
1/212676479325586539664874016448393216" Circle	1/212676479325586539664874016448393216" Circle	1/212676479325586539664874016448393216" Circle
1/425352958651173079329748032896786432" Circle	1/425352958651173079329748032896786432" Circle	1/425352958651173079329748032896786432" Circle
1/850705917302346158659496065793572864" Circle	1/850705917302346158659496065793572864" Circle	1/850705917302346158659496065793572864" Circle
1/1701411834604692317318992131587145728" Circle	1/1701411834604692317318992131587145728" Circle	1/1701411834604692317318992131587145728" Circle
1/3402823669209384634637984263174291456" Circle	1/3402823669209384634637984263174291456" Circle	1/3402823669209384634637984263174291456" Circle
1/6805647338418769269275968526348582912" Circle	1/6805647338418769269275968526348582912" Circle	1/6805647338418769269275968526348582912" Circle
1/13611294676837538538551937052697165824" Circle	1/13611294676837538538551937052697165824" Circle	1/13611294676837538538551937052697165824" Circle
1/27222589353675077077103874105394331648" Circle	1/27222	

OCT 23 2006



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

RICHMOND
AMERICAN HOMES
STATE OF NEVADA
UNIVERSITY

**PROOF, FRONT & SIDE OF
ELEVATION - B**

NO. 1	0
NO. 2	0
NO. 3	0
NO. 4	0
NO. 5	0
NO. 6	0
NO. 7	0
NO. 8	0
NO. 9	0
NO. 10	0

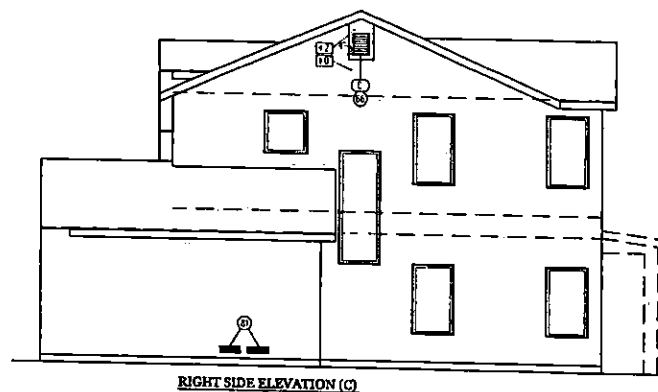
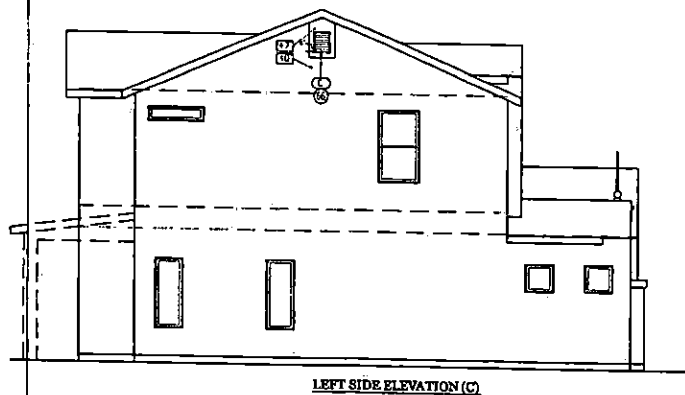
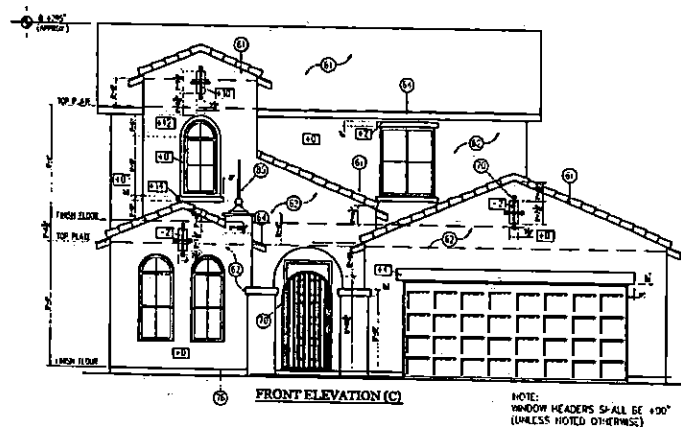
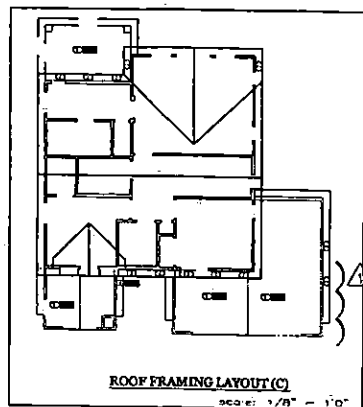
UNO (2P16)

NEWSBURY

A2-B

**ZON-17693
SDR-17694
01/11/07 PC**

OCT 23 2006



LAS VEGAS DIVISION
7200 West Peak, Suite 212
LAS VEGAS, NV 89128 (703) 240-5500

RICHMOND
ARCHITECTS
STATE CONTRACT LICENSE
NO. 600547

**ROOF, FRONT & SIDE OF
ELEVATION - C**

NO.	1
DATE	08/20/04
BY	08/20/04
1	
2	
3	
4	
5	
6	

UNO (2P16)

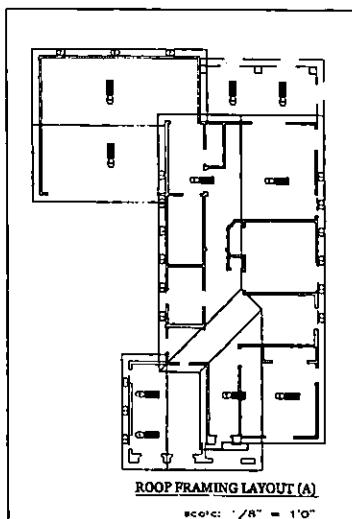
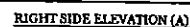
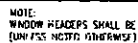
NEWBURY

UNO 2 - C

A2-C

**ZON-17693
SDR-17694
01/11/07 PC**

OCT 23 2006



scale: 1/4" = 1'0"

[illegible]

District Attorney General
 Building
 Nov 14 2005
 4000 1st Avenue
 San Francisco

05-45333

"REVISION"

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV 89120 (702) 219-5603

RICHMOND
AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT

FRONT, REAR, & SIDE
OF ELEVATION - A

Class #	E.D.H.
Date	06/10/06
Time	2:00
Teacher	06/15/06
Student	06/17/06
1	
6	
5	
2	

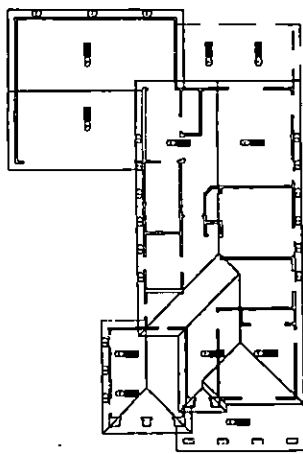
DOS (2P18)

RECEIVED
NEWSBURY

A2-A

ZON-17693
SDR-17694
01/11/07 PC

OCT 23 2006

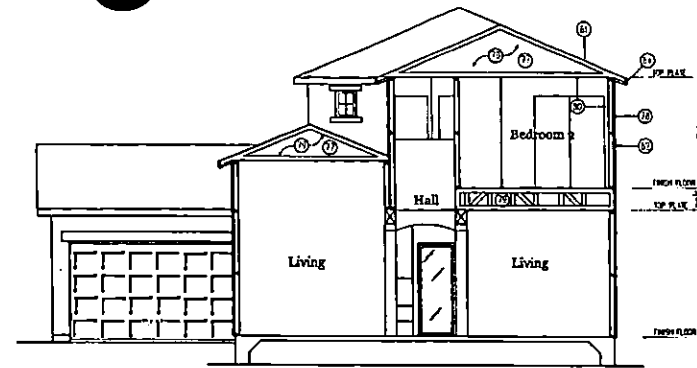


ROOF FRAMING LAYOUT (B)
scale: 1/8" = 1'-0"

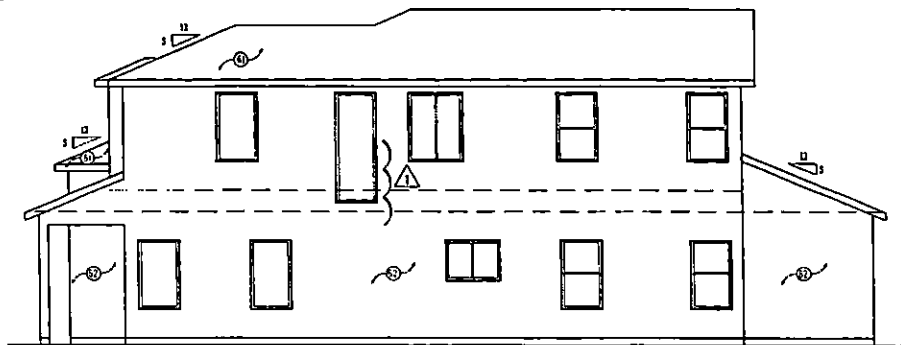


FRONT ELEVATION (B)

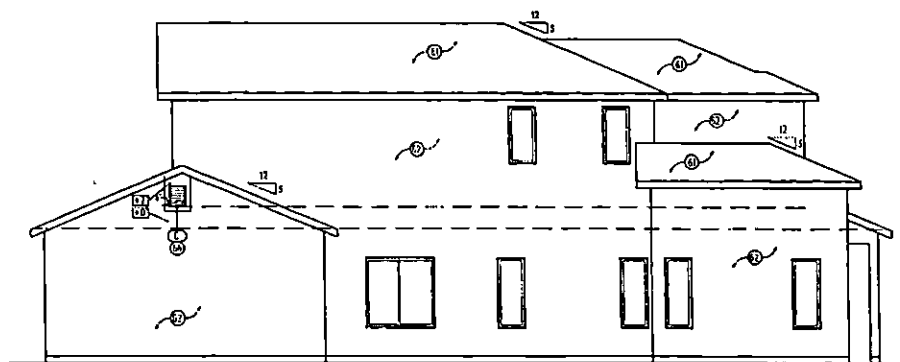
NOTE: WINDOW HEADERS SHALL BE 4x6" (UNLESS NOTED OTHERWISE)



SECTION CUT



RIGHT SIDE ELEVATION (B)



LEFT SIDE ELEVATION (B)



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

LAS VEGAS DIVISION
7250 West Park, Suite 212
LAS VEGAS, NV 89128 (702) 240-5550

RICHMOND
STATE CONTRACTORS LICENSE
DIVISION 15500

ROOF, FRONT, & SIDE
OF ELEVATION-B / SECTION CUT

NO.	DATE	BY	CHK
1	08/09/06		
2	08/15/06		
3			
4			
5			
6			

DOS (2P18)

KEYBURY

DOS-A2-B

A2-B

ZON-17693
SDR-17694
01/11/07 PC

OCT 23 2006



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



ZON-17693
SDR-17694
01/11/07 PC

OCT 23 2006

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV. 09128 (702) 240-5366

RICHMOND
AMERICAN HOMES
STATE CONTRACTOR LICENSE #0028417
DIVISION PRESIDENT

**ROOF, FRONT & SIDE
OF ELEVATION C**

Model No.	E.D.M.
Date	05/10/01
By	05/10/01
2	
3	
4	
5	
6	

DOS (2P18)

MEMBER
NEWBURY

DOS-A2-C

A2-C

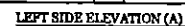
22



TYPICAL REAR ELEVATION



36916: 178" - 179"



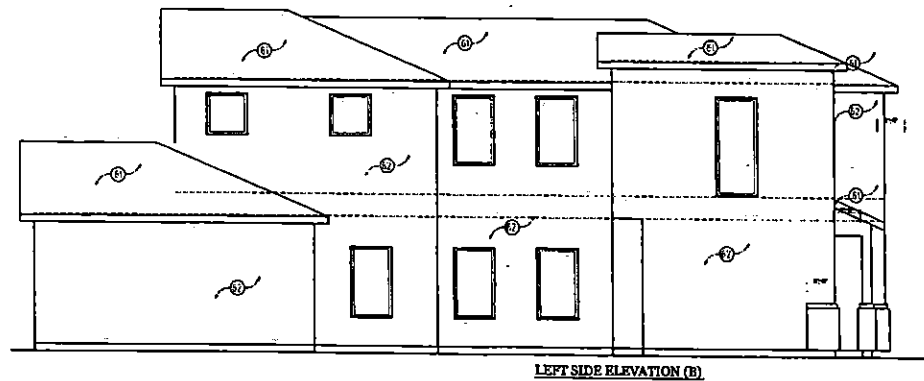
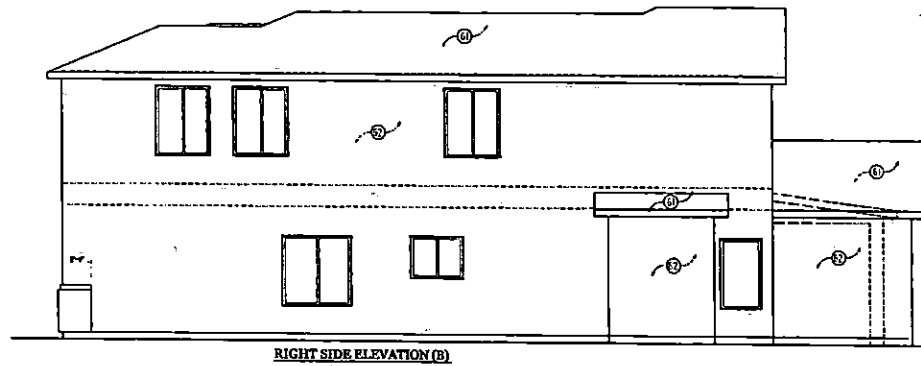
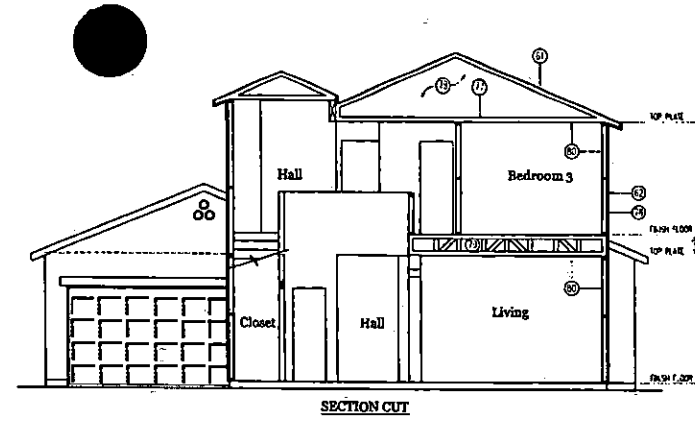
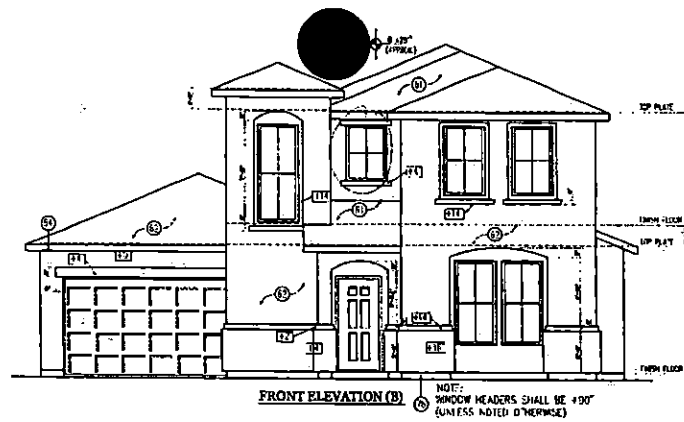
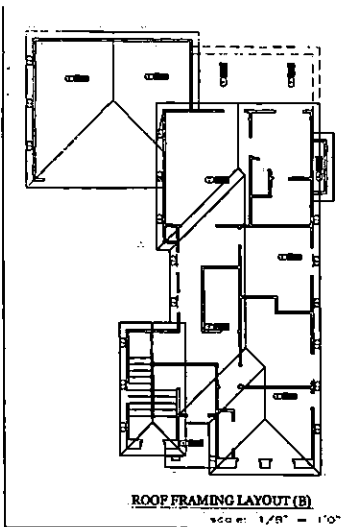
scale: $1/4" = 1'0"$

- "REVISION"

A2-A

ZON-17693
SDR-17694
01/11/07 PC

OCT 23 2006



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



LAS VEGAS DIVISION
7259 West Peak, Suite 212
LAS VEGAS, NV 89126 (702) 249-5601



ROOF FRAMING, FRONT, & SIDE OF ELEVATION - B

REV	DATE	BY	CHK
1	08/18/04		
2			
3			
4			
5			
6			

TRES (2P20)

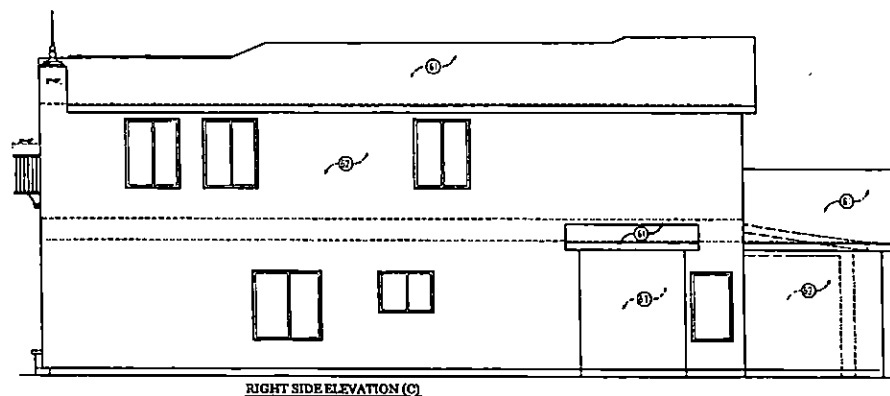
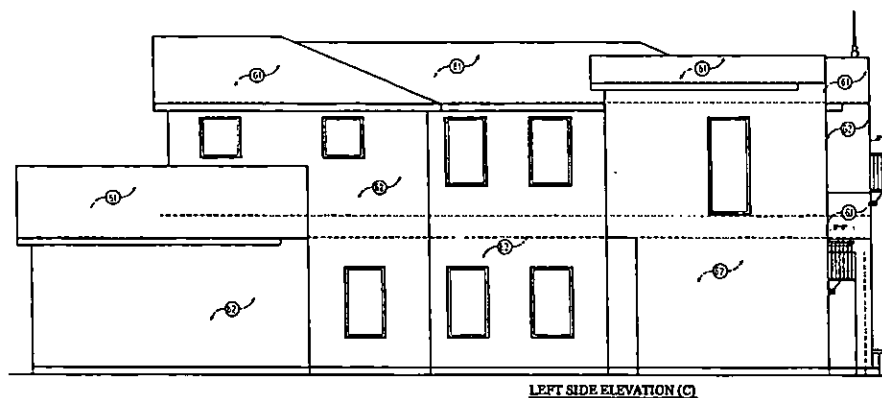
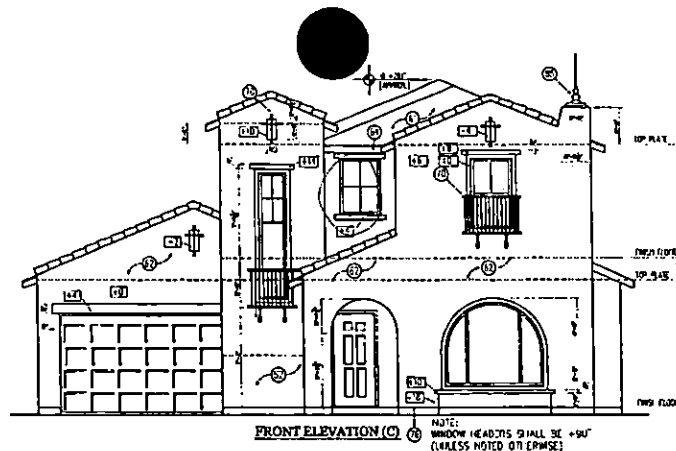
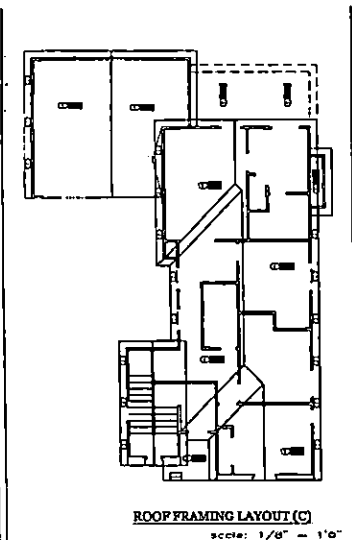
NEWBURY

UND-A2-B

A2-B

**ZON-17693
SDR-17694
01/11/07 PC**

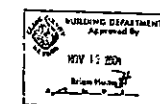
OCT 23 2006



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

**ZON-17693
SDR-17694
01/11/07 PC**

OCT 23 2006



LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV 89128 (702) 240-5800

RICHMOND
STATE CONTRACTORS LICENSE #0008417
RICHMOND, NY
ROBERT Z. RICHMOND, JR.

**ROOF FRAMING FRONT & SIDE OF
ELEVATION - C**

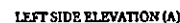
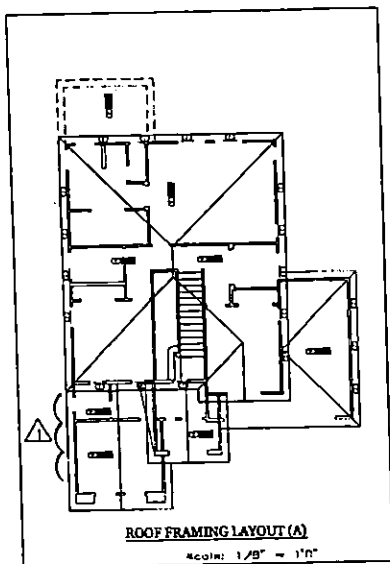
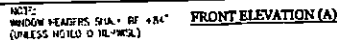
NO.	DATE	REVISION
1	01/11/07	PC

TRES (2P20)

NEWBURY

UNO-A2-C

A2-C

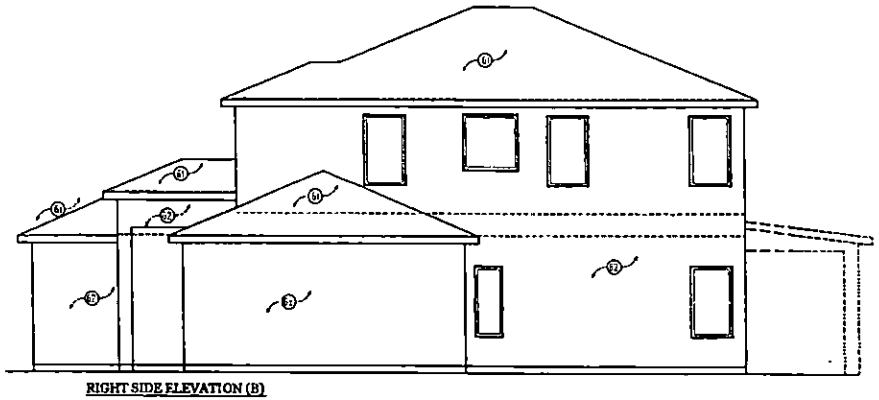
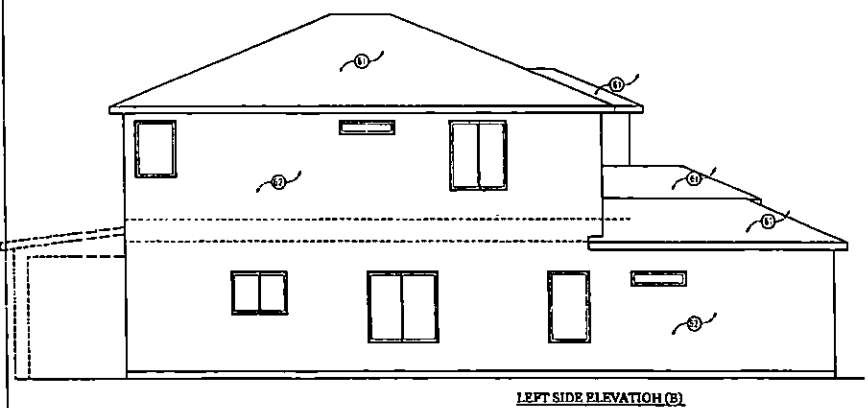
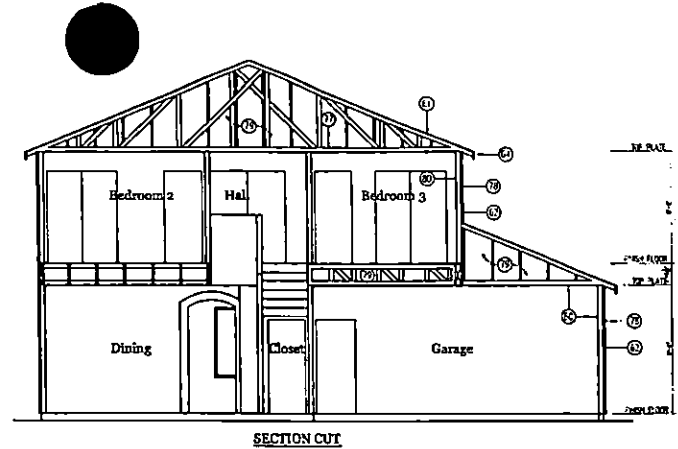
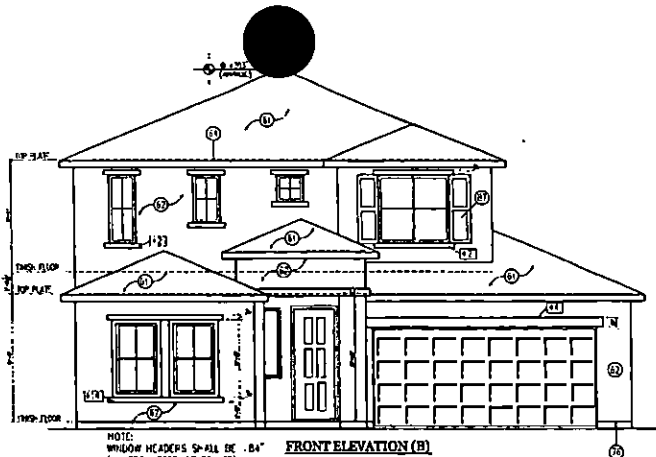
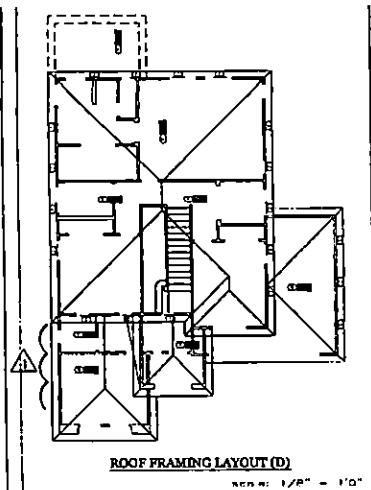


scale: 1/4" = 1'0"

[illegible]

ZON-17693
SDR-17694
01/11/07 PC

OCT 23 2006



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

RICHMOND
AMERICAN HOMES
STATE OF CALIFORNIA
COUNTY OF LAS VEGAS

LAS VEGAS DIVISION
7250 West Peak, Suite 312
LAS VEGAS, NV 89128 (702) 208-560

ROOF FRAMING / FRONT & SIDE OF ELEVATION - B

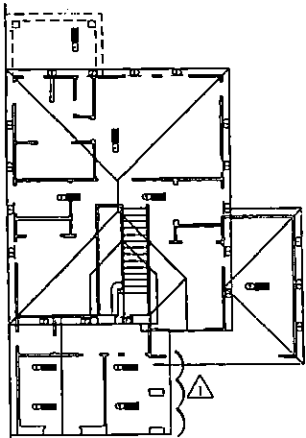
NO.	DATE	BY	CHK
1	08/20/06	...	...
2	09/15/06	...	...
3	...	...	...
4	...	...	...
5	...	...	...

Sheet # **CUATRO (2821)**

Project # **A2-B**

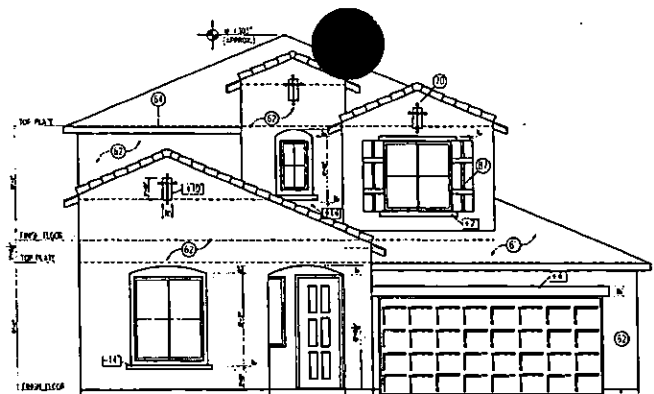
ZON-17693
SDR-17694
01/11/07 PC

OCT 23 2006



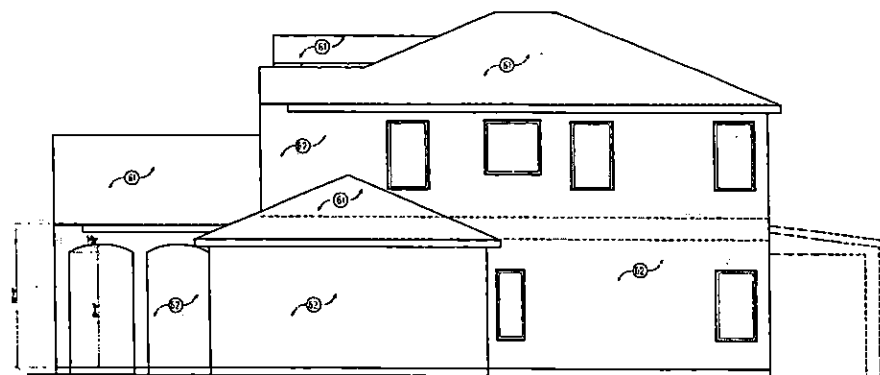
ROOF FRAMING LAYOUT (C)

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

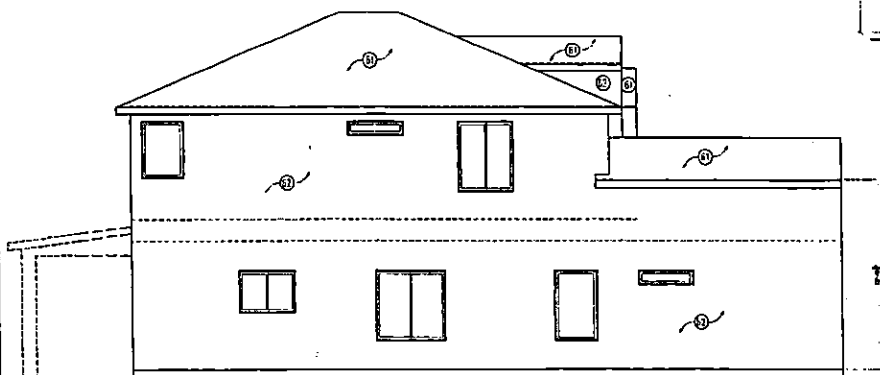


FRONT ELEVATION (C)

NOTE:
WINDOW HEADERS SHALL BE #84"
(UNLESS NOTED OTHERWISE)

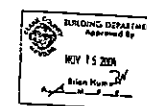


RIGHT SIDE ELEVATION (C)



LEFT SIDE ELEVATION (C)

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



LAS VEGAS DIVISION
7250 West Pk, Suite 212
LAS VEGAS, NV 89128 (702) 248-5501

RICHMOND
AMERICAN HOMES
STATE OF NEVADA
DIVISION OF CONSTRUCTION

ROOF FRAMING / FRONT & SIDE OF
ELEVATION - C

NO.	DATE	BY	REVISION
1	05/15/06	BK	1
2			
3			
4			
5			
6			

Page 3
QUATRO (2/21)

NEWBURY

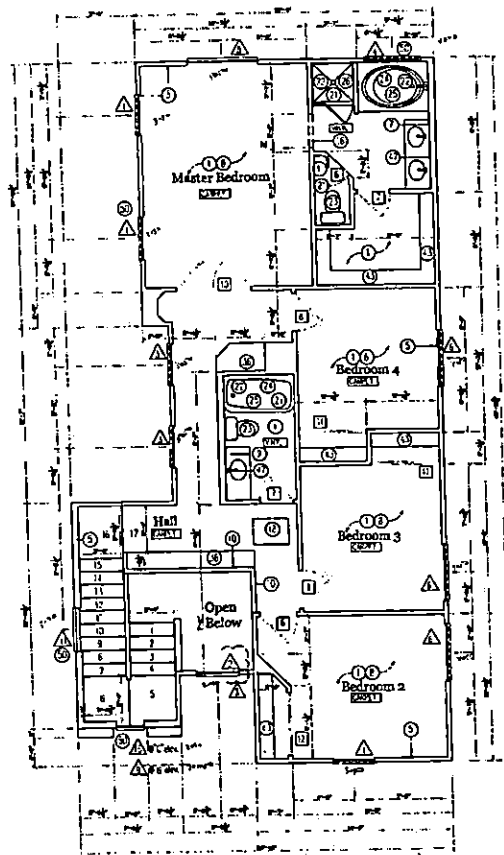
QUATRO - A2-C

A2-C

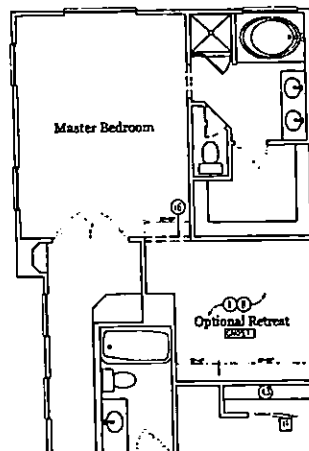
ZON-17693
SDR-17694
01/11/07 PC

OCT 23 2006

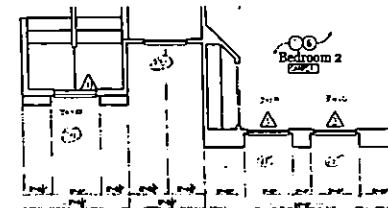
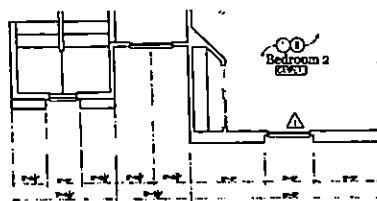
1 OCT 23 2006



SECOND FLOOR (A & C)

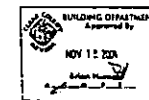


SECOND FLOOR (A & C)



SECOND FLOOR (B)

15/10/10
(2) (10) (10)

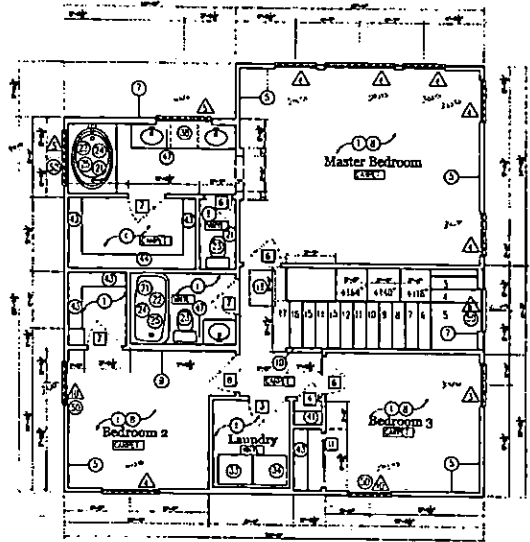


scale: 1/4" = 1'-0"

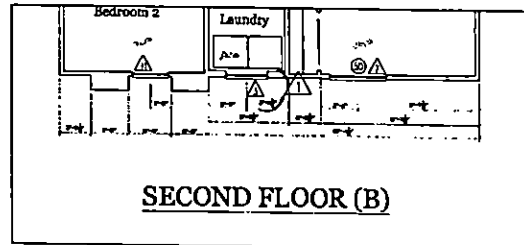
ZON-17693
SDR-17694
01/11/07 PC

OCT 23 2006

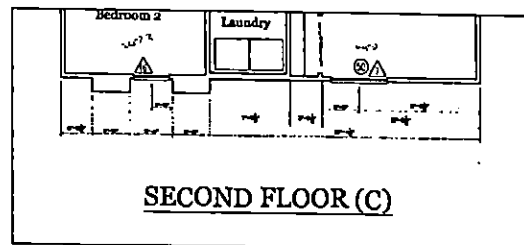
© Copyright 2006, Richard J. Richmond, Inc. All Rights Reserved. RICHMOND AMERICAN ARCHITECTURE STATE OF CALIFORNIA REGISTERED ARCHITECT RICHMOND, J. RICHMOND, ARCHITECT, INC. 10000 WILLOW CREEK DRIVE, SUITE 200 DANFORTH, CALIFORNIA 94526 (925) 461-1234		LAS VEGAS DIVISION 2258 West Park, Suite 212 LAS VEGAS, NV 89128 (702) 248-5600
FLOOR PLAN (2nd FLOOR)		
NOV 12 2006		
TRES (2P20)		
MEMPHIS		
TRES-A1-2		
A1-2		



SECOND FLOOR (A)



SECOND FLOOR (B)



SECOND FLOOR (C)

scale: 1/4" = 1'0"



ZON-17693
SDR-17694
01/11/07 PC

OCT 23 2006

© Copyright 2004, Richmond American Homes, Inc. All Rights Reserved.

RICHMOND
AMERICAN HOMES
STATE CONTRACTOR LICENSE #0015417
BUSINESS 603-200-0000

FLOOR PLAN (2ND FLOOR)

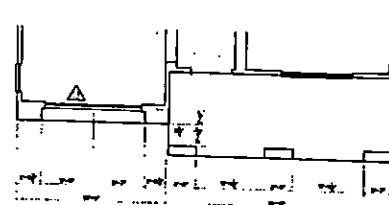
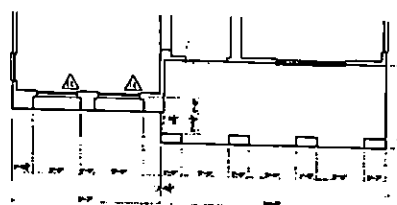
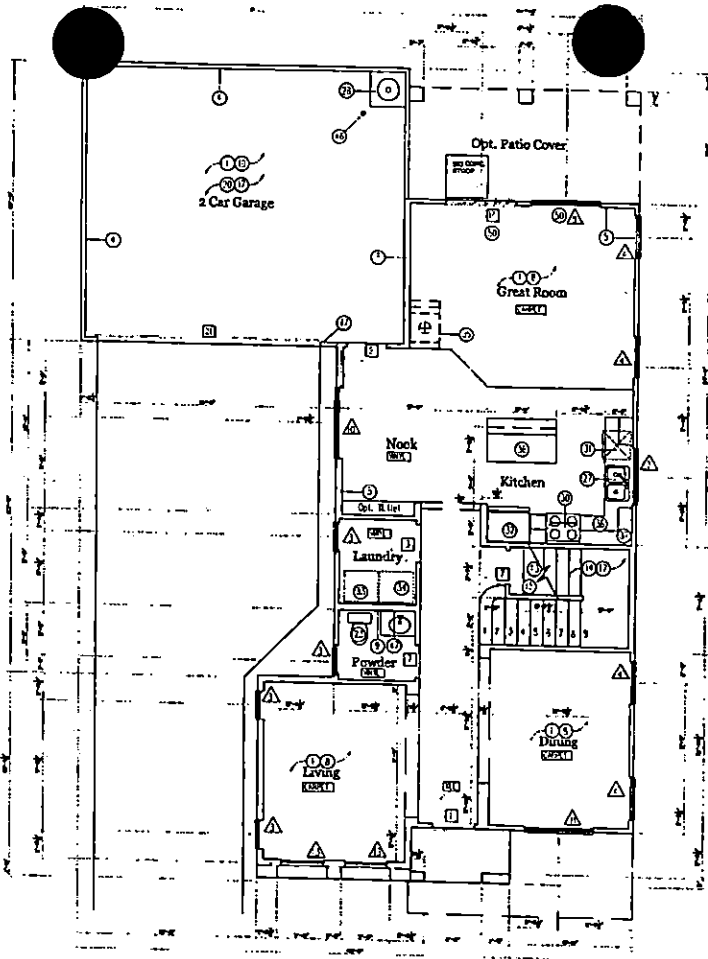
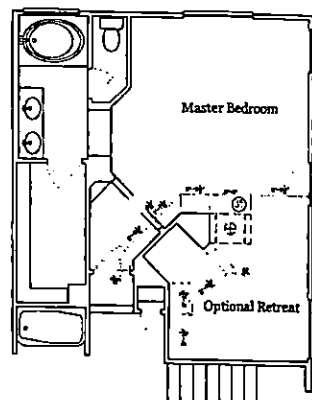
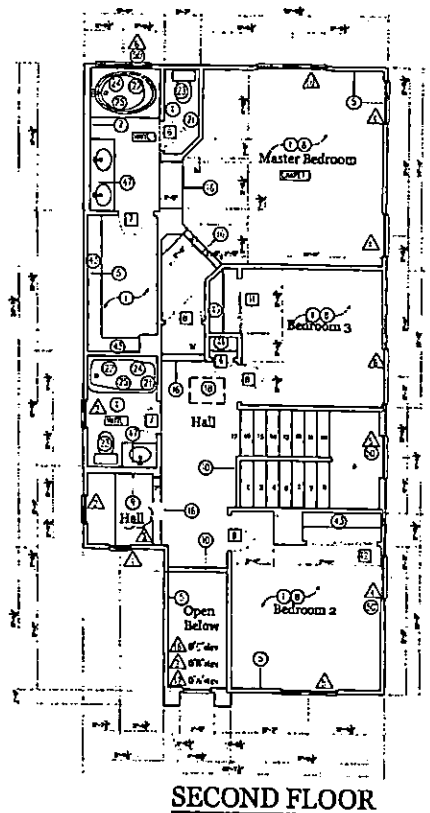
NO. 1	DATE	BY
1	06/10/04	06/10/04
2		
3		
4		
5		
6		

UNO (2P16)

NEWBURY

UNO-A1-2

A1-2



FLOOR PLAN (1st FLOOR & 2nd FLOOR)		ELEVATION A w/ Typical windows	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	FRONT PORCH	1	FRONT PORCH
2	FRONT PORCH	2	FRONT PORCH
3	FRONT PORCH	3	FRONT PORCH
4	FRONT PORCH	4	FRONT PORCH
5	FRONT PORCH	5	FRONT PORCH
6	FRONT PORCH	6	FRONT PORCH
7	FRONT PORCH	7	FRONT PORCH
8	FRONT PORCH	8	FRONT PORCH
9	FRONT PORCH	9	FRONT PORCH
10	FRONT PORCH	10	FRONT PORCH
11	FRONT PORCH	11	FRONT PORCH
12	FRONT PORCH	12	FRONT PORCH
13	FRONT PORCH	13	FRONT PORCH
14	FRONT PORCH	14	FRONT PORCH
15	FRONT PORCH	15	FRONT PORCH
16	FRONT PORCH	16	FRONT PORCH
17	FRONT PORCH	17	FRONT PORCH
18	FRONT PORCH	18	FRONT PORCH
19	FRONT PORCH	19	FRONT PORCH
20	FRONT PORCH	20	FRONT PORCH
21	FRONT PORCH	21	FRONT PORCH
22	FRONT PORCH	22	FRONT PORCH
23	FRONT PORCH	23	FRONT PORCH
24	FRONT PORCH	24	FRONT PORCH
25	FRONT PORCH	25	FRONT PORCH
26	FRONT PORCH	26	FRONT PORCH
27	FRONT PORCH	27	FRONT PORCH
28	FRONT PORCH	28	FRONT PORCH
29	FRONT PORCH	29	FRONT PORCH
30	FRONT PORCH	30	FRONT PORCH
31	FRONT PORCH	31	FRONT PORCH
32	FRONT PORCH	32	FRONT PORCH
33	FRONT PORCH	33	FRONT PORCH
34	FRONT PORCH	34	FRONT PORCH
35	FRONT PORCH	35	FRONT PORCH
36	FRONT PORCH	36	FRONT PORCH
37	FRONT PORCH	37	FRONT PORCH
38	FRONT PORCH	38	FRONT PORCH
39	FRONT PORCH	39	FRONT PORCH
40	FRONT PORCH	40	FRONT PORCH
41	FRONT PORCH	41	FRONT PORCH
42	FRONT PORCH	42	FRONT PORCH
43	FRONT PORCH	43	FRONT PORCH
44	FRONT PORCH	44	FRONT PORCH
45	FRONT PORCH	45	FRONT PORCH
46	FRONT PORCH	46	FRONT PORCH
47	FRONT PORCH	47	FRONT PORCH
48	FRONT PORCH	48	FRONT PORCH
49	FRONT PORCH	49	FRONT PORCH
50	FRONT PORCH	50	FRONT PORCH
51	FRONT PORCH	51	FRONT PORCH
52	FRONT PORCH	52	FRONT PORCH
53	FRONT PORCH	53	FRONT PORCH
54	FRONT PORCH	54	FRONT PORCH
55	FRONT PORCH	55	FRONT PORCH
56	FRONT PORCH	56	FRONT PORCH
57	FRONT PORCH	57	FRONT PORCH
58	FRONT PORCH	58	FRONT PORCH
59	FRONT PORCH	59	FRONT PORCH
60	FRONT PORCH	60	FRONT PORCH
61	FRONT PORCH	61	FRONT PORCH
62	FRONT PORCH	62	FRONT PORCH
63	FRONT PORCH	63	FRONT PORCH
64	FRONT PORCH	64	FRONT PORCH
65	FRONT PORCH	65	FRONT PORCH
66	FRONT PORCH	66	FRONT PORCH
67	FRONT PORCH	67	FRONT PORCH
68	FRONT PORCH	68	FRONT PORCH
69	FRONT PORCH	69	FRONT PORCH
70	FRONT PORCH	70	FRONT PORCH
71	FRONT PORCH	71	FRONT PORCH
72	FRONT PORCH	72	FRONT PORCH
73	FRONT PORCH	73	FRONT PORCH
74	FRONT PORCH	74	FRONT PORCH
75	FRONT PORCH	75	FRONT PORCH
76	FRONT PORCH	76	FRONT PORCH
77	FRONT PORCH	77	FRONT PORCH
78	FRONT PORCH	78	FRONT PORCH
79	FRONT PORCH	79	FRONT PORCH
80	FRONT PORCH	80	FRONT PORCH
81	FRONT PORCH	81	FRONT PORCH
82	FRONT PORCH	82	FRONT PORCH
83	FRONT PORCH	83	FRONT PORCH
84	FRONT PORCH	84	FRONT PORCH
85	FRONT PORCH	85	FRONT PORCH
86	FRONT PORCH	86	FRONT PORCH
87	FRONT PORCH	87	FRONT PORCH
88	FRONT PORCH	88	FRONT PORCH
89	FRONT PORCH	89	FRONT PORCH
90	FRONT PORCH	90	FRONT PORCH
91	FRONT PORCH	91	FRONT PORCH
92	FRONT PORCH	92	FRONT PORCH
93	FRONT PORCH	93	FRONT PORCH
94	FRONT PORCH	94	FRONT PORCH
95	FRONT PORCH	95	FRONT PORCH
96	FRONT PORCH	96	FRONT PORCH
97	FRONT PORCH	97	FRONT PORCH
98	FRONT PORCH	98	FRONT PORCH
99	FRONT PORCH	99	FRONT PORCH
100	FRONT PORCH	100	FRONT PORCH

LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV 89128 (702) 246-5600

RICHMOND
A FULL SERVICE ARCHITECTURAL FIRM
SINCE 1964

FLOOR PLAN (1st FLOOR & 2nd FLOOR)

REVISION

05-45333

01/11/07 PC

A1

ZON-17693
SDR-17694
01/11/07 PC

OCT 23 2006

FIRST FLOOR (B)

FIRST FLOOR (C)

FIRST FLOOR (A)

[illegible]

ZON-17693
SDR-17694
01/11/07 PC

OCT 23 1963

SDR 17693				
Sharon Turbiville, Delmar Dinkins and Terry & Kathryn Karas				
NE & SECs Solar & Bradley				
Proposed 59 unit single-family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	59	9.57	565
AM Peak Hour			0.75	44
PM Peak Hour (heaviest 60 minutes)			1.01	60
Existing traffic on all nearby streets: No counts available for Solar or Unicorn				
Bradley Road				
Average Daily Traffic (ADT)	1,422			
PM Peak Hour (heaviest 60 minutes)	114			
Elkhorn Road				
Average Daily Traffic (ADT)	3,255			
PM Peak Hour (heaviest 60 minutes)	260			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Bradley Road	16200			
Elkhorn Road	31730			
This project will add approximately 565 trips per day on Bradley, Solar, Unicorn and Elkhorn. This will increase expected volumes by about 40 percent on Bradley and 17 percent on Elkhorn. Bradley is at about 9 percent of capacity and Elkhorn at about 10 percent of capacity. Counts are not available for Solar or Unicorn, but they are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 60 additional cars into the area; which works out to about one every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-17693 AND SDR-17694 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON
TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS
ADJACENT TO THE NORTHEAST AND SOUTHEAST CORNER OF BRADLEY ROAD AND SOLAR AVENUE
JANUARY 11, 2007 PLANNING COMMISSION

11/06/06



ZON-17693 AND SDR-17694 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON
TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS
ADJACENT TO THE NORTHEAST AND SOUTHEAST CORNER OF BRADLEY ROAD AND SOLAR AVENUE
JANUARY 11, 2007 PLANNING COMMISSION

11/06/06

November 14, 2006

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

**Reference: Request for Site Development Review
Bradley / Solar
APN # 125-13-801-001; 125-13-801-005; 006**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Site Development Review request for a proposed 58 lot single family project called "Bradley / Solar".

The applicant is requesting a Site Development Review for a proposed 58 lot single-family residential development on 7.27 acres (7.98 u/ac). Parcels adjacent to the proposed site have the following land use and zoning:

NE – R-E, R-PD5, R-PD7
NW – R-1, R-PD7, R-E
SE – R-1, R-PD3, R-E, R-PD5
SW – R-1, R-E

We are requesting the following setbacks for the RPD-8;	
Typical Lot Size:	3,000 sq ft
Front to Building:	5' Minimum
Front to Garage:	5' or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	6' feet
Rear Yard	10' feet
Rear Yard Cul-de-sac lots only	5' feet

Richmond American Homes believes that requesting RPD-8 zoning will compliment the area and would provide affordable housing.

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

Sincerely,

Kris Givant
Project Coordinator

RECEIVED
NOV 14 2006

**ZON-17693 SDR-17694
REVISED 01/11/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - VAR-17732 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SF INVESTMENTS - Request for a Variance TO ALLOW A PROPOSED BUILDING 20 FEET FROM THE REAR PROPERTY LINE WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A MINIMUM SETBACK OF 60 FEET; AND TO ALLOW TWO PROPOSED TRASH ENCLOSURES 10 FEET FROM THE REAR PROPERTY LINE WHERE 50 FEET IS THE MINIMUM SETBACK REQUIRED on 2.56 acres at 4700 North Rancho Drive (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 25, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicants had requested to hold Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 14 – VAR-17732

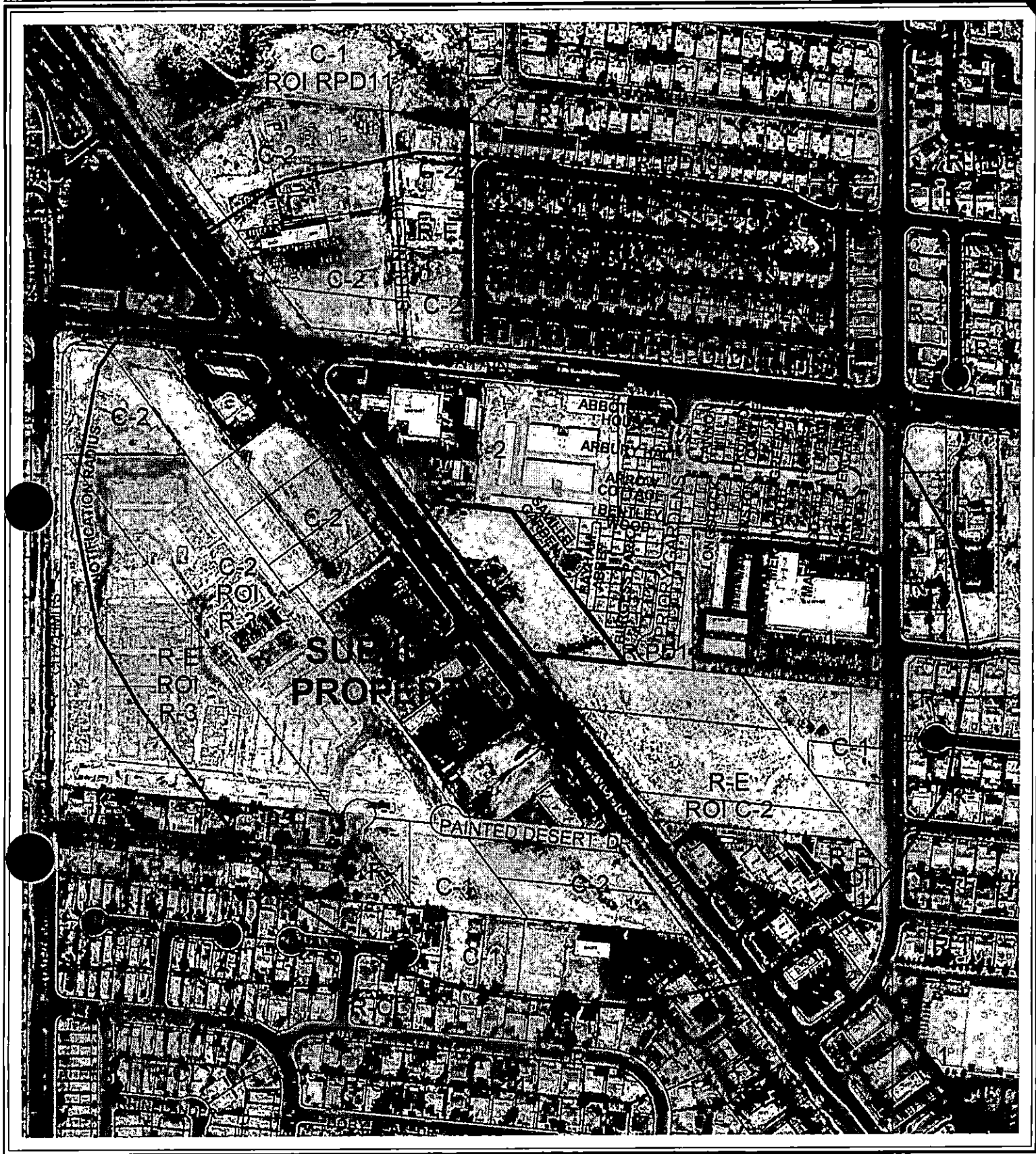
MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, recommended Item 14 [VAR-17732] and Item 15 [SDR-17730] be tabled rather than held in abeyance since the items have been held multiple times. He explained the Commissioners are required to make a finding for cause, per Nevada Revised Statutes.

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Item 14 [VAR-17732] and Item 15 [SDR-17730]. He explained that his client is still working with the Nevada Department of Transportation (NDOT) regarding access to the site and was requesting the abeyance to allow that process to finish. In response to COMMISSIONER STEINMAN'S suggestion, ATTORNEY CELESTE agreed to table the items if no progress had been made by 01/25/2007.

COMMISSIONER DUNNAM noted he had requested the first abeyance for Item 14 [VAR-17732] and Item 15 [SDR-17730] in order to revise the plans and expressed his support of the abeyance request.

(6:05 – 6:12)



CASE: **VAR-17732**

RADIUS: 1000 FT

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

0 100200 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - VAR-17732 - APPLICANT/OWNER: SF
INVESTMENTS

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

**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE H. ALLEN

sallen@kkbrf.com
702.782-7000

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.782.7000
Fax: 702.789.7181

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

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 782.853.4268
Fax: 782.938.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89603
Tel: 775.882.1311
Fax: 775.882.8257

January 3, 2007

VIA FACSIMILE

385-7268

Mr. John Korkosz
City of Las Vegas Planning Dept.
731 S. Fourth Street
Las Vegas, NV 89101

**Re: VAR-17732 and SDR-17730
SF Investments**

Dear Mr. Korkosz:

This office represents the applicant in the above-referenced matters. We respectfully request these matters be continued from the presently scheduled Planning Commission hearing of January 11, 2007 until January 25, 2007. The additional time is needed to revise our site plan.

Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO

Stephanie Allen
Stephanie H. Allen

SHA/mlt

cc: Fred Lessman (via fax: 562-4851)





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17732** APN: **138-02-102-014**

Name of Property Owner: **SF INVESTMENTS LLC**

Name of Applicant: **PERKOWITZ & RUTH, ARCHITECTS**

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): _____

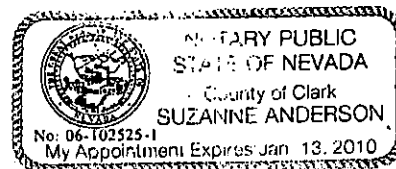
APN: _____

Signature of Property Owner: _____

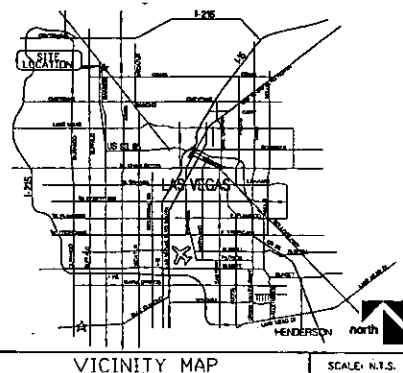
Print Name: **Stephen S. Atzenberg**

Subscribed and sworn before me

This **23** day of **Oct**, 2006
Suzanne Anderson *Clark County of NV.*
Notary Public in and for said County and State



RECEIVED
OCT 24 2006



VICINITY MAP

SCALE: N.T.S.

SITE SUMMARY **LAND AREA**

BUILDING AREA
BUILDING COVERAGE
CURRENT/PROPOSED ZONING
SETBACKS REQUIRED:
FRONT
REAR
SIDES

APN:

APPROX. 2.56 ACRES
(155,074 S.F. +/-)
16,573 SF
10.6% AC
C-2 General Commercial

20'
20'
10'

138-02-102

14

PARKING ANALYSIS:

TOTAL S.F.
RESTAURANT-FAST-FOOD
RETAIL / OFFICE
CAR WASH (SELF)
TOTAL REQ'D
PROVIDED (INCL. 4 HC required 2% of total spaces required)

16,573 S.F.

2,400 S.F. @ 1/ 100 SF
11,000 S.F. @ 1/ 175 SF
3,173 @ 2/STALL

REQ'D

24
62
11
97
101

SYMBOLS & LEGEND

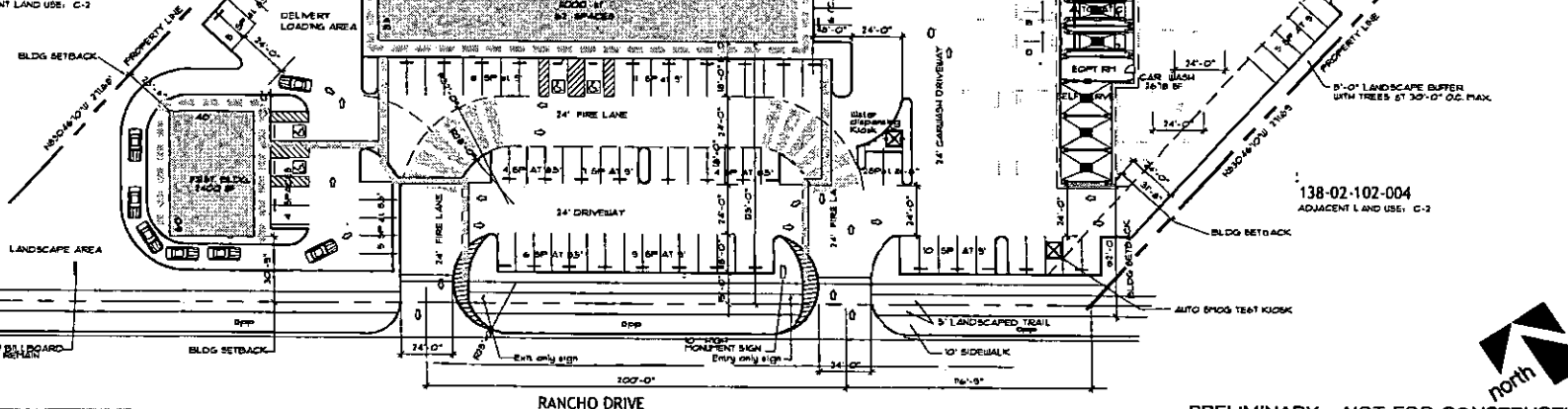
ACCESSIBLE ROUTE

FIRE ACCESS

PARKING BREAKDOWN

TOTAL PARKING SPACES REQUIRED: 91
TOTAL STANDARD SPACES REQUIRED: 10%
SIZE: 9' X 16' = 68 SPACES (10%)
PROVIDED: 80 SPACES
TOTAL COMPACT SPACES ALLOWED: 30%
SIZE: 8' X 16' = 25 SPACES
PROVIDED: 21 SPACES

138-02-102-001
ADJACENT LAND USE: C-2



RANCHO DRIVE

PRELIMINARY - NOT FOR CONSTRUCTION
THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

SITE PLAN

SCALE: 1" = 50'

VAR-17732

01/11/07 PC SDR-17730

PR

3980 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-9500
702-892-8514 fax
www.parchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Parkowitz, Ruth
ARCHITECTS

RANCHO COMMERCE PARK

4700 N Rancho Dr

Las Vegas, NV

Revisions

Date: 10/24/06
Drawn By: MLG
Checked By: Mary Yarbelle
Project No: 06-537-11
File Name: D0653711-SITECD1.dwg
Scale: 1" = 50'

DS-1



3380 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8504 fax
www.parkowitzruth.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Parkowitz - Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date 10/24/06
Drawn By MLG/RG
Checked By
Project No. 06-537-11
File Name 06-537-SRDwg
Scale 1/16" = 1'-0"

MAIN BLDG.

SELEV 1

01/11/07 PC

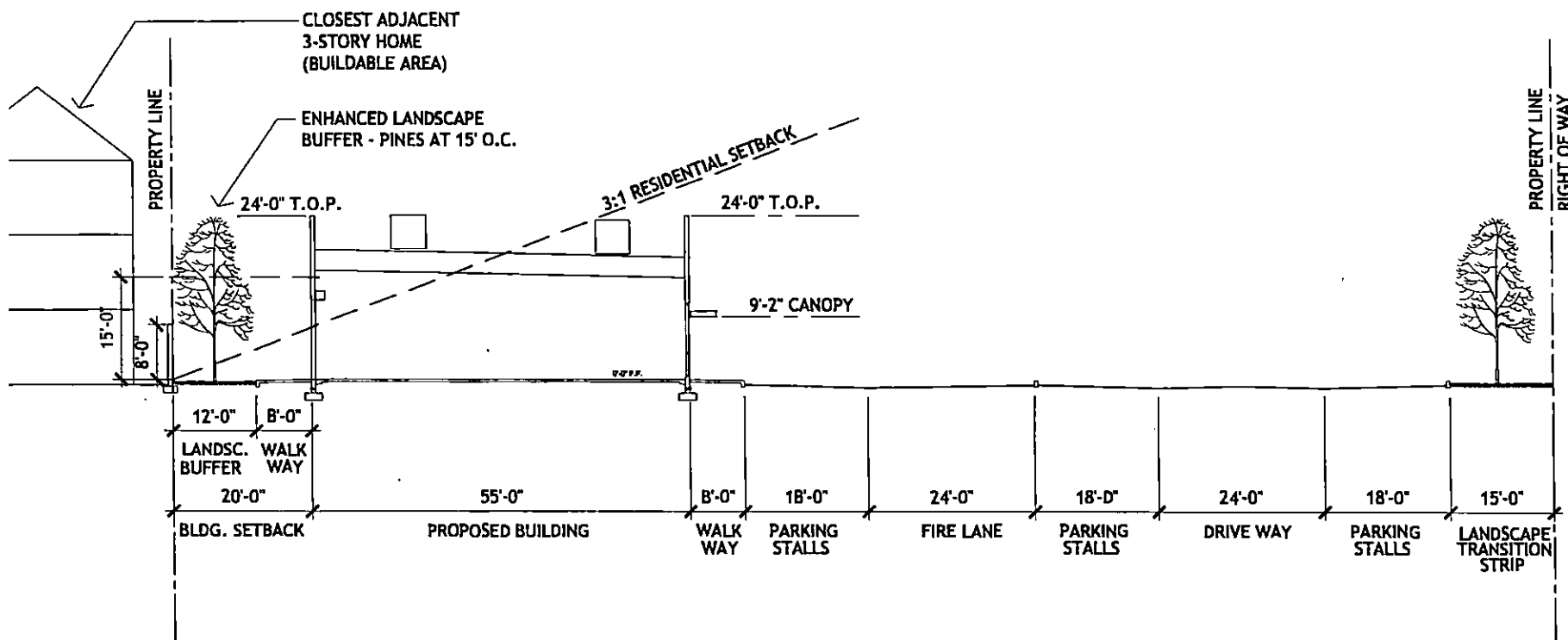
VAR-17732

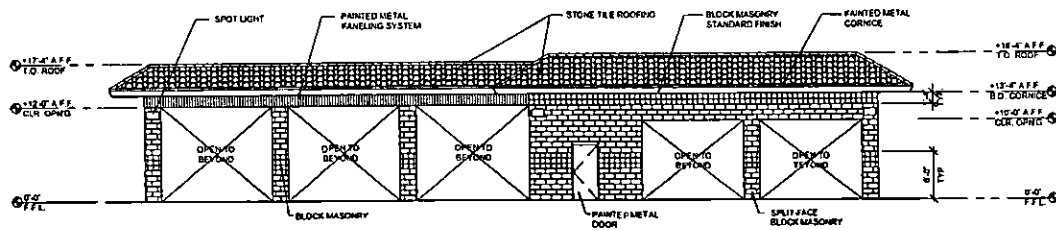
SDR-17730

SLOPE RENDERING

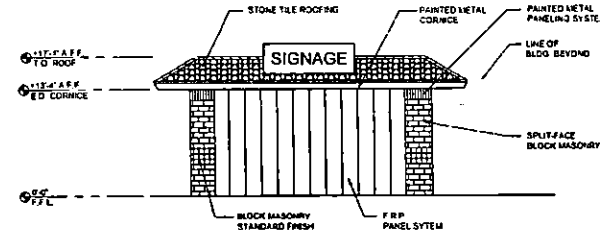
10/02/06 SCALE: 1/16" = 1'-0"

1

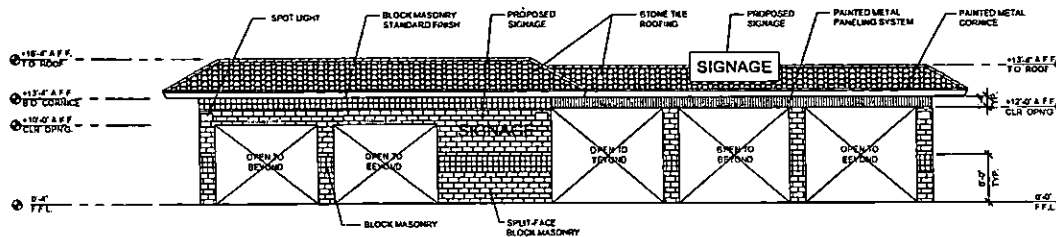




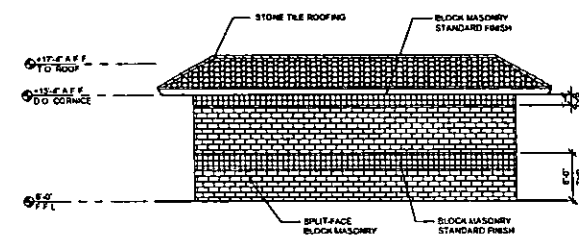
REAR ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION

01/11/07 PC

VAR-17732

SDR-17730

PROPOSED BUILDING ELEVATIONS

10/2/06 SCALE: 1/16" = 1'-0"

1

PR

3850 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8504 fax
www.prarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz, Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

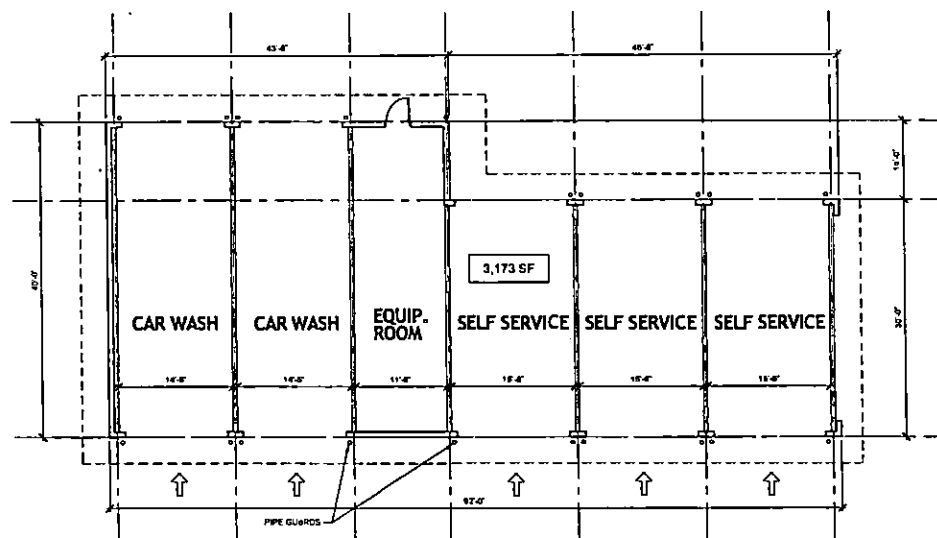
Revisions

Date 10/24/06
Drawn By MLC/RG
Checked By Mary Varela
Project No. 06-537-11
File Name 06-537-A21 C.dwg
Scale 1/16" = 1'-0"

CARWASH

ELEV 1 (C)

OCT 24 2006



PR

3980 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8514 fax
www.prarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz + Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date: 10/24/06
Drawn By: VLG/RG
Checked By: -
Project No: 06-537-11
File Name: 06-537-A11 Cdwg
Scale: 1/16" = 1'-0"



01/11/07 PC

VAR-17732

SDR-17730

PROPOSED FLOORPLAN CAR WASH

10/22/06 SCALE: 1/16" = 1'-0"

1

CAR WASH

FLR 1 (C)

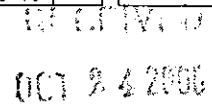
OCT 24 2006



Perkowitz, Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Date 10/24/06
Drawn By MLG/RG
Checked By Mary Venable
Project No. 06-537-11
File Name 06-537-A21 Adwg
Scale T = 1/16"=1'-0"

MAIN BLDG.
ELEV 1 (M)



01/11/07 PC
VAR-17732
SDR-17730

PROPOSED BUILDING ELEVATIONS

10/24/06	SCALE: 1/16" = 1'-0"



3320 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8514 fax
www.prnarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

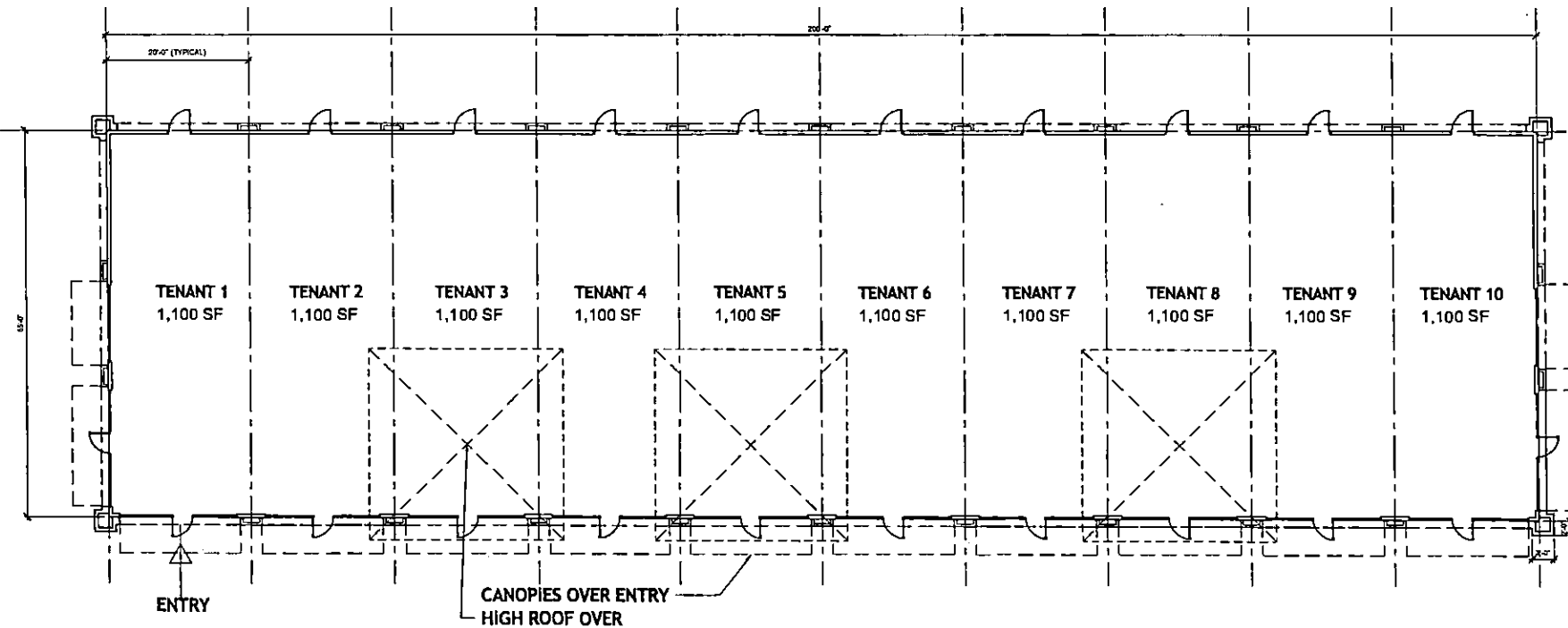
Parkowitz, Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date 10/24/06
Drawn By M.G./RG
Checked By
Project No. 06-537-11
File Name 06-537-A11 Adwg
Scale 1/8" = 1'-0"

MAIN BLG.

FLR 1 (M)



01/11/07 PC

VAR-17732

SDR-17730

PROPOSED FLOOR PLAN MAIN BUILDING

10/02/06 SCALE: 1/8" = 1'-0"

1

OCT 24 2006

PR

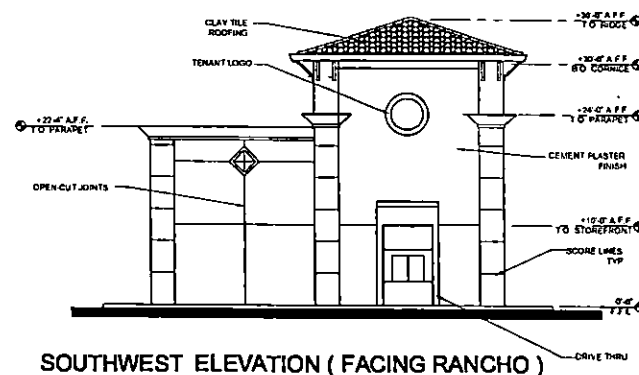
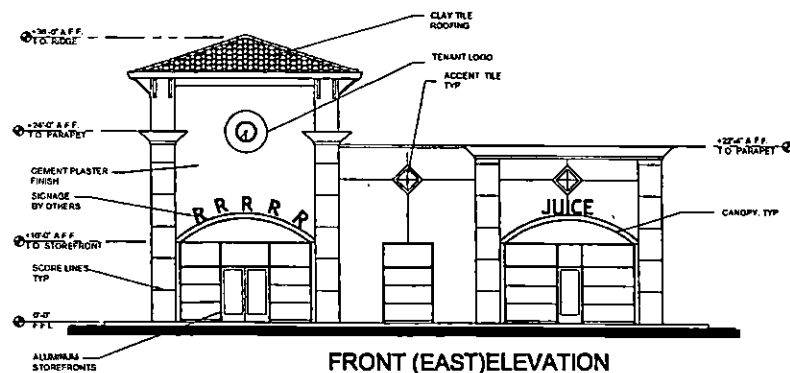
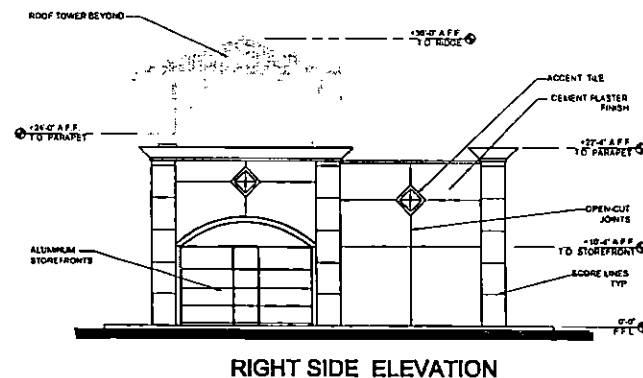
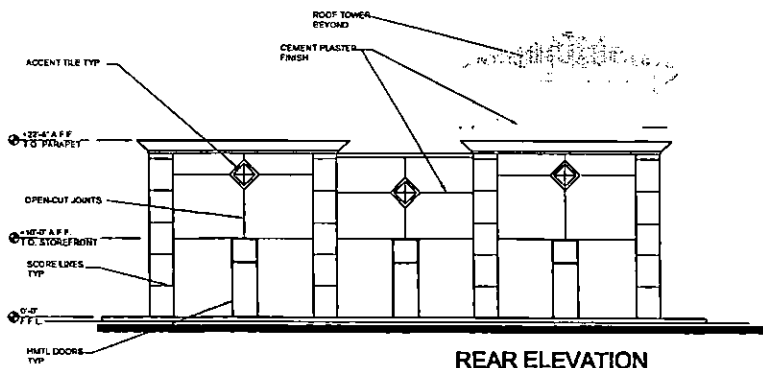
3550 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
www.parkowitz-ruth.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Parkowitz-Ruth
Architects
RANCHO COMMERCE PARK
4700 N. RANCHO DR
LAS VEGAS, NEVADA

Revisions

Date	12/24/09
Drawn By	MLG
Checked By	Mary Venable
Project No.	06-537-11
File Name	06-537-21 B.dwg
Scale	1/16" = 1'-0"

STARBUCKS
ELEV 1 (S)



01/11/07 PC
VAR-17732
SDR-17730

PROPOSED BUILDING ELEVATIONS

10/02/06 SCALE: 1/16" = 1'-0"

1

OCT 24 2006



3980 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-832-8500
702-832-8514 fax
www.prarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

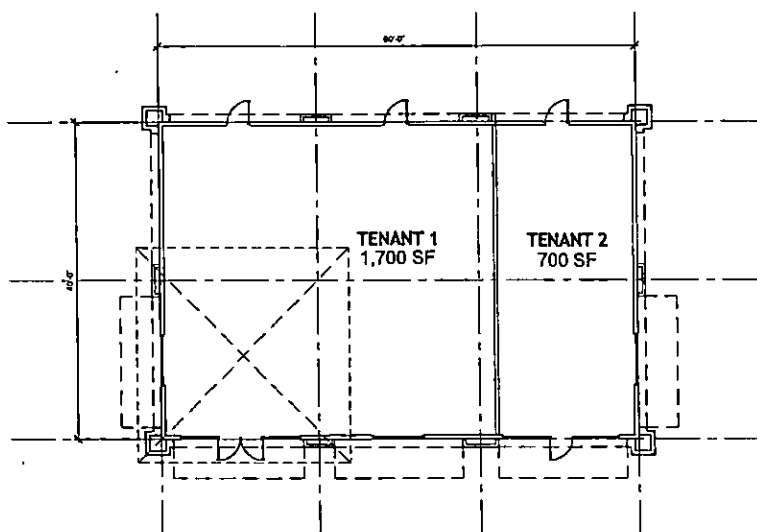
Parkowitz, Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date	10/24/06
Drawn By	RG
Checked By	
Project No.	06-537-11
File Name	06-537-A11 Bldg
Scale	1/16" = 1'-0"

STARBUCKS

FLR 1 (S)



01/11/07 PC
VAR-17732
SDR-17730

PROPOSED FLOORPLAN STARBUCKS

1/10/2006 SCALE: 1/16" = 1'-0"

1

DC: 7 & 2006

October 24, 2006

Mr. Nathan Goldberg
City of Las Vegas
Current Planning Department
731 S. Fourth Street
Las Vegas, NV 89101

**RE: RANCHO COMMERCE PARK
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW AND
VARIANCE WITH WAIVERS
JUSTIFICATION LETTER**

Dear Mr. Goldberg:

Perkowitz+Ruth Architects, on behalf of SF Investments, LLC, respectfully requests Site Development Plan Review approval for a 2.5 acre parcel located on the north side of Rancho Drive, south of Lone Mountain.

The Rancho Commerce Park project is a proposed retail development with three buildings: a restaurant pad building with drive-thru, an inline retail/office building, and a self-service car wash. There are also small kiosks for smog check and a water vending machine. The general retail, office, car wash and restaurant uses are permitted uses in the C-2 zoning. The proposed uses are similar to the existing commercial uses in this neighborhood, and we believe will provide welcome services to the residential neighbors.

The smog check is a conditional use in C-2. The equipment for this proposed use will easily be housed in a building smaller than the 400 s.f. cited in Title 19 as a condition. We will request a Special Use Permit for the smog check (at a later date), as the equipment will be inside the kiosk when the smog check is closed.

We request waivers for the following items;

1. Fewer tree fingers in parking lot than one every 6 spaces. In compensation, we are providing an enlarged landscape area in the northwest corner of the property along Rancho.
2. Entry drive throat depth of less than 50'. Because the lot is shallow from front to back, the normal throat depth of 50' would seriously restrict circulation onsite. To alleviate any potential problem, we have made two driveways, a right-in and a right-out, and have maintained the 50' throat at the drive-thru exit. We have asked NDOT to approve our having two driveways on this street frontage.

01/11/07 PC **VAR-17732**
SDR-17730

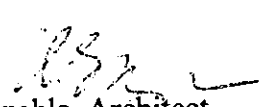
RECEIVED
OCT 24 2006

3. Residential adjacency height limit. The adjacent homes are 3-story homes and are taller than the proposed building. A waiver to this condition was previously approved by the City Council for a proposed commercial building on this site. The height restriction, if not waived, would drastically limit the use of this lot and access into the lot because of awkward building placement. With the proposed configuration, the building serves as a buffer between the homes and the parking area and street, resulting in reduced noise and pollution near the homes.

We do not foresee any particular issues or problems associated with this location.

Sincerely,

PERKOWITZ + RUTH ARCHITECTS


Mary Venable, Architect
Project Manager
Maria Luisa Guzman
Project Manager

Cc: File No. 5.2

01/11/07 PC
VAR-17732
SDR-17730

RECEIVED
OCT 24 2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - SDR-17730 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-17732 - PUBLIC HEARING - APPLICANT/OWNER: SF INVESTMENTS LLC -
Request for a Site Development Plan Review FOR A 16,573 SQUARE FOOT RETAIL CENTER WITH AUTOMATIC AND SELF-SERVE CAR WASHES, AUTOMOBILE VACUUM STATIONS, AND A RESTAURANT WITH DRIVE-THROUGH on 2.56 acres at 4700 North Rancho Drive (APN 138-02-102-014), C-2 (General Commercial) Zone, Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the January 25, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting; and Item 4 [VAR-18346], Item 34 [SUP-18347], Item 35 [SUP-18630] and Item 36 [SDR-18349] to the 02/08/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that the applicants had requested to hold Item 12 [ZON-17693], Item 13 [SDR-17694], Item 14 [VAR-17732], Item 15 [SDR-17730] and Item 33 [VAR-18345] to the 01/25/2007 Planning Commission Meeting.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 15 – SDR-17730

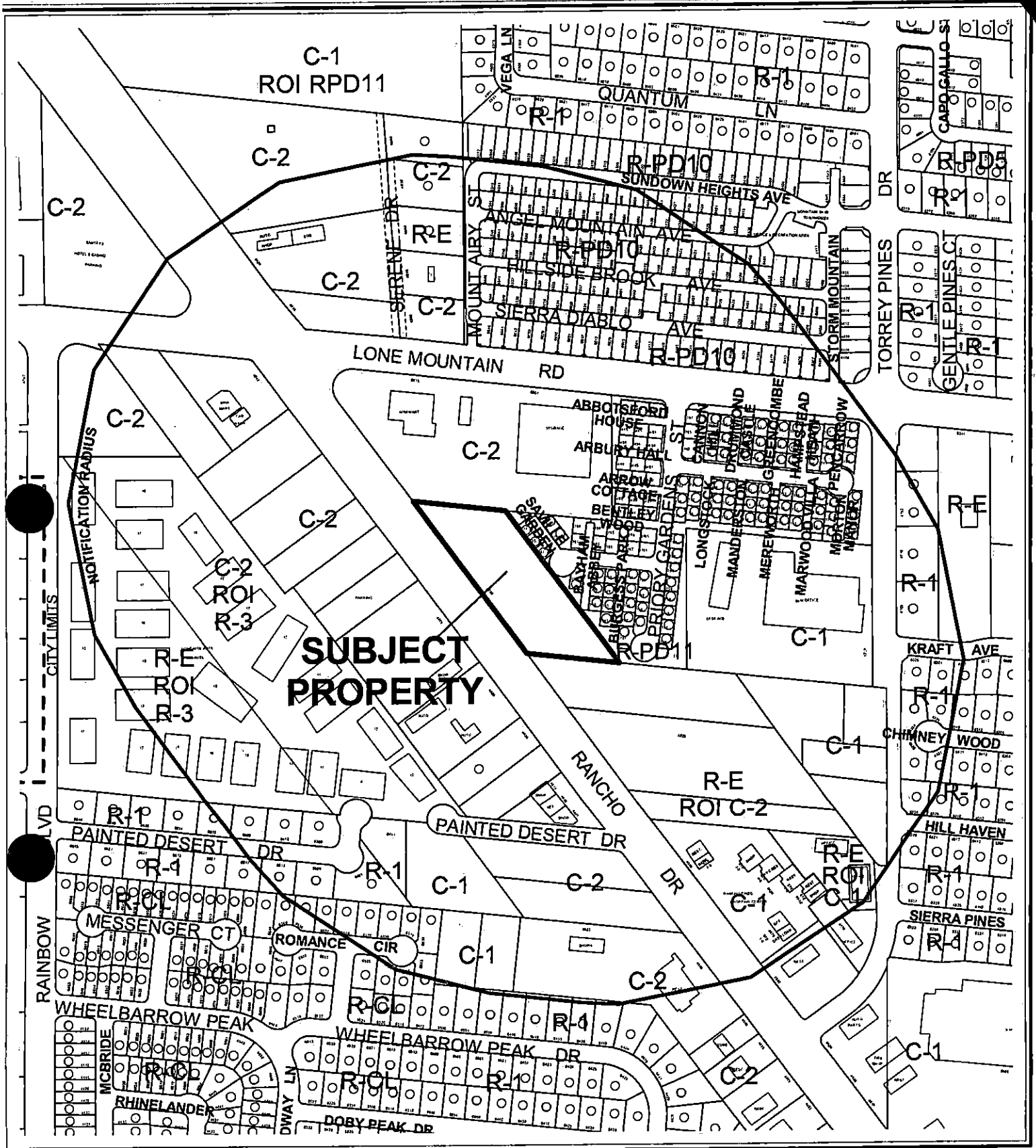
MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, recommended Item 14 [VAR-17732] and Item 15 [SDR-17730] be tabled rather than held in abeyance since the items have been held multiple times. He explained the Commissioners are required to make a finding for cause, per Nevada Revised Statutes.

ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Item 14 [VAR-17732] and Item 15 [SDR-17730]. He explained that his client is still working with the Nevada Department of Transportation (NDOT) regarding access to the site and was requesting the abeyance to allow that process to finish. In response to COMMISSIONER STEINMAN'S suggestion, ATTORNEY CELESTE agreed to table the items if no progress had been made by 01/25/2007.

COMMISSIONER DUNNAM noted he had requested the first abeyance for Item 14 [VAR-17732] and Item 15 [SDR-17730] in order to revise the plans and expressed his support of the abeyance request.

(6:05 – 6:12)



CASE: **SDR-17730**

RADIUS: 1000 FT

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SDR-17730 - APPLICANT/OWNER: SF
INVESTMENTS LLC

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

KUMMER

KAEMPFER

KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE H. ALLEN

sallen@kkbbrf.com
702.792-7900

LAS VEGAS OFFICE
3809 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.798.7181

RENO OFFICE
5595 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3990
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 180
Las Vegas, NV 89129
Tel: 702.093.4288
Fax: 702.938.8457

CARSON CITY OFFICE
310 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.892.0257

January 3, 2007

VIA FACSIMILE

385-7268

Mr. John Korkosz
City of Las Vegas Planning Dept.
731 S. Fourth Street
Las Vegas, NV 89101

**Re: VAR-17732 and SDR-17730
SF Investments**

Dear Mr. Korkosz:

This office represents the applicant in the above-referenced matters. We respectfully request these matters be continued from the presently scheduled Planning Commission hearing of January 11, 2007 until January 25, 2007. The additional time is needed to revise our site plan.

Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO

Stephanie Allen/mlt

Stephanie H. Allen

SHA/mlt

cc: Fred Lessman (via fax: 562-4851)





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-17730 APN: 138-02-102-014
Name of Property Owner: SF INVESTMENTS LLC
Name of Applicant: PERKOWITZ & RUTH, ARCHITECTS

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: _____

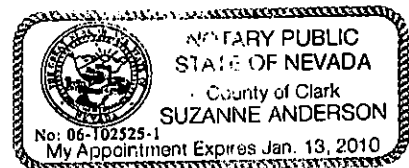
Signature of Property Owner: _____

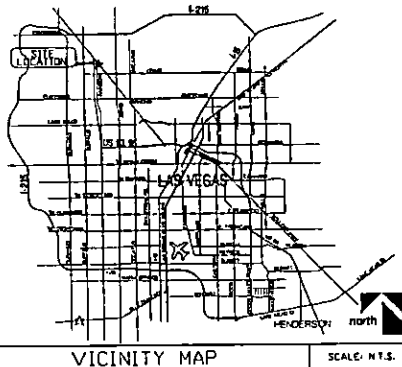
Print Name: Stephen S. Arzenberg

Subscribed and sworn before me

This 23 day of Oct, 2006

Suzanne Anderson Clark County of NV.
Notary Public in and for said County and State





SITE SUMMARY LAND AREA

BUILDING AREA
BUILDING COVERAGE
CURRENT/PROPOSED ZONING
SETBACKS REQUIRED:
 FRONT
 REAR
 SIDES

APPROX 2.56 ACRES
 (155,074 S.F. +/-)
 16,573 SF
 10.6% AC
 C-2 General Commercial

APN:

138-02-102 14

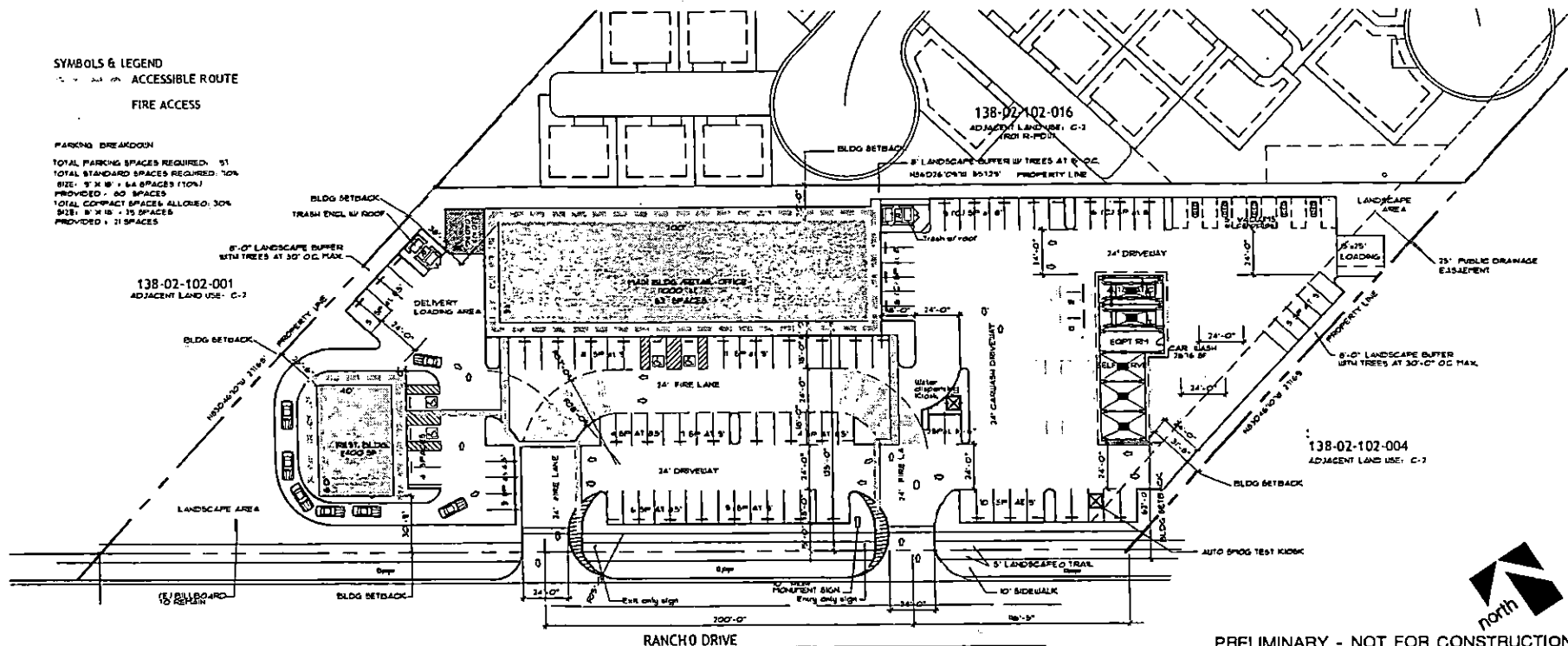
PARKING ANALYSIS:

TOTAL S.F. 16,573 S.F.
RESTAURANT-FAST-FOOD 2,400 S.F. @ 1/ 100 SF
RETAIL / OFFICE 11,000 S.F. @ 1/ 175 SF
CAR WASH-(SELF) 3,173 @ 2/STALL
TOTAL REQ'D
PROVIDED (INCL. 4 HC required 2% of total spaces required)

REQ'D
 24
 62
 11
 97
 101

SYMBOLS & LEGEND ACCESSIBLE ROUTE FIRE ACCESS

PARKING BREAKDOWN
 TOTAL PARKING SPACES REQUIRED: 51
 TOTAL STANDARD SPACES REQUIRED: 106
 SIZE: 5' X 10' = 64 SPACES (100%)
 PROVIDED: 60 SPACES
 TOTAL COMPACT SPACES ALLOWED: 304
 SIZE: 8' X 10' = 15 SPACES
 PROVIDED: 21 SPACES



PRELIMINARY - NOT FOR CONSTRUCTION
 THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE SURVEY. IT IS CONCEPTUAL IN NATURE AND NO GUARANTEE OF ITS ACCURACY IS IMPLIED.

VAR-17732

SITE PLAN SCALE: 1" = 60'-0"

SDR-17730
01/11/07 PC

OCT 24 2006

PR

3580 Howard Hughes Pkwy.
 Suite 450
 Las Vegas, NV 89109
 702-892-8500
 702-892-8514 fax
 www.parkitects.com
 Corporate Office:
 Long Beach, CA
 Regional Offices:
 Newport Beach, CA
 Washington, DC
 Las Vegas, NV

Parkitects - Ruth Architects
RANCHO COMMERCE PARK
 4700 N Rancho Dr
 Las Vegas, NV

Revisions

Date: 10/24/06
 Drawn By: MLG
 Checked By: Mary Verelle
 Project No: 06-537-11
 File Name: D0653711-SITE01.dwg
 Scale: 1" = 60'-0"

DS-1



3950 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89169
702-892-8500
702-892-8514 fax
www.prarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz + Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date	10/24/06
Drawn By	MLG/RG
Checked By	
Project No	06-537-11
File Name	06-537-SD.dwg
Scale	1/8" = 1'-0"

MAIN BLDG.

SELEV 1

VAR-17732

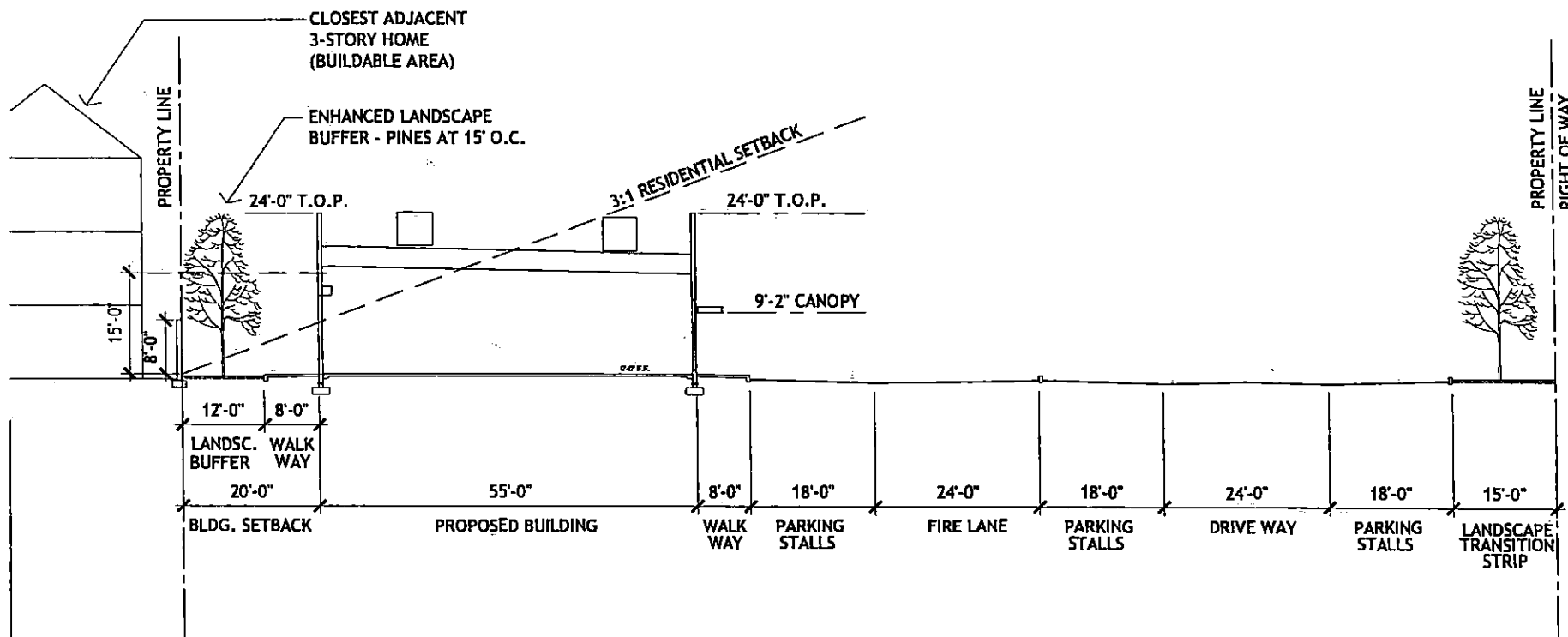
SLOPE RENDERING

1

10/22/06 SCALE: 1/16" = 1'-0"

01/11/07 PC SDR-17730

OCT 24 2006





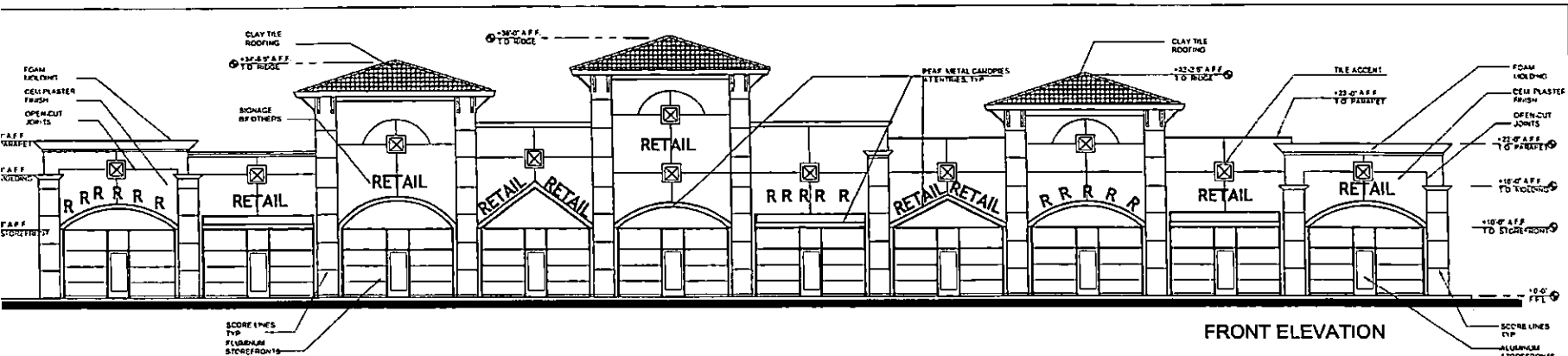
3950 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8504 fax
www.perkowitzruth.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz + Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

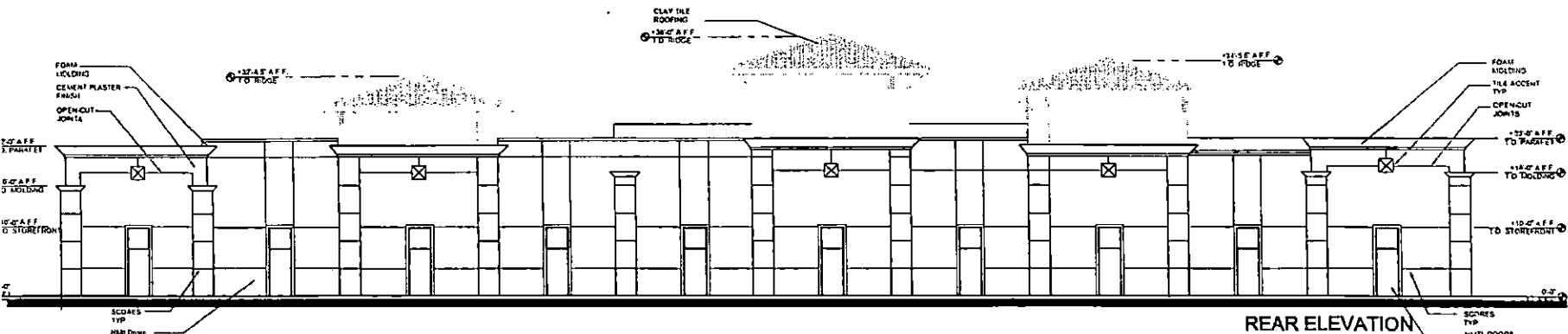
Revisions

Date	10/24/06
Drawn By	MLG/RB
Checked By	Mary Verneble
Project No	06-537-R
File Name	06-537-A21.dwg
Scale	1" = 1/16" = 1'-0"

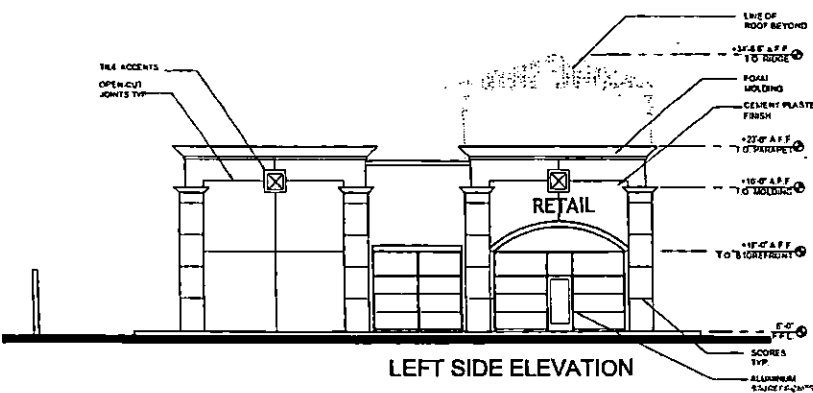
MAIN BLDG.
ELEV 1 (M)



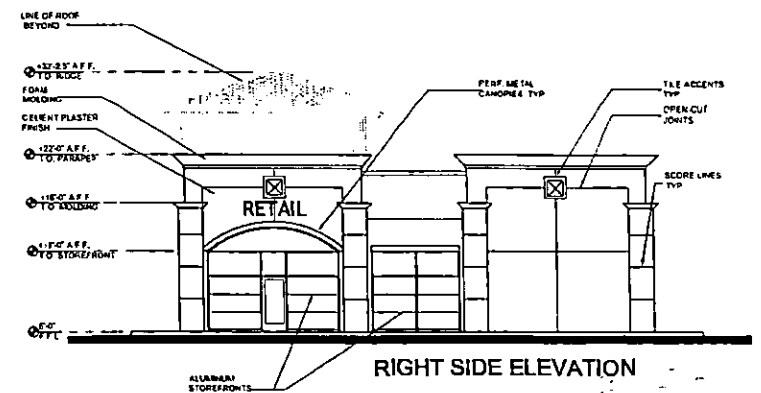
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

VAR-17732

PROPOSED BUILDING ELEVATIONS

10/24/06 SCALE: 1/16" = 1'-0"

01/11/07 PC SDR-17730

OCT 24 2006



3580 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89103
702-892-8500
702-892-8504 fax
www.prarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

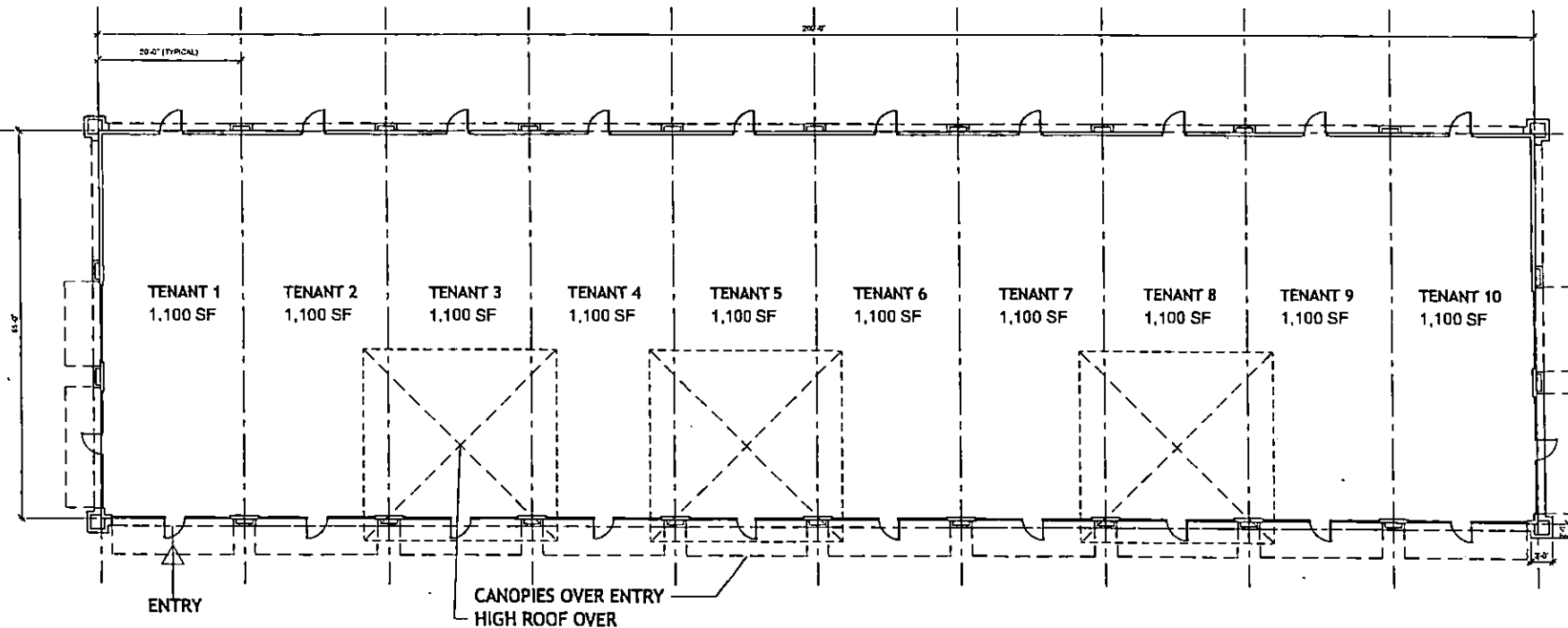
Perkowitz-Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date	10/24/06
Drawn By	MLG/RG
Checked By	
Project No.	06-537-II
File Name	06-537-II.dwg
Scale	1/8" = 1'-0"

MAIN BLG.

FLR 1 (M)

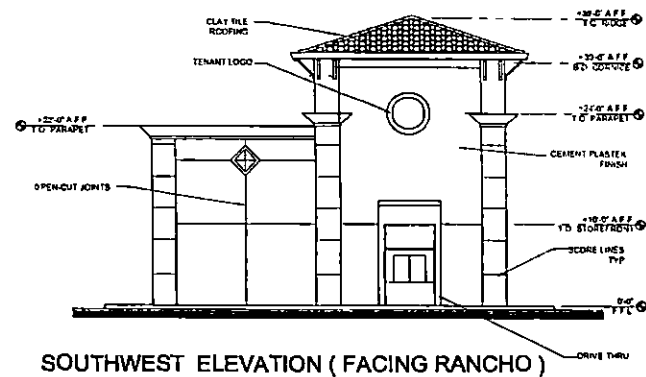
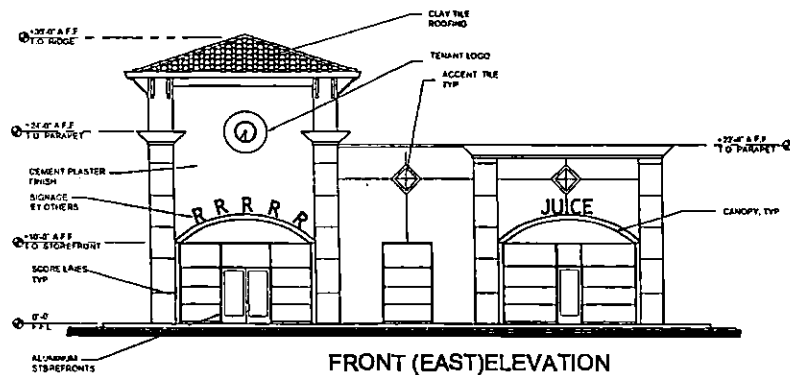
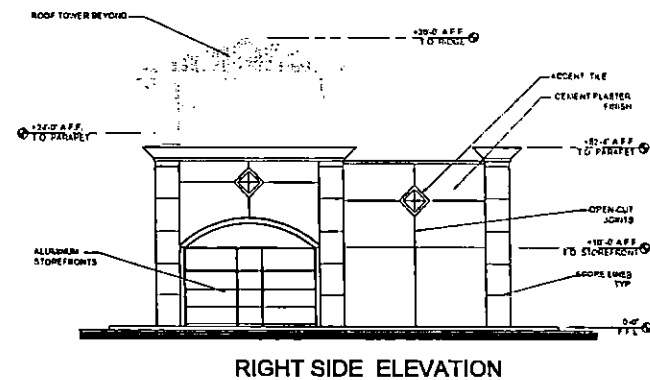
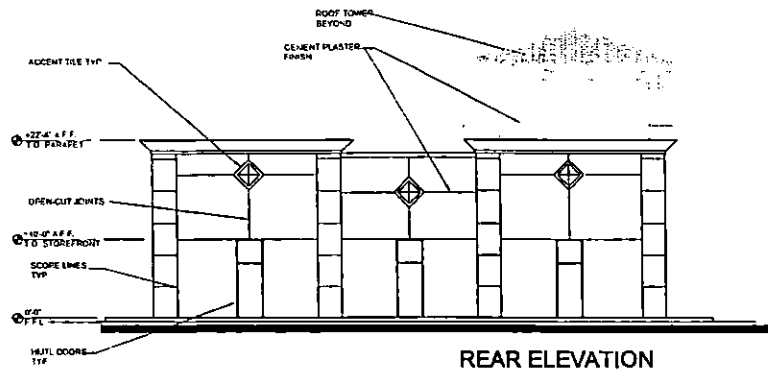


01/11/07 PC **VAR-17732**
SDR-17730

PROPOSED FLOOR PLAN MAIN BUILDING

10/02/06 SCALE: 1/8" = 1'-0"

OCT 24 2006



PR

3950 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-6900
702-892-6514 fax
www.prarchitects.com
Corporate Office
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz + Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N. RANCHO DR
LAS VEGAS, NEVADA

Revisions

Date 10/24/09
Drawn By MLC
Checked By Mary Venable
Project No 06-537-11
File Name 06-537-21 B.dwg
Scale 1/8" = 1'-0"

STARBUCKS

ELEV. 1 (S)

01/11/07 PC

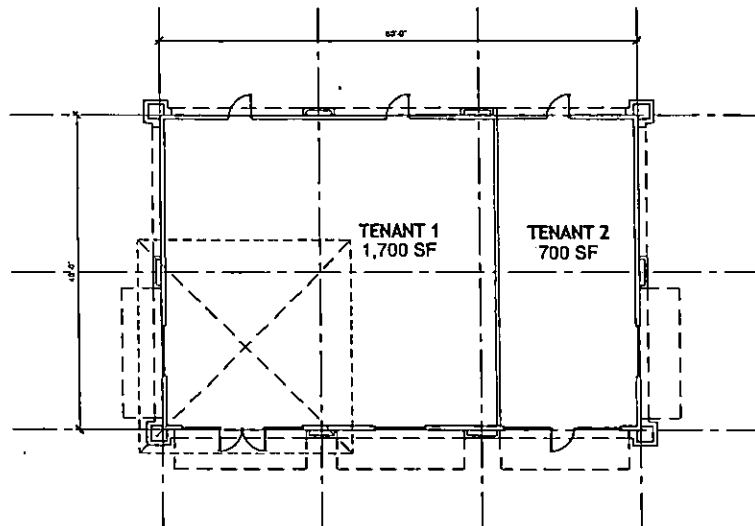
VAR-17732

SDR-17730

PROPOSED BUILDING ELEVATIONS

10/02/06 SCALE 1/8" = 1'-0"

OC 24 2006



01/11/07 PC

VAR-17732

SDR-17730

PROPOSED FLOORPLAN STARBUCKS

10/02/06 SCALE: 1/16" = 1'-0"

1



3950 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8514 fax
www.prarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Parkowitz - Roth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

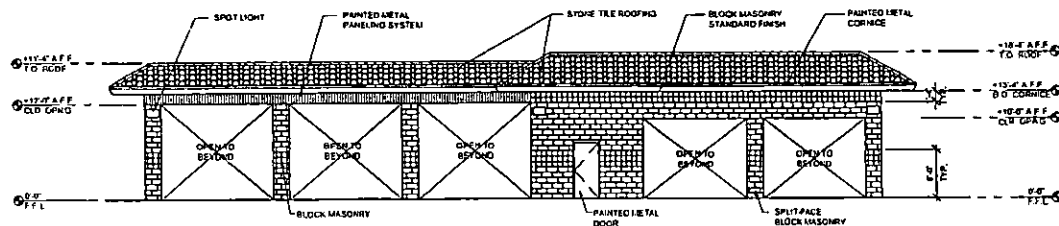
Revisions

Date: 10/24/06
Drawn By: RG
Checked By:
Project No: 06-537-11
File Name: 06-537-A11 B.dwg
Scale: 1/16" = 1'-0"

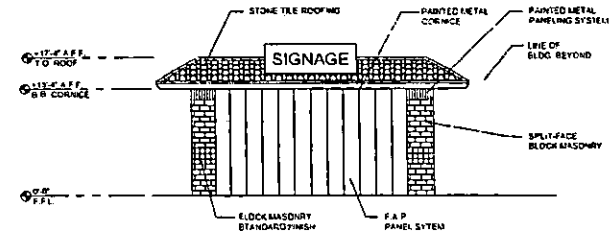
STARBUCKS

FLR 1 (S)

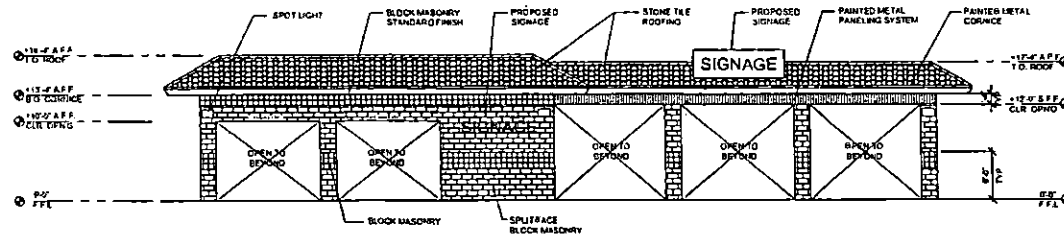
OCT 24 2006



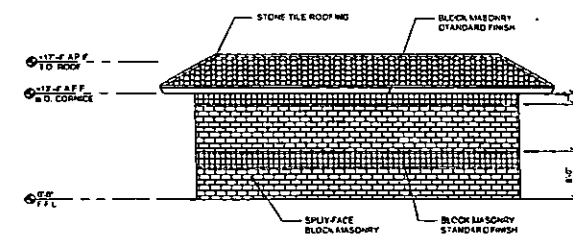
REAR ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



3980 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
www.parkowitz.com
Corporate Office
Long Beach, CA
Regional Offices
Newport Beach, CA
Washington, DC
Las Vegas, NV

Parkowitz & Associates
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date: 10/24/06
Drawn By: MLC/RG
Checked By: Mary Venable
Project No: 06-537-R
File Name: 06-537-A21 Cdwg
Scale: 1/8" = 1'-0"

01/11/07 PC

VAR-17732

SDR-17730

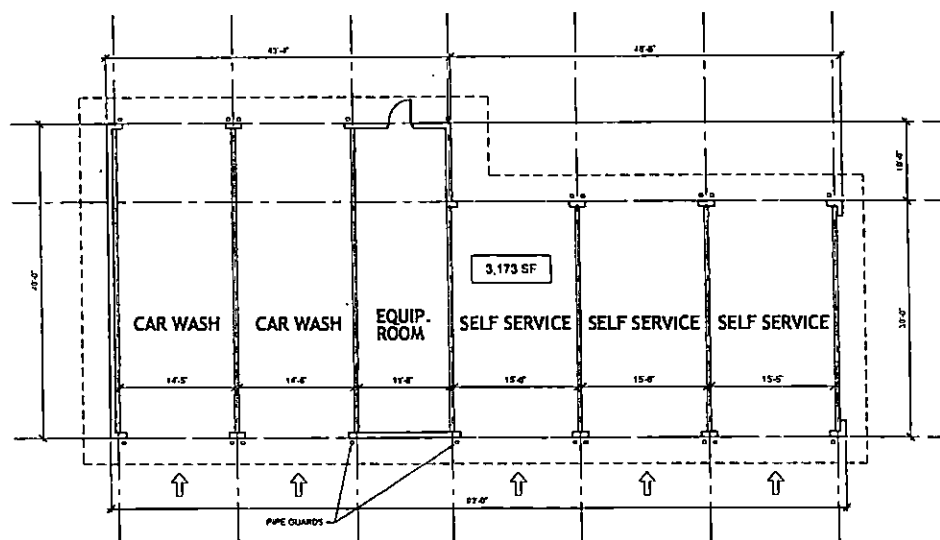
PROPOSED BUILDING ELEVATIONS

10/02/06 SCALE: 1/16" = 1'-0"

1

CARWASH
ELEV 1 (C)

OCT 24 2006



3960 Howard Hughes Pkwy.
Suite 450
Las Vegas, NV 89109
702-892-8500
702-892-8514 fax
www.prarchitects.com
Corporate Office:
Long Beach, CA
Regional Offices:
Newport Beach, CA
Washington, DC
Las Vegas, NV

Perkowitz + Ruth
ARCHITECTS
RANCHO COMMERCE PARK
4700 N Rancho Dr
Las Vegas, NV

Revisions

Date: 10/24/06
Drawn By: MLG/RG
Checked By:
Project No: 06-537-11
File Name: 06-537-ALL CarWash
Scale: 1/8" = 1'-0"



01/11/07 PC

VAR-17732

SDR-17730

PROPOSED FLOORPLAN CAR WASH

10/22/06 SCALE: 1/8" = 1'-0"

1

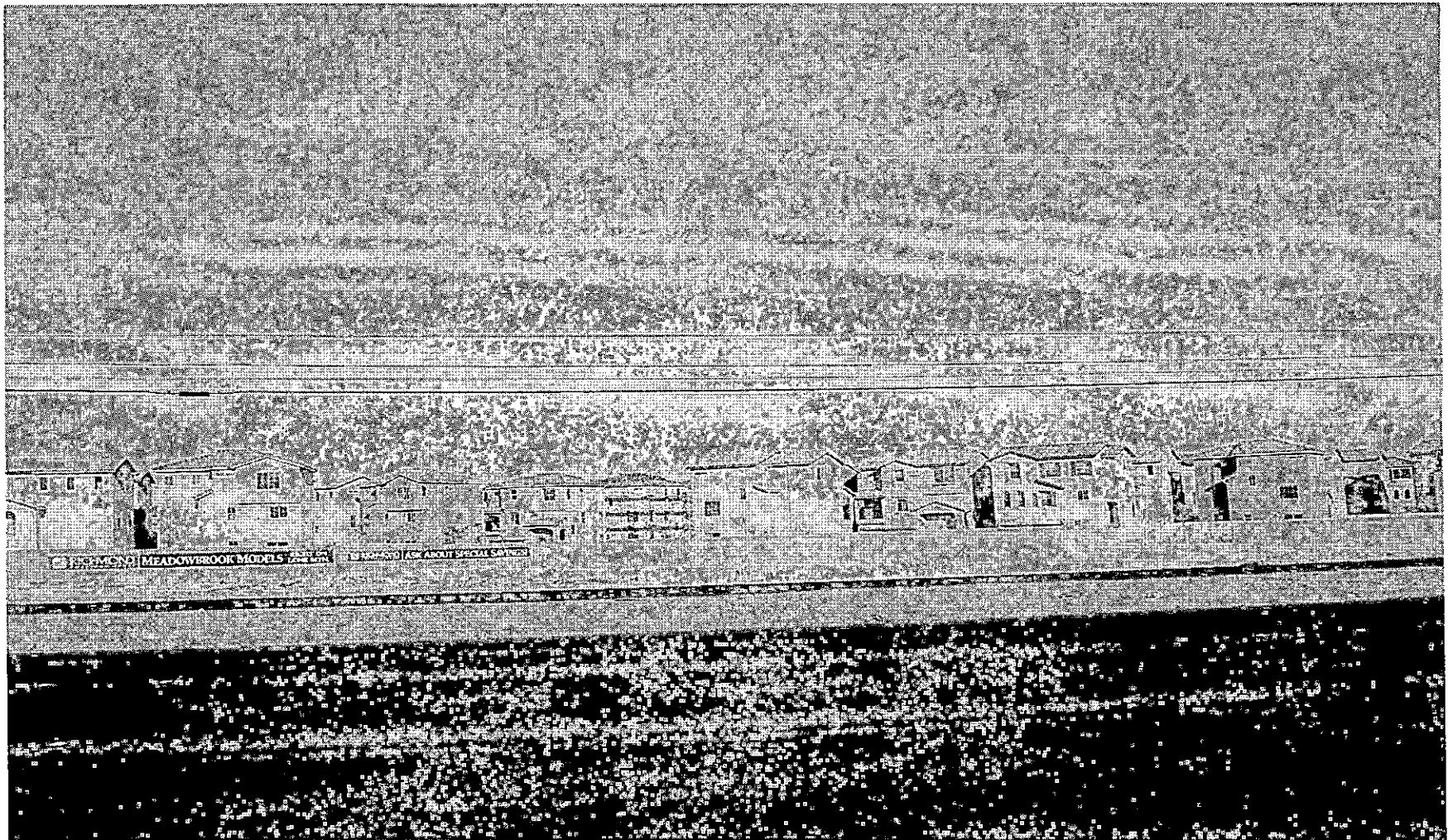
CAR WASH

FLR 1 (C)

OCT 24 2006

SDR 17730				
SF Investments				
4700 N Rancho				
Proposed 16.573 thousand square foot retail development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	11	42.94	472
AM Peak Hour			1.03	11
PM Peak Hour			3.75	41
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CAR WASH, SELF SERVICE [STALL]	3	108.00	324
AM Peak Hour			8.00	24
PM Peak Hour			5.54	17
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	2.4	496.12	1,191
AM Peak Hour			53.11	127
PM Peak Hour			34.64	83
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	16.573		1,987
AM Peak Hour				163
PM Peak Hour				141
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Rancho Drive				
Average Daily Traffic (ADT)	26,788			
PM Peak Hour	2143			
(heaviest 60 minutes)				

Lone Mountain Road				
Average Daily Traffic (ADT)	13,088			
PM Peak Hour (heaviest 60 minutes)	1047			
Torrey Pines Drive				
Average Daily Traffic (ADT)	4,550			
PM Peak Hour (heaviest 60 minutes)	364			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Rancho Drive	34300			
Lone Mountain Road	16200			
Torrey Pines Drive	16200			
This project will add approximately 1,987 trips per day on Rancho and Lone Mountain. This will increase expected volumes by about 7 percent on Rancho, 15 percent on Lone Mountain and 44 percent on Torrey Pines. Rancho is at about 78 percent of capacity, Lone Mountain is at about 81 percent of capacity and Torrey Pines at about 28 percent of capacity.				
Based on Peak Hour use, this development will add roughly 141 additional cars into the area; which works out to about two every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



VAR-17732 AND SDR-17730 - APPLICANT/OWNER: SF INVESTMENTS
4700 NORTH RANCHO DRIVE
JANUARY 11, 2007 PLANNING COMMISSION

11/06/06



VAR-17732 AND SDR-17730 - APPLICANT/OWNER: SF INVESTMENTS
4700 NORTH RANCHO DRIVE
JANUARY 11, 2007 PLANNING COMMISSION

11/06/06

October 24, 2006

Mr. Nathan Goldberg
City of Las Vegas
Current Planning Department
731 S. Fourth Street
Las Vegas, NV 89101

**RE: RANCHO COMMERCE PARK
APPLICATION FOR SITE DEVELOPMENT PLAN REVIEW AND
VARIANCE WITH WAIVERS
JUSTIFICATION LETTER**

Dear Mr. Goldberg:

Perkowitz+Ruth Architects, on behalf of SF Investments, LLC, respectfully requests Site Development Plan Review approval for a 2.5 acre parcel located on the north side of Rancho Drive, south of Lone Mountain.

The Rancho Commerce Park project is a proposed retail development with three buildings: a restaurant pad building with drive-thru, an inline retail/office building, and a self-service car wash. There are also small kiosks for smog check and a water vending machine. The general retail, office, car wash and restaurant uses are permitted uses in the C-2 zoning. The proposed uses are similar to the existing commercial uses in this neighborhood, and we believe will provide welcome services to the residential neighbors.

The smog check is a conditional use in C-2. The equipment for this proposed use will easily be housed in a building smaller than the 400 s.f. cited in Title 19 as a condition. We will request a Special Use Permit for the smog check (at a later date), as the equipment will be inside the kiosk when the smog check is closed.

We request waivers for the following items;

1. Fewer tree fingers in parking lot than one every 6 spaces. In compensation, we are providing an enlarged landscape area in the northwest corner of the property along Rancho.
2. Entry drive throat depth of less than 50'. Because the lot is shallow from front to back, the normal throat depth of 50' would seriously restrict circulation onsite. To alleviate any potential problem, we have made two driveways, a right-in and a right-out, and have maintained the 50' throat at the drive-thru exit. We have asked NDOT to approve our having two driveways on this street frontage.

VAR-17732
01/11/07 PC SDR-17730

OCT 24 2006

3. Residential adjacency height limit. The adjacent homes are 3-story homes and are taller than the proposed building. A waiver to this condition was previously approved by the City Council for a proposed commercial building on this site. The height restriction, if not waived, would drastically limit the use of this lot and access into the lot because of awkward building placement. With the proposed configuration, the building serves as a buffer between the homes and the parking area and street, resulting in reduced noise and pollution near the homes.

We do not foresee any particular issues or problems associated with this location.

Sincerely,

PERKOWITZ + RUTH ARCHITECTS



Mary Venable, Architect
Project Manager
Maria Luisa Guzman
Project Manager

Cc: File No. 5.2

01/11/07 PC

VAR-17732
SDR-17730

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - SUP-17737 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT/OWNER: DURANGO STRUCTURES, LLC - Request for a Special Use Permit FOR A DRIVE-THRU RESTAURANT on 3.82 acres at the northeast corner of Centennial Parkway and Durango Drive (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 16 [SUP-17737] and Item 17 [SDR-17735].

JOHN KORKOSZ, Planning and Development Department, recommended denial due to the applicant's request for waivers of the build-to-line requirement and the required landscape buffer as well as the request for a four-foot berm. He noted Condition 4 of Item 17 [SDR-17735] should be deleted to reflect changes in the applicant's most recently submitted site plan.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 16 – SUP-17737

MINUTES – Continued:

DAVE CLAPSADDLE, 1711 Whitney Mesa Drive, Henderson, with RON HUTCHINS, Del Architecture, appeared on behalf of the applicant. MR. CLAPSADDLE briefly described the area surrounding the proposal and emphasized the character of the intersection as a gateway to Town Center. He briefly went over the history of the site and the site plans that were previously submitted and noted staff's concerns with the failure to meet the setback requirement for Building G and the lack of planning for Guilliano Street.

MR. CLAPSADDLE explained that the majority of staff's concerns had been addressed with this revised site plan, but noted the berm was still needed to shield the headlights of vehicles in the drive-through. He also pointed out the site's elevation differences made meeting the setback requirements very difficult and emphasized the applicant's efforts to meet those requirements.

In response to TODD FARLOW'S inquiry, Las Vegas resident, MR. CLAPSADDLE pointed out Guilliano Street would be a cul-de-sac, as requested by the Fire Department, and would provide additional access to the site.

MR. CLAPSADDLE informed COMMISSIONER GOYNES that the tenant for the drive-through restaurant had not been established and then briefly described how traffic would flow through the site.

COMMISSIONER TRUESDELL thanked MR. CLAPSADDLE for revising the location of the drive-through and stated his support.

COMMISSIONER STEINMAN observed that the supper club's handicapped parking was inconvenient. MR. CLAPSADDLE and MR. HUTCHINS pointed out the handicapped parking locations and noted that the proposed parking met the City's requirements. COMMISSIONER STEINMAN expressed his support and complimented the applicant's efforts to address staff's concerns.

In response to CHAIRMAN DAVENPORT'S questioning, MR. HUTCHINS explained the top level of the parking garage would be the ground level for the buildings and that all handicapped parking would be on the building level.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 16 [SUP-17737] and Item 17 [SDR-17735].

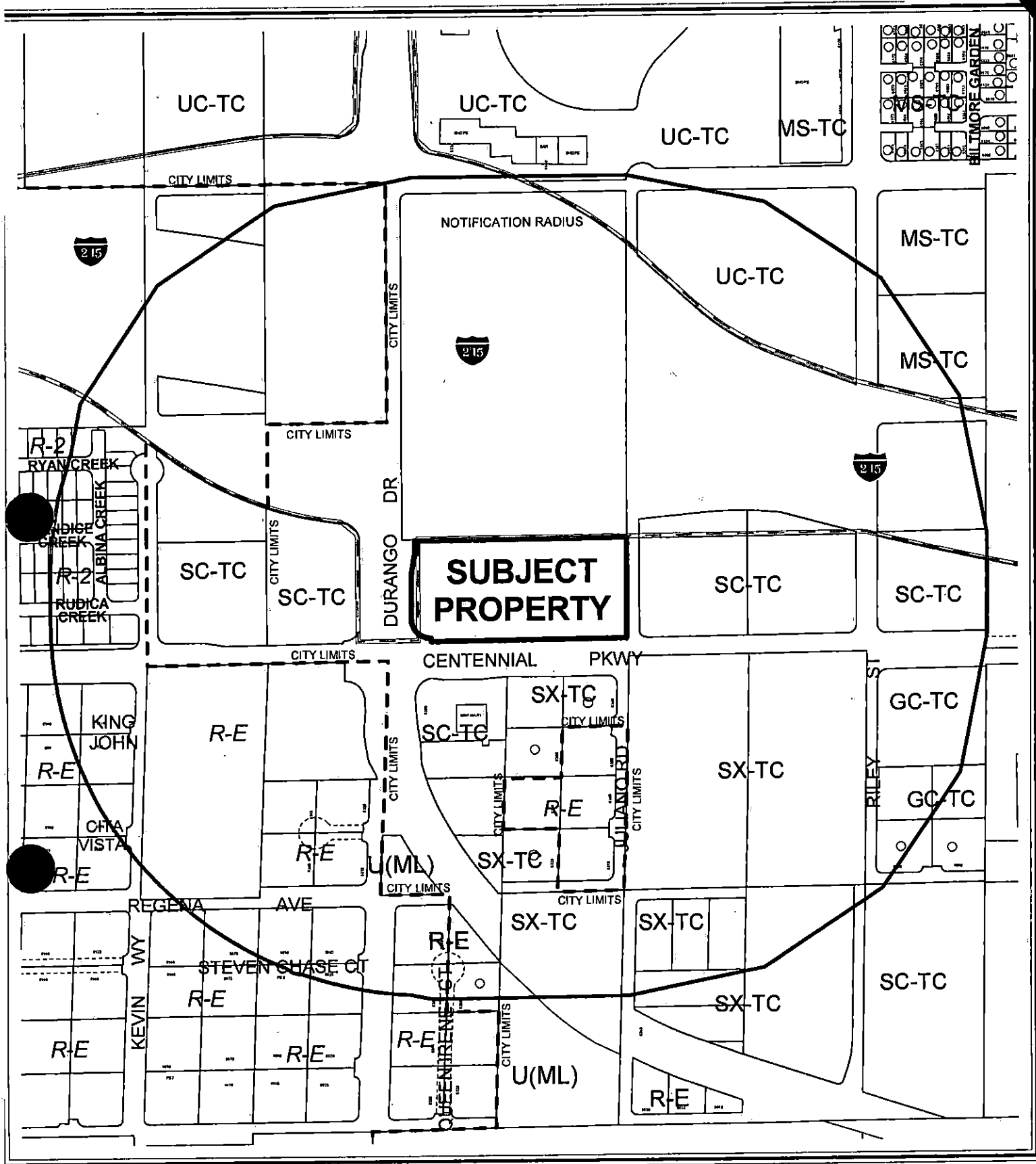
(6:29 – 6:47)
1-855

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 16 – SUP-17737

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-17735) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

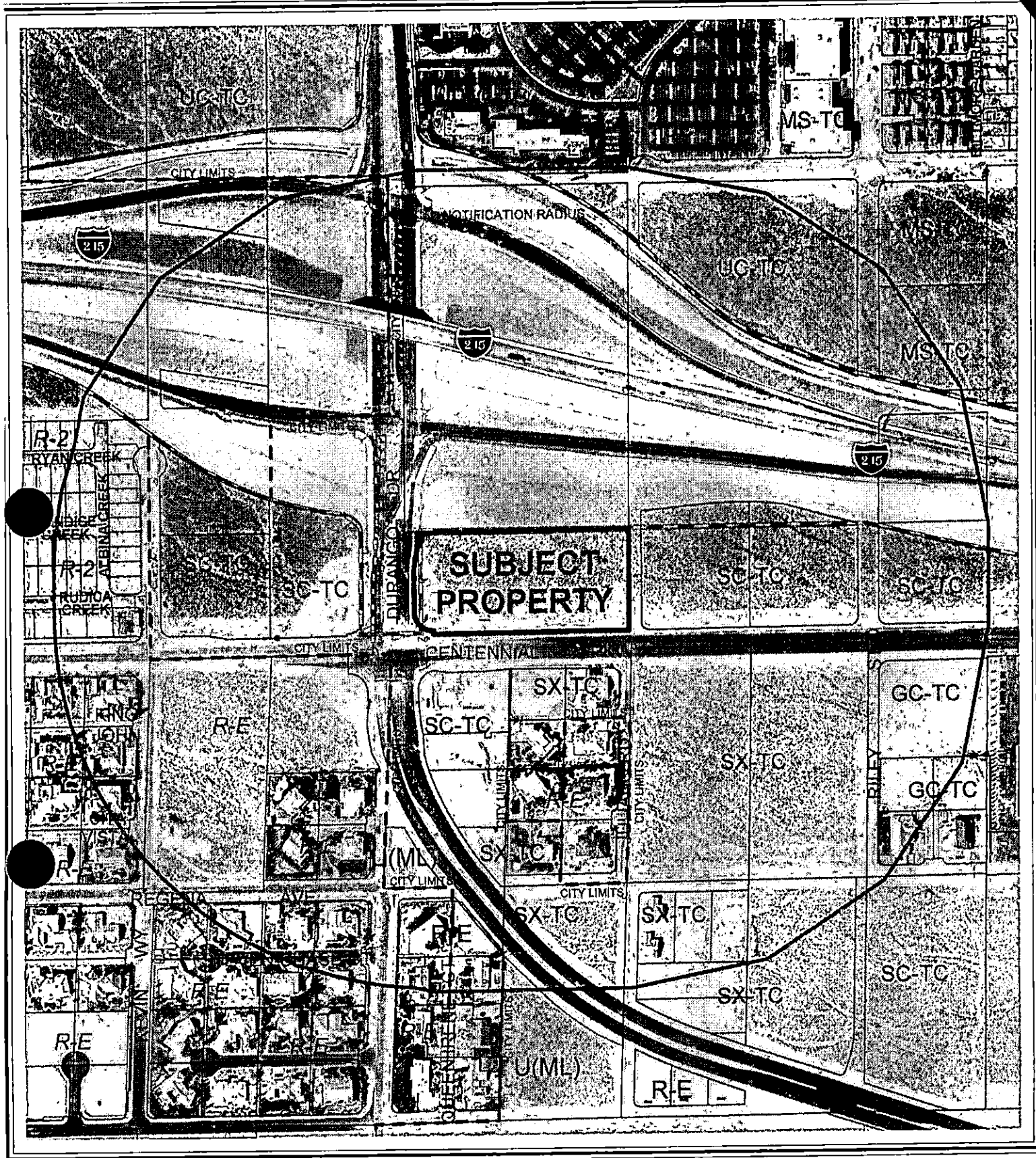


CASE: SUP-17737

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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



0 300 600 Feet

CASE: **SUP-17737**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SUP-17737 - APPLICANT/OWNER:
DURANGO STRUCTURES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-17735) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-17737 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Restaurant with drive-through in the Town Center Master Plan Area. The application is a companion item for a Site Development Plan Review for a 42,790 square-foot Retail Shopping Center. Due to the site layout, the applicant has requested a waiver to the Town Center Development Standards Manual to allow 15 feet of perimeter landscape buffer adjacent to a drive-through aisle where 25 feet is required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest. The subject site was not included within the 1998 Rezoning area.
11/07/01	The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.
05/01/02	The City Council approved Extension of Time applications U-0149-99(1) for a Supper Club and U-156-99(1) for a Liquor Establishment (Off Premise Consumption) with two year time limits.
7/12/06	The City Council approved a request for an Extension of Time (EOT-13647) of an approved Special Use Permit (U-0149-99) that allowed a Supper Club adjacent to the northeast corner of Centennial Parkway and Durango Drive
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
08/23/06	At the pre-application meeting, the applicant was informed that Fire had a concern about the parking deck and that the building may need to have a sprinkler system. Public Works indicated that a dedication of a turn lane may be required. Cul-de-sac Juliano or vacate and turn into a private drive would be necessary. The applicant was further advised that an amenity zone in the cul-de-sac may be required per Town Center Design Standards. Additionally, the applicant was informed that the buildings needed to be pushed forward per Town Center Standards. The applicant indicated that they will hold a neighborhood meeting.
<i>Neighborhood Meeting</i>	
11/02/06	The applicant states that a neighborhood meeting was held. However, there are no notes regarding time, place, or attendance submitted with the file.

SUP-17737 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.82 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property:	Undeveloped	SC-TC (Service Commercial- Town Center)	T-C (Town Center)
North:	Beltway	ROW	T-C (Town Center)
South:	Commercial & Single Family Dwellings	SC-TC (Service Commercial- Town Center) SX-TC (Suburban Mixed -Town Center)	T-C (Town Center)
East:	Undeveloped	SC-TC (Service Commercial- Town Center)	T-C (Town Center)
West:	Undeveloped	SC-TC (Service Commercial- Town Center) & ROW	T-C (Town Center)

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

***Town Center**

Development within Town Center will be subject to the Town Center Development Standards and the Town Center Land Use chapter of the Centennial Hills Sector Plan.

INTERAGENCY ISSUES

Pursuant to 1999 Statutes of Nevada, Chapter 481 the proposed project is deemed to be a "project of significant impact" for the following reasons:

- 1) A commercial or industrial facility generating more than 3,000 average daily vehicle trips.

SUP-17737 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. No comments have been received prior to the completion of this report.

Pursuant to Title 19.10, the following parking standards apply:

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	
Retail Center	41,169 sq ft*	1: 250 sq ft	165	7	284	3	
TOTAL (including handicap)			165	7**	284	3***	N
Loading Spaces			3		4		Y

*Due to a series of revisions, the applicant has reduced the Gross Floor Area of the Retail Center from the advertised 42,790 square feet to the current Gross Floor Area of 41,169 square feet.

**Handicapped accessible spaces are determined from the total parking stalls provided. As the proposed plans show 284 stalls, there shall be accommodation for a total of 7 spaces

***The site plans show 11 handicapped accessible parking spaces where only three are in compliance with Title 19.10. Per Figure 4 of *Title 19.10.010(K)*, five-foot loading zones are required on each side of the parking stall. As there is abundant space for handicapped accessible parking, a condition for approval has been placed to adequately re-stripe the provided handicap spaces so as to comply with Title 19.10.

Waivers		
Request	Requirement	Staff Recommendation
To allow 15 feet of perimeter landscape buffer adjacent to a drive-through aisle.	25 feet	Denial

ANALYSIS

This request for a Special Use Permit for a Restaurant with a drive-through requires is a companion item with Site Development Plan Review (SDR-17735). Typically, for drive-through lanes in Town Center the principal building is located at the front setback line in accordance with the applicable setback requirements, with the drive-through lane located to the side or the rear of the principal building. A waiver to the Town Center Design Standards Manual to allow 15 feet of perimeter landscape buffer adjacent to a drive-through aisle where 25 feet is required has been requested. Staff is recommending denial as this proposal is acting in part of a project in whole that does not substantially meet the intent of the Town Center Development.

MH

SUP-17737 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

FINDINGS

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

1. "The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."
2. "The subject site is physically suitable for the type and intensity of land use proposed."
3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."
4. "Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."
5. The use meets all of the applicable conditions per Title 19.04.

In regard to "1":

The drive-through as proposed cannot be conducted in a manner that is harmonious with Town Center Standards unless it meets the minimum landscape buffer requirement.

In regard to "2":

The subject site is physically capable of accommodating the drive through while meeting the landscape buffer requirements.

In regard to "3":

Centennial Parkway is designated as 90-foot wide Town Center Frontage Road and Juliano Avenue is designated as an 80-foot wide Town Center Collector. Both rights-of-way will provide adequate access to the subject site.

In regard to "4":

The proposed drive-through use will be subject to regular City and County inspections for licensing and will therefore not compromise the public health, safety, and welfare; however, the proposed drive through is not consistent with the Town Center Development Standards.

SUP-17737 - Staff Report Page Five
January 11, 2007 - Planning Commission Meeting

In regard to "5":

The proposed drive through meets Title 19.04 requirements; however, it does not meet the Town Center Development Standards Manual.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 66 (Mailed with SDR-17735)

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-17737** APN: 125-20-801-002

Name of Property Owner: Durango Structures LLC

Name of Applicant: Durango Structures LLC

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

Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

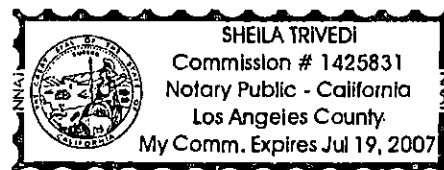
Signature of Property Owner: _____

Print Name: HALSTON MIKAIL

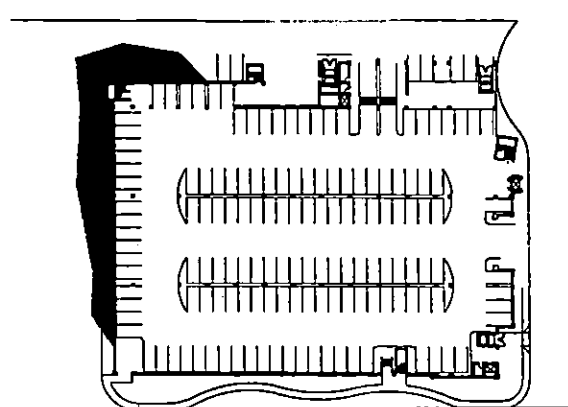
Subscribed and sworn before me

This 23rd day of October, 2006

Notary Public in and for said County and State



LOWER LEVEL PARKING



Summary

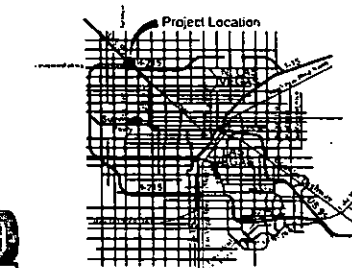
APN 125-20-801-002
Land ±3.83 AC ±166,642 SF
Net Land ±3.63 AC ±158,114 SF

Retail 30,491 SF
Restaurant Drive Thru 4,289 SF
Supper Club 6,389 SF
Total Building 41,169 SF

Land-to-Bldg Ratio 3.84/1
Coverage 26 %

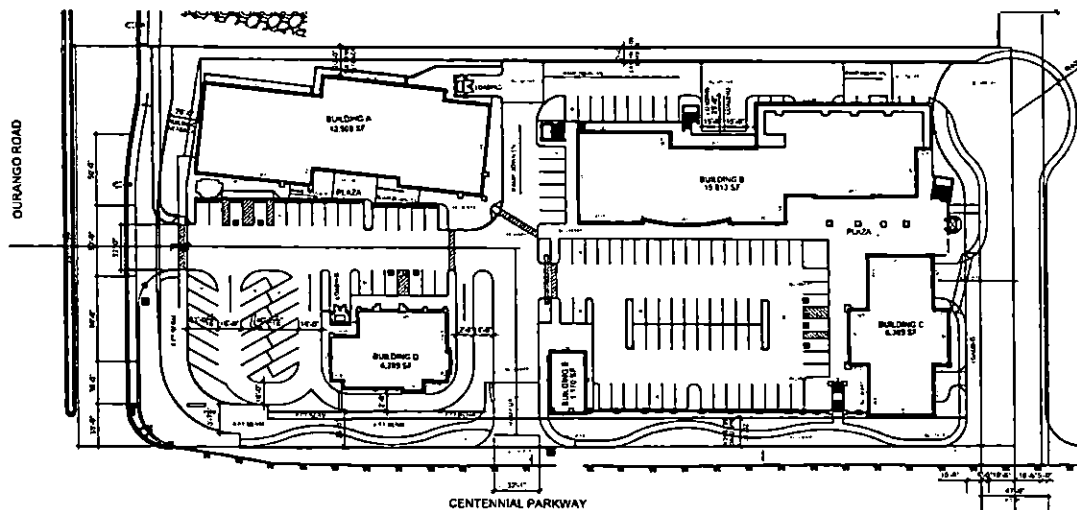
Parking Required 1/50 90 stalls
70% of Supper Club
Parking Required 1/200 10 stalls
30% of Supper Club
Parking Required 1/100 43 stalls
Restaurant w/ Drive thru
Parking Required 1/250 122 stalls
Retail

Parking Req'd total 265 stalls
Parking Provided 267 stalls
Plaza 4,107 SF



Vicinity Map

SITE PLAN



REVISED

RECEIVED

JAN 6 3 2007



DIAGRAMMATIC SECTION

SITE PLAN

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE DECEMBER 21, 2006
NADEL JOB# DR26

NADEL ARCHITECTS NEVADA LLP
7700 S. DEAN MARTIN DR., SUITE 100
LAS VEGAS, NV 89118
TEL: 702.736.2200 FAX: 702.736.1178
WWW.NADELARCH.COM



SUP-17737 SDR-17735
REVISED 01/11/07 PC

October 24, 2006



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

RE: Justification Letter for a Special Use Permit for a drive-thru and Site
Plan Review on the NEC of Centennial and Durango APN -125-20-801-
002

U-144-99

EOT 13647

Dear Ms. Wheeler:

On behalf of our client, Durango Structures, LLC, please accept this letter as justification for a Special Use Permit for a drive-thru lane in conjunction with a restaurant and a site plan review for this proposed retail center on the northeast corner of Centennial and Durango. A supper club was previously approved on this site (~~U-0454-99~~), with an Extension of Time recently approved by the City Council on July 12, 2006 (~~EOT-3963~~). The intent is to construct an attractive retail center that is appropriate for the neighborhood and the Town Center plan.

The site is approximately 3.83 +/- acres in size located directly on the northeast corner of Centennial and Durango. The site plan shows a total of 42,790 square feet of building area; 31,560 square feet of general retail, a 4,880 square foot restaurant with a drive-thru lane and a 6,350 square foot supper club. All of the landscaping and plaza areas will be provided in accordance with the Town Center Design Center manual. Land trellises will be placed around the buildings to enhance the look and feel of the center. Parking will be provided in a two level parking garage, with one level underground. The building elevations show single story retail shops with some of the architectural features up to a height of 45 feet to add an interesting and appealing appearance to the project.

Approval Criteria of a Special Use Permit: Title 19.18.060 (L)

The following Determinations are to be made by the Planning Commission and City Council to approve a Special Use Permit:

- 1) The proposed 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.

This site is designated SC-TC (Service Commercial) on the Town Center Future Land Use Map. This designation allows retail shopping centers; it is not unusual for a restaurant with a drive-thru to be located on a major intersection.



GCGARCIA

SUP-17737

SDR-17735

01/11/07 PC

A Planning & Development Services Corporation

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

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

This proposal will provide essential services for residents of this area of the City. The size and scale is such that it is harmonious and compatible with the surrounding area.

- 2) The subject is physically suitable for the type and intensity of land use being proposed.

The site is large enough to accommodate the proposed commercial center and a drive-thru lane with safe inter-site access and parking.

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

The drive-thru lane will not increase traffic to the abutting street and highway facilities; however both Durango and Centennial are major arterials. Also, the site is in close proximity to I-215.

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

This site is designated Service Commercial, where restaurants with drive-thru lanes are typically located.

Approval Criteria for Site Plan Review: Title 19.18.050 (E)

The criteria for site plan approval are as follows:

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

The site is designated for commercial uses as are other properties in this area of Town Center. It is located at the intersection of two major arterials and in close proximity to I-215.

- 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.

This proposal is consistent with most of the applicable criteria and is of a high quality expected of developments in Town Center. The site plan does not meet the technical requirements of Section D.1.c. (2) of the Town Center Design Standards Manual, which requires buildings to be located along the property line of major arterials. We believe a waiver is warranted for two reasons:

- a. *The site has a very narrow north-south configuration, which does not provide much depth to place all of the buildings along the property line. The two corner buildings are placed directly on the corners of Centennial and Durango and Centennial and Julian.*

**SUP-17737
SDR-17735
01/11/07 PC**

- b. *The parking will be provided in a two level structure, with one level below and one above grade. The at-grade parking structure is pushed out to the Centennial frontage and will be designed to compliment the overall architecture, look and feel of the site.*

It is the developer's intent to meet all of the other design criteria.

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

Site access is designed to not have a negative impact on the surrounding roadway network.

- 4) Building and landscaping materials are appropriate for the City.

All landscaping standards will be met or exceeded. The buildings are attractively designed with trellises, interesting building facades and variations in building height. There are ample pedestrian connectivity and plaza areas.

In summary, we believe this development will result in an interesting, attractive high-end commercial center envisioned by the Town Center plan. We respectfully request your favorable consideration. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



David Clapsaddle
Director of Planning

DWC:mw

SUP-17737
SDR-17735
01/11/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - SDR-17735 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-17737 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO STRUCTURES, LLC - Request for a Site Development Plan Review FOR A 42,790 SQUARE FOOT RETAIL SHOPPING CENTER WITH WAIVERS OF THE BUILD-TO-LINE REQUIREMENT AND TO ALLOW 15 FEET OF PERIMETER LANDSCAPE BUFFER ADJACENT TO A DRIVE-THRU AISLE WHERE 25 FEET IS REQUIRED on 3.82 acres at the northeast corner of Centennial Parkway and Durango Drive (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 02/07/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

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

MOTION:

TRUESDELL – APPROVED subject to conditions with the deletion of Condition 4 – UNANIMOUS

To be heard by City Council on 02/07/2007

NOTE: An initial motion for APPROVAL subject to conditions by TRUESDELL was RESCINDED by TRUESDELL. Both motions carried unanimously.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 17 – SDR-17735

MINUTES:

See Item 16 for related discussion.

(6:29 – 6:47)

1-855

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning [Z-0076-98(11)], Special Use Permit (SUP-17737) 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 date stamped 1/03/07, landscape plan date stamped 1/04/07, and building elevations date stamped 12/27/06, except as amended by conditions herein.
4. A Waiver from the Town Center Design Standards is hereby approved, to allow a 15-foot landscape buffer adjacent to a drive through.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 17 – SDR-17735

CONDITIONS – Continued:

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 Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
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. Properly striped and located parking spaces shall be provided to accommodate 11 handicapped accessible parking spaces.
14. Per Map No. 7 of the Transportation Trails Element of the General Plan, bike lanes are required along Centennial Parkway and bike routes are required along Durango Drive.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Dedicate the additional right-of-way on Centennial Parkway necessary for right turn lanes in accordance with Standard Drawing No. 201.1 and on Durango Drive for a bus turnout acceptable to the City Traffic Engineer prior to the issuance of any permits. In addition, dedicate 23.5 feet of right-of-way adjacent to this site for Juliano Road, including the appropriate area required for a cul-de-sac, prior to the issuance of any permits. Alternatively, record a Petition of Vacation for the existing portions of Juliano Road prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 17 – SDR-17735

CONDITIONS – Continued:

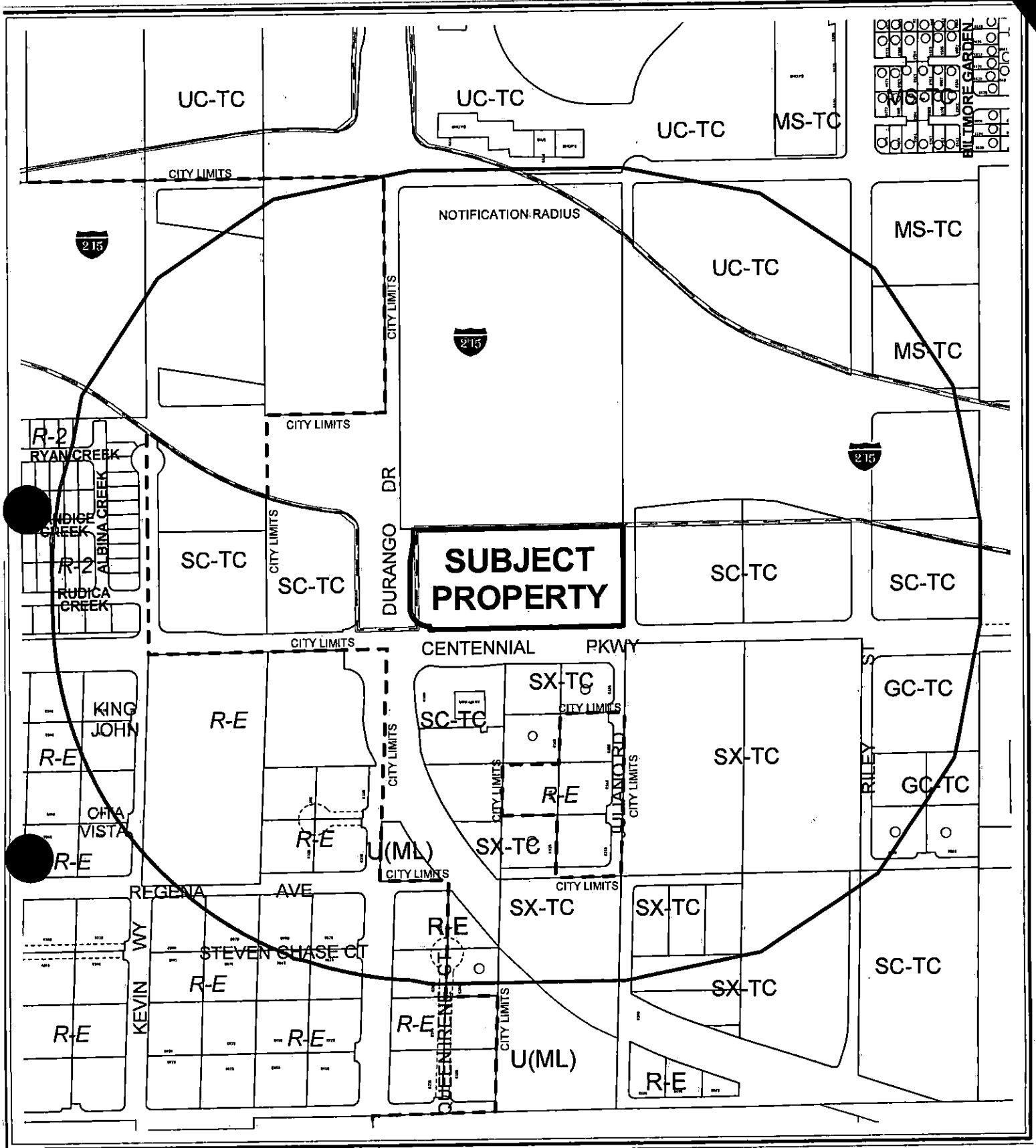
17. Construct all incomplete half-street improvements on Durango Drive and Centennial Parkway adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
18. Construct half-street improvements, including the cul-de-sac bulb with sufficient asphalt improvements acceptable to the Fire Protection Engineering Section of the Department of Fire Services and appropriate overpaving, on Juliano Road adjacent to this site concurrent with development of this site if the existing right-of-way is not vacated.
19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
20. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
22. Grant pedestrian access easements for all public sidewalk located outside of public street right-of-way, if any, prior to the issuance of any permits for this site.
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 17 – SDR-17735

CONDITIONS – Continued:

Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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.
25. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-76-98, Town Center standards and all other applicable site-related actions.



CASE: SDR-17735

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - SDR-17735 - APPLICANT/OWNER:
DURANGO STRUCTURES, LLC**

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

1. Conformance to the conditions for Rezoning [Z-0076-98(11)], Special Use Permit (SUP-17737) 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 date stamped 1/03/07, landscape plan date stamped 1/04/07, and building elevations date stamped 12/27/06, except as amended by conditions herein.
4. A Waiver from the Town Center Design Standards is hereby approved, to allow a 15- foot landscape buffer adjacent to a drive through.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

SDR-17735 - Conditions Page Two
January 11, 2007 - Planning Commission Meeting

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 Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
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. Properly striped and located parking spaces shall be provided to accommodate 11 handicapped accessible parking spaces.
14. Per Map No. 7 of the Transportation Trails Element of the General Plan, bike lanes are required along Centennial Parkway and bike routes are required along Durango Drive.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Dedicate the additional right-of-way on Centennial Parkway necessary for right turn lanes in accordance with Standard Drawing No. 201.1 and on Durango Drive for a bus turnout acceptable to the City Traffic Engineer prior to the issuance of any permits. In addition, dedicate 23.5 feet of right-of-way adjacent to this site for Julian Road, including the appropriate area required for a cul-de-sac, prior to the issuance of any permits. Alternatively, record a Petition of Vacation for the existing portions of Julian Road prior to the issuance of any permits.

SDR-17735 - Conditions Page Three
January 11, 2007 - Planning Commission Meeting

17. Construct all incomplete half-street improvements on Durango Drive and Centennial Parkway adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
18. Construct half-street improvements, including the cul-de-sac bulb with sufficient asphalt improvements acceptable to the Fire Protection Engineering Section of the Department of Fire Services and appropriate overpaving, on Juliano Road adjacent to this site concurrent with development of this site if the existing right-of-way is not vacated.
19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
20. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
22. Grant pedestrian access easements for all public sidewalk located outside of public street right-of-way, if any, prior to the issuance of any permits for this site.
23. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance

SDR-17735 - Conditions Page Four
January 11, 2007 - Planning Commission Meeting

will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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.
25. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-76-98, Town Center standards and all other applicable site-related actions.

SDR-17735 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a 41,169 square-foot Retail Shopping Center. The applicant has also file a companion Special Use Permit application for a Restaurant with a drive through. Due to the site layout, the applicant has requested a waiver to the Town Center Development Standards Manual to allow 15 feet of perimeter landscape buffer adjacent to a drive-thru aisle where 25 feet is required on 3.82 acres.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest. The subject site was not included within the 1998 Rezoning area.
11/07/01	The City Council approved the Town Center Development Standards Manual through Bill No. 2001-100.
05/01/02	The City Council approved Extension of Time applications U-0149-99(1) for a Supper Club and U-156-99(1) for a Liquor Establishment (Off Premise Consumption) with two year time limits.
7/12/06	The City Council approved a request for an Extension of Time (EOT-13647) of an approved Special Use Permit (U-0149-99) that allowed a Supper Club adjacent to the northeast corner of Centennial Parkway and Durango Drive
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
08/23/06	A pre-application meeting was held regarding a Site Development plan Review for a 42,790 square foot Retail Center and a Special Use Permit for a Restaurant with drive-through.
<i>Neighborhood Meeting</i>	
11/02/06	The applicant states that a neighborhood meeting was held. However, there are no notes regarding time, place, or attendance submitted with the file.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.82 acres

SDR-17735 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property:	Undeveloped	SC-TC (Service Commercial- Town Center)	T-C (Town Center)
North:	Beltway	ROW	T-C (Town Center)
South:	Commercial & Single Family Dwellings	SC-TC (Service Commercial- Town Center) SX-TC (Suburban Mixed -Town Center)	T-C (Town Center)
East:	Undeveloped	SC-TC (Service Commercial- Town Center)	T-C (Town Center)
West:	Undeveloped	SC-TC (Service Commercial- Town Center) & ROW	T-C (Town Center)

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

***Town Center**

Development within Town Center will be subject to the Town Center Development Standards and the Town Center Land Use chapter of the Centennial Hills Sector Plan. The applicant is not in compliance and has therefore requested a waiver to the Town Center Standards.

Trails

There are two trails that affect this proposal: A Town Center Parkway Trail and a Multi Use Transportation Trail, as shown on Map 6 of the Master Plan Transportation Trails Element adjacent to this northern edge of this site.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" because it was determined that the average vehicular motor trips was totaled to be approximately 4,584 exceeds the 3,000 average daily vehicle trips any Special Use Permit that is proposed within 500 feet of an unincorporated boundary.

MH

SDR-17735 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period. A summary of the comments received, including recommendations for mitigation measures is as follows:

- 1) The City of Las Vegas Department of Public Works has no comment.
- 2) Las Vegas Metropolitan Police Department found no significant issues.

DEVELOPMENT STANDARDS

The following Town Center Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	166,784 sq ft	NA
Min. Lot Width	NA	600 feet	NA
Min. Setbacks • Front • Side • Corner • Rear	15-foot max. 10 feet 15 feet 20 feet	20 feet 35 feet 20 feet 20 feet	N Y Y Y
Min. Distance Between Buildings	NA	42 feet	NA
Max. Lot Coverage	NA	26%	NA
Max. Building Height	2 stories	39 feet, three inches (2 stories)	Y
Trash Enclosure	50 feet from residential/ screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060 the following standards apply.

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	117 feet, 8 inches	210 feet	Y
Trash Enclosure	50 feet from residentially zone property	450 feet	Y

SDR-17735 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

Pursuant to Title 19.12 the following standards apply.

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 6 Spaces	24 Trees	34 Trees	Y
Buffer: Min. Trees	1 Trees/ 30 Linear Feet	29 Trees	40 Trees	Y
TOTAL		53 Trees	74 Trees	Y
Min. Zone Width	15 Feet		20 Feet	Y

Pursuant to the Town Center Development Standards Manual, the following standards apply.

Streetscape Standards	Required	Provided	Compliance
Town Center Parkway Arterial	9-foot , 6-inch sidewalk w/ 5 foot amenity zone	5-foot sidewalk w/ 20-foot landscape area	Y
Frontage Road	5-foot sidewalk w/ 4-foot amenity zone.	20-foot sidewalk w/ 4-foot amenity zone.	Y

Pursuant to Title 19.10, the following parking standards apply:

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	
Retail Center	41,169 sq ft	1: 250 sq ft	165	7	284	3	
TOTAL (including handicap)			165	7*	284	3**	N
Loading Spaces			3		4		Y

*Due to a series of revisions, the applicant has reduced the Gross Floor Area of the Retail Center from the advertised 42,790 square feet to the current Gross Floor Area of 41,169 square feet.

**Handicapped accessible spaces are determined from the total parking stalls provided. As the proposed plans show 284 stalls, there shall be accommodation for a total of 7 spaces

***The site plans show 11 handicapped accessible parking spaces where only three are in compliance with Title 19.10. Per Figure 4 of *Title 19.10.010(K)*, five-foot loading zones are required on each side of the parking stall. As there is abundant space for handicapped accessible parking, a condition for approval has been placed to adequately re-stripe the provided handicap spaces so as to comply with Title 19.10.

SDR-17735 - Staff Report Page Five
January 11, 2007 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
To allow over a 20-foot build-to-line standard.	15-foot max	Denial
To allow 15 feet of perimeter landscape buffer adjacent to a drive-through aisle.	25 feet	Denial

ANALYSIS

The site plan depicts a 41,169 square-foot shopping center with design standards that are not compliant with the Town Center Design Standards. The site is broken up into five separate buildings with the larger buildings located at the rear of the property and two smaller buildings located at the opposite corners of the lot.

Waivers to the Town Center Development Standards Manual have been submitted with this application to allow a front setback that exceeds the 15-foot build-to-line minimum and to allow a drive-through with 15 feet of perimeter landscaping where 25 feet of landscaping is required.

The submitted landscape plan depicts a tasteful layout with plentiful trees of the appropriate size and species for this site. The applicant has provided trees well in excess of the minimum required per Title 19.12 and there are multiple landscaped buffers that exceed the minimum standards as well.

The elevations and floor plans show a selection of building materials and interesting architectural features that reflect the Town Center Standards for quality.

Being that this is a substantial commercial development located at a crucially important corner location, staff is recommending denial. The proposal does not meet the intent of Town Center in reducing the impact of parking on the pedestrian environment. With the two-level parking lot fronting Centennial Parkway, the tie between the buildings and street has been weakened and adversely affects the intended Town Center streetscape. If approved, subsequent development along Centennial Parkway will be compelled to continue with the established pattern of development which would lead to a compromise of the intent of Town Center. The applicant has not demonstrated the need for the waiver to standards other than to accommodate an excess of parking.

SDR-17735 - Staff Report Page Six
January 11, 2007 - Planning Commission Meeting

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 retail center is compatible with the adjacent Town Center commercial land use category however there are limited amounts of development in the area to compare it to. The affected property and the properties to the east, west, and north are undeveloped with new commercial construction and residential development to the south. The commercial use and intensity adheres to the existing Town Center Land Use code of SC-TC (Service Commercial-Town Center).

In regard to "2":

The proposed retail center is located on land with the appropriate General Plan Category of TC (Town Center) and the Town Center Land Use Code SC-TC (Service Commercial-Town Center). The proposal does not comply with the Town Center Design Standards Manual in that the Drive-Through is not adequately landscaped nor does the project comply with the build-to-line setback standards.

SDR-17735 - Staff Report Page Seven
January 11, 2007 - Planning Commission Meeting

In regard to "3":

The site access and circulation is not expected to have any negative impact on the adjacent roadways or neighborhood traffic. A Development Impact Notice Agreement (DINA) has been filed with the companion Special Use Permit (SUP-17737) so as to ensure adequate consideration to the traffic impact is taken into account.

In regard to "4":

The building and landscape materials chosen for this project are in compliance with the town Standards Manual and the proposal shows interesting elevations that contribute to the visual appearance of the area. Although the Drive-through will require a waiver to the required landscaping buffer, landscaping shows a variety of appropriate tree species and shrubs that are all appropriate for the area.

In regard to "5":

Although there is adequate landscaping and interesting building elevations to provide an aesthetic asset to the existing vacant lot, the massing of the parking lot along the pedestrian walkways is out of character with the intent of the Town Center Design Standards. Because of the massing and location of the two-level parking lot, the views of the building elevations from street level are questionable as well. If the overall site design were to be reversed so that the buildings were to front Centennial Parkway with the parking structure set into the rear of the property, an aesthetically pleasing and harmonious environment that is compatible with the local area would be obtained.

In regard to "6":

The appropriate measures are taken in securing and protecting the public health, safety and general welfare through the inspections required of Building and Safety for all commercial construction, through the Business Licensing Division for all licensed commercial activity, and through Code Enforcement for the general application of the Las Vegas Municipal Code.

SDR-17735 - Staff Report Page Eight
January 11, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 66 (Mailed with SUP-17737)

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17735** APN: 75-70-801-002

Name of Property Owner: Durango Structures

Name of Applicant: Halston Mikail

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: _____

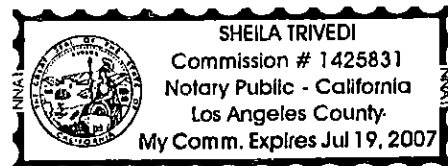
Signature of Property Owner: _____

Print Name: Harston Milcail

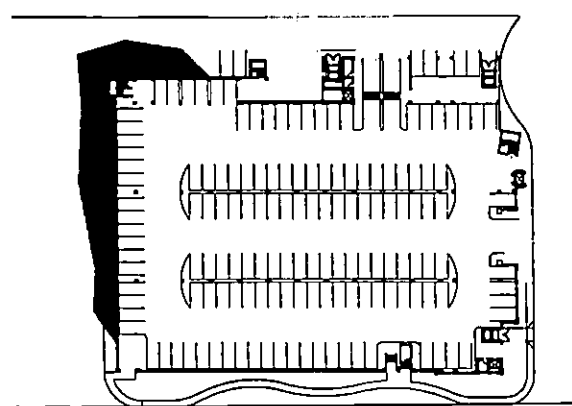
Subscribed and sworn before me

This 25th day of August, 2006

Notary Public in and for said County and State



LOWER LEVEL PARKING



Summary

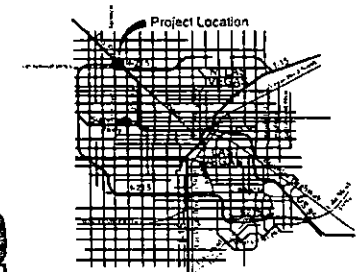
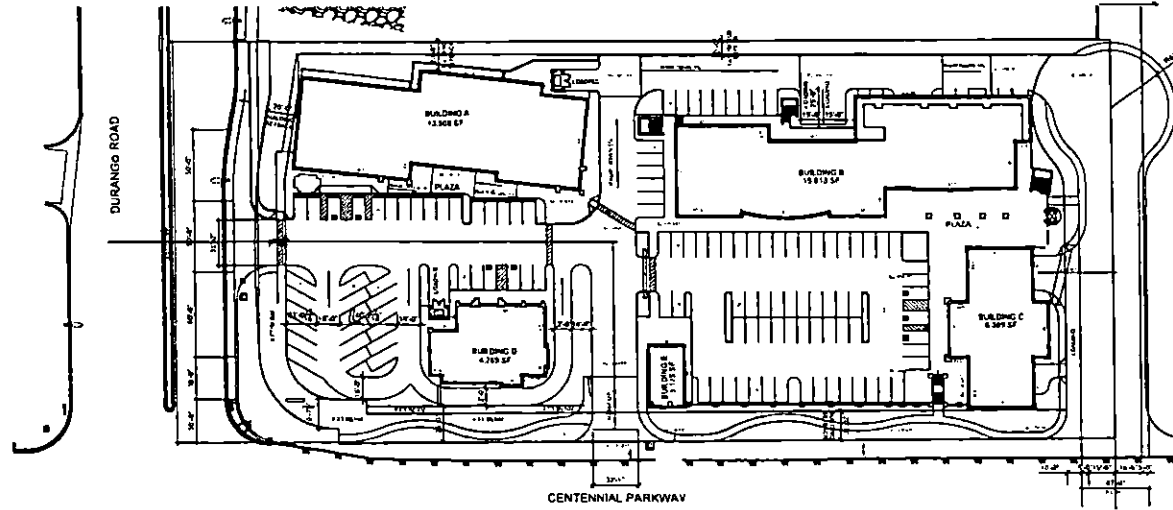
APN 125-20-801-002
 Land ±3.83 AC ±166,642 SF
 Net Land ±3.63 AC ±158,114 SF

Retail 30,491 SF
 Restaurant Drive Thru 4,289 SF
 Supper Club 6,389 SF
 Total Building 41,169 SF

Land-to-Bldg Ratio 3.84/1
 Coverage 26%

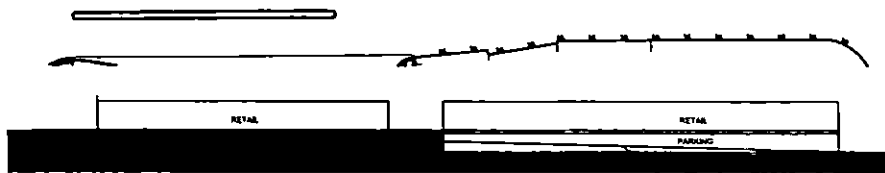
Parking Required 1/50 90 stalls
 70% of Supper Club
 Parking Required 1/200 10 stalls
 30% of Supper Club
 Parking Required 1/100 43 stalls
 Restaurant w/ Drive thru
 Parking Required 1/250 122 stalls
 Retail

Parking Req'd total 265 stalls
 Parking Provided 267 stalls
 Plaza 4,107 SF



Vicinity Map
 Not to Scale

SITE PLAN



RECEIVED

JAN 3 2007



DIAGRAMMATIC SECTION

SITE PLAN

NEC CENTENNIAL PARKWAY AND DURANGO
 LAS VEGAS, NEVADA

BLACKSTONE
 CAPITAL GROUP

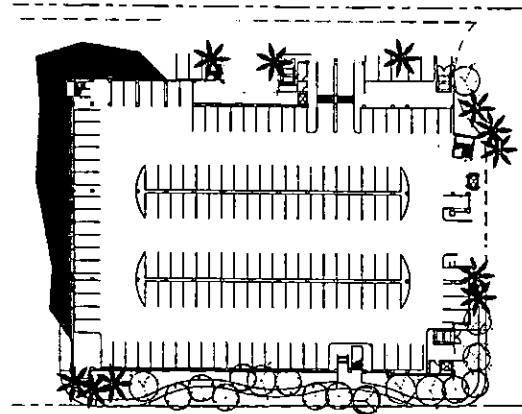
DATE DECEMBER 21, 2004
 NADEL JOB# 04016

NADEL ARCHITECTS NEVADA LLP
 700 S. DEAN WASHINGTON, SUITE 200
 LAS VEGAS, NV 89101
 T 702.878.2000 F 702.878.1110
 WWW.NADELARCH.COM

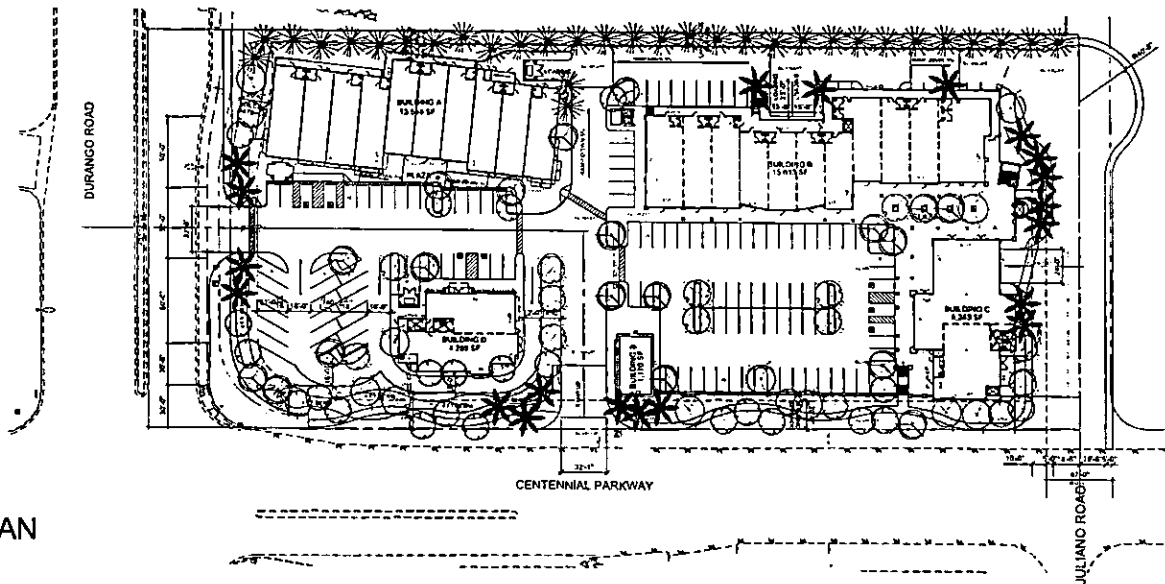


SUP-17737 SDR-17735
 REVISED 01/11/07 PC

LOWER LEVEL PARKING



SITE PLAN



LANDSCAPE PLAN

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

Plant Materials Legend

Symbols	Botanical Name	Common Name	Size
Trees			
⊗	Vitex Agnus-Casta	Chaste Tree	24" Box
⊙	Cercidium Floridum	Blue Palo Verde	24" Box
⊙	Prosopis Glandulosa	Honey Mesquite	24" Box
⊙	Acacia Sp.	Acacia	24" Box
✱	Pinus Halepensis	Aleppo Pine	24" Box
✱	Phoenix Dactylifera	Date Palm	20'
Shrubs & Ground Cover			
⊕	Caesalpinia Pulcherrima	Red Bird of Paradise	5 gal.
⊙	Leucophyllum Frutescens 'Compacta' TM	Compact Texas Ranger	5 gal.
⊙	Leucophyllum Sp.	Heavenly Cloud	5 gal.
⊙	Viguiera Deltoidea	Goldeneye	5 gal.
⊙	Lantanna Montevicensis	Trailing Purple Lantanna	1 gal.
⊙	Penstemon Parryi	Parry's Penstemon	1 gal.
⊙	Rosmarinus Officinalis 'Irene'	Rosemary Irene	1 gal.
⊙	Trachelospermum jasminoides	Owarf Star Jasmine	5 gal.
⊙	Verbena temari	Purple Verbena	1 gal.

Landscaping shall be designed and installed in accordance with the City of Las Vegas, Title 19, Chapter 19.12 Landscape, Wall, and Buffer Requirements and other sections as applies.

RECEIVED

JAN 04 2007



ALL DIMENSIONS ARE APPROXIMATE. THE ARCHITECT AND THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.

DATE: JANUARY 4, 2007
NADEL JOB# 06838

NADEL ARCHITECTS NEVADA, LLP
7180 S. DEAN AVENUE, SUITE 800
LAS VEGAS, NV 89118
702.896.2000 F.702.896.7170
WWW.NADELARCH.COM

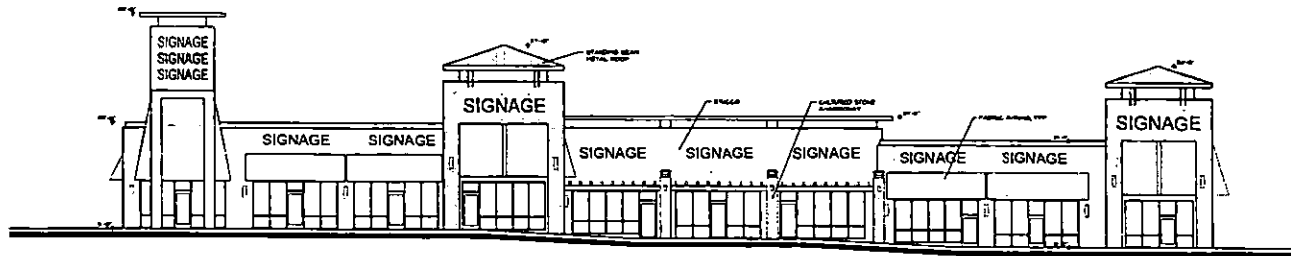
BLACKSTONE
CAPITOL GROUP

SDR-17735

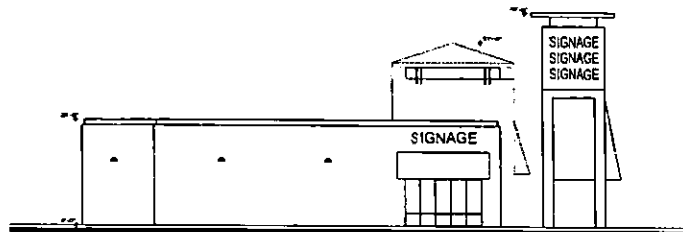
REVISED

01/11/07 PC

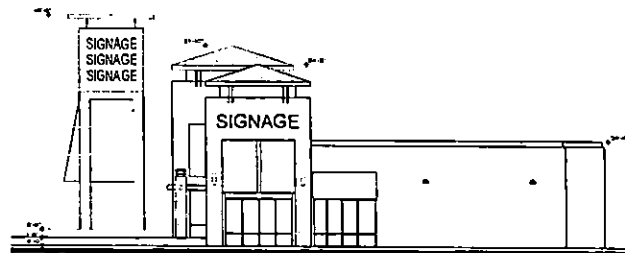




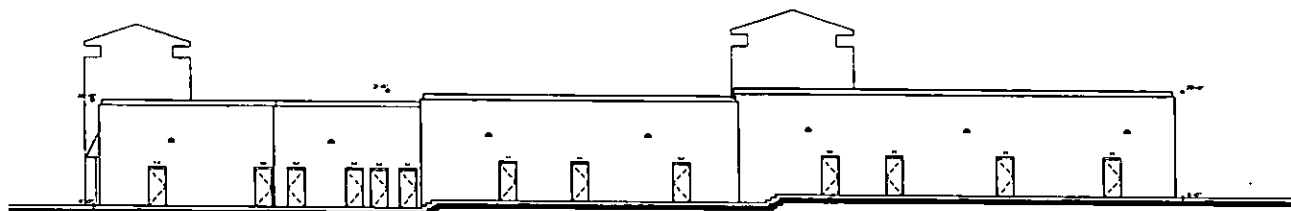
BUILDING A SOUTH ELEVATION
330' x 140'



BUILDING A WEST ELEVATION
330' x 140'



BUILDING A EAST ELEVATION
330' x 140'



BUILDING A NORTH ELEVATION
330' x 140'

ELEVATIONS BUILDING A

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE: DECEMBER 21, 2006
NADEL JOB#: P4834

NADEL ARCHITECTS NEVADA, LLP
700 STEVEN MARTIN DR., SUITE 200
LAS VEGAS, NV 89118
702.896.3000 F.702.896.7170
WWW.NADELARC.COM



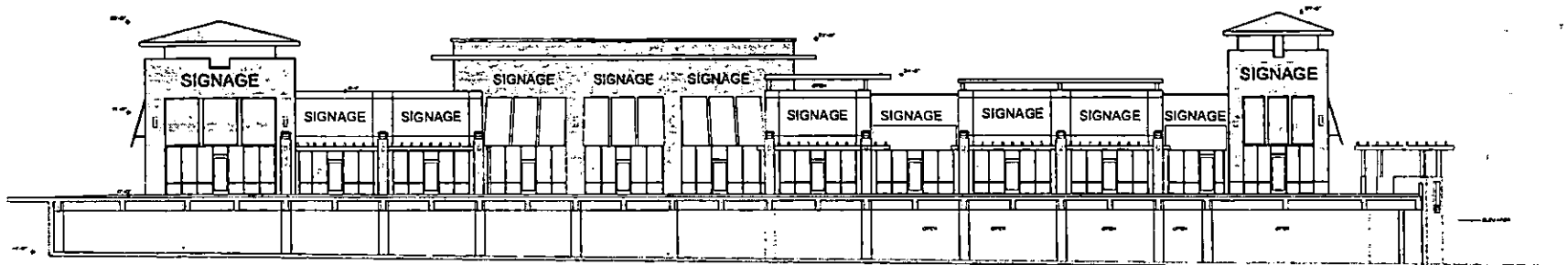
NADEL
RETAIL

A3.0 ELEVATIONS BUILDING A

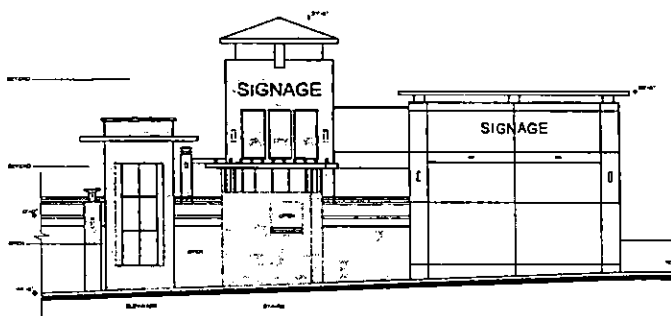
SUP-17737
REVISED

SDR-17735
01/11/07 PC

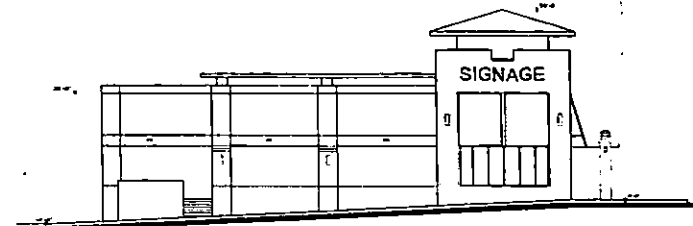
DEC 27 2006



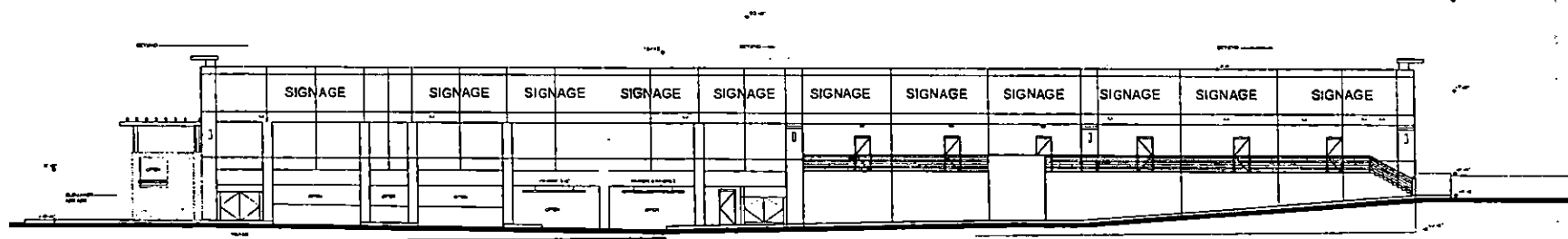
BUILDING B SOUTH ELEVATION CENTENNIAL PARKWAY
3'-12" x 140'



BUILDING B EAST ELEVATION JULIANO
3'-12" x 64'



BUILDING B WEST ELEVATION
3'-12" x 140'



BUILDING B NORTH ELEVATION
1'-12" x 140'

ELEVATIONS BUILDING B

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

RECEIVED

DATE: DECEMBER 21, 2006
NAD: L. J. ADRIAN

NADEL ARCHITECTS NEVADA, LLP
1100 S. DEAN BLVD. 10TH FL. SUITE 400
LAS VEGAS, NV 89101
702.734.7100 FAX 702.734.7110
WWW.NADELARCH.COM

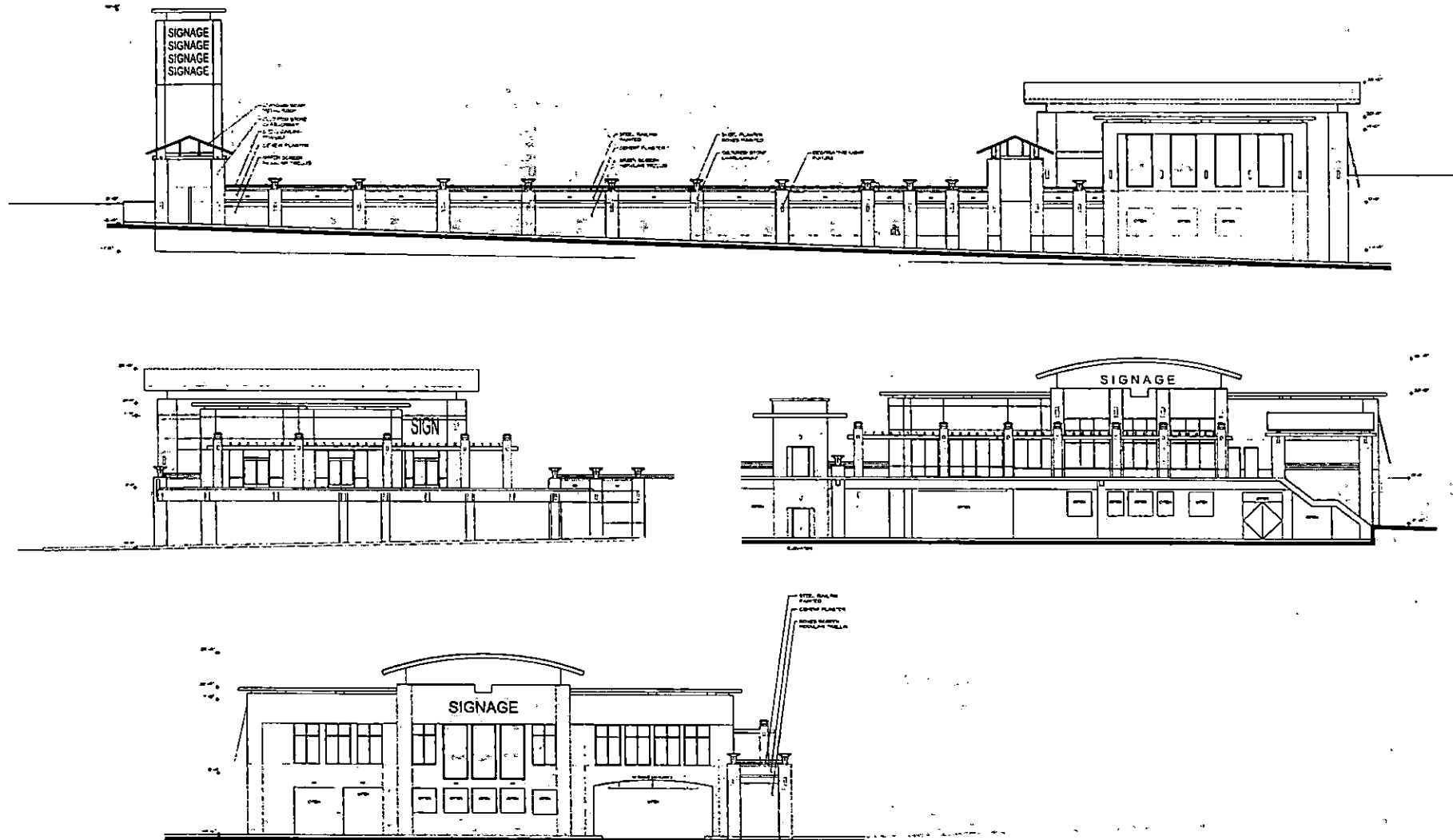


NADEL
RETAIL

A3.1 ELEVATIONS BUILDING B

SUP-17737 SDR-17735
REVISED 01/11/07 PC

DEC 27 2006



ELEVATIONS BUILDING C

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE: DECEMBER 21, 2006
NADEL JORN: 06038

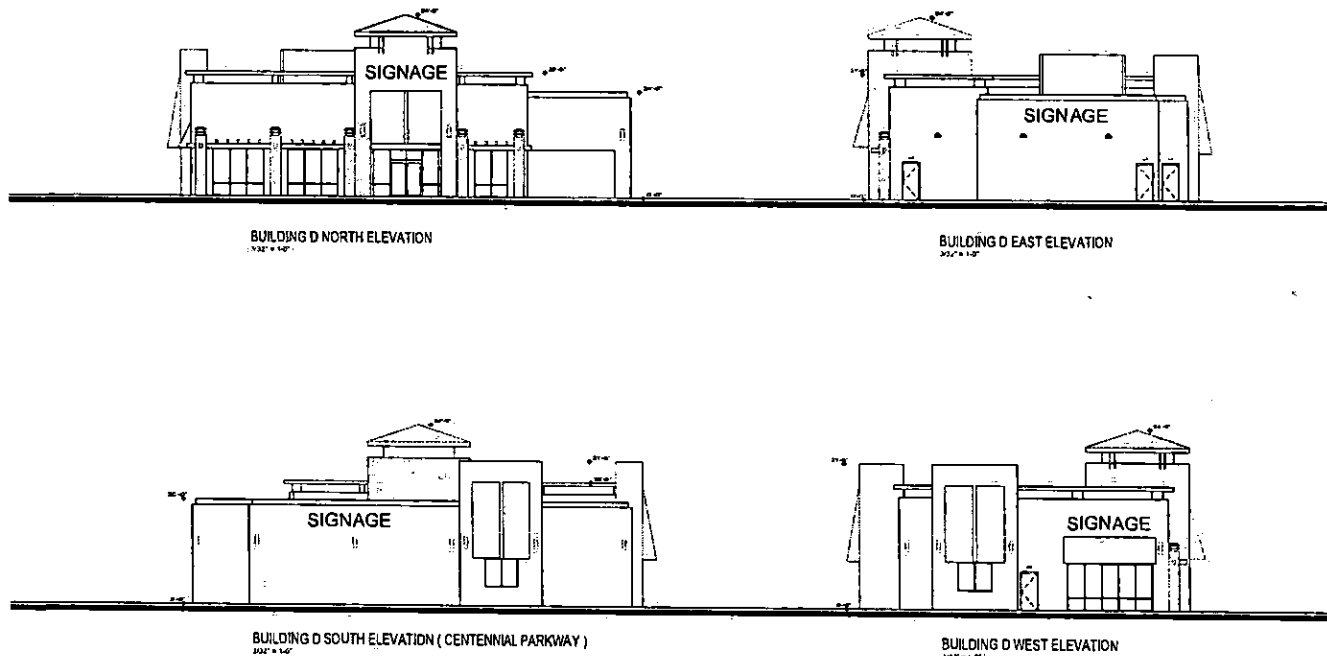
NADEL ARCHITECTS NEVADA, LLP
2180 S. DEAN MARTIN DR., SUITE 800
LAS VEGAS, NV 89115
702.296.8000 F. 702.296.7100
WWW.NADELARC.COM



A3.2 ELEVATIONS BUILDING C

SUP-17737 SDR-17735
REVISED 01/11/07 PC

RECEIVED
DEC 27 2006



ELEVATIONS BUILDING D

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE: DECEMBER 21, 2005
NADEL JOB#:

NADEL ARCHITECTS NEVADA, LLP
7180 S. OCEAN MARTIN DR. SUITE 800
LAS VEGAS, NV 89118
702.896.2000 F. 702.896.7170
WWW.NADELARG.COM

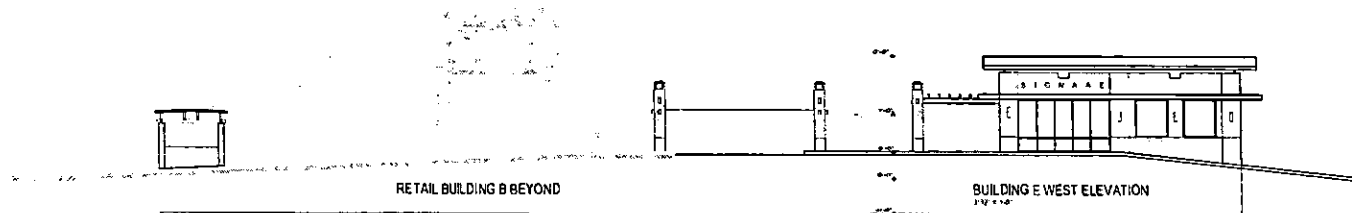
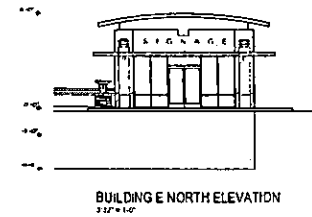
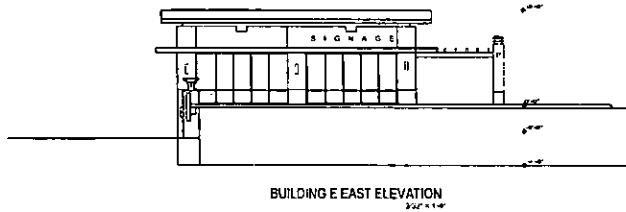
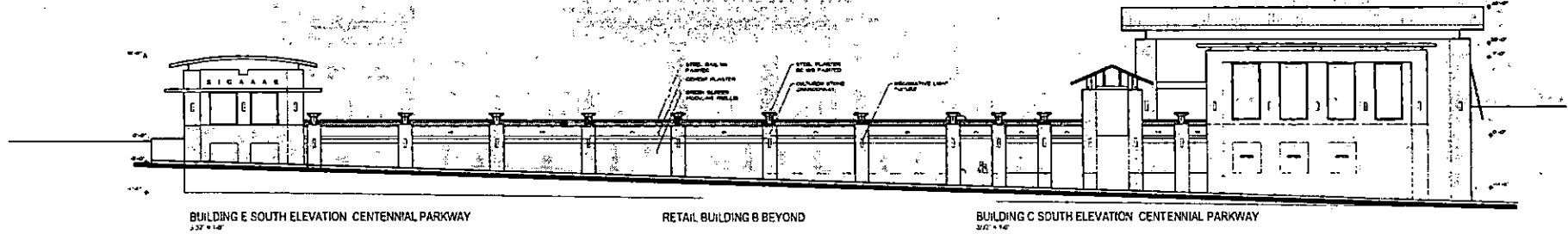


NADEL
RETAIL

A3.3 ELEVATIONS BUILDING D

SUP-17737 SDR-17735
REVISED 01/11/07 PC

RECEIVED
DEC 27 2006



ELEVATIONS BUILDING E

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE DECEMBER 21, 2006
NADEL ADP: 760336

NADEL ARCHITECTS NEVADA LLP
7180 S. DEAN MARTIN DR., SUITE 400
LAS VEGAS, NV 89112
972.896.2000 F. 702.896.7120
WWW.NADELARCH.COM

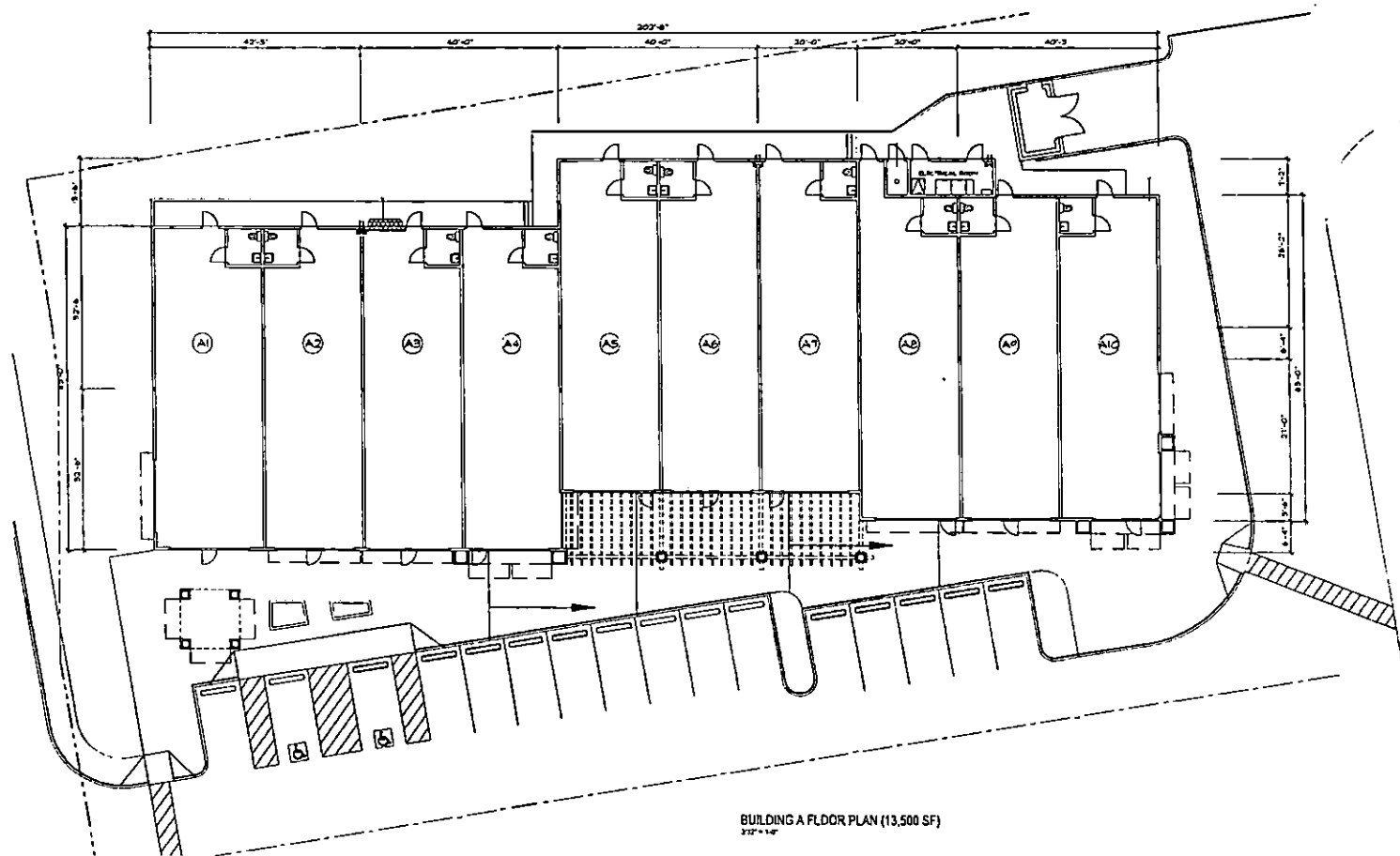
RECEIVED

DEC 27 2006

SUP-17737 SDR-17735
REVISED 01/11/07 PC

A3.4 ELEVATIONS BUILDING E





BUILDING A FLOOR PLAN (13,500 SF)
3/12" = 1'-0"

FLOOR PLAN BUILDING A

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE: DECEMBER 21, 2006
NADEL, NORM: 06638

NADEL ARCHITECTS + EVADA, LLP
7140 S. DEAN AVE. 2ND FL. SUITE 100
LAS VEGAS, NV 89118
702.896.2000 F. 702.896.2170
WWW.NADELARCH.COM

RECEIVED

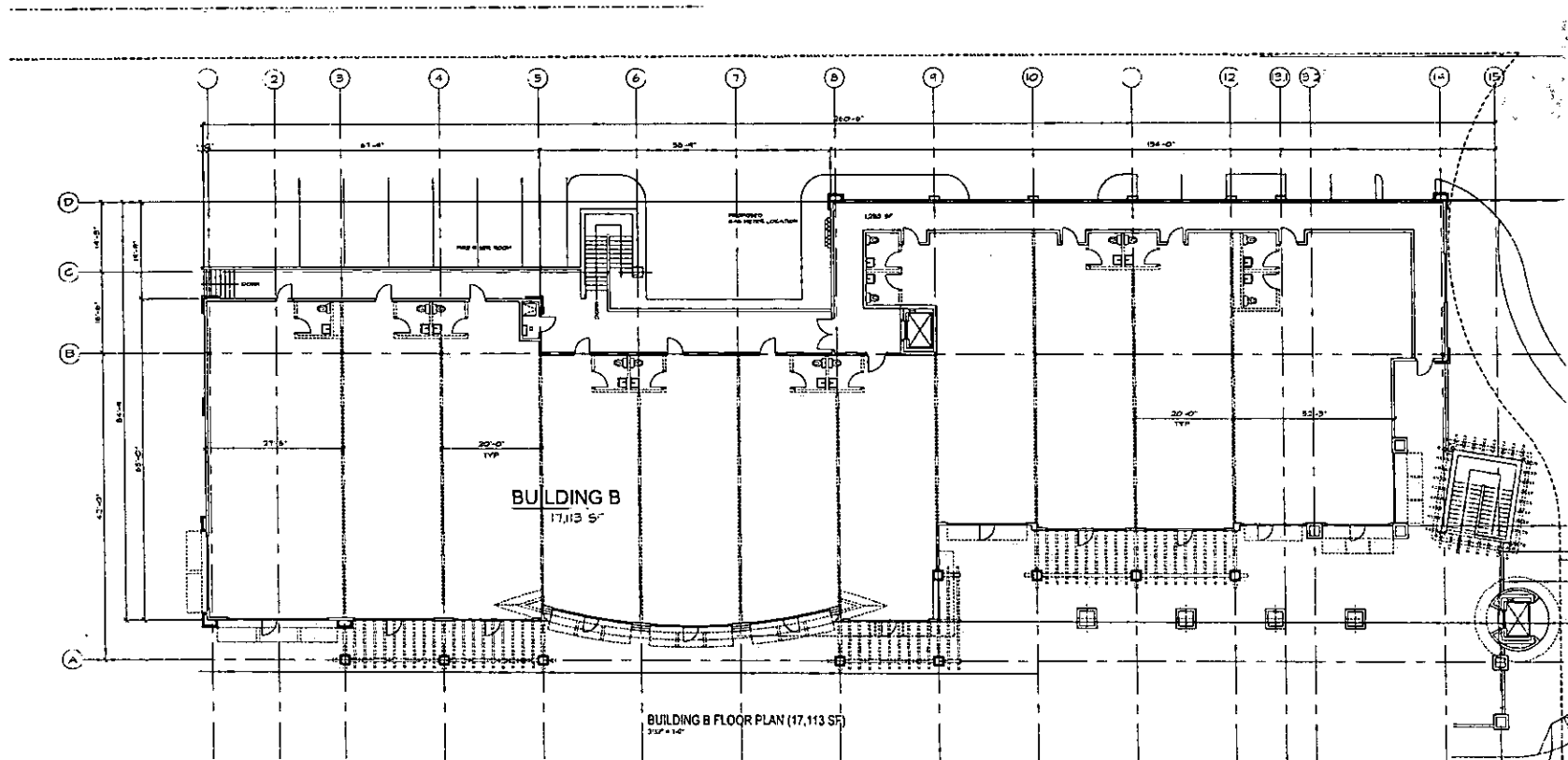
DEC 27 2006

SUP-17737 SDR-17735
REVISED 01/11/07 PC

A2.0 ELEVATIONS BUILDING A



NADEL
RETAIL



A2.1 ELEVATIONS BUILDING B

FLOOR PLAN BUILDING B

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE: DECEMBER 21, 2006
NADEL JOB#: 06025

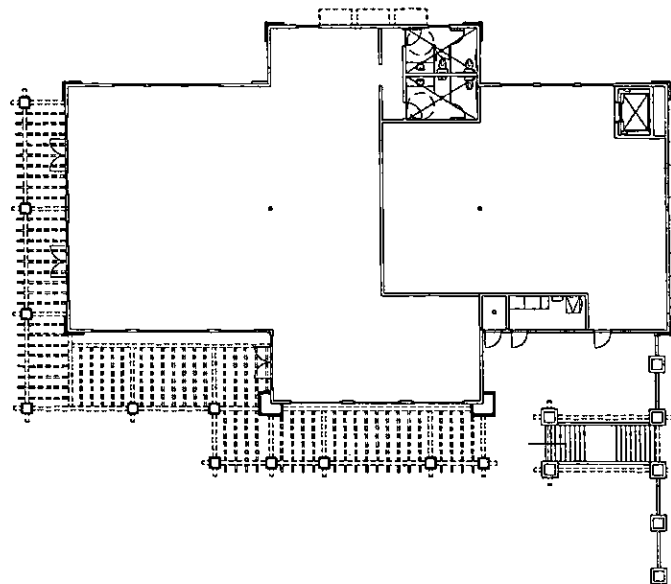
NADEL ARCHITECTS NEVADA, LLP
7180 S. DEAN MARTIN DR., SUITE 803
LAS VEGAS, NV 89119
T: 702.896.2000 F: 702.398.7170
WWW.NADELARC.COM



NADEL
RETAIL

SUP-17737 SDR-17735
REVISED 01/11/07 PC

RECEIVED
DEC 27 2006



BUILDING C FLOOR PLAN (6,389 SF)
3/16" = 1'-0"

FLOOR PLAN BUILDING C

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE: DECEMBER 21, 2006
NADDEL JOB#: 00036

NADDEL ARCHITECTS NEVADA, LLP
7700 S. DEAN AVE. 17TH FL., SUITE 100
LAS VEGAS, NV 89118
P. 702.896.3000 F. 702.896.7110
WWW.NADDELANC.COM

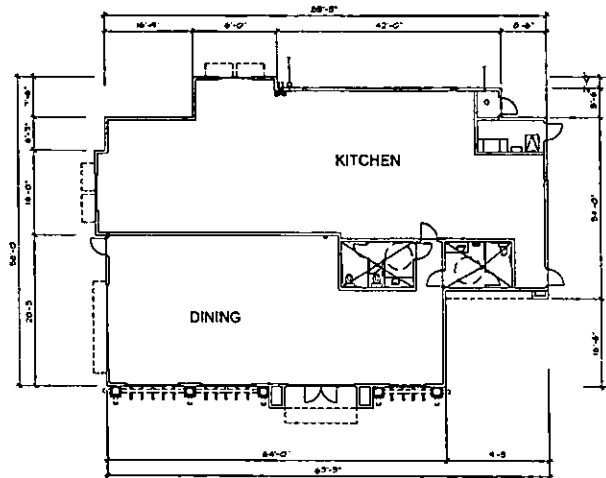


NADDEL
RETAIL

SUP-17737 SDR-17735
REVISED 01/11/07 PC

RECEIVED
DEC 27 2006

A2.2 FLOOR PLAN BUILDING C



BUILDING D FLOOR PLAN (4,289 SF)
3/2" = 1'-0"

FLOOR PLAN BUILDING D

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

DATE: DECEMBER 21, 2006
NADEL JOB#: 06839

NADEL ARCHITECTS NEVADA, LLP
7100 S. DEAN MARTIN DR., SUITE 100
LAS VEGAS, NV 89118
T. 702.896.2000 F. 702.896.7175
WWW.NADELARC.COM

RECEIVED

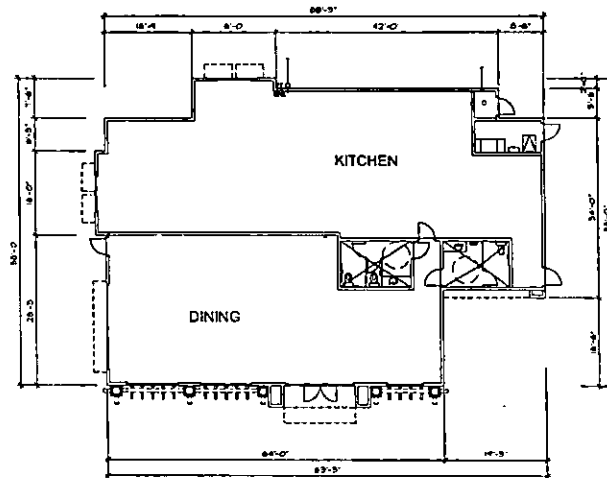
DEC 27 2006

SUP-17737 SDR-17735
REVISED 01/11/07 PC

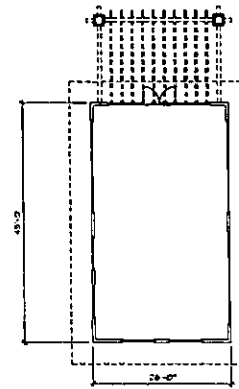


NADEL
RETAIL

A2.3 FLOOR PLAN BUILDING D



BUILDING D FLOOR PLAN (4,289 SF)
3/2" = 1'-0"



BUILDING E FLOOR PLAN (1,170 SF)
3/8" = 1'-0"

FLOOR PLAN BUILDING D & BUILDING E

NEC CENTENNIAL PARKWAY AND DURANGO
LAS VEGAS, NEVADA

BLACKSTONE
CAPITAL GROUP

RECEIVED

DATE: DECEMBER 21, 2006
NADEL JOB#:

NADEL ARCHITECTS NEVADA, LLP
7185 S. DEAN MARTIN DR., SUITE 600
LAS VEGAS, NV 89118
TEL: 896.2000 F: 702.896.7170
WWW.NADELARCH.COM



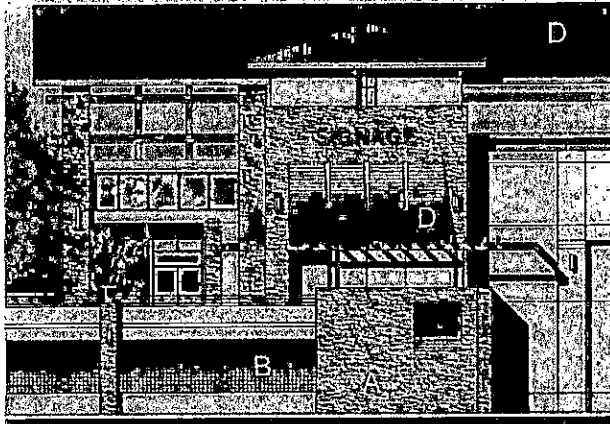
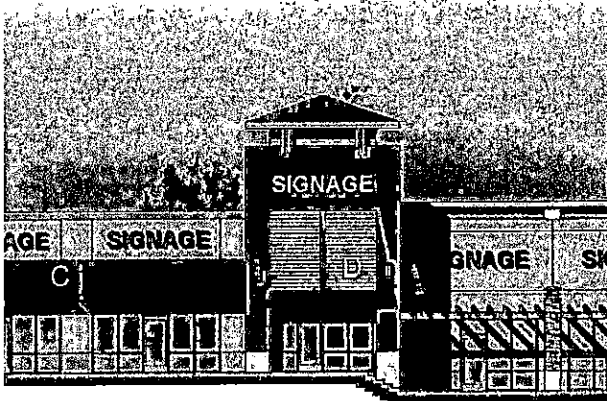
NADEL
RETAIL

SUP-17737
REVISED

SDR-17735
01/11/07 PC

DEC 27 2006

A2.3 FLOOR PLAN BUILDING D & BUILDING E



1

INTEGRAL



2

COLOR



3

CEMENT



4

PLASTER

SUP-17737

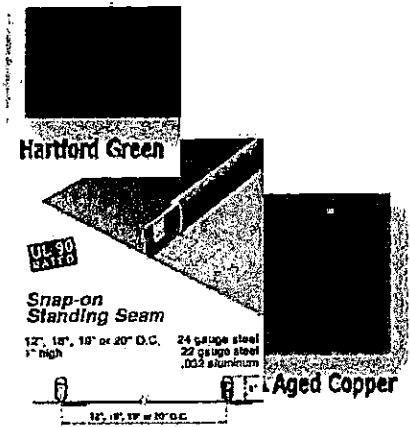
SDR-17735

12/07/06 PC

COLOR AND MATERIALS

NEC CENTENNIAL PKWY & DURANGO
LAS VEGAS, NEVADA

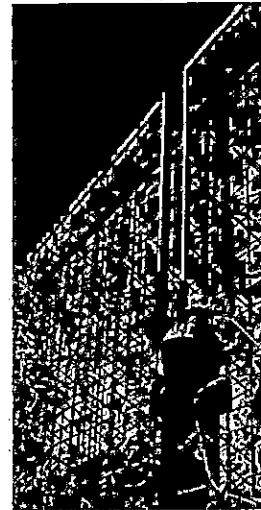
BLACKSTONE
CAPITOL GROUP



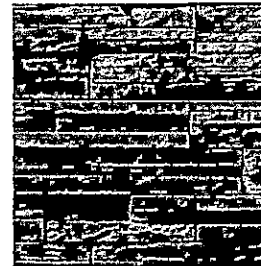
D. STANDING SEAM METAL ROOF



C. FABRIC AWNING



B. GREEN SCREEN



A. CULTURED STONE CHARDONNAY

RECEIVED
OCT 24 2006

NADEL ARCHITECTS NEVADA, LLP
7180 S. DEAN MARTIN DR., SUITE 800
LAS VEGAS, NV 89118
1.702.408.2900 F.702.308.7170
WWW.NADELARC.COM

NADEL
RETAIL

SDR 17735				
Durango Structures, LLC				
NEC Durango & Centennial				
Proposed 42.79 thousand square foot retail development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	31.56	42.94	1,355
AM Peak Hour			1.03	33
PM Peak Hour			3.75	118
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	4.88	496.12	2,421
AM Peak Hour			53.11	259
PM Peak Hour			34.64	169
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	6.35	127.15	807
AM Peak Hour			11.52	73
PM Peak Hour			10.92	69
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	42.79		4,584
AM Peak Hour				365
PM Peak Hour				357
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Durango Drive				
Average Daily Traffic (ADT)	18,362			
PM Peak Hour	1469			

(heaviest 60 minutes)				
Grand Montecito Parkway				
Average Daily Traffic (ADT)	1,088			
PM Peak Hour (heaviest 60 minutes)	87			
Centennial Parkway				
Average Daily Traffic (ADT)	8,113			
PM Peak Hour (heaviest 60 minutes)	649			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Durango Drive	51700			
Grand Montecito Parkway	30970			
Centennial Parkway	32600			
This project will add approximately 4,584 trips per day on Durango, Grand Montecito and Centennial. This will increase expected volumes by about 25 percent on Durango, 421 percent on Grand Montecito and 56 percent on Centennial. Durango is at about 36 percent of capacity, Grand Montecito is at about 4 percent of capacity and Centennial is at about 25 percent of capacity.				
Based on Peak Hour use, this development will add roughly 357 additional cars into the area; which works out to about six every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



SUP-17737 AND SDR-17735 - APPLICANT/OWNER: DURANGO STRUCTURES, LLC
NORTHEAST CORNER OF CENTENNIAL PARKWAY AND DURANGO DRIVE
JANUARY 11, 2007 PLANNING COMMISSION

11/06/06

October 24, 2006

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

RE: Justification Letter for a Special Use Permit for a drive-thru and Site
Plan Review on the NEC of Centennial and Durango APN -125-20-801-
002

Dear Ms. Wheeler:

On behalf of our client, Durango Structures, LLC, please accept this letter as justification for a Special Use Permit for a drive-thru lane in conjunction with a restaurant and a site plan review for this proposed retail center on the northeast corner of Centennial and Durango. A supper club was previously approved on this site (U-0154-99), with an Extension of Time recently approved by the City Council on July 12, 2006 (EOT-3963). The intent is to construct an attractive retail center that is appropriate for the neighborhood and the Town Center plan.

The site is approximately 3.83 +/- acres in size located directly on the northeast corner of Centennial and Durango. The site plan shows a total of 42,790 square feet of building area; 31,560 square feet of general retail, a 4,880 square foot restaurant with a drive-thru lane and a 6,350 square foot supper club. All of the landscaping and plaza areas will be provided in accordance with the Town Center Design Center manual. Land trellises will be placed around the buildings to enhance the look and feel of the center. Parking will be provided in a two level parking garage, with one level underground. The building elevations show single story retail shops with some of the architectural features up to a height of 45 feet to add an interesting and appealing appearance to the project.

Approval Criteria of a Special Use Permit: Title 19.18.060 (L)

The following Determinations are to be made by the Planning Commission and City Council to approve a Special Use Permit:

- 1) The proposed 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.

This site is designated SC-TC (Service Commercial) on the Town Center Future Land Use Map. This designation allows retail shopping centers; it is not unusual for a restaurant with a drive-thru to be located on a major intersection.



GCGARCIA

**SUP-17737
SDR-17735**

01/11/07 PC

A Planning & Development Services Corporation

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

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

This proposal will provide essential services for residents of this area of the City. The size and scale is such that it is harmonious and compatible with the surrounding area.

- 2) The subject is physically suitable for the type and intensity of land use being proposed.

The site is large enough to accommodate the proposed commercial center and a drive-thru lane with safe inter-site access and parking.

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

The drive-thru lane will not increase traffic to the abutting street and highway facilities; however both Durango and Centennial are major arterials. Also, the site is in close proximity to I-215.

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

This site is designated Service Commercial, where restaurants with drive-thru lanes are typically located.

Approval Criteria for Site Plan Review: Title 19.18.050 (E)

The criteria for site plan approval are as follows:

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

The site is designated for commercial uses as are other properties in this area of Town Center. It is located at the intersection of two major arterials and in close proximity to I-215.

- 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.

This proposal is consistent with most of the applicable criteria and is of a high quality expected of developments in Town Center. The site plan does not meet the technical requirements of Section D.1.c. (2) of the Town Center Design Standards Manual, which requires buildings to be located along the property line of major arterials. We believe a waiver is warranted for two reasons:

- a. *The site has a very narrow north-south configuration, which does not provide much depth to place all of the buildings along the property line. The two corner buildings are placed directly on the corners of Centennial and Durango and Centennial and Juliano.*

SUP-17737

SDR-17735

01/11/07 PC

- b. *The parking will be provided in a two level structure, with one level below and one above grade. The at-grade parking structure is pushed out to the Centennial frontage and will be designed to compliment the overall architecture, look and feel of the site.*

It is the developer's intent to meet all of the other design criteria.

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

Site access is designed to not have a negative impact on the surrounding roadway network.

- 4) Building and landscaping materials are appropriate for the City.

All landscaping standards will be met or exceeded. The buildings are attractively designed with trellises, interesting building facades and variations in building height. There are ample pedestrian connectivity and plaza areas.

In summary, we believe this development will result in an interesting, attractive high-end commercial center envisioned by the Town Center plan. We respectfully request your favorable consideration. Please do not hesitate to contact us if you have any questions or need additional information.

Sincerely,



David Clapsaddle
Director of Planning

DWC:mw

SUP-17737

SDR-17735

01/11/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GPA-18403 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request to amend Map 2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan to realign the Cultural Corridor multi-use trail (APN, multiple), Ward 5 (Weekly).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

TRUEDELL – APPROVED – UNANIMOUS

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

JOHN KORKOSZ, Planning and Development Department, stated the requested amendment of the Cultural Corridor multi-use transportation trail will increase access to the downtown area and provide better connectivity between the north and south sides of US95. He recommended approval.

MARGO WHEELER, Director of Planning and Development Department, assured **COMMISSIONER TRUEDELL** that the children's museum and the performing arts center would still be pedestrian accessible.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 18 – GPA-18403

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing closed.
(6:47 – 6:49)
1-1495

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-18403 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

GPA-18403 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This application seeks to amend Map 2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan to realign the Cultural Corridor multi-use trail.

EXECUTIVE SUMMARY

The intent of this application is to revise the Cultural Corridor multi-use trail alignment depicted on Map No. 2 of the Transportation Trail Element of the 2020 Master Plan. The current alignment of the multi-use trail extends North/South along Veterans Memorial Drive from Stewart Avenue to Las Vegas Boulevard North. The proposed realignment will place the multi-use trail on Stewart Avenue from 4th Street to Casino Center Boulevard, then north on Casino Center Boulevard, then east on Bonanza Road to Las Vegas Boulevard North, then north to Washington Avenue.

BACKGROUND DATA:

11/07/03 The City Council approved GPA 3000 to amend the Las Vegas Downtown Centennial Plan to include urban trail objectives and locations.

DETAILS OF APPLICATION REQUEST

<i>SPECIAL DISTRICTS/ZONES</i>	YES	NO
SPECIAL PLAN AREA	X	
RURAL PRESERVATION NEIGHBORHOOD		X
RURAL PRESERVATION NEIGHBORHOOD BUFFER		X
PROJECT OF REGIONAL SIGNIFICANCE		X

INTERAGENCY ISSUES

There are no interagency issues associated with the General Plan Amendment.

SPECIAL PLAN AREA

The subject site is located within the Redevelopment Plan area. This Special Plan Area will have no effect on the proposed trail alignment.

MH

GPA-18403 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

ANALYSIS

The intent of this application is to revise the Cultural Corridor multi-use trail alignment depicted on Map No. 2 of the Transportation Trail Element of the 2020 Master Plan. The current alignment of the multi-use trail extends North/South along Veterans Memorial Drive from Stewart Avenue to Las Vegas Boulevard North. The proposed realignment will place the multi-use trail on Stewart Avenue from 4th Street to Casino Center Boulevard, then north on Casino Center Boulevard, then east on Bonanza Road to Las Vegas Boulevard North, then north to Washington Avenue.

The proposed alignment will give trail users a more scenic route through the downtown area along Las Vegas Boulevard. The new alignment will allow residents in the area access to the trail and the commercial and civic uses along Bonanza Road and Las Vegas Boulevard. The trail will provide for better connectivity between the North and South sides of US 95. This will enhance the neighborhoods on either side of US 95 by allowing pedestrian travel from the South side of the highway to the North.

FINDINGS

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

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

In regard to each of these conditions, this request does not impact density or intensity of uses. It is intended to more effectively implement the Transportation Trails Element. The realignment will have no impact on existing development and only minor requirements for future development.

GPA-18403 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on December 18, 2006 a neighborhood meeting was sponsored by the City of Las Vegas. No citizens attended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-18403** APN: _____

Name of Property Owner: City of Las Vegas

Name of Applicant: City of Las Vegas

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: Melissa Hays

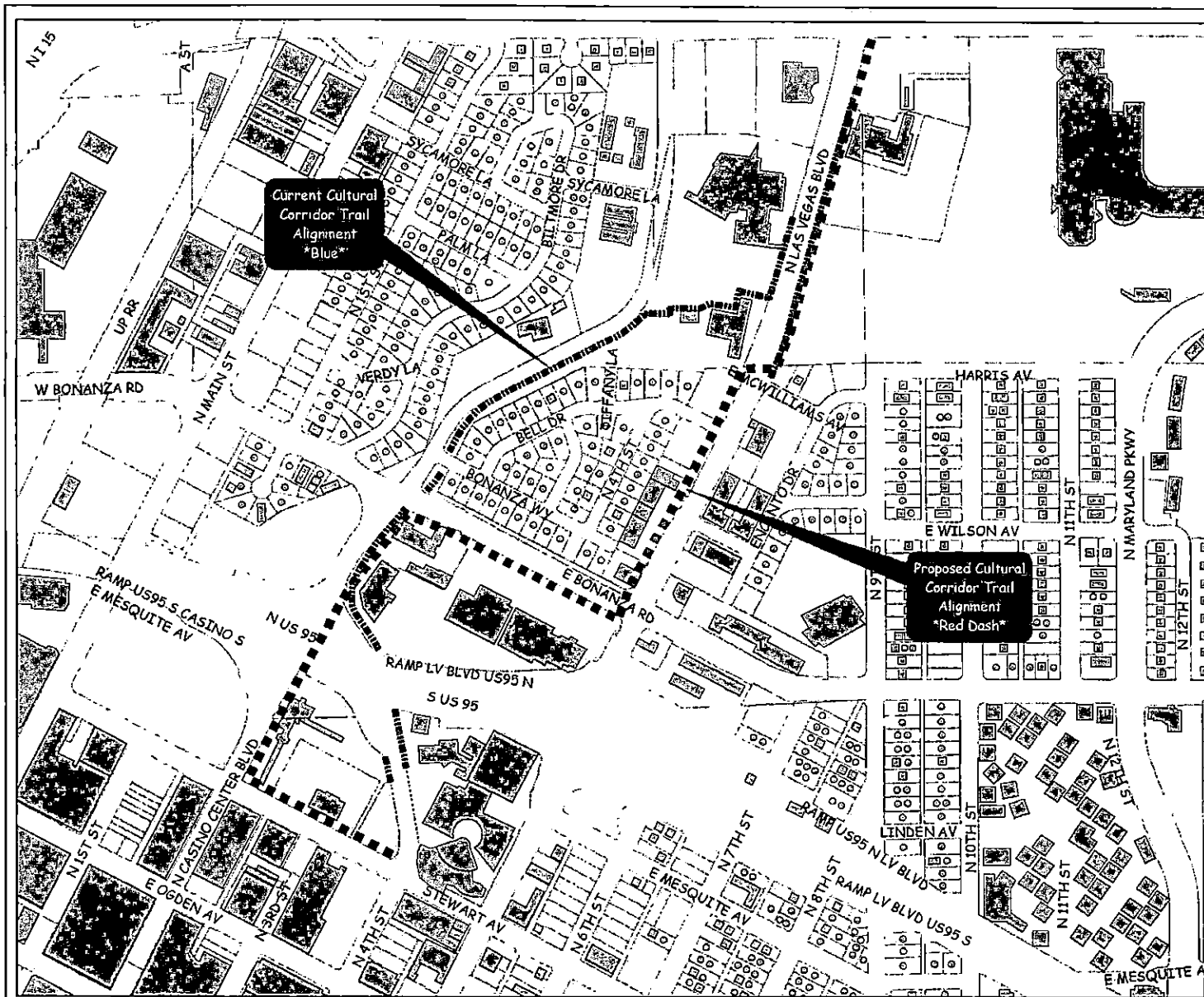
Print Name: Melissa Hays

Subscribed and sworn before me

This 10TH day of OCTOBER, 2006

Linda Hartman-Maynard
Notary Public in and for said County and State





City of Las Vegas

GPA-18403

Trail Portion to be deleted

Trail Portion to be added

Plotted: 12/18/2006

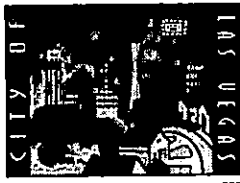
GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only.

Geographic Information System
Planning & Development Dept.
702-225-6301



GPA-18403
01/11/07 PC

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov

October 11, 2006

731 S. 4th Street
Las Vegas, NV 89101

To Whom It May Concern:

Please accept this letter as justification for a General Plan Amendment to amend Map No. 2 of the Transportation Trails Element of the Las Vegas 2020 Master Plan. The current multi-use trail along Veterans Memorial Drive will be removed and replaced along E. Bonanza Road, continuing North on Las Vegas Boulevard. The trail realignment will allow better access for pedestrians, and create a more scenic route along Las Vegas Boulevard.

Please feel free to contact me at 229-4606 with any questions.

Respectfully,

Melissa Hays
Planner I
City of Las Vegas

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



07101-001-07-05

GPA-18403
01/11/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

GPA-18558 - GENERAL PLAN AMENDMENT- PUBLIC HEARING -
APPLICANT/OWNER: TANGAMANGA LLC - Request for a General Plan Amendment
FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on
0.44 acres at 1404 and 1408 North 23rd Street (APNs 139-26-508-005 and 007), Ward 3 (Reese).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED – UNANIMOUS

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 19 [GPA-18558] and Item 20 [SDR-17221].

ANDY REED, Planning and Development Department, stated this proposal is compatible with and similar to existing uses and zoning in the area. He recommended approval. He suggested an additional condition for Item 20 [SDR-17221] regarding a reversionary map which is needed to allow the staff to treat the subject parcels as one lot.

JENNIFER TOMANGA, 5195 South Durango Drive, appeared on behalf of the applicant, accepted staff's conditions and respectfully requested approval.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 19 – GPA-18558

MINUTES – Continued:

TODD FARLOW, 240 North 19th Street, expressed his opposition to the proposed apartments and stated his preference for more owner-occupied housing in the area.

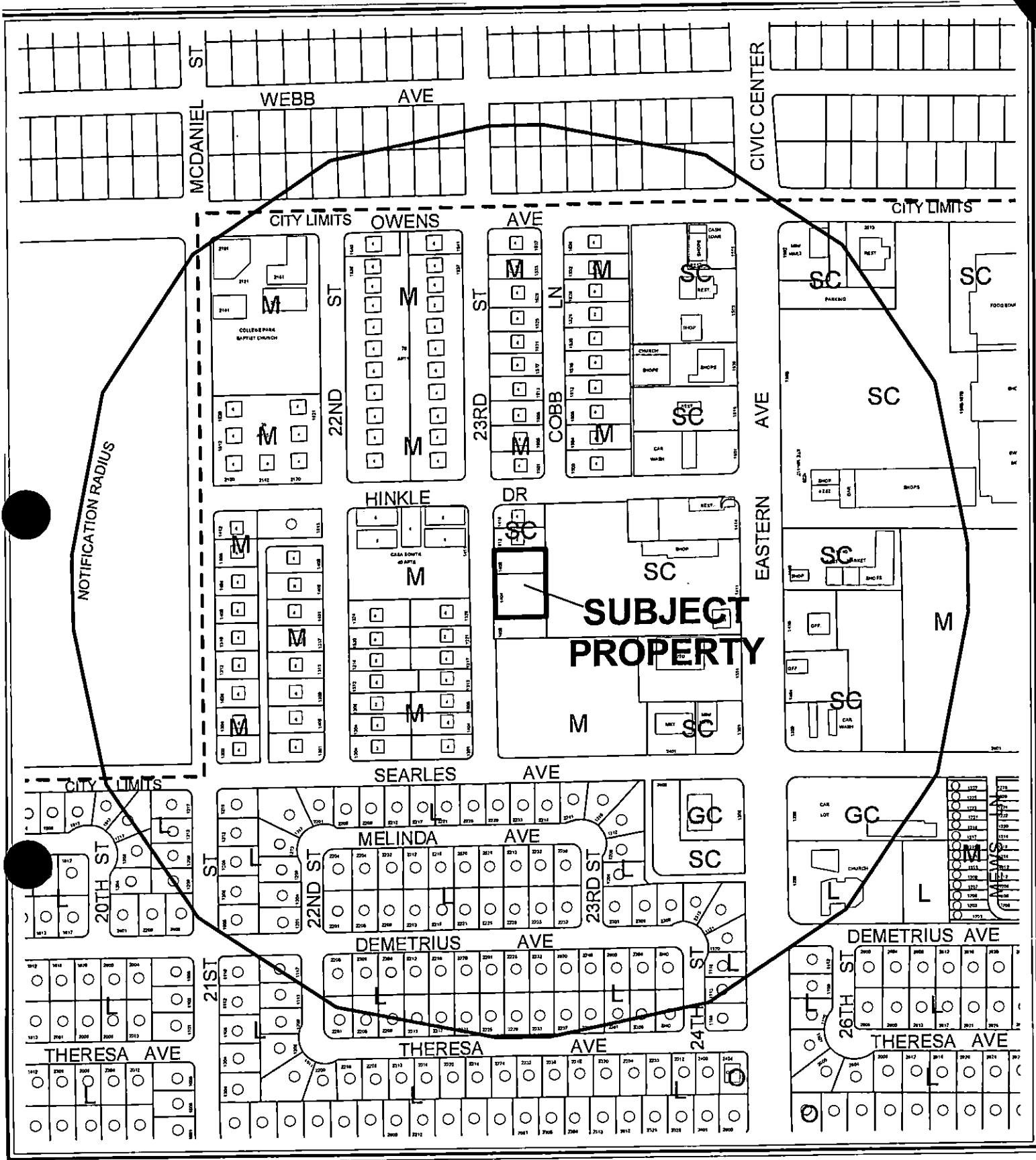
MS. TOMANGA stated the applicant was trying to match already existing development in the area.

COMMISSIONER EVANS acknowledged MR. FARLOW'S concerns, but noted the applicant is proposing a use that is beneficial to the area.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 19 [GPA-18558] and Item 20 [SDR-17221].

(6:49 – 6:53)

1-1565



CASE: **GPA-18558**

RADIUS: 1000 FT

GENERAL PLAN OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL)

0 70140 Feet





CASE: **GPA-18558**

RADIUS: 1000 FT

GENERAL PLAN OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

PROPOSED GENERAL PLAN OF SUBJECT PROPERTY:
M (MEDIUM DENSITY RESIDENTIAL)

0 70140 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-18558 - APPLICANT/OWNER: TANGAMANGA LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

**** STAFF REPORT ****

APPLICATION REQUEST

This is a request for a General Plan Amendment from SC (Service Commercial) to M (Medium Density Residential) on 0.44 acres at 1404 and 1408 North 23rd Street. A related Site Development Plan Review (SDR-17221) will also be considered on this agenda.

BACKGROUND DATA

- 08/07/85 The City Council approved the Community Profiles of the city of Las Vegas General Plan by Resolution. On this plan, the subject properties were designated for Medium Density Residential land uses with a maximum density of 20 dwelling units per acre.
- 03/12/92 The Planning Commission approved the three Land Use Sector Maps of the General Plan. The subject properties were designated for SC (Service Commercial) land uses on those maps.
- 08/18/99 The City Council approved GPA-23-99, which amended the density range for the Low Density Residential land use category to allow a maximum of 5.5 dwelling units per acre, Medium Low Density Residential to allow up to 8 dwelling units per acre, and Medium Density Residential up to 25 dwelling units per acre.
- 09/06/99 The City Council approved GPA-10-00 to amend portions of the Southeast Sector Plan to indicate areas of potential transition, correct errors from GIS data conversion, and match actions since 1996.
- 09/06/00 The City Council approved the Las Vegas 2020 Master Plan. This site is within the Neighborhood Revitalization Area as described in the Plan.
- 08/29/06 Staff explained the requirements for a Site Development Plan Review at a pre-application meeting.
- 12/14/06 A neighborhood meeting was held for this General Plan Amendment at the East Las Vegas Community Center (Conference Room 1), 250 North Eastern Avenue. No one from the public attended the meeting.

GPA-18558 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.44
<i>General Plan Category</i>	
Medium Density Residential - 12.1 to 25 dwelling units/gross acre	

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Medium Density Residential (proposed)	R-3 (Medium Density Residential)
North	Apartments	Service Commercial	R-3 (Medium Density Residential)
South	Undeveloped	Service Commercial	R-1 (Single Family Residential)
East	Undeveloped	Service Commercial	C-2 (General Commercial)
West	Apartments	Medium Density Residential	R-3 (Medium Density Residential)

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

DEFINITIONS

M (Medium Residential) (12.1 to 25 dwelling units/gross acre). The Medium Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

GPA-18558 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

ANALYSIS

The subject parcel is currently undeveloped. The proposed General Plan Amendment from SC (Service Commercial) to M (Medium Density Residential) will allow the development of the proposed apartment complex.

The site is located within the Neighborhood Revitalization Strategy Area of the 2020 Master Plan, which has policies encouraging infill development. Objective 2.1 of that Strategy Area is "To focus residential reinvestment on transitional sites within the central city area at densities that support mass transit usage". The redevelopment of this parcel with a quality multi-family product will be an enhancement to the area, as well as carry out the policy intentions of the Neighborhood Revitalization Strategy Area.

FINDINGS

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

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

In regard to "1": This proposed General Plan Amendment to the M (Medium Density Residential) category will allow the development of apartments on the subject site. This use will be compatible with the existing commercial uses to the east and south and the residential uses to the north and west.

In regard to "2": The proposed M (Medium Density Residential) land use is compatible with the existing R-3 (Medium Density Residential) zoning of the property. The proposed apartment development is planned for 25.00 dwelling units per acre which is consistent with both the existing zoning and the proposed General Plan designation of this site.

GPA-18558 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

In regard to "3": Access to the site is provided by 23rd Street, a 60-foot wide local street which will not be adversely impacted by this request.

In regard to "4": The subject area is located within the Neighborhood Revitalization Area of the Las Vegas 2020 Master Plan. An objective in this area is: "To improve the amount and quality of infill development on vacant and underutilized lands within established areas of the City (Objective 2.6)." The reclassification of the subject property will enable this property to develop at a density that is compatible to existing adjacent development and further this objective of the Las Vegas 2020 Master Plan.

GENERAL PLAN AMENDMENT NEIGHBORHOOD MEETING

Per policy set forth in the city of Las Vegas application packet, a neighborhood meeting shall be held with the surrounding property owners. The applicant is requested to hold this meeting within 14 days of the closing date of this application. In accordance with the above, on Thursday, December 14, 2006 at 5:30p.m, a neighborhood meeting sponsored by the applicant was held at the East Las Vegas Community Center (Conference Room 1), at 250 North Eastern Avenue. No one from the public attended the meeting. .

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 11

SENATE DISTRICT 2

NOTICES MAILED 206 (Mailed with SDR-17721)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-18558** APN: 139-26-508-005 & 007

Name of Property Owner: Tangamanga LLC by Manuel Calvillo

Name of Applicant: ACE ENGINEERING

Name of Representative: ACE 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: _____

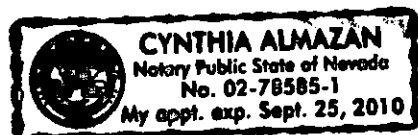
Signature of Property Owner: _____

Print Name: Manuel Calvillo, President

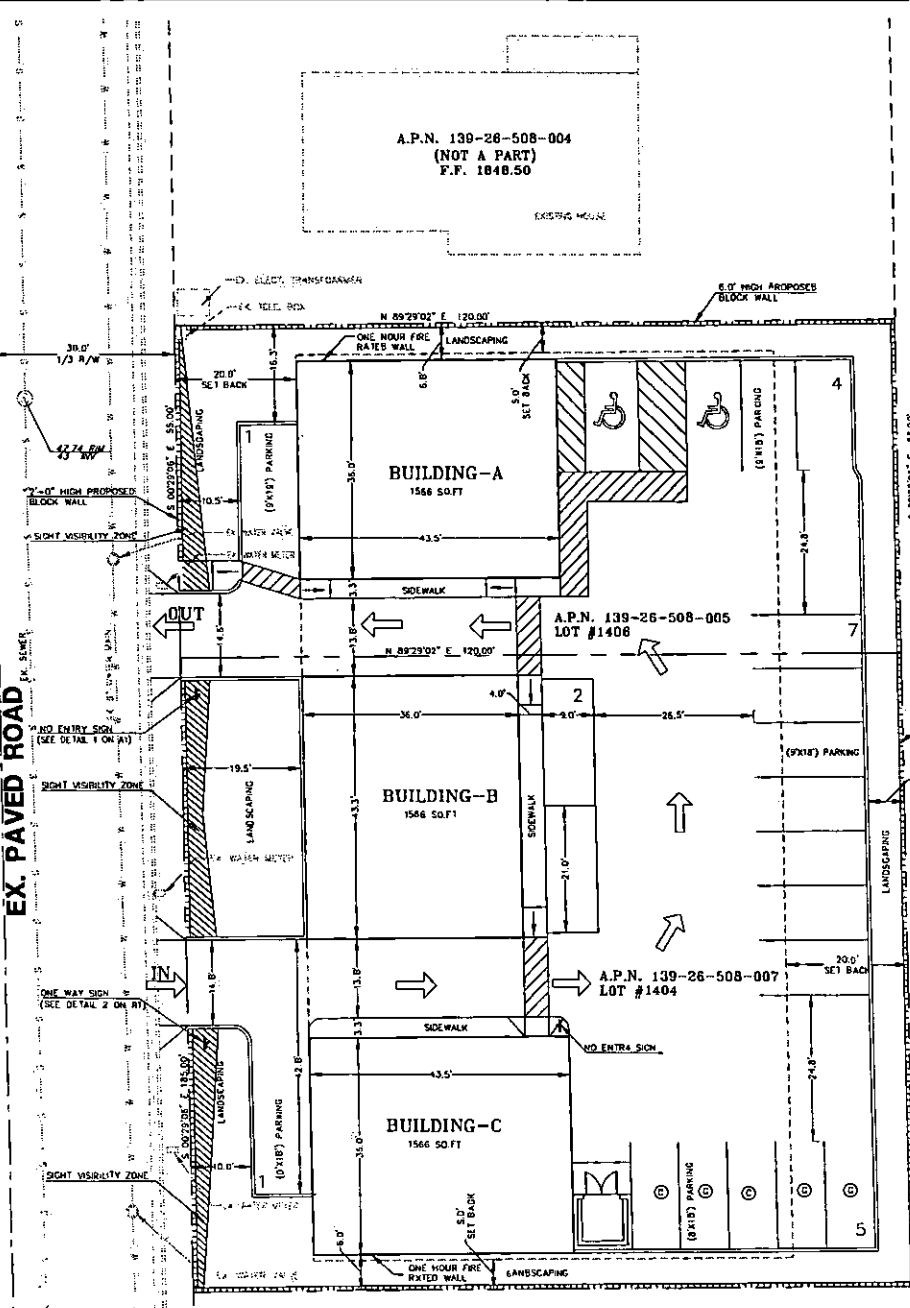
Subscribed and sworn before me

This 5th day of December, 2006

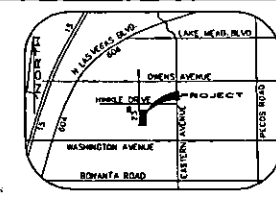
cal
Notary Public in and for said County and State



23RD STREET (PUBLIC)
EX. PAVED ROAD



- LEGEND:**
- (33) EXISTING CONTOURS
 - EXISTING WATER VALVE
 - EXISTING TRANSFORMER
 - PROPOSED BLOCK WALL
 - PROPERTY LINE
 - CENTER LINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - EXISTING SLOPE MANHOLE
 - EXISTING 10% OF GROUND ELEVATION
 - EXIST. STREET LIGHT
 - SETBACK LINE
 - EXISTING FIRE HYDRANT



VICINITY MAP:

PROJECT DATA

PROJECT NAME: TANGA MANGA MULTIPLEXES
PROJECT LOCATION: 1404, 1408 N. 23RD STREET, LAS VEGAS 89101

ASSESSOR'S PARCEL NUMBER: 139-26-508-005, 007

ZONING: R-3

OCCUPANCY CLASSIFICATION: R-2

TYPE OF CONSTRUCTION: N-8

FIRE SPRINKLERS: NO

HEIGHT: 27'-4" (TOP OF ROOF)

ALLOWABLE: 35'-0"

STORIES: 2

ACTUAL: 2

ALLOWABLE: 2

USE:

TOTAL SITE AREA = 8.15 ± 0.29 = 8.44 ACRES (9106.48 SOFT.)

ONE BEDROOM UNIT AREA = 684 SOFT.

TWO BEDROOM UNIT AREA = 882 SOFT.

THREE BEDROOM UNIT AREA = 1566 SOFT.

BUILDING-A AREA

FIRST FLOOR AREA = 1566 SOFT.

TRIAL AREA = 1566 SOFT.

BUILDING-B AREA

FIRST FLOOR AREA = 1566 SOFT.

TRIAL AREA = 1566 SOFT.

BUILDING-C AREA

FIRST FLOOR AREA = 1566 SOFT.

TRIAL AREA = 1566 SOFT.

ALLOWABLE AREA = FOR ONE STORY BUILDING = 7000 SOFT.

FOR TWO STORY BUILDING = 7000 A = 14000 SOFT.

TOTAL PAVED AREA = 9179 SOFT.

REQUIRED LANDSCAPE AREA = 1039 SOFT. (10% OF TOTAL IMPERVIOUS AREA)

PROVIDED LANDSCAPE AREA = 4335 SOFT.

7. REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS AND PROTECTION OF OPENINGS DUE TO LOCATION ON PROPERTY: YES

8. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS: YES

9. SPECIAL INSPECTIONS REQUIRED: YES

10. CODE YEAR / TYPE: 2003 IRC

11. PROPOSED BUILDING USE: RESIDENTIAL

12. UNIT BREAK UP:

THREE BED ROOM UNITS = 7

TWO BED ROOM UNITS = 11

SINGLE BED ROOM UNITS = 3

13. DENSITY RATIO = UNITS / LAND AREA = 11/0.44 ACRES = 25.0 UNITS PER ACRES

PARKING REQUIREMENT

(FOR MULTIFAMILY UNITS)

3) THREE BEDROOM UNITS = 2 X 1 = 2

6) TWO BEDROOM UNITS = 1.25 X 5 = 9

6) ONE BEDROOM UNITS = 1.25 X 5 = 7

6) GUEST SPACE REQUIRED = 2

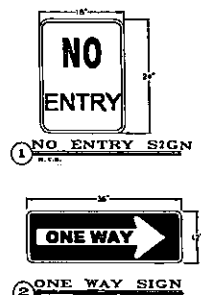
TOTAL PARKING REQUIRED = 28

TOTAL PARKING PROVIDED = 20

HANDICAPPED PARKING REQUIRED = 1

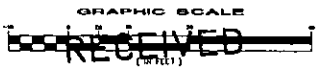
HANDICAPPED PARKING PROVIDED = 2

(COMPACT PARKING PROVIDED = 5)



LEGAL DESCRIPTION:

W/4 CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 61 EAST, CITY OF LAS VEGAS, NEVADA



ACE ENGINEERING
255 S. DURANGO DRIVE
LAS VEGAS, NV 89102
PHONE: 702-398-1111
FAX: 702-398-1112

SITE PLAN
TANGA MANGA MULTIPLEXES
1404, 1408 N. 23RD STREET

SEAL
PROJECT
DATE: 12/08/06
JOB: 08-13
DWG. BY: AS
CHK. BY: MK
A1
SHEET
1 OF 2

GPA-18558 SDR-17221
REVISED 01/11/07 PC

DEC 5 2006

12/05/06

CITY OF LAS VEGAS - Planning & Dev. Dept
To whom it may concern

Re: General Plan Amendment from
Existing SC to M
SDR # 17221

Dear Sir/Madam,

This justification is to revise the General
Plan for APN # 139-26-508-005 & 007.
Fourplexes are proposed as per the existing
Zoning (R-3).

However General Plan calls for commercial
in R-3 Zoning.

Above referred Amendment is hereby ~~to~~
requested.

Should you have any questions, please call me
at 396-5113 (or cell # 289-7028)

Tony SINGH
ACE Engineering.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-17221 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18558 - PUBLIC HEARING - APPLICANT/OWNER: TANGAMANGA LLC - Request for a Site Development Plan Review FOR A PROPOSED 11-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 0.44 acres at 1404 and 1408 North 23rd Street (APNs 139-26-508-005 and 007), R-3 (Medium Density Residential) Zone, Ward 3 (Reese).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

EVANS – APPROVED subject to conditions and adding the following condition:

- **Coordinate with the City Surveyor to determine whether a reversionary map or other map is necessary. If such a map is required, it shall record prior to the issuance of the building permit.**

– UNANIMOUS

To be heard by City Council on 02/07/2007

MINUTES:

See Item 19 for related discussion.

(6:49 – 6:53)
1-1565

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 20 – SDR-17221

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 12/05/06 except as amended by conditions herein.
3. A Waiver from Title 19.10.010 J4 is hereby approved, to allow no landscape islands or fingers in the parking lot, and to allow no parking lot trees.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 20 – SDR-17221

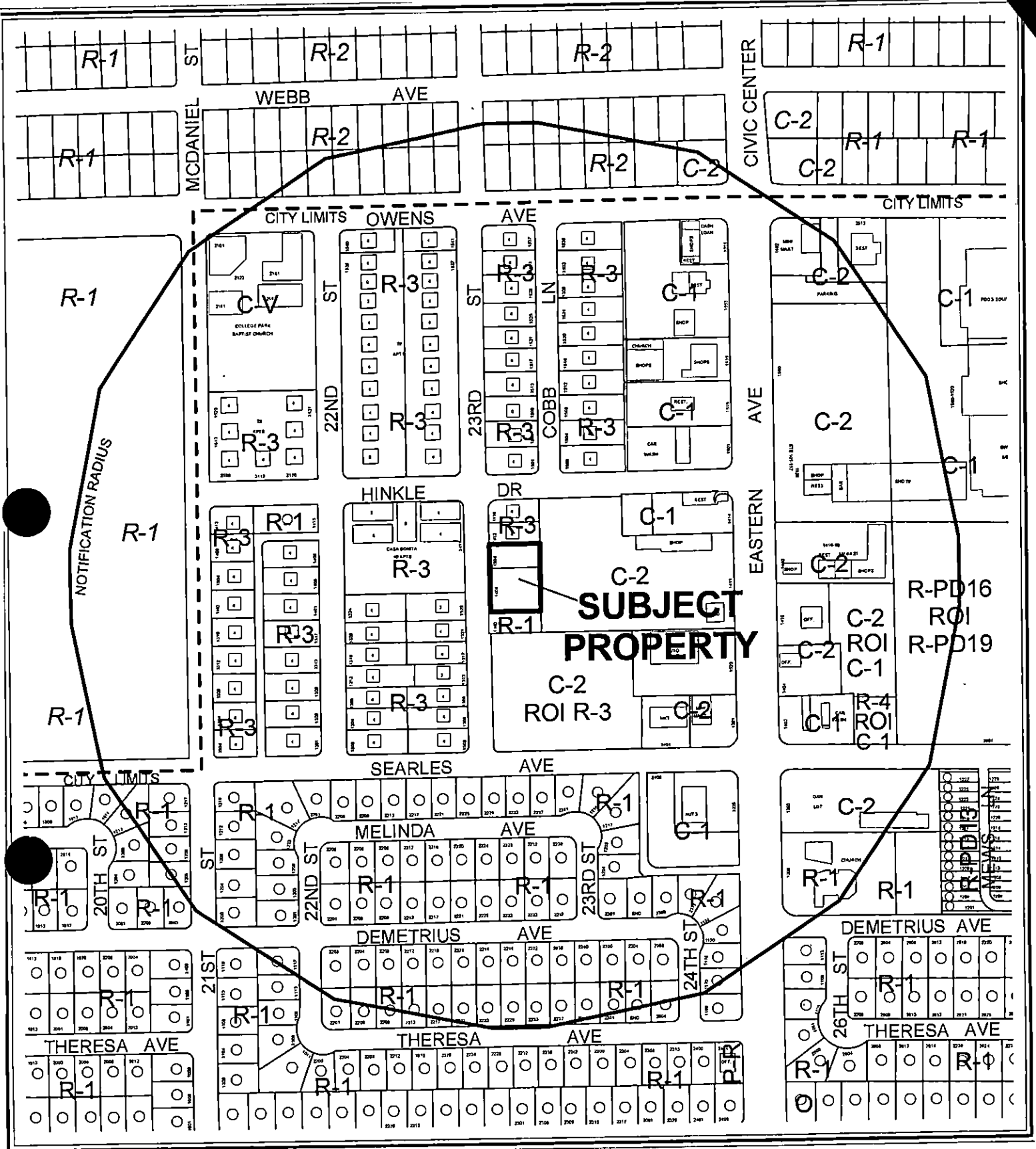
CONDITIONS – Continued:

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. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Coordinate with the Department of Building and Safety to determine whether a mapping action is necessary to remove the parcel lines; comply with the recommendations of the Department of Building and Safety.
15. 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.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.



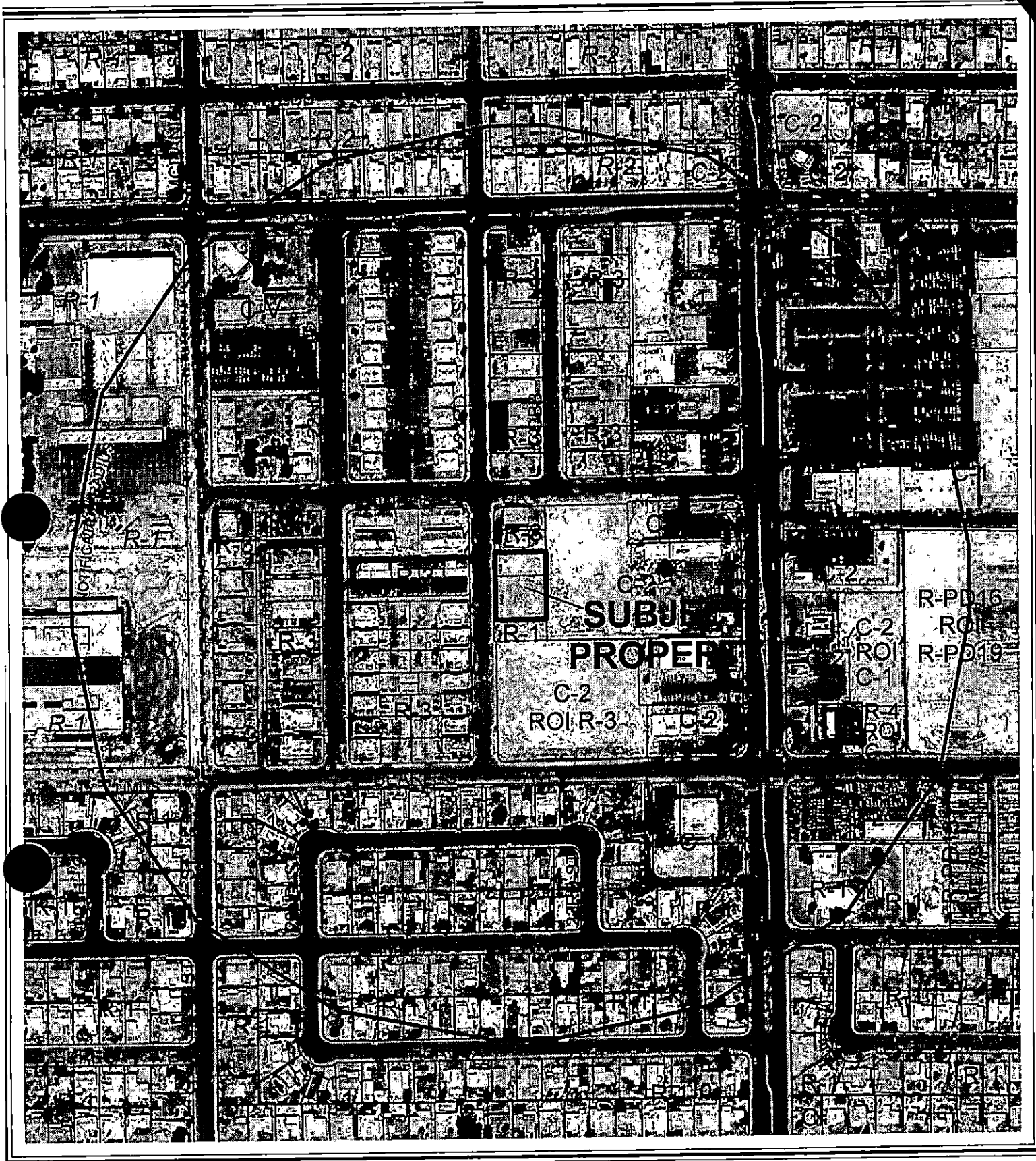
CASE: **SDR-17221**

RADIUS: 1000 FT

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

0 70140 Feet





CASE: **SDR-17221**

RADIUS: 1000 FT

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

0 70140 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-17221 - APPLICANT/OWNER: TANGAMANGA LLC**

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

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 12/05/06 except as amended by conditions herein.
3. A Waiver from Title 19.10.010 J4 is hereby approved, to allow no landscape islands or fingers in the parking lot, and to allow no parking lot trees.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

AR

SDR-17221 - Conditions Page Two
January 11, 2007 - Planning Commission Meeting

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

Public Works

14. Coordinate with the Department of Building and Safety to determine whether a mapping action is necessary to remove the parcel lines; comply with the recommendations of the Department of Building and Safety.
15. 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.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

SDR-17221 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 11-unit multi-family residential development on 0.44 acres at 1404 and 1408 North 23rd Street. A related General Plan Amendment from SC (Service Commercial) to M (Medium Density Residential) will also be considered on this agenda.

The proposed apartment development is compatible with existing and proposed development in the area. Staff's recommendation is for approval.

BACKGROUND INFORMATION

<i>Pre-Application Meeting</i>	
08/29/06	Staff explained the requirements for a Site Development Plan Review.
<i>Neighborhood Meeting</i>	
12/14/06	A neighborhood meeting was held for the companion General Plan Amendment at the East Las Vegas Community Center (Conference Room 1), 250 North Eastern Avenue. No one from the public attended the meeting.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.44

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Medium Density Residential (proposed)	R-3 (Medium Density Residential)
North	Apartments	Service Commercial	R-3 (Medium Density Residential)
South	Undeveloped	SC Service Commercial	R-1 (Single Family Residential)
East	Undeveloped	SC Service Commercial	C-2 (General Commercial)
West	Apartments	Medium Density Residential	R-3 (Medium Density Residential)

SDR-17221 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

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

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 sf	19166 sf	Y
Min. Lot Width	N/A	160 ft	Y
Min. Setbacks			
• Front	• 20 ft	• 20 ft	• Y
• Side	• 5 ft	• 6 ft	• Y
• Rear	• 20 ft	• 56 ft	• Y
Min. Distance Between Buildings	10 ft	16 ft	Y
Max. Lot Coverage	N/A	25%	Y
Max. Building Height	2 stories, not to exceed 35 ft	2 stories, 27 ft	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	84 ft	389 ft	Y
Adjacent development matching setback	15 ft	389 ft	Y
Trash Enclosure	50 ft	389 ft	Y

Per Title 19.08.060, this site is required to maintain Residential adjacency setbacks from the nearest property developed with a single family dwelling. The nearest single family dwelling is located at 2233 Melinda Avenue.

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-3	25 du/ac	11	Proposed change to Medium	25.49 du/ac

SDR-17221 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

Per Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree /6 Spaces	4 Trees	0	N
Buffer: Min. Trees	1 Tree/20 Linear Feet	27 Trees	30 Trees	Y
Min. Zone Width	10 Feet along 23 rd Street 6 Feet along remaining property lines		10 Feet along 23 rd Street 6 Feet along remaining property lines	Y
Wall Height	6 Feet		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19.10, the following parking standards apply.

Parking Requirement							
Use	Number of Units	Required	Provided		Required		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
3 bedroom apartment	1	2 spaces per unit	2				
2 bedroom unit	5	1.75 spaces per unit	9				
1 bedroom unit	5	1.25 spaces per unit	7				
Guest spaces	11	1 space per 6 units	2				
TOTAL			20		20	2	Y

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
No trees in parking lot	4 trees	Approval, because additional landscaping is provided within property line buffers.

SDR-17221 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

ANALYSIS

The site is currently undeveloped. The applicant proposes to construct three apartment buildings and 20 parking spaces on the site. The widths of the property-line landscape buffers meet city requirements. The applicant has requested a waiver of the parking lot landscape requirements, and proposes to place additional landscaping material within the property-line buffers. Staff finds this alternative to be acceptable.

The floor plans show five, one-bedroom, five, two-bedroom, and one, three-bedroom units.

The elevations depict a two story structure with a maximum height of 27 feet four inches. A stucco exterior with a concrete tile roof is proposed.

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 apartment development is compatible with existing and proposed development in the area.

In regard to "2": The applicant has requested a waiver to allow no parking lot landscaping islands. Staff finds the applicant's intent to provide additional landscaping adjacent within the property line buffers is an acceptable alternative.

SDR-17221 - Staff Report Page Five
January 11, 2007 - Planning Commission Meeting

In regard to "3": Access to the site is provided by 23RD Street, a 60-foot wide local street which will not be adversely impacted by this request.

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

In regard to "5": The building elevations and design characteristics of the proposed buildings are well-suited for affordable housing and would be harmonious with the design of adjacent development and nearby commercial structures.

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 11

SENATE DISTRICT 2

NOTICES MAILED 206 (Mailed with GPA-18558)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17221** APN: 139-26-508-005 & 007
Name of Property Owner: Tangamanga LLC, by Manuel Calvillo
Name of Applicant: ACE 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): _____

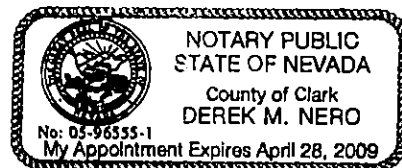
APN: _____

Signature of Property Owner: _____

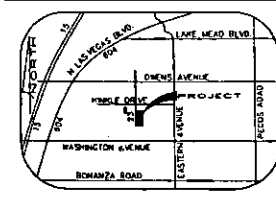
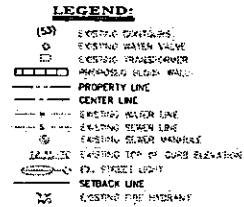
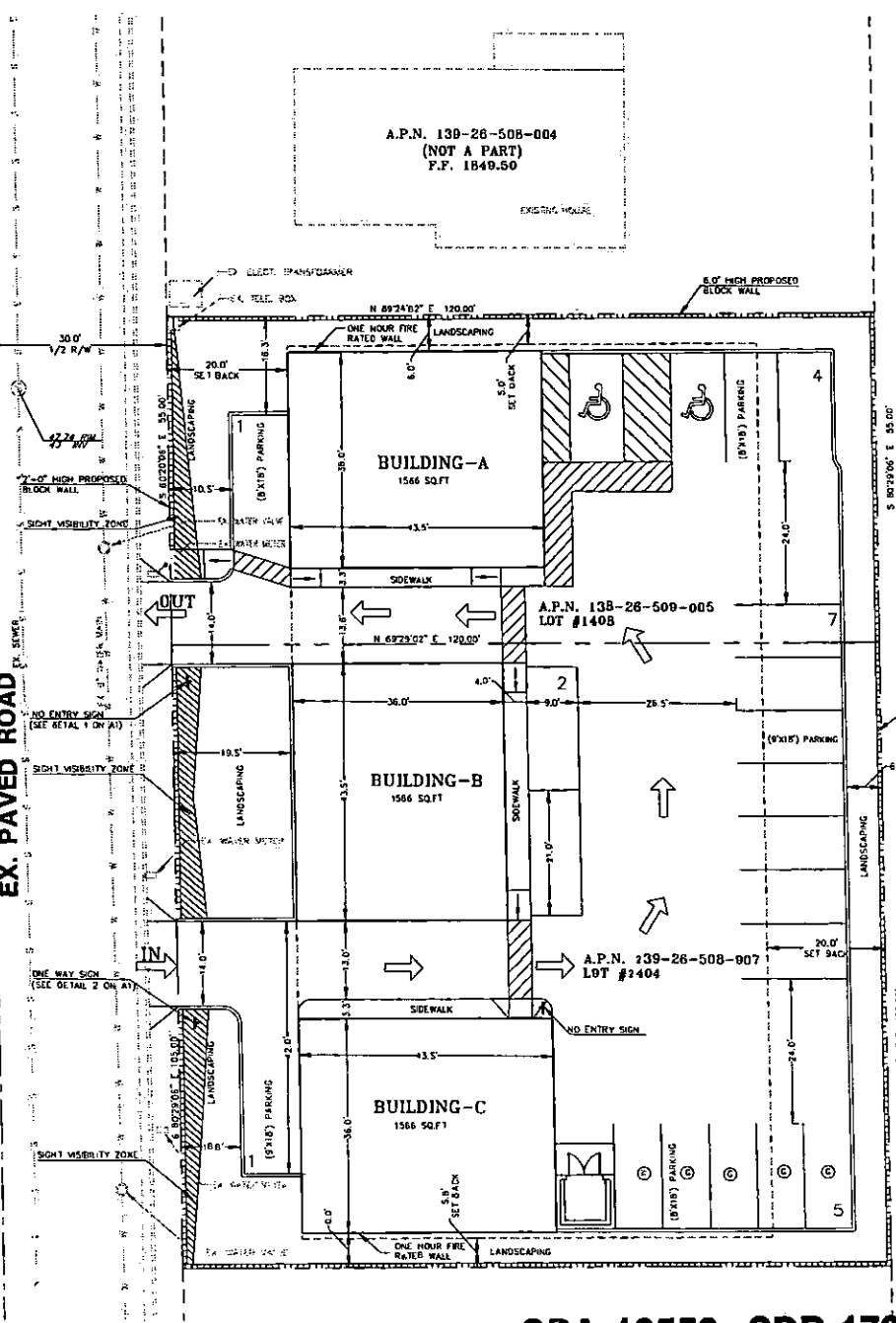
Print Name: Manuel Calvillo, manager

Subscribed and sworn before me

This 15th day of August, 2006
Derek M. Nero
Notary Public in and for said County and State



23RD STREET (PUBLIC)
EX. PAVED ROAD



VICINITY MAP:

PROJECT DATA

PROJECT NAME: TANGA MANGA MULTIPLEXES
PROJECT LOCATION: 1404, 1408 N. 23RD STREET, LAS VEGAS 89102

ASSESSOR'S PARCEL NUMBER: 139-26-508-003, 007

ZONING: R-3

1. OCCUPANCY CLASSIFICATION: R-2

2. TYPE OF CONSTRUCTION: W-B

3. FIRE SPRINKLERS: NO

4. HEIGHT:
ACTUAL: 27'-6" (TOP OF ROOF)
ALLOWABLE: 35'-0"

5. SIDINGS:
ACTUAL: 3
ALLOWABLE: 3

6. TOTAL SITE AREA = 0.15 + 0.29 = 0.44 ACRES (19166.46 SQ.FT.)
ONE BEDROOM UNIT AREA = 684 SQ.FT.
TWO BEDROOM UNIT AREA = 682 SQ.FT.
THREE BEDROOM UNIT AREA = 1566 SQ.FT.
BUILDING AREA:
BUILDING-A AREA: FIRST FLOOR AREA 1566 SQ.FT.
SECOND FLOOR AREA 1566 SQ.FT.
TOTAL AREA 3132 SQ.FT.
BUILDING-B AREA: FIRST FLOOR AREA 1566 SQ.FT.
SECOND FLOOR AREA 1566 SQ.FT.
TOTAL AREA 3132 SQ.FT.
BUILDING-C AREA: FIRST FLOOR AREA 1566 SQ.FT.
SECOND FLOOR AREA 1566 SQ.FT.
TOTAL AREA 3132 SQ.FT.

ALLOWABLE AREA = FOR ONE STORY BUILDING = 7200 SQ.FT.
FOR TWO STORY BUILDING
= 5000 X 2 = 10000 SQ.FT.
5179 SQ.FT.

TOTAL PAVED AREA = 1039 SQ.FT. (20% OF TOTAL IMPERVIOUS AREA)
PROVIDED LANDSCAPE AREA = 4335 SQ.FT.

7. REQUIRED FIRE RESISTANCE OF EXTERIOR WALLS AND PROTECTION OF OPENINGS ONE TO LOCATION ON PROPERTY: YES

8. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS: YES

9. SPECIAL INSPECTIONS REQUIRED: YES

10. CODE YEAR / TYPE: 2003 IAC

11. PROPOSED BUILDING USE: RESIDENTIAL

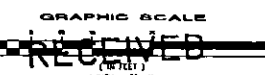
12. UNIT BREAK UP:
THREE BED ROOM UNITS: 3
TWO BED ROOM UNITS: 11
SINGLE BED ROOM UNITS: 11

13. DENSITY 8910 = UNITS / LAND AREA = 11/0.44 ACRES = 25.0 UNITS PER ACRES

PARKING REQUIREMENT
(FOR MULTIFAMILY UNITS)
3) THREE BEDROOM UNITS = 2 X 1 = 2
5) TWO BEDROOM UNITS = 1.15 X 5 = 6
6) ONE BEDROOM UNITS = 1.25 X 5 = 6
4) GUEST SPACE REQUIRED = 2
TOTAL PARKING REQUIRED = 20
TOTAL PARKING PROVIDED = 20
HANDICAPPED PARKING REQUIRED = 1
HANDICAPPED PARKING PROVIDED = 2
(COMPACT PARKING PROVIDED = 5)



LEGAL DESCRIPTION:
THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 26, TOWNSHIP 30 SOUTH, RANGE 81 EAST, B1Y OF LAS VEGAS, NEVADA



ACE ENGINEERING
5995 S. DURANGO DRIVE
LAS VEGAS, NV 89102
PHONE: 702.396.5113, FAX: 702.396.7912

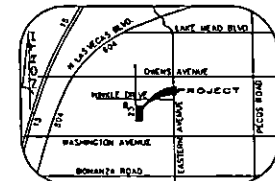
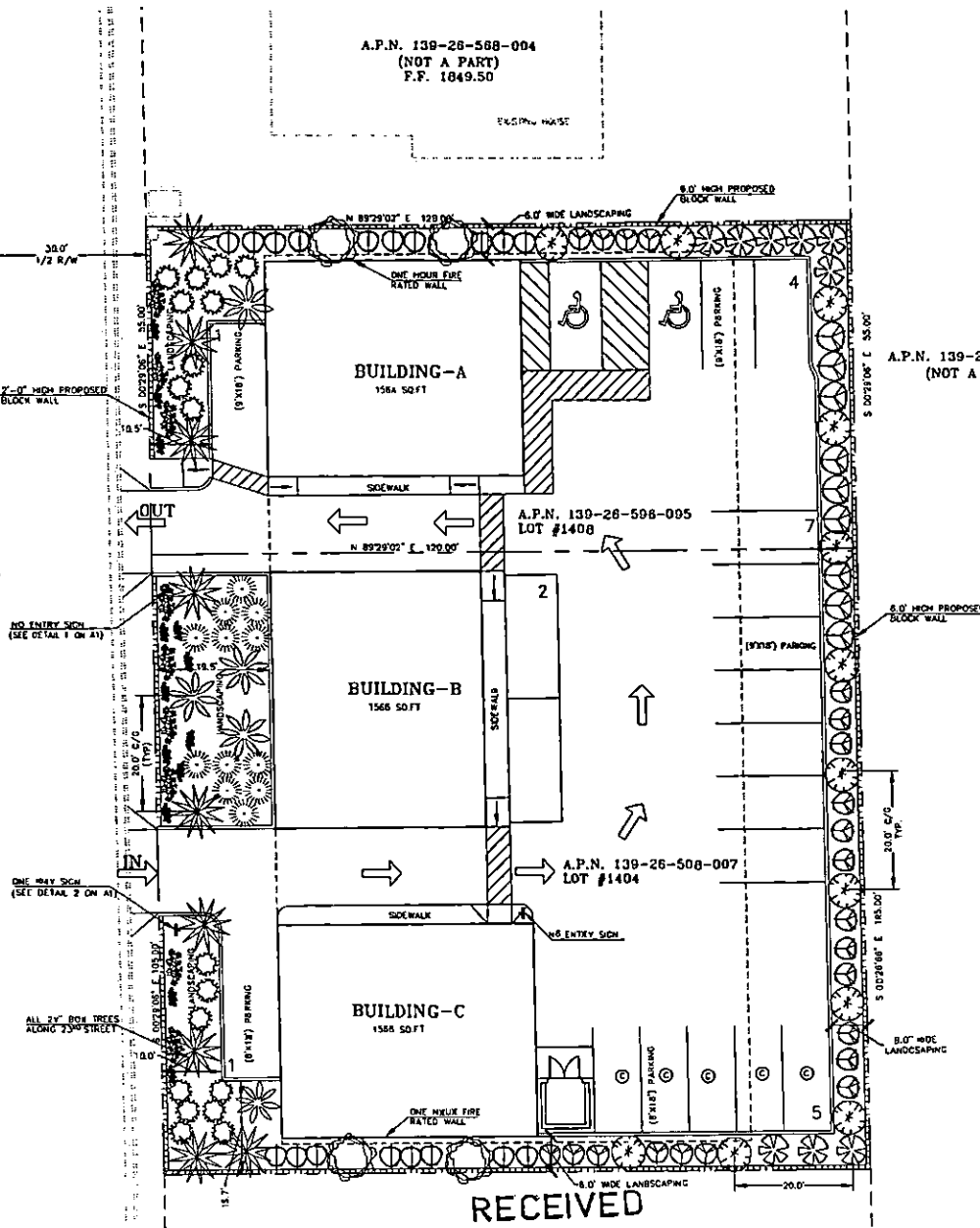
SITE PLAN
TANGA MANGA MULTIPLEXES
1404, 1408 N. 23RD STREET

RECEIVED

SEAL
REGISTERED PROFESSIONAL ENGINEER
STATE OF NEVADA
NO. 13796

DATE: 12/04/2
JOB: 08-13
DWG. BY: AS
CHK. BY: MK
A1
SHEET 1 OF 1

23RD STREET (PUBLIC)
EX. PAVED ROAD 1/2 SECTION

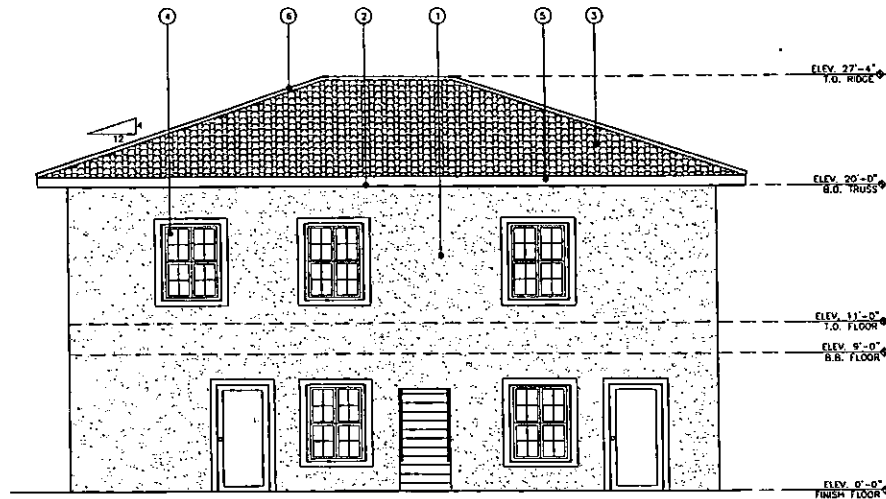


ACE ENGINEERING
5995 S. DURANGO DRIVE
LAS VEGAS, NV 89119
PHONE: 702.594.4444 FAX: 702.594.4444

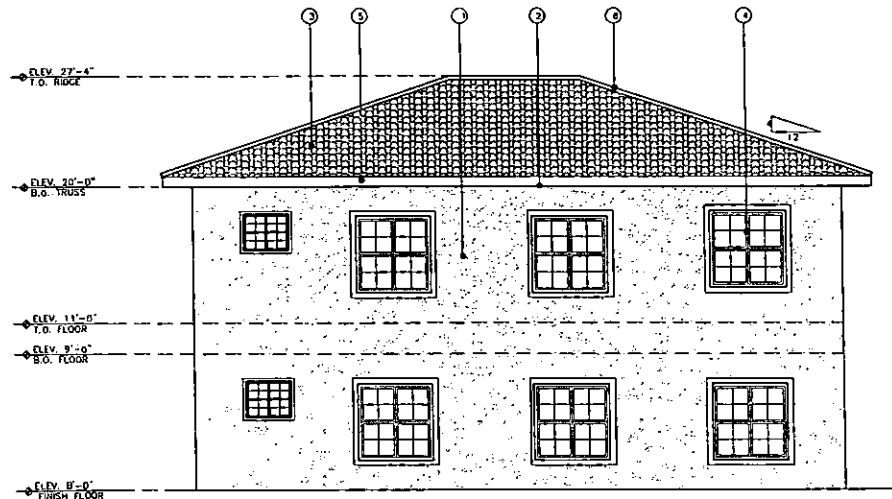
LANDSCAPE PLAN
TANGA MANGA MULTIPLEXES
1404, 1408 N. 23RD STREET

DATE: 12/06/2
JDB: 08-15
BWC: BY: AS
CHK: BY: MK
SHEET
1 OF 1

GPA-18558 SDR-17221
REVISED 01/11/07 PC



① FRONT ELEVATION
SCALE: 1/4"=1'-0"



② REAR ELEVATION
SCALE: 1/4"=1'-0"

RECEIVED

DEC 5 2006

GPA-18558 SDR-17221
REVISED 01/11/07 PC

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE DETAILINGS OR DRAWINGS PRIOR TO CONSTRUCTION.
2. THE GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS, ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE DETAILINGS OR DRAWINGS PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS ARE TO THE FACE OF BLOCK UNLESS NOTED OTHERWISE.
4. ADHER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
5. FINISH FLOOR ELEVATION ASSIGNED TO BE 0'-0"

KEY NOTES:

#	KEY NOTES:
①	(1) COLOR GRANT STUCCO (A) IS A 3-COAT, 7/8" THICK UNIFORM THICK (B) HAS TWO LAYERS OF CRACK (2) PAPER UNDER STUCCO WERE OCCURS OVER PLYWOOD SHEATHING, AND (3) HAS 25 GA. GALVANIZED METAL SCREW AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2" HIGH ABOVE CONCRETE OR PAVING)
②	PROVIDE ATTIC ROOF VENTING.
③	CONCRETE FILL (OWNER TO SELECT) OVER 1/2" PLYWOOD OVER PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. VERIFY ATTACHMENT WITH TRUSS MANUFACTURER PROVIDE CONTINUOUS STUCCO SCHED.
④	WINDOW FRONT SYSTEM.
⑤	25 GA. G1 METAL FLASHING, PAINTER TO MATCH STUCCO.
⑥	CONC. TILE RIDGE CAP, GROUT TO MATCH TILE.

REVISIONS:

ACE ENGINEERING
5995 S. DURANGO DRIVE
LAS VEGAS, NV 89119
PHONE: 702 594-0000, FAX 702 594-7788

EXTERIOR ELEVATIONS
TANGA MANGA MULTIPLEXES
1404, 1408 N. 23RD STREET

PROJECT

TITLE

SEAL

DATE: 12/08/06

JOB: 180-13

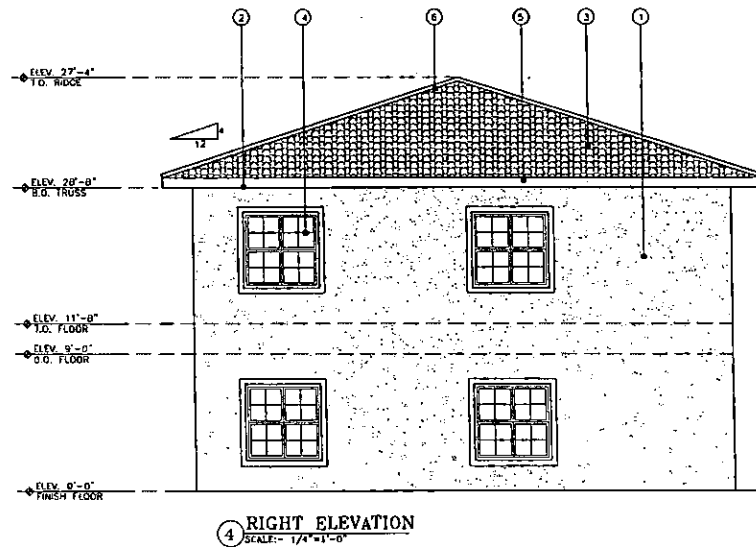
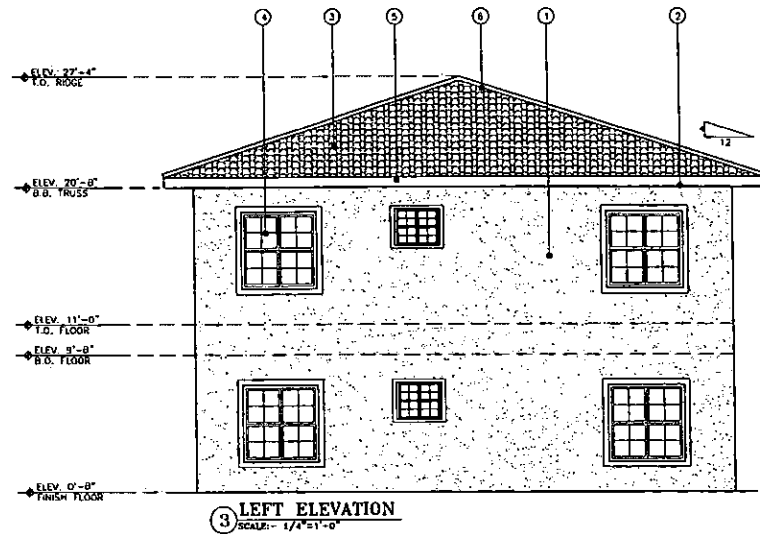
BY: AM

CHECK: BY: MEX

A3

SHEET

4 OF



RECEIVED

DEC 5 2006

GPA-18558 SDR-17221
REVISED 01/11/07 PC

- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
 2. THE GENERAL CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS ADVISE THE ARCHITECT OF ANY DISCREPANCIES IN THE EXISTING CONDITIONS OR DRAWINGS PRIOR TO CONSTRUCTION.
 3. ALL DIMENSIONS ARE TO THE FACE OF BLOCK UNLESS NOTED OTHERWISE.
 4. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 5. FINISH FLOOR ELEVATION ASSUMED TO BE 0'-0"

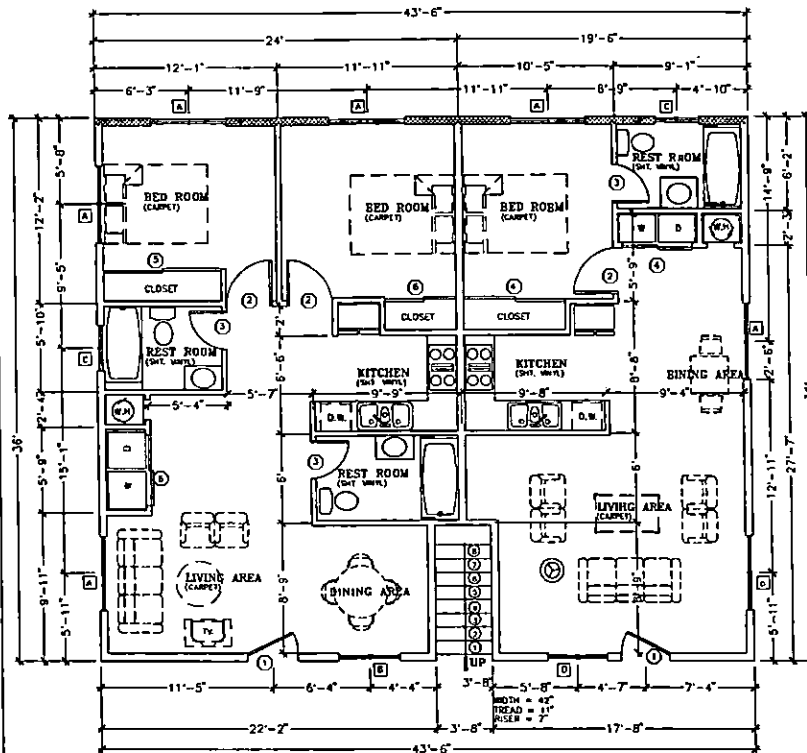
#	KEY NOTES:
1	(1) COLOR CORN STUCCO (A) IS A 3-COAT, 7/8" MINIMUM THICK (A) HAS TWO LAYERS OF GRADE 6 WIRE MESH STUCCO MESH OCCURS OVER PLASTER SHEATHING AND (C) HAS 20 GA GALVANIZED WIRE SCREEN AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE (OR 2" HIGH ABOVE CONCRETE OR FINISH)
1	PROVIDE ATIC ROOF VENTING
1	CONCRETE FILL (OWNER TO SELECT) OVER 1/2" PLYWOOD OVER PRE-FABRICATED ROOF TRUSSES @ 12" O.C. VERIFY ATTACHMENT WITH TRUSS MANUFACTURER PROVIDE CONTINUOUS STUCCO SCREEN
1	WINDOW FRAME SYSTEM
1	25 GA. GAL. INFL. CAP FLASHING, PREFER TO MATCH STUCCO
1	CONC. TILE ROOF CAP DROPT TO MATCH TILE

REVISIONS:

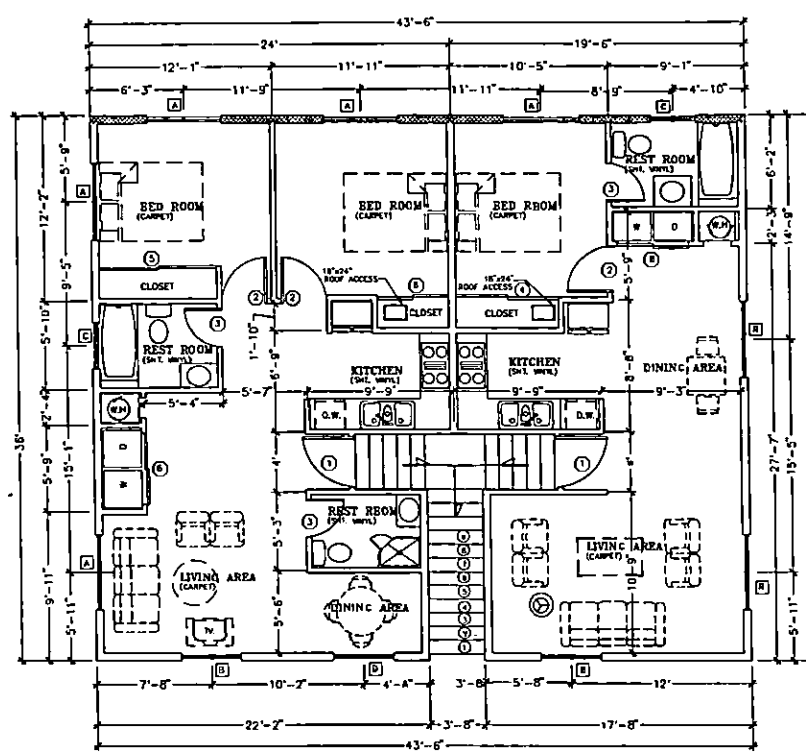
ACE ENGINEERING
8885 S. DURANGO DRIVE
LAS VEGAS, NV 89149
PHONE: 702.944.8888 FAX: 702.944.7777

EXTERIOR ELEVATIONS
TANGA MANGA MULTIPLEXES
1404, 1408 N. 23rd STREET

PROJECT
DATE: 12/08/02
JOB: 00-13
DWG. BY: AMAT
CHK. BY: N.S.
A3.1
SHEET
5 OF 5



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- COORDINATE WALL THICKNESS AND LOCATIONS WITH COLUMNS AND OTHER EXISTING ITEMS. CONTRACTOR SHALL INCREASE WALL STUD SIZE TO ACCOMMODATE STEEL COLUMNS, RAIN WATER LEADERS, GAS PIPES, ELECTRICAL PANELS, ETC., CONTIGUOUS ALONG THE FULL LENGTH OF THE WALL AS REQUIRED, U.M.C.
- ALL EXITS FROM THE BUILDING SHALL BE MARKED WITHOUT A KEY OR SPECIAL KNOWLEDGE, MANUALLY OPERATED EDGE OR SURFACE MOUNTED PUSH BARS AND SURFACE BULLS ARE PROHIBITED.
- THE FLOOR FINISHING ON EACH SIDE OF EXIST DOORS SHALL BE LEVELS AND THE THRESHOLD SHALL NOT EXCEED 1/2" IN HEIGHT.
- PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT ALL TOILET ROOM WALLS.
- WALL DIMENSIONS ARE TO FINISH FACE OF WALL OR TO CENTERLINE.
- U.M.C., LOCATE DOOR JAMB AT FROM CORNER.

NOTES:

- WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" MEASURED FROM THE FLOOR WITH MINIMUM 5.7 SQFT NET CLEAR OPENING. ALSO A MINIMUM OF 20" HEIGHT AND MINIMUM 20" WIDTH OF THE ESCAPE OR RESCUE WINDOW IS REQUIRED.
- ALL SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE-HEATING HEATING AND COOLING SYSTEMS CAPABLE OF MAINTAINING THE ROOM TEMPERATURE OF BETWEEN 65°F (20°C) AND 80°F AT A POINT 2 FEET (610 MM) ABOVE THE FLOOR ON THE DESIGN HEATING DAY.
- THE VENTS PROVIDED FOR THE DRYER SHALL NOT EXCEED TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET INCLUDING TWO 90-DEGREE ELBOWS.
- THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIST STAIRWAYS. THE OPEN SPACE UNDER SUCH STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.
- SAFETY GLAZING SHOULD BE PROVIDED AT DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 CM ABOVE A STANDING SURFACE AND DRAIN INLET.
- OUTDOORS AND WATER CLOSET COMPARTMENT SHALL BE PADLOCKED WITH EITHER MECHANICAL OR MECHANICAL VENTILATION. MINIMUM VENTILATION SHALL BE 30 CFM FOR CONTINUOUS MECHANICAL VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
- CONTRACTOR TO PROVIDE PROPER FIRE SEALING WHERE PENETRATIONS WILL BE MADE FOR ELECTRICAL, MECH., PLUMBING & COMMUNICATION CONDUITS, PIPES & SIMILAR SYSTEMS.
- OUTLET BOXES ON OPPOSITE SIDES OF FIRE ALARM WALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST TWENTY-FOUR INCHES.
- GUARDRAILS IN EXTERIOR STAIRS AND LANDING TO BE MINIMUM 42" HIGH. GUARDRAIL BALUSTERS SHALL NOT BE SPACED AT 4" SPACES IN PASS THROUGH, AND THE SPACE BETWEEN STAIR TREADS AND BOTTOM RAIL SHALL NOT BE AT 4" SPACES PASS THROUGH.
- DRAFT STOPS SHALL BE INSTALLED IN THE ATTIC, HALLWAYS, OVERHALLS, FALSE FRONTS, SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES OF BUILDINGS CONTAINING MORE THAN ONE DWELLING UNIT. SUCH DRAFT STOPS SHALL BE ABOVE AND IN LINE WITH THE WALLS SEPARATING INDIVIDUAL DWELLING UNITS AND GUEST ROOMS FROM EACH OTHER AND FROM OTHER USES.
- SMOKE DETECTORS ARE REQUIRED IN BEDROOMS, HALLS AND AREAS LEADING TO BEDROOMS, WHOLED CEILINGS 24" OR MORE HIGHER THAN WALLS LEADING TO BEDROOMS, AND BY EACH STOREY OR LEVEL CHANGE CLOSE TO THE STAIR. DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP AND AUDIBLE LOW BATTERY SIGNAL. ALL DETECTORS SHALL BE INSTALLED IN THE UNIT SHALL BE INTERCONNECTED.
- PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE IN ALL SHOWERS AND TUBS/SHOWER COMBINATIONS.

WALL LEGEND

- 0" STUD WALL ONE HOUR FIRE RATED WALL W/ 2x6 STUDS ON 5" O/C W/ 5/8" TYPE N GYP. BOARD ON EACH SIDE WITH 1" STUCCO ON EXTERIOR SIDE WITH R-15 DATE INSULATION PER IRC TABLE 220.1(2) ITEM 5.1.13
- EXTERIOR AND INTERIOR BEARING WALLS-2x6 STUDS WITH R-15 GAST INSULATION @ 16" O/C
- INTERIOR NON BEARING WALLS - 2x4 STUDS @ 24" O/C

NOTE: 1. FOR EXACT LOCATION OF ONE HOUR FIRE RATED WALL REFER SIDE PLAN SHEET A1.
2. FOR EXACT ORIENTATION OF BUILDINGS A & C, PLEASE SEE SITE PLAN SHEET A1.

WINDOW SCHEDULE

ID	WIDTH	HEIGHT	IF VENT	GLASS	FRAME TYPE	FINISH	COLOR	REMARKS	NOTES
1	3'-0"	5'-0"	0.51	1/4" BAL	WOOD	PER OWNER	PER OWNER	SLIDE/ESCAPE OR RESCUE	
2	3'-0"	5'-0"	0.51	1/4" BAL	WOOD	PER OWNER	PER OWNER	SLIDE/ESCAPE OR RESCUE	
3	3'-0"	5'-0"	0.51	1/4" BAL	WOOD	PER OWNER	PER OWNER	SLIDE/ESCAPE OR RESCUE	

DOOR SCHEDULE

ID	WIDTH	HEIGHT	IF VENT	GLASS	FRAME TYPE	FINISH	COLOR	REMARKS	NOTES
1	3'-0"	5'-0"	0.51	1/4" BAL	WOOD	PER OWNER	PER OWNER	SLIDE/ESCAPE OR RESCUE	
2	3'-0"	5'-0"	0.51	1/4" BAL	WOOD	PER OWNER	PER OWNER	SLIDE/ESCAPE OR RESCUE	
3	3'-0"	5'-0"	0.51	1/4" BAL	WOOD	PER OWNER	PER OWNER	SLIDE/ESCAPE OR RESCUE	
4	3'-0"	5'-0"	0.51	1/4" BAL	WOOD	PER OWNER	PER OWNER	SLIDE/ESCAPE OR RESCUE	
5	3'-0"	5'-0"	0.51	1/4" BAL	WOOD	PER OWNER	PER OWNER	SLIDE/ESCAPE OR RESCUE	

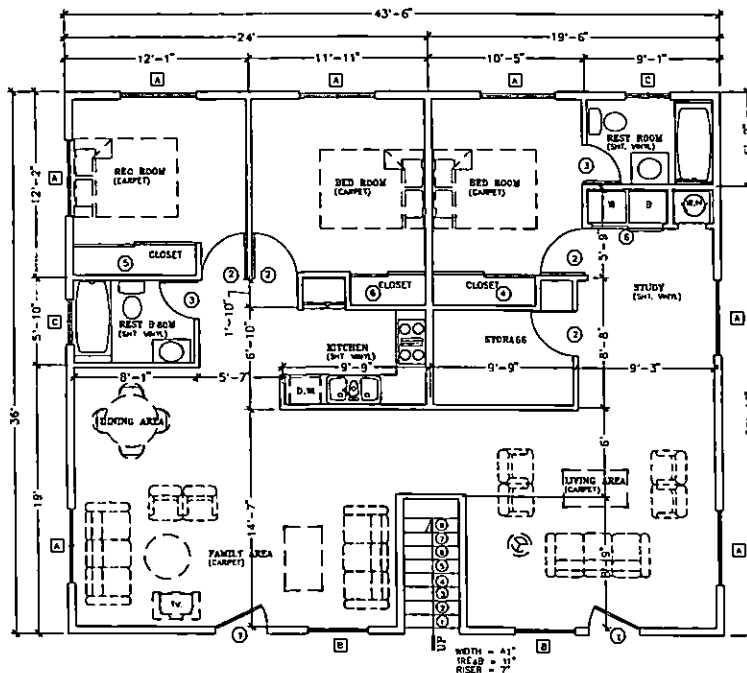
RECEIVED
DEC 5 2006

GPA-18558 SDR-17221
REVISED 01/11/07 PC

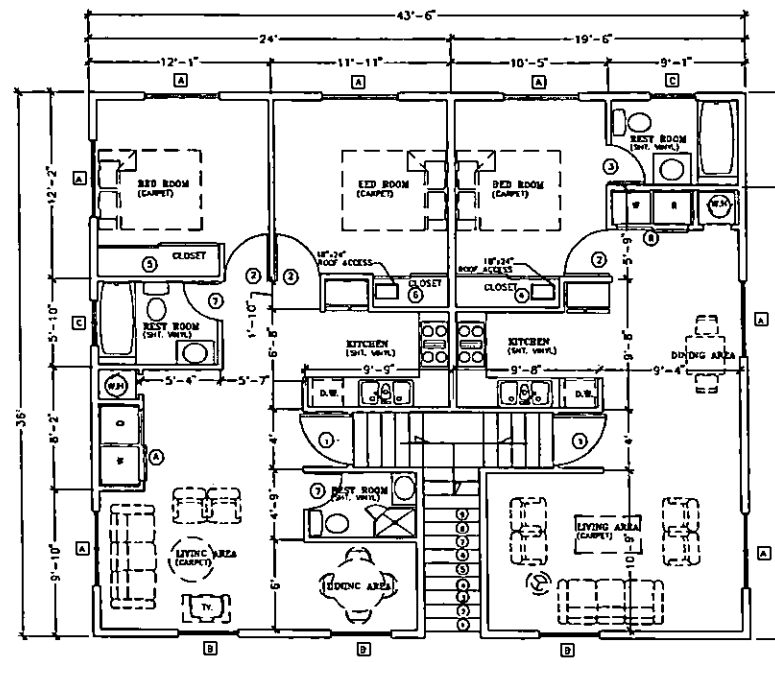
ACE ENGINEERING
885 S. DURANGO DRIVE
LAS VEGAS, NV 89103
PHONE 702 944-4400, FAX 702 944-7702

TITLE FLOOR PLANS (BUILDINGS A & C)
TANGA MANGA MULTIPLEXES
1404, 1408 N. 23rd STREET

PROJECT
DATE: 12/05/07
JRD: 04-13
RWC: 04-13
CHK: 04-13
A2
SHEET
2 OF 2



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/4" = 1'-0"

GENERAL NOTES:

- A. COORDINATE WALL THICKNESS AND LOCATIONS WITH COLUMNS AND OTHER ENCASED ITEMS. CONTRACTOR SHALL INCREASE WALL STUD SIZE TO ACCOMMODATE STEEL COLUMNS, RAIN WATER LEADERS, SDR, PIPES, ELECTRICAL PANELS, ETC., CONTINUOUS ALONG THE FULL LENGTH OF THE WALL AS REQUIRED, U.A.O.
- B. ALL EXITS ARE TO BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EXITS OR EXITS WITH MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
- C. THE FLOOR/LANDING ON EACH SIDE OF EXIT DOORS SHALL BE LEVELED AND THE THRESHOLD SHALL NOT EXCEED 1/2" IN HEIGHT.
- D. PROVIDE MOISTURE RESISTANT CPD/SN BOARD AT ALL TOILET ROOM WALLS.
- E. WALL DIVISIONS ARE TO FINISH FACE OF WALL OR TO CENTERLINE.
- F. U.N.O., LOCATE DOOR JAMB 6" FROM CORNER.

NOTES:

1. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" MEASURED FROM THE FLOOR WITH MINIMUM 5.7 SQ FT NET CLEAR OPENING. ALSO A MINIMUM OF 24" HEIGHT AND MINIMUM 20" WIDTH OF THE ESCAPE OR RESCUE WINDOW IS REQUIRED.
2. INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH ACTIVE OR PASSIVE SPACE-HEATING HEATERS AND COOLING SYSTEMS CAPABLE OF MAINTAINING A MINIMUM INDOOR TEMPERATURE OF BETWEEN 65°F (19°C) AND 80°F AT A POINT 5 FEET (1.5 M) ABOVE THE FLOOR ON THE DESIGN HEATING DAY.
3. THE VENTS PROVIDED FOR THE DRYER SHALL NOT EXCEED TOTAL CORROSION-RESISTANT AND VERTICAL LENGTH OF 14 FEET INCLUDING TWO 90-DEGREE ELBOWS.
4. THERE SHALL BE NO UNCLOSED USABLE SPACE UNDER EXTERIOR EXIST STAIRWAYS. THE OPEN SPACE UNDER SUCH STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.
5. SAFETY GLAZING SHOULD BE PROVIDED AT DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN RILET.
6. BATHROOMS AND WATER CLOSET COMPARTMENT SHALL BE PROVIDED WITH EITHER NATURAL OR MECHANICAL VENTILATION. MINIMUM VENTILATION RATES SHALL BE 100 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS VENTILATION. VENTILATION AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE.
7. CONTRACTOR TO PROVIDE PROPER FIRE CAULKING WHERE PENETRATIONS WILL BE MADE FOR ELECTRICAL, MECH., PLUMBING & COMMUNICATION CONDUITS, PIPES & SIMILAR SYSTEMS.
8. OUTLET BOXES ON OPPOSITE SIDES OF THE RATED WALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST TWENTY-FOUR INCHES.
9. GUARDRAILS IN EXTERIOR STAIRS AND LANDING TO BE MINIMUM 42" HIGH GUARDRAIL BRACKETS SHALL NOT BE PLACED AT 4" SPACES TO PASS THROUGH AND THE SPACE BETWEEN STAIR TREADS AND BOTTOM RAIL SHALL NOT LET A 6" SPHERE PASS THROUGH.
10. DRAFT STOPS SHALL BE INSTALLED IN THE ATTICS, HANGARBS, OVERHANGS, FALSE FRONTS SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES OF BUILDINGS CONTAINING MORE THAN ONE DWELLING UNIT. SUCH DRAFT STOPS SHALL BE ABOVE AND IN LINE WITH THE WALLS SEPARATING INDIVIDUAL DWELLING UNITS AND GUEST ROOMS FROM EACH OTHER AND FROM OTHER UNITS.
11. SMOKE DETECTORS ARE REQUIRED IN BEDROOMS, HALLS AND AREAS LEADING TO BEDROOMS, VAULTED CEILINGS 24" OR MORE HIGHER THAN HALLS LEADING TO BEDROOMS, AND AT EACH STORY OR LEVEL CHANGE CLOSE TO THE STAIR. DETECTORS SHALL BE PERMANENTLY WIRED WITH BATTERY BACKUP AND AUDIBLE LOW BATTERY SIGNAL. ALL DETECTORS INSTALLED IN THE UNIT SHALL BE INTERCONNECTED.
12. PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE IN ALL SHOWERS AND TUB/SHOWER COMBINATIONS.

RECEIVED
DEC 5 2006

WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	U-VALUE	GLAZING	FRAME TYPE	COLOR	REMARKS	NOTES
1	3'-0"	4'-0"	0.33	1/2" BAL	WOOD	PKT OWNER	SLIDING/BEAK OR RESCUE	
2	3'-0"	4'-0"	0.33	1/2" BAL	WOOD	PKT OWNER	SLIDING/BEAK OR RESCUE	
3	3'-0"	4'-0"	0.33	1/2" BAL	WOOD	PKT OWNER	SLIDING/BEAK OR RESCUE	

DOOR SCHEDULE

NO.	WIDTH	HEIGHT	U-VALUE	SW	FRAME TYPE	FINISH	REMARKS	NOTES
1	3'-0"	6'-8"	0.33	WOOD	WOOD	PKT OWNER	SHALL LEAD TO DOOR	
2	3'-0"	6'-8"	0.33	WOOD	WOOD	PKT OWNER	SHALL LEAD TO DOOR	
3	3'-0"	6'-8"	0.33	WOOD	WOOD	PKT OWNER	SHALL LEAD TO DOOR	
4	3'-0"	6'-8"	0.33	WOOD	WOOD	PKT OWNER	SHALL LEAD TO DOOR	

GPA-18558 SDR-17221
REVISED 01/11/07 PC

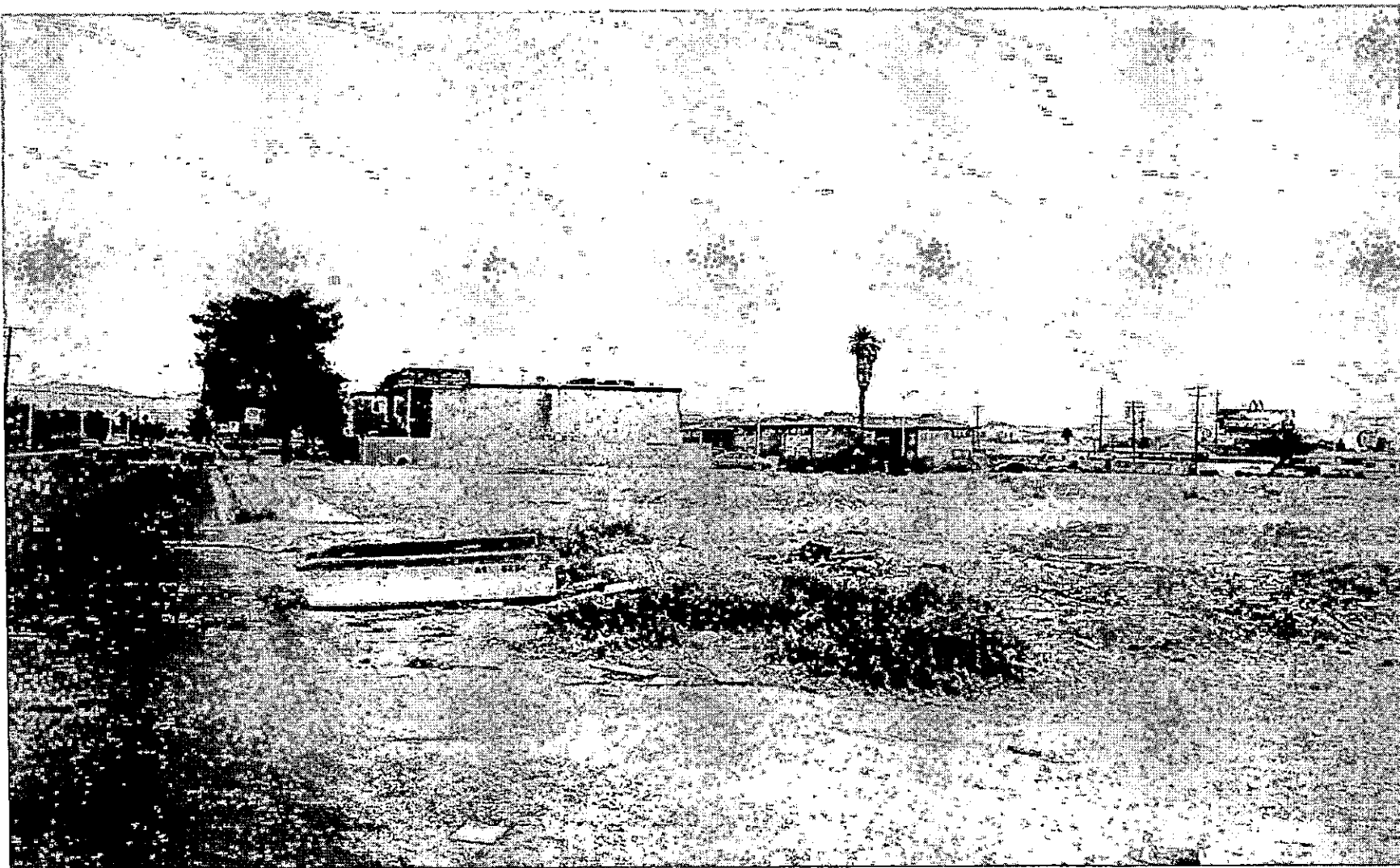
REVISIONS:

ACE ENGINEERING
875 S. DURANGO DRIVE
LAS VEGAS, NV 89103
PHONE: 702.844.4444 FAX: 702.844.4444

FLOOR PLANS (BUILDING B)
TANGA MANGA MULTIPLEXES
1404, 1406 N. 23rd STREET

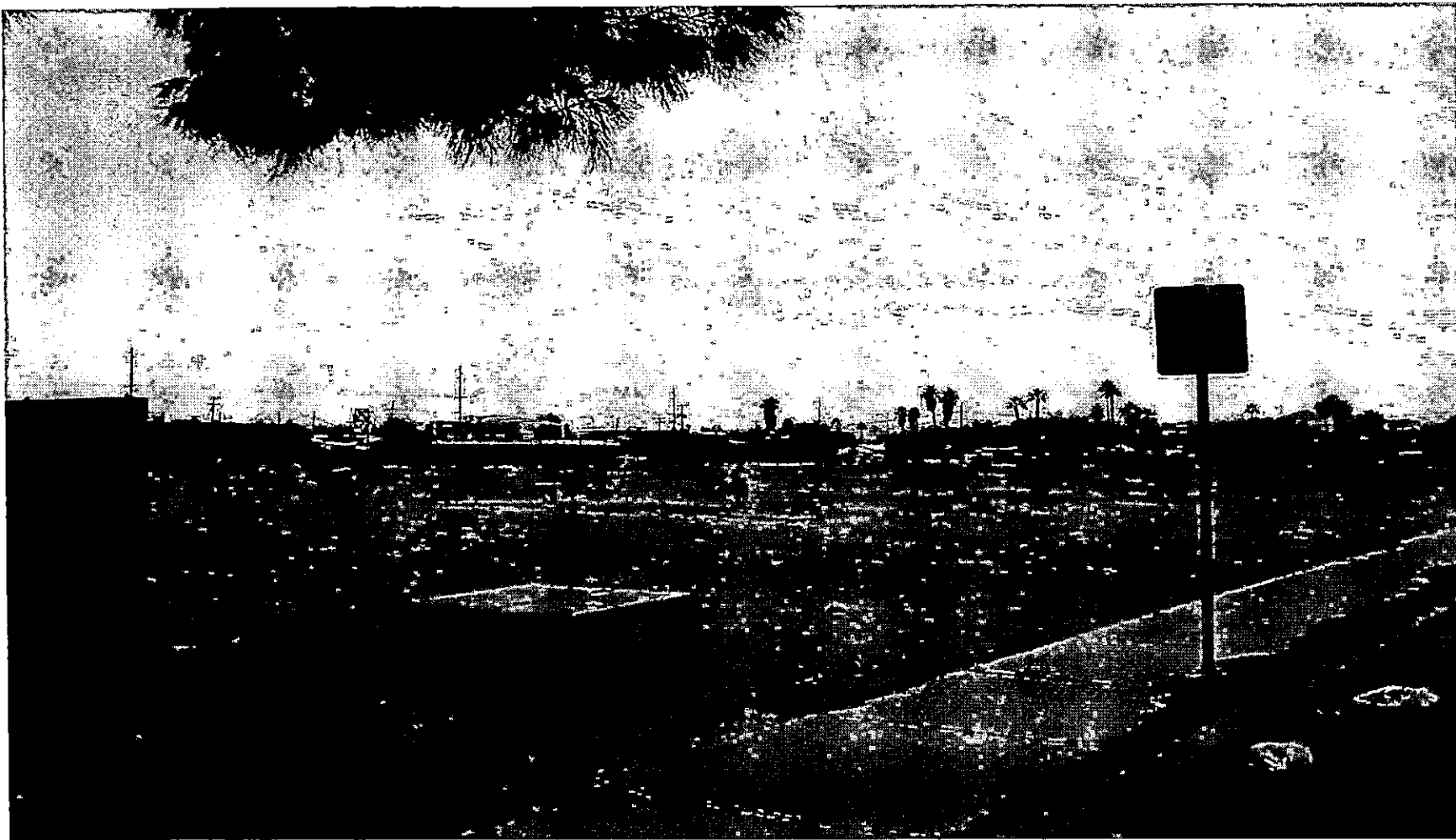
PROJECT
DATE: 12/04/06
JOB: 108-13
DWG: BY: JSC
CHK: BY: MJC

A2.
SHEET
3 OF 1



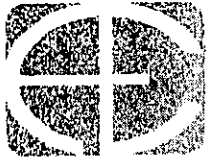
GPA-18558 AND SDR-17221 - APPLICANT/OWNER: TANGAMANGA LLC
1404 AND 1408 NORTH 23RD STREET
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



GPA-18558 AND SDR-17221 - APPLICANT/OWNER: TANGAMANGA LLC
1404 AND 1408 NORTH 23RD STREET
JANUARY 11, 2007 PLANNING COMMISSION

12/12/06



ACE
Engineering

September 29, 2006

Department of Planning
731 S. Fourth Street,
Las Vegas, NV 89101-6918

Re: Site Development Review
Tanga Manga Fourplexes
APN# 139-26-508-005 & 007

Dear Sir / Madam,

In regards to the above referenced application, our client is proposing to build fourplexes (12 units) in 3 buildings on the above referenced parcels.

The site is already R-3 zoned. The site plan, elevation plans and landscape plans comply with Title 19 Development Standards.

Development of Fourplexes will contribute to mitigate midscale housing shortage in the city.

Please grant approval for the same.

Should you have any question please do not hesitate to call me at (702)289-7028.

Sincerely yours,
ACE Engineering

Tony S. Gill
Sr. Project Manager

SDR-17221
01/11/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-18196 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BARBARA L. FARMANALI - Request for a Rezoning FROM R-E (RESIDENCE ESTATES) under Resolution of Intent to R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) TO R-PD4 (RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE) on 2.18 acres on the north side of the Centennial Parkway Alignment approximately 360 feet east of Leon Avenue (APN-125-24-404-007), Ward 6 (Ross).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – HOLD IN ABEYANCE Item 21 [ZON-18196] and Item 22 [SDR-17727] to the 01/25/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 21 [ZON-18196] and Item 22 [SDR-17727].

JOHN KORKOSZ, Planning and Development Department, stated the revised site plan is an improvement in terms of usable open space and the reduced number of private drives. He recommended approval.

ROBERT CUNNINGHAM, 4445 South Jones Boulevard, appeared on behalf of the applicant and agreed to all conditions.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 21 – ZON-18196

MINUTES – Continued:

RICK PLUMMER, 5404 Verbena Creek Court, appeared in opposition and stated he is a board member of the neighboring homeowner's association. He stated the proposed two-story development with its proposed density of four units per acre is inconsistent with the existing neighborhood. He also noted the developer had not made any attempts to meet with the neighbors.

MR. CUNNINGHAM stated he had been unaware of any opposition, but stated he would be willing to hold the item for two weeks in order to meet with the neighbors and address their concerns.

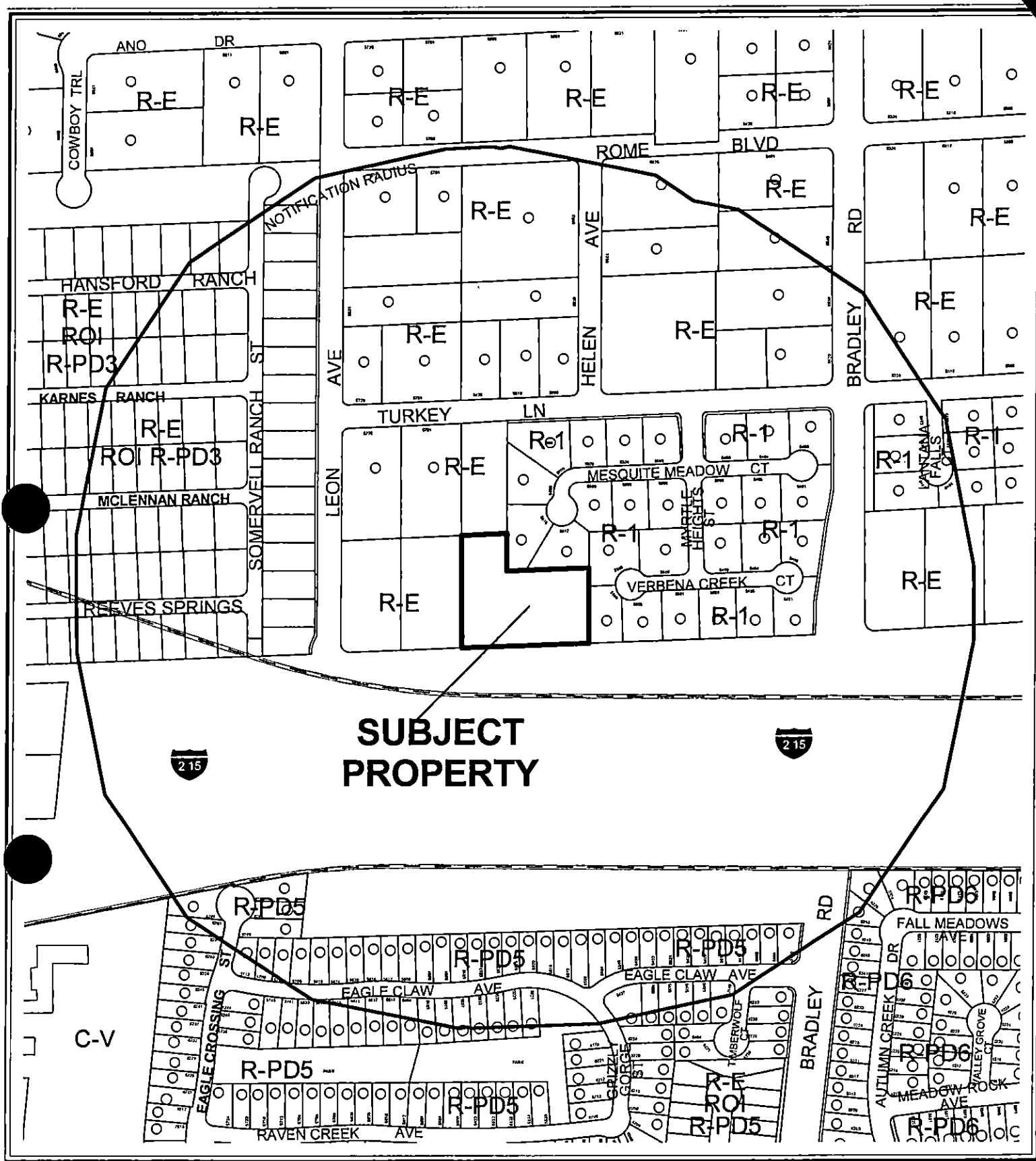
COMMISSIONER GOYNES commended MR. CUNNINGHAM'S efforts to be a good neighbor.

MARGO WHEELER, Director of Planning and Development Department, stated she could support holding the item for two weeks since she did not anticipate any changes to the application.

COMMISSIONER GOYNES encouraged MR. CUNNINGHAM to discuss these applications with the City Council as well.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 21 [ZON-18196] and Item 22 [SDR-17727].

(6:53 – 6:58)
1-1725



CASE: **ZON-18196**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

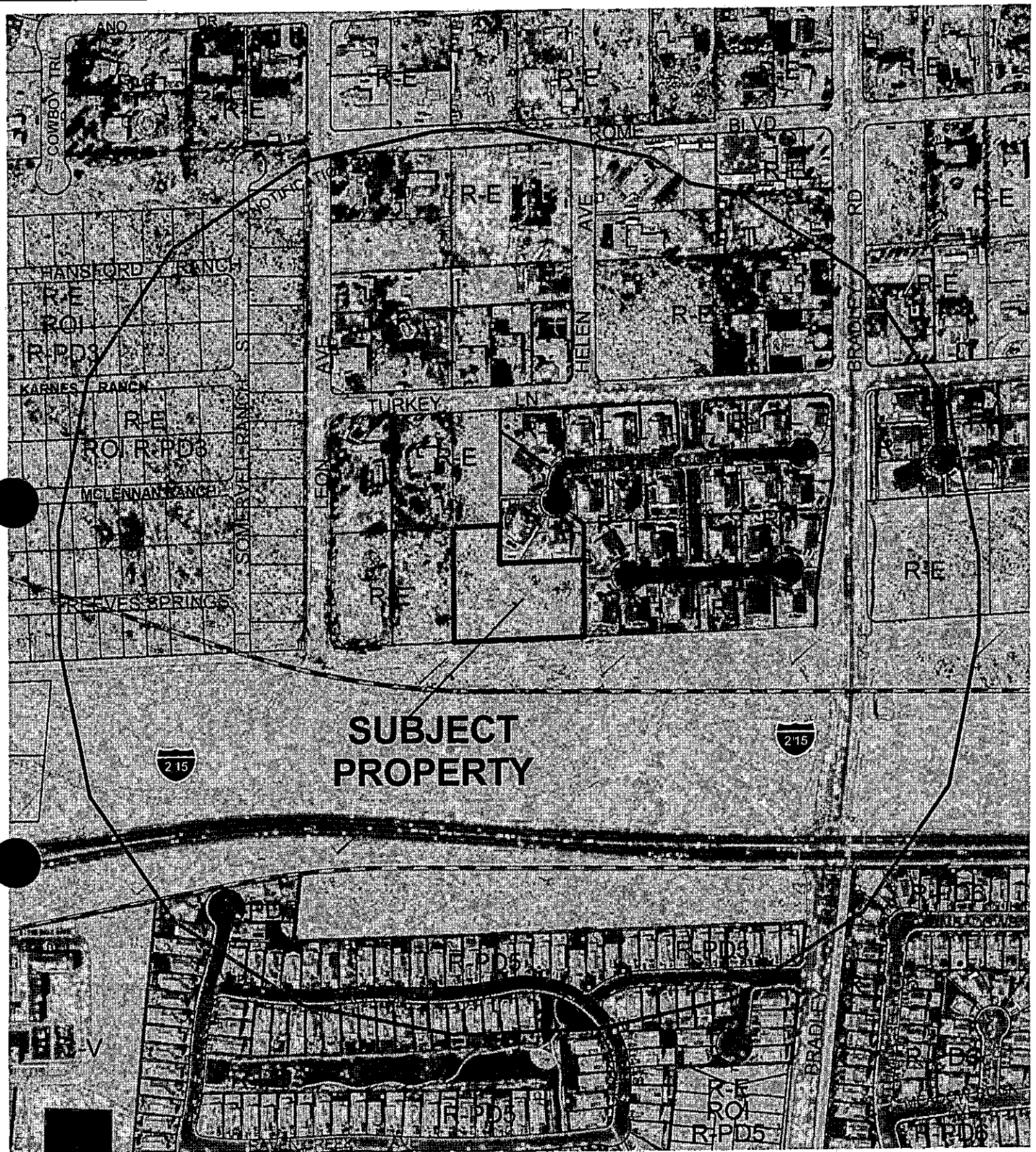
R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4
(RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

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

0 300 600 Feet





**SUBJECT
PROPERTY**

CASE: ZON-18196

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4
(RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

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

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-18196 - APPLICANT/OWNER: BARBARA L. FARMANALI

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

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-17727) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.
3. Conformance to the conditions for Variance (VAR-6276), and Site Development Plan Review (SDR-17727), if approved.

Public Works

4. Construct rural street improvements on Centennial Parkway adjacent to this site concurrent with development of this site. Rural improvements shall be constructed within the existing 50-foot right-of-way and shall consist of a total width of 39-feet (34-feet of asphalt) and 30-inch rolled curb on both sides of the street. The exterior streetlighting will be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location, but the installation of the streetlights shall be deferred provided that the developer provide to the City such streetlights for the future installation; alternatively, monies in lieu of such streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works. Sign and record a covenant running with the land for all urban improvements not constructed at this time on Centennial Parkway. Also, extend a minimum of two lanes of paving in the Centennial Parkway alignment westerly to tie into Leon Avenue.
5. Extend public sewer to the west edge of this site to a location and depth 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.

ZON-18196 - Conditions Page Two
January 11, 2007 - Planning Commission Meeting

6. 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.

ZON-18196 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a rezoning from R-E (Residence Estates) under Resolution of Intent to R-PD4 (Residential Planned Development - 4 units per acre) to R-PD4 (Residential Planned Development - 4 units per acre) for an eight-lot, single-family subdivision on the north side of Centennial Parkway approximately 350 feet east of Leon Avenue. This proposal is related to Site Development Plan Review (SDR-17727).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/01/05	The City Council approved a Rezoning (ZON-6274) of the subject property to R-PD4 (Residential Planned Development – 4 units per acre) and a Variance (VAR-6276) in the minimum area for formation of a R-PD zoning district, and a Site Development Plan Review (SDR-6275) for an 8-lot single-family subdivision. A related Waiver to Title 18 Standards (WVR-6277) was withdrawn without prejudice. The Planning Commission recommended approval of all items, including the Waiver on 04/28/05. Staff recommended denial of all items.
01/11/07	The Planning Commission will consider a related Site Development Plan Review (SDR-17727) for an 8-lot single-family subdivision.
<i>Related Building Permits/Business Licenses</i>	
	No Building Permits or Business Licenses have been issued for the subject site.
<i>Pre-Application Meeting</i>	
10/05/06	A pre-application meeting was held to discuss the requirements for the Site Development Plan Review
10/24/06	A pre-application meeting was held to discuss the requirements for the Rezoning.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.18
Net Acres	1.74

ZON-18196 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	L (Low Density Residential)	R-E (Residence Estates) under Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units per Acre)
North	Undeveloped, Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential) and R-E (Residence Estates)
South	Undeveloped,	Right-of-way	Right-of-way
East	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts		X	N/A
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

Per Title 19.06, the Development Standards for a Residential Planned Development are as provided in the Site Plan:

Standard	Provided
Min. Lot Size	5,580 Square Feet
Min. Lot Width	55 Feet
Min. Setbacks	
• Front	18 Feet
• Side	3.5 Feet
• Corner	3.5 Feet
• Rear (lots 1-3)	5 Feet*
• Rear (lots 4-8)	10 Feet
Max. Lot Coverage	50%
Max. Building Height	35 Feet/2-Stories

ZON-18196 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

* The optional balcony, if built, on lots 1, 2, and 3 will be set back 5 feet from the rear property line. The rear wall of these houses, as well as the setback on all other lots will be 10 feet from the rear property line.

Per Title 19.08.060

<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-E (Residence Estates)	2.8 du/acre 6 Units on subject site	6 Units	R-PD4 (Residential Planned Development – 4 Units per Acre)	4 du/acre 8 units on subject site	L (Low Density Residential)	5.49 du/acre 11 units on subject site

Per Title 19.12

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/30 Linear Feet	9 Trees	10 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 – 8 Feet		6 Feet	Y

<i>Open Space – R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
2.18	4 du/acre	1.65	N/A*	N/A*	6.4%	4,824 SF	Y

*A Residential Planned Development of fewer than 12 units is not required to provide open space under the requirements of Title 19.06. However, at this density, if open space were required, the proposed subdivision would be subject to 6.1% or 4,630 square feet. The applicant provides 6.4% or 4,824 square feet of open space, more than would be required.

ANALYSIS

The subject site is designated L (Low Density Residential), on the Centennial Hills Interlocal Land Use Map of the General Plan. Residential development and related uses are allowed in this category up to 5.49 dwelling units per gross acre. The proposed development on this site will have a density of 3.67 units per gross acre in conformance to the L (Low Density Residential), designation.

ZON-18196 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

The property is currently located in the R-E (Residence Estates) zoning district under a Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units per Acre). The Resolution of Intent is under approved Rezoning (ZON-6274) which was approved by the City Council in 2005 along with Variance (VAR-6276) to allow R-PD (Residential Planned Development) zoning on less than five acres, and a Site Development Plan Review (SDR-6275) for an eight-lot residential subdivision. The current application is a major modification of the previous approval. Under the new proposal, the applicant proposes slightly larger lot sizes, and less private roadway. The new request will also reduce the number of intersections between the interior roadway and Centennial Parkway from two to one. The site plan further indicates 4,284 square feet of open space, although no open space is required in an R-PD zone with fewer than 12 lots. The Variance (VAR-6276) remains current through 06/01/07; however, an Extension of Time will be necessary if the Variance is not exercised by that date. Further, as this modification is for a less intense use than what was previously submitted, staff recommends approval of this Rezoning and its companion application.

FINDINGS

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

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

The General Plan designates the subject property as L (Low Density Residential), which allows densities of up to 5.49 dwelling Units Per Acre. The proposed zoning district would allow a density of up to 4.49 Units Per Acre, in conformance to the existing L (Low Density Residential) designation; however the requested application seeks a density of 3.67 Units Per Acre, well within the limits of the zoning district and land use designation.

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

The proposed rezoning is compatible with surrounding land uses and zoning districts. Immediately surrounding the subject site are parcels that are designated in the R-E (Residence Estates) and R-1 (Single Family Residential) zones. However, nearby property to the west and south include R-PD3, R-PD5 and R-PD6 zoning. The overall density is only slightly higher than the immediate surroundings and comparable to the overall development in its general area. The proposed two-story elevations have been previously approved for the subject site and are now on slightly larger lots.

ZON-18196 - Staff Report Page Five
January 11, 2007 - Planning Commission Meeting

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

This proposed Rezoning is appropriate as the proposed density on this site will not change from the previous approval, and there is a need for housing at this density in the Centennial Hills Sector.

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

The property is served by Centennial Parkway, a 100-foot Primary Arterial on the Master Plan of Streets and Highways. Appropriate off-site improvements will be required with any proposed development of the site. Once completed, this roadway will be adequate to meet the demands of the proposed R-PD4 (Residential Planned Development – 4 Units Per Acre) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 128 (Mailed with SDR-17727)

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**Case Number: **ZON-18196** APN: 125-24-404-007Name of Property Owner: Barbara L. FarmanaliName of Applicant: Taney 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.

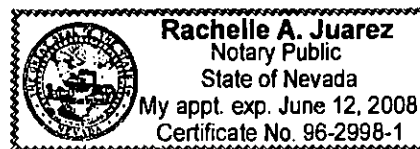
City Official: _____

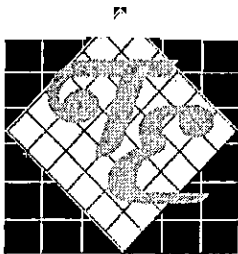
Partner(s): _____

APN: _____

Signature of Property Owner: Barbara FarmanaliPrint Name: Barbara Farmanali

Subscribed and sworn before me

This 25 day of October, 2006Rachelle A. Juarez
Notary Public in and for said County and State



TANEY ENGINEERING

4445 S. JONES #1

LAS VEGAS, NEVADA 89103

TELEPHONE: (702) 362-8844

FAX: (702) 362-5233

December 26, 2006

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

Attn: Rob Levrant

**Re: Floor Plan Clarification For Centennial And Leon
APN 125-24-404-006**

Dear Mr. Levrant:

As per our phone conversation in the morning of Tuesday, December 26, 2006, please remove floor plan 302 from the submittal package for Site Development Review (SDR-17727) and Rezoning (ZON-18196). The floor plans being use for this project is Floor Plan 5503 and Floor Plan 3396.

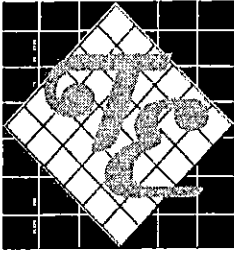
If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,
TANEY ENGINEERING

Christopher Zhang, E.I.
Project Manager

RECEIVED
DEC 26 2006

**ZON-18196
SDR-17727
01/11/07 PC**



TANEY ENGINEERING

4445 S. JONES #1

LAS VEGAS, NEVADA 89103

TELEPHONE: (702) 362-8844

FAX: (702) 362-5233

January 5, 2007

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

Re: Site Development Review for Centennial and Leon

To Whom It May Concern:

On behalf of our client, National Homes Corporation, we are proposing an R-PD4 on approximately 2.18 gross acres that is currently zoned R-E. The project site is bounded by existing homes (R-E and R-1) on the north and east, a future home (R-E) west and Centennial Parkway on the south. The proposed subdivision consists of 8 lots with a gross density of 3.67 dwelling units per acre. The project site is proposed to have the following setbacks:

Front – 18-ft from back of curb
Side and Side Corner – 3.5-ft
Rear – 10-ft
Patio Cover (12-ft or less in Height) – 5-ft
Maximum Building Height is 35-ft
Minimum Lot Size 4200 SF

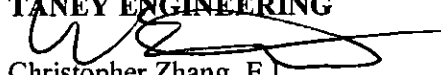
On lots 1, 2 and 3 along the east property line, Balcony/Deck is being proposed as an option on these footprints. Therefore, we are asking the setback to the rear property line for these three (3) lots to be 5-feet to accommodate the Balcony/Deck.

The proposed development will consist of all a mix of one and two story homes ranging in size from the mid 2,635-SF to the mid 5,503-SF size. All homes have a standard tow to three-car garage accessed from a 37-ft wide private street servicing the subdivision. Approximately 5,609 SF of open space has been provided, however is not required as the subdivision is less than 12 lots. Perimeter landscaping will be provided abutting Centennial Parkway in conformance with City of Las Vegas Standards.

Site Development Plan Review, SDR-6275, has also previously been filed for this project site. Please note that the setbacks, maximum building height and minimum lot size listed above correspond with the conditions listed for SDR-6275.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,
TANEY ENGINEERING


Christopher Zhang, E.I.
Project Manager

ZON-18196 SDR-17727
REVISED 01/11/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-17727 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18196 - PUBLIC HEARING - APPLICANT/OWNER: BARBARA L. FARMANALI - Request for a Site Development Plan Review FOR AN EIGHT-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.18 acres adjacent to the north side of Centennial Parkway, approximately 360 feet east of Leon Avenue (APN 125-24-404-007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

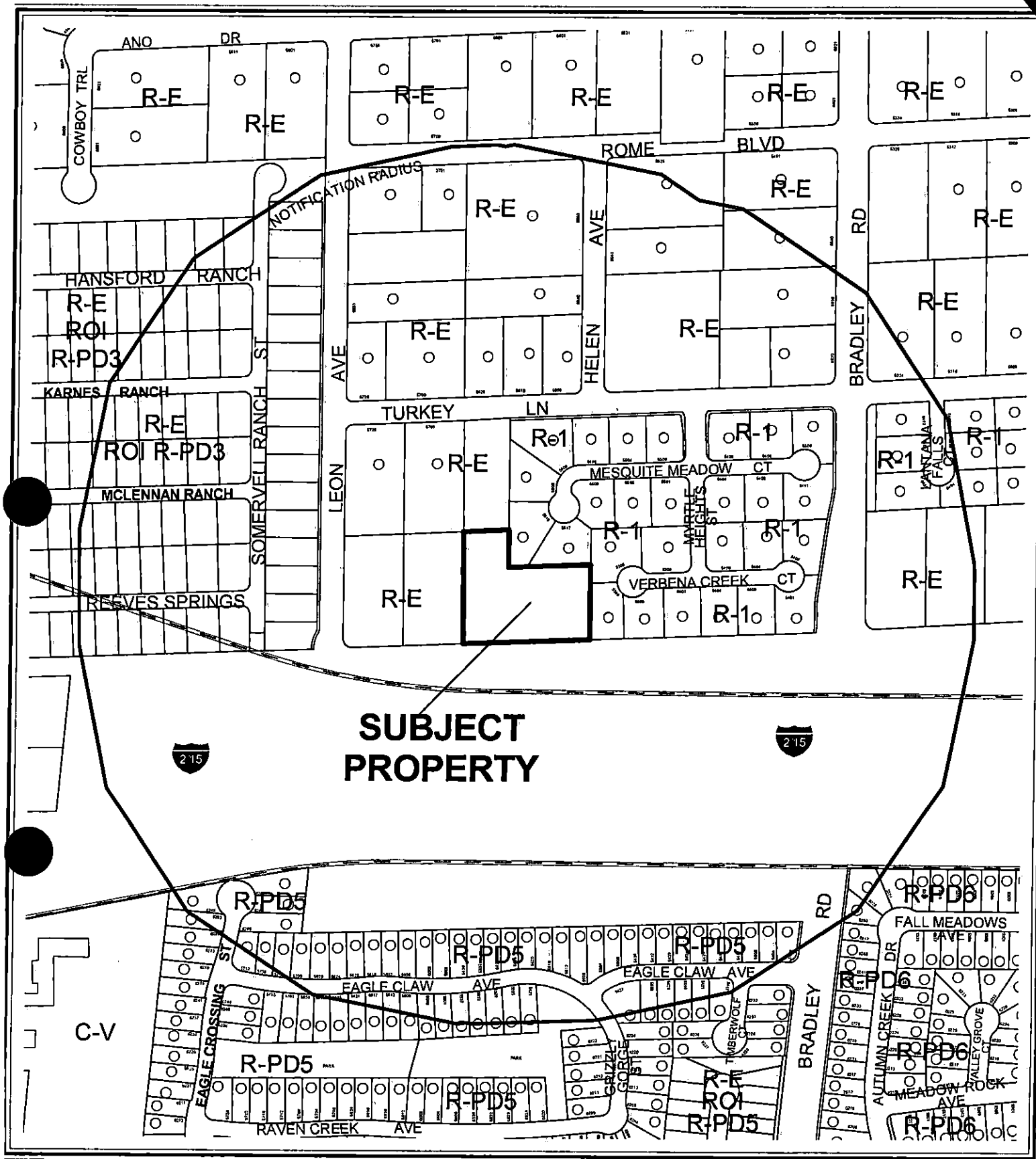
GOYNES – HOLD IN ABEYANCE Item 21 [ZON-18196] and Item 22 [SDR-17727] to the 01/25/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

See Item 21 for related discussion.

(6:53 – 6:58)

1-1725



CASE: **SDR-17727**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD4
(RESIDENTIAL PLANNED DEVELOPMENT - 4 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

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

*City of Las Vegas***AGENDA MEMO**

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17727 - APPLICANT/OWNER: BARBARA L. FARMANALI

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

1. Conformance to the conditions for Rezoning (ZON-18196) and Variance (VAR-6276), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/24/06, except as amended by conditions herein.
4. The standards for this development shall include a Minimum lot size of 5,580 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 18 feet to the front of the house, 18 feet to the front of the garage as measured from back of curb, 3.5 feet on the side, 3.5 feet on the corner side, 5 feet in the rear on lots 1-3, and 10 feet in the rear on lots 4-8.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

SDR-17727 - Conditions Page Two
January 11, 2007 - Planning Commission Meeting

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. 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.
14. 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.
15. 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.
16. Site development to comply with all applicable conditions of approval for ZON-18196 and all other applicable site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

SDR-17727 - Conditions Page Three
January 11, 2007 - Planning Commission Meeting

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. We note that the proposed private street has been designed without a knuckle.

SDR-17727 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This proposal is a request for a Site Development Plan Review for an eight-lot single-family residential subdivision on 2.18 acres adjacent to the north side of Centennial Parkway, approximately 350 feet east of Leon Avenue. This is related to Rezoning (ZON-18196), and a previously approved Variance (VAR-6276) grants permission for a Residential Planned Development on less than five acres at the subject site.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/01/05	The City Council approved a Rezoning (ZON-6274) of the subject property to R-PD4 (Residential Planned Development – 4 units per acre) and a Variance (VAR-6276) in the minimum area for formation of a R-PD zoning district, and a Site Development Plan Review (SDR-6275) for an 8-lot single-family subdivision. A related Waiver to Title 18 Standards (WVR-6277) was withdrawn without prejudice. The Planning Commission recommended approval of all items, including the Waiver on 04/28/05. Staff recommended denial of all items.
01/11/07	The Planning Commission will consider a related Rezoning (ZON-18196) from R-E (Residential Estates) to R-PD4 (Residential Planned Development – 4 Units per Acre).

<i>Related Building Permits/Business Licenses</i>	
	No Building Permits or Business Licenses have been issued for the subject site.

<i>Pre-Application Meeting</i>	
10/05/06	A pre-application meeting was held to discuss the requirements for the Site Development Plan Review
10/24/06	A pre-application meeting was held to discuss the requirements for the Rezoning.

<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this application, nor was one held.

SDR-17727 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

Details of Application Request				
Site Area				
Gross Acres	2.18			
Net Acres	1.74			
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning	
Subject Property	Undeveloped	L (Low Density Residential)	R-E (Residence Estates) under Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units per Acre)	
North	Undeveloped, Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential) and R-E (Residence Estates)	
South	Undeveloped,	Right-of-way	Right-of-way	
East	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)	
West	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)	
Special Districts/Zones		Yes	No	Compliance
Special Area Plan			X	N/A
Special Districts/Zones		Yes	No	Compliance
Special Purpose and Overlay Districts			X	N/A
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

Per Title 19.06, the Development Standards for a Residential Planned Development are as provided in the Site Plan:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	5,580 Square Feet
Min. Lot Width	55 Feet
Min. Setbacks	
• Front	18 Feet
• Side	3.5 Feet
• Corner	3.5 Feet
• Rear (lots 1-3)	5 Feet*
• Rear (lots 4-8)	10 Feet
Max. Lot Coverage	50%
Max. Building Height	35 Feet/2-Stories

SDR-17727 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

* The optional balcony, if built, on lots 1, 2, and 3 will be set back 5 feet from the rear property line. The rear wall of these houses, as well as the setback on all other lots will be 10 feet from the rear property line.

Per Title 19.08.060

<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-E (Residence Estates)	2.8 du/acre 6 Units on subject site	6 Units	R-PD4 (Residential Planned Development – 4 Units per Acre)	4 du/acre 8 units on subject site	L (Low Density Residential)	5.49 du/acre 11 units on subject site

Per Title 19.12

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/30 Linear Feet	9 Trees	10 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 – 8 Feet		6 Feet	Y

<i>Open Space – R-PD only</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
2.18	4 du/acre	1.65	N/A*	N/A*	6.4%	4,824 SF	Y

*A Residential Planned Development of fewer than 12 units is not required to provide open space under the requirements of Title 19.06. However, at this density, if open space were required, the proposed subdivision would be subject to 6.1% or 4,630 square feet. The applicant provides 6.4% or 4,824 square feet of open space, more than would be required.

ANALYSIS

- **Zoning**

Property to the north and east of the subject property is zoned and developed for single-family residences and property to the west has a land use designation that permits up to 5.5 dwelling units per acre. The applicant proposes to develop the subject property with eight single-family residences on lots that would be approximately 5,580 to 7,782 square feet in size. The uses at this density are compatible to the adjoining properties.

SDR-17727 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

- **Site Plan**

The applicant is proposing an eight-lot subdivision for single-family homes at a density of 3.67 dwelling units per gross acre. The lots proposed would be from 5,580 to 7,782 square feet in size. The interior street that serves the development is proposed to be a private 37-foot wide street that accesses Centennial Parkway.

Since the subject property is 2.18 acres in size, it is not large enough for the formation of a R-PD (Residential Planned Development) zoning district. The district requires a minimum of five acres for its formation; however, an approved Variance (VAR-6276) allows the requested R-PD zoning on the subject site.

- **Waivers**

No Waivers have been requested; however, as discussed above, a Variance (VAR-6276) has been approved for the formation of a R-PD (Residential Planned Development) zoning district on the subject site.

- **Landscape Plan**

The landscape plan shows perimeter landscaping along Centennial Parkway in compliance with the requirements of Title 19.12.

- **Elevation**

Plans for two-story homes were submitted with the application. The illustrations and conceptual floor plans appear to be harmonious and compatible with development in the area. On lots 1, 2, and 3 along the east property line, a balcony is available as an option on the building footprints. As a result, the rear setback will be five feet from the rear property line on these lots only. Lots 4 through 8 will be set back 10 feet from the rear property line.

- **Floor Plan**

Two floor plans were submitted with the application. The first home, including garage area, is a two-story, 3,181 square-foot home with a footprint of 67 feet by 40 feet, three bedrooms and a three car garage. The second is a two-story, 3,396 square-foot home with a footprint of 65 feet by 40 feet, five bedrooms and a two car garage, including one bedroom on the first floor. The floor plans are typical of homes of the size proposed.

FINDINGS

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;**

Property to the north and east of the subject property is zoned and developed for single-family residences and property to the west has a land use designation that permits up to 5.5 dwelling units per acre. The applicant proposes to develop the subject property with eight single-family residences on lots that would be approximately 5,580 to 7,782 square feet in size. The proposed single-family homes at this density are compatible to the adjoining properties.

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

The proposed development is consistent with the General Plan, Title 19 and other adopted City plans, policies and standards.

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

The subject property fronts on Centennial Parkway, which according to the Master Plan of Streets and Highways, is designed for a right-of-way width of 100 feet. At this location, the street will provide access to property only on the north side and should provide adequate access without negatively impacting adjacent roadways or neighborhood traffic.

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

Building and landscape materials are 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;**

Plans for two 2-story homes were submitted with the application. The homes range in size from a 3,181 square feet to 3,396 square feet. All homes have a standard two or three car garage.

SDR-17727 - Staff Report Page Six
January 11, 2007 - Planning Commission Meeting

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

Because the site would be subject to ongoing inspection, the public health, safety, and public welfare would not be compromised.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 128 (Mailed with ZON-18196)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-17727

Case Number: _____ APN: 125-24-404-007

Name of Property Owner: Barbara L. Farmanali

Name of Applicant: Taney 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 125-24-404-007

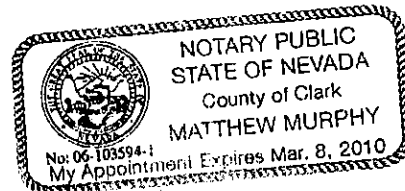
Signature of Property Owner: _____

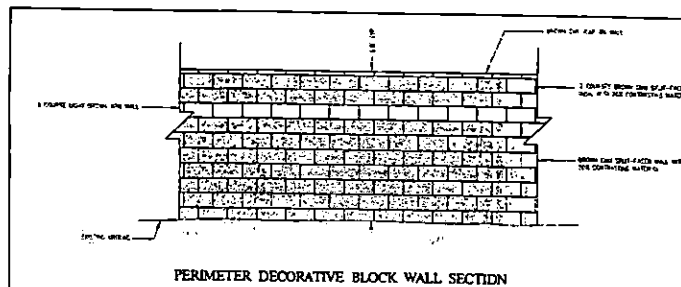
Print Name: Barbara Farmanali

Subscribed and sworn before me

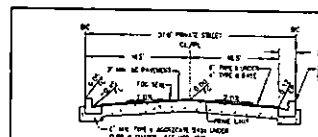
This 25 day of September, 2006

Notary Public in and for said County and State

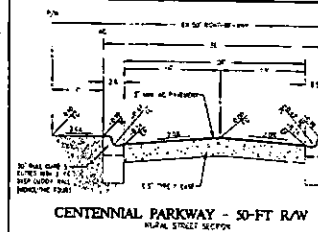




PERIMETER DECORATIVE BLOCK WALL SECTION

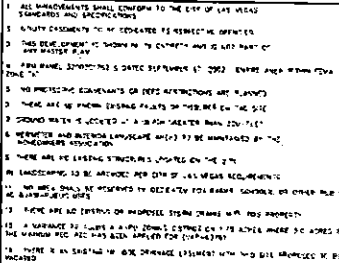
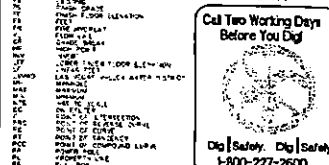
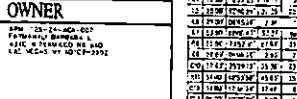


TYPICAL 37-FT WIDE PRIVATE DRIVE
PER CLARK COUNTY AREA USD 8240



CENTENNIAL PARKWAY - 50-FT R/W
NORMAL STREET SECTION

CURVE DATA	
1	1.00
2	1.00
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
11	1.00
12	1.00
13	1.00
14	1.00
15	1.00
16	1.00
17	1.00
18	1.00
19	1.00
20	1.00
21	1.00
22	1.00
23	1.00
24	1.00
25	1.00
26	1.00
27	1.00
28	1.00
29	1.00
30	1.00
31	1.00
32	1.00
33	1.00
34	1.00
35	1.00
36	1.00
37	1.00
38	1.00
39	1.00
40	1.00
41	1.00
42	1.00
43	1.00
44	1.00
45	1.00
46	1.00
47	1.00
48	1.00
49	1.00
50	1.00
51	1.00
52	1.00
53	1.00
54	1.00
55	1.00
56	1.00
57	1.00
58	1.00
59	1.00
60	1.00
61	1.00
62	1.00
63	1.00
64	1.00
65	1.00
66	1.00
67	1.00
68	1.00
69	1.00
70	1.00
71	1.00
72	1.00
73	1.00
74	1.00
75	1.00
76	1.00
77	1.00
78	1.00
79	1.00
80	1.00
81	1.00
82	1.00
83	1.00
84	1.00
85	1.00
86	1.00
87	1.00
88	1.00
89	1.00
90	1.00
91	1.00
92	1.00
93	1.00
94	1.00
95	1.00
96	1.00
97	1.00
98	1.00
99	1.00
100	1.00

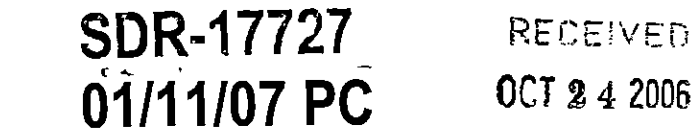


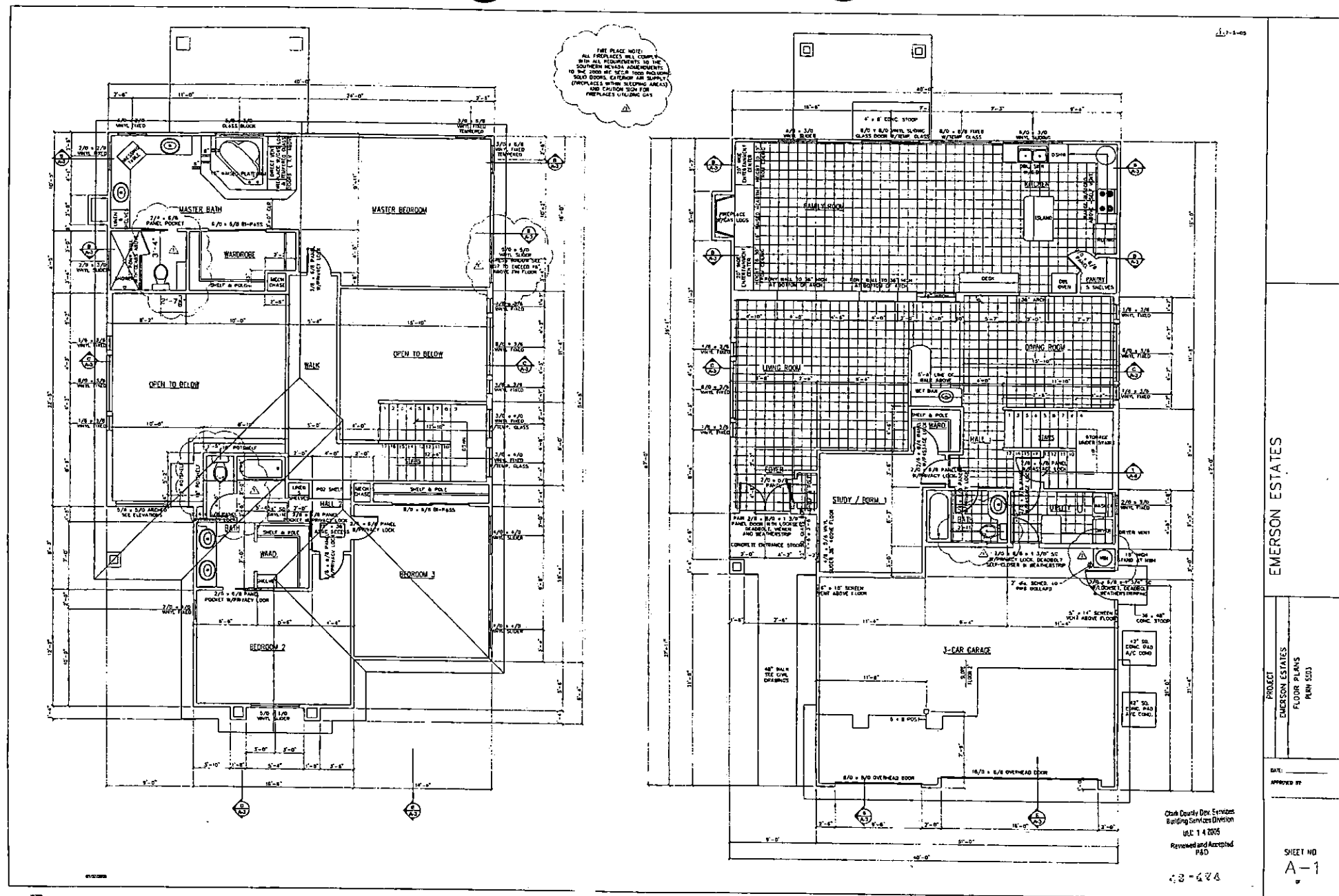
SITE PLAN

1017.06
=37
NTN-06-C
RM
RM
1
F 1

SDR-17727
01/11/07 PC

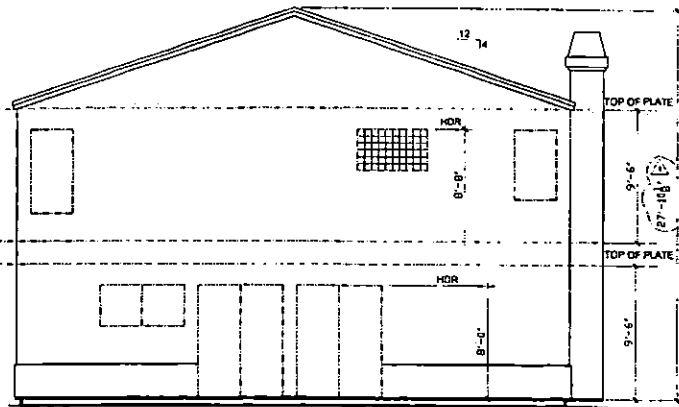
RECEIVED
OCT 24 2006



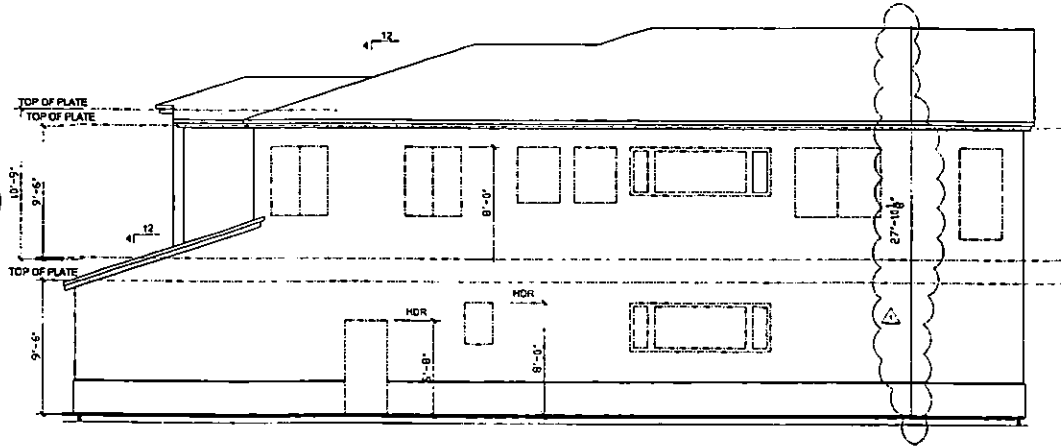


SDR-17727
01/11/07 PC

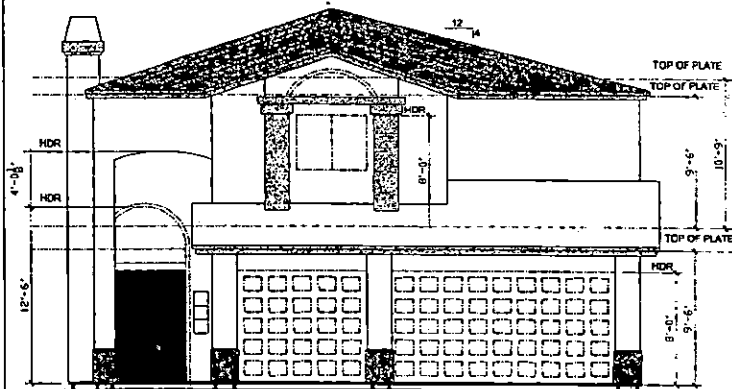
RECEIVED
OCT 24 2006



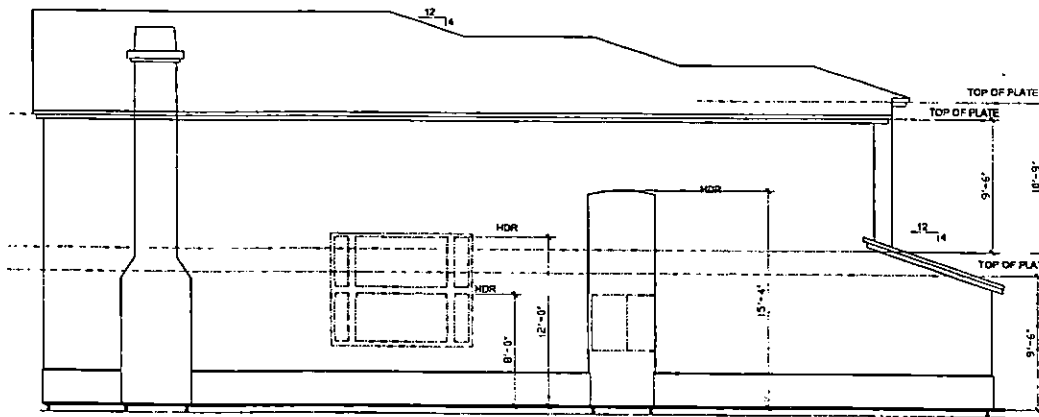
REAR ELEVATION
SCALE: 1/4" = 10"



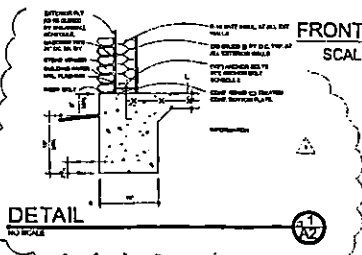
RIGHT ELEVATION
SCALE: 1/4" = 10"



FRONT ELEVATION
SCALE: 1/4" = 10"



LEFT ELEVATION
SCALE: 1/4" = 10"



CULTURED STONE
VENUEER SEE
DETAIL
11A2

EMERSON ESTATES

PROJECT
EMERSON ESTATES
FLOOR PLANS
PLAN 5503

DATE
APPROVED BY

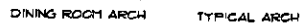
Clark County Dev Services
Building Services Division
JUL 14 2005
Reviewed and Accepted
P&S

10-424

SHEET NO.
A-2

SDR-17727
01/11/07 PC

RECEIVED
OCT 24 2006



1455

144

ALL TOUGHED WALLS TO BE THE SAME ~~THICKNESS~~

ALL STUDO EXTERIOR WALLS TO BE CONSTRUCTED WITHIN
 ALL JOINTS SHALL BE REINFORCED OR CALLED ARTIFICIAL WALL
 PORTLAND CEMENT OF ANY TYPE SHALL BE CALLED OR FILLED
 WITH PORTLAND.



ALL STUCCO EXTERIOR WALLS TO BE CONSTRUCTED WITHOUT ALL JOINTS SHALL BE BRICKED OR CALCED ANYJOINT WALL PENETRATIONS OF ANY TYPE SHALL BE CALCED OR FILLED WITH MORTAR.

17601

• **THE BEST OF BOTH WORLDS**

1. INTRODUCTION

- [illegible]

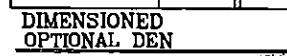
[illegible]

Project	PLAN 3385		
Sheet No.	1	of 1	1
FIRST FLOOR PLAN AND SECOND FLOOR PLAN			
Scale	1/8" = 1'-0"	1/4" = 1'-0"	1/2" = 1'-0"
Drawn by	J. E. Smith		
Checked by	J. E. Smith		
Approved by	J. E. Smith		
Date	10/1/00		

A1.1

SDR-17727
01/11/07 PC

RECEIVED
OCT 24 2006



16. THE S-2000 ARE FOR ADDITIONAL AIRCRAFT, BUT

[illegible][illegible][illegible]

A1.3



- KEYNOTES ©

GENERAL NOTES

- [illegible]

[illegible]

PLAN 3388	NO.	SECTION	DATE
FIRST FLOOR AND			
SECOND FLOOR			
INTERIOR PLAN			
SCALE 1/8" = 1'-0"			

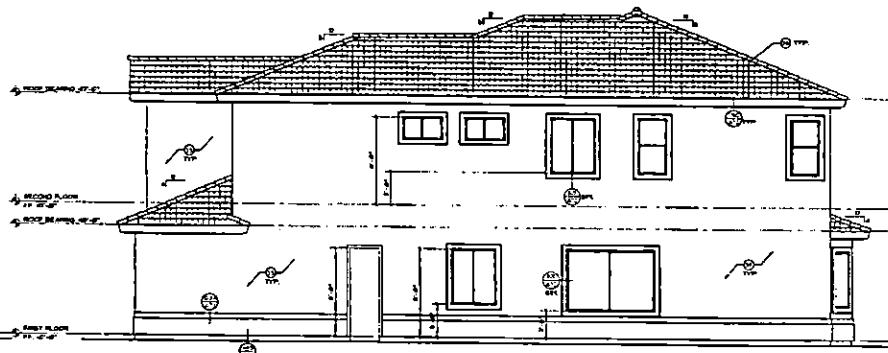
A1.2

SDR-17727
01/11/07 PC

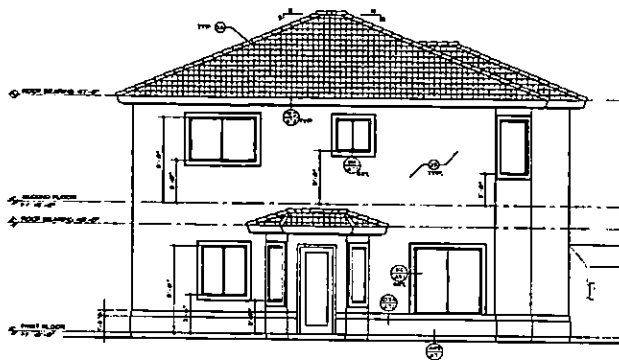
RECEIVED
OCT 24 2006



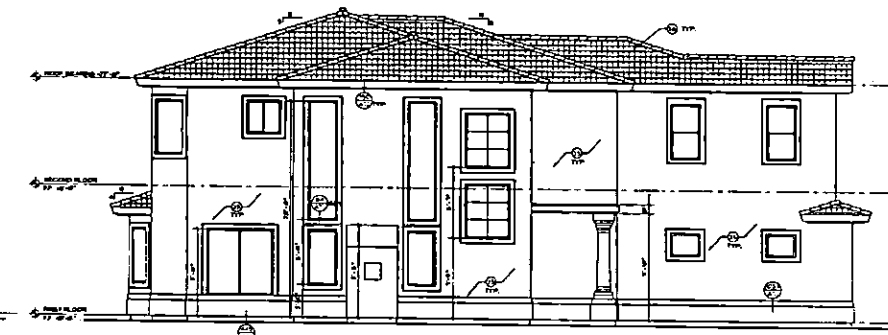
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

KEYNOTES

SEE SHEET FOR KEYNOTES

GENERAL NOTES

SEE SHEET FOR GENERAL NOTES



sca design

PLAN 3368

EXTENSION ELEVATIONS

A2.1

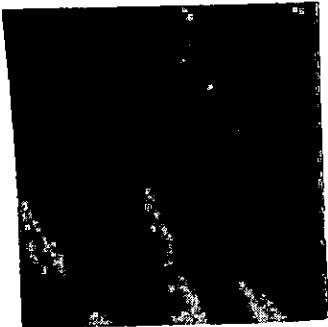
SDR-17727
01/11/07 PC

RECEIVED
OCT 24 2006

Centennial & Leon

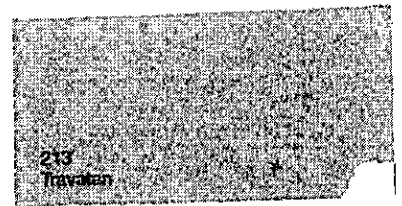
PLAN 5503 3181 SQ FT

Product #2159
Name: Imperial Dunes



White Shadow
181 LVR 81

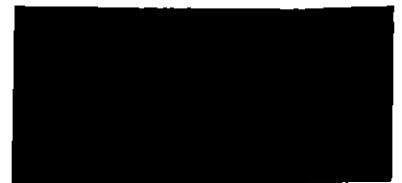
Travatan 213



Cabinets Merrilat
Maple-Venetian Fresco-
Raised Panel Arch

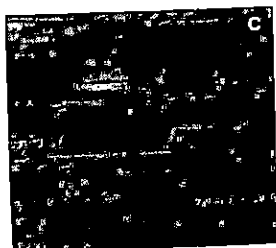
151 Padre Brown

Granite-T&F Marble
Giallo Veneziano



Floor Tile
Travertine-Expresso 18 X 18

Country LedgeStone-Chardonnay



Interior Wall/Trim
CW025W Restirative LRV 78/181
White Shadow LVR 81

SDR-17727
01/11/07 PC

Centennial & Leon

PLAN 3396 3396 SQ FT

Product #3520
Name: Weathered Terracotta Flashed"

Delicate Cream
7720W LRV 87



Brazilian Brown
8266N LRV 15

Cabinets Merrilat
Maple-Artisian Bronze
Raised Panel Arch

Tucson Clay
8264D LRV 36

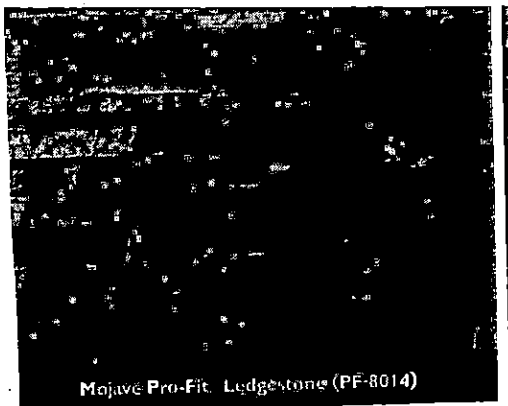
Granite-T&F Marble
Saphire Brown

Floor Tile
Travertine-Expresso 18 X 18



Country LedgeStone-Mojave Pro-Fit

Interior Wall/Trim
182 Arizona White/001 White

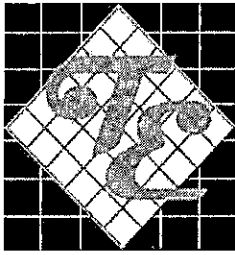


SDR-17727
01/11/07 PC

182
Arizona White

001
White

182
Arizona White



TANEY ENGINEERING

4445 S. JONES #1

LAS VEGAS, NEVADA 89103

TELEPHONE: (702) 362-8844

FAX: (702) 362-5233

December 26, 2006

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

Attn: Rob Levrant

**Re: Floor Plan Clarification For Centennial And Leon
APN 125-24-404-006**

Dear Mr. Levrant:

As per our phone conversation in the morning of Tuesday, December 26, 2006, please remove floor plan 302 from the submittal package for Site Development Review (SDR-17727) and Rezoning (ZON-18196). The floor plans being use for this project is Floor Plan 5503 and Floor Plan 3396.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,
TANEY ENGINEERING

Christopher Zhang, E.I.
Project Manager

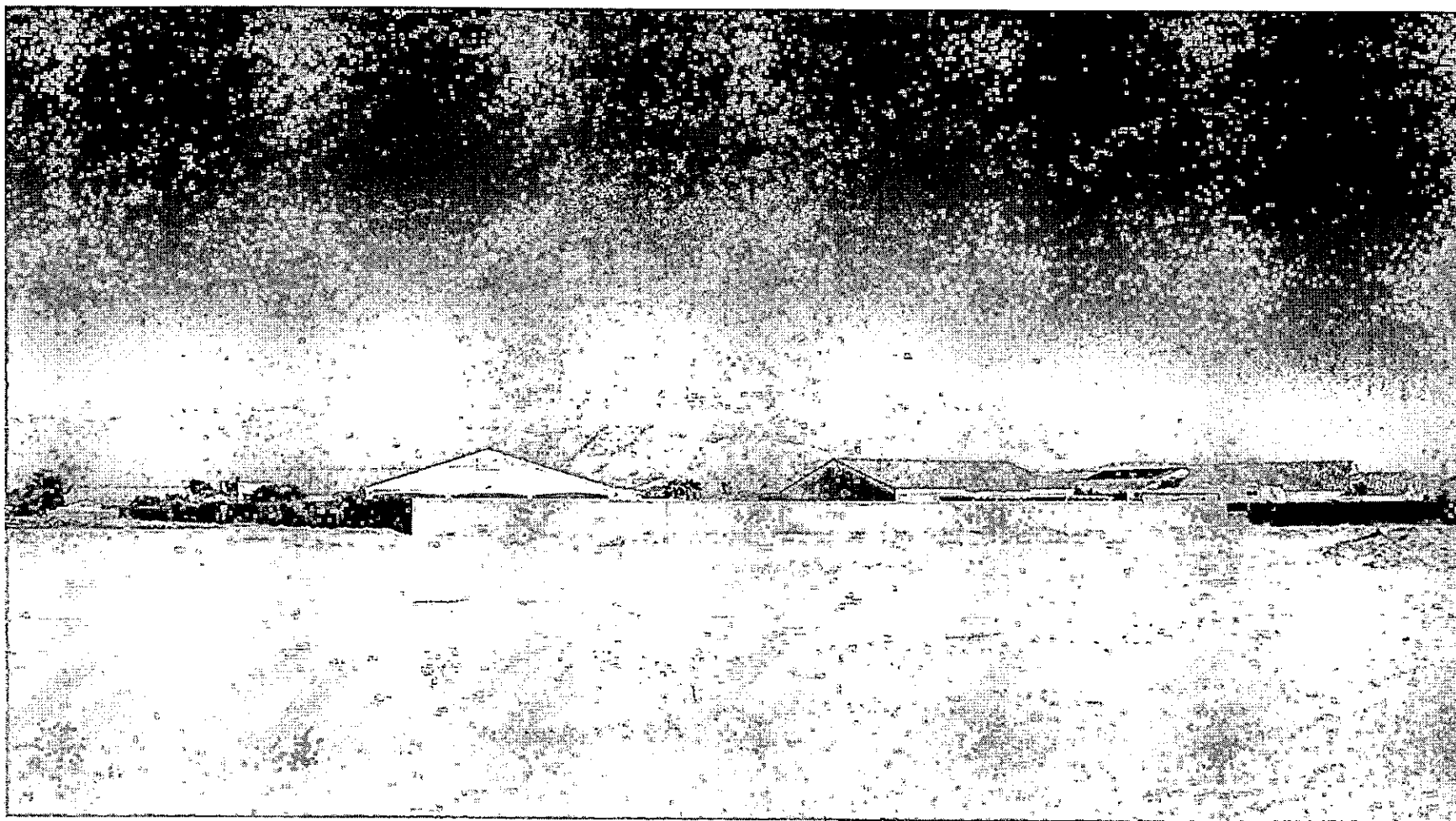
RECEIVED
DEC 26 2006

**ZON-18196
SDR-17727
01/11/07 PC**



ZON-18196 AND SDR-17727 - APPLICANT/OWNER: BARBARA L. FARMANALI
NORTH SIDE OF THE CENTENNIAL PARKWAY ALIGNMENT APPROXIMATELY 360 FEET EAST OF LEON
AVENUE
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



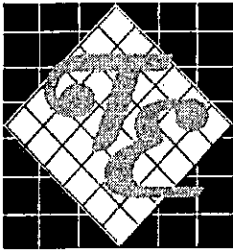
ZON-18196 AND SDR-17727 - APPLICANT/OWNER: BARBARA L. FARMANALI
NORTH SIDE OF THE CENTENNIAL PARKWAY ALIGNMENT APPROXIMATELY 360 FEET EAST OF LEON
AVENUE
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



ZON-18196 AND SDR-17727 - APPLICANT/OWNER: BARBARA L. FARMANALI
NORTH SIDE OF THE CENTENNIAL PARKWAY ALIGNMENT APPROXIMATELY 360 FEET EAST OF LEON
AVENUE
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



TANEY ENGINEERING

4445 S. JONES #1

LAS VEGAS, NEVADA 89103

TELEPHONE: (702) 362-8844

FAX: (702) 362-5233

January 5, 2007

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

Re: Site Development Review for Centennial and Leon

To Whom It May Concern:

On behalf of our client, National Homes Corporation, we are proposing an R-PD4 on approximately 2.18 gross acres that is currently zoned R-E. The project site is bounded by existing homes (R-E and R-1) on the north and east, a future home (R-E) west and Centennial Parkway on the south. The proposed subdivision consists of 8 lots with a gross density of 3.67 dwelling units per acre. The project site is proposed to have the following setbacks:

Front – 18-ft from back of curb
Side and Side Corner – 3.5-ft
Rear – 10-ft
Patio Cover (12-ft or less in Height) – 5-ft
Maximum Building Height is 35-ft
Minimum Lot Size 4200 SF

On lots 1, 2 and 3 along the east property line, Balcony/Deck is being proposed as an option on these footprints. Therefore, we are asking the setback to the rear property line for these three (3) lots to be 5-feet to accommodate the Balcony/Deck.

The proposed development will consist of all a mix of one and two story homes ranging in size from the mid 2,635-SF to the mid 5,503-SF size. All homes have a standard tow to three-car garage accessed from a 37-ft wide private street servicing the subdivision. Approximately 5,609 SF of open space has been provided, however is not required as the subdivision is less than 12 lots. Perimeter landscaping will be provided abutting Centennial Parkway in conformance with City of Las Vegas Standards.

Site Development Plan Review, SDR-6275, has also previously been filed for this project site. Please note that the setbacks, maximum building height and minimum lot size listed above correspond with the conditions listed for SDR-6275.

If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,
TANEY ENGINEERING


Christopher Zhang, E.I.
Project Manager

ZON-18196 SDR-17727
REVISED 01/11/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-18203 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Rezoning FROM R-3 (MEDIUM DENSITY RESIDENTIAL) TO C-1 (LIMITED COMMERCIAL) on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), Ward 5 (Weekly).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 02/07/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 23 [ZON-18203], Item 24 [VAR-18204] and Item 25 [SDR-18202].

ANDY REED, Planning and Development Department, stated the variance and landscape waivers will allow traffic circulation between this site and existing development. He noted the proposed use is allowed within this zoning district and recommended approval.

BRUCE NOBLE, 3712 Browning Drive, requested clarification of Condition 12 and 15 of Item 25 [SDR-18202].

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 23 – ZON-18203

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, explained that Condition 12 is a standard condition requiring that Fire Services have access to hydrants and similar services prior to construction, in the event there is a fire during construction.

BART ANDERSON, Planning and Development Department, explained that Condition 15 is a standard condition requiring that the applicant pave any driveways that will be used during construction. MR. NOBLE questioned the requirement that he pave property he does not own. MR. ANDERSON responded that any driveway that would be used to provide access would be required to be paved and that MR. NOBLE would need a joint access agreement with the owner of the adjacent property.

COMMISSIONER TRUESDELL observed that he was being asked to make a decision on a site plan that was lacking a needed joint access agreement and suggested that an alternative site plan that did not need a joint access agreement be considered instead. MR. ANDERSON explained a joint access agreement was mandatory between MR. NOBLE and the property to the west, but was not needed for the property to the east, and also noted that the conditions could be modified to require those joint access agreements.

CHAIRMAN DAVENPORT suggested the items be held in order to give MR. NOBLE an opportunity to meet with his neighboring property owners.

TODD FARLOW, 240 North 19th Street, stated the public is at a disadvantage because of the lack of access to information about this proposal.

MARGO WHEELER, Director of Planning and Development, noted the parking lot meet Code requirements if one parking space were lost due to the lack of access to the eastern property.

WILLA CHANEY, 1260 West Owens Avenue, owner of the eastern property, acknowledged that she had not been required to pave her driveway, but expressed her opposition to blocking access between her property and MR. NOBLE'S property. She informed CHAIRMAN DAVENPORT that she would be willing to enter into a joint access agreement with MR. NOBLE, but DEPUTY CITY ATTORNEY JAMES LEWIS stated an oral agreement could not be considered by the Commissioners.

MR. ANDERSON suggested amending Condition 16 of Item 25 [SDR-18202] to require two joint access agreements and MR. NOBLE accepted that amendment.

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 23 – ZON-18203

MINUTES – Continued:

COMMISSIONER STEINMAN noted that MR. NOBLE has no right to improve property he does not own.

COMMISSIONER GOYNES encouraged MR. NOBLE to meet with his neighbors since they appeared to be willing to work with him, but also expressed concern with the design of the building. He stated he could not support the proposed building due to the lack of architectural detail within the site plan.

COMMISSIONER TRUESDELL expressed his concern with the lack of landscaping and the build-to-line requests, stating a smaller building could result in a better development.

MS. WHEELER informed MR. NOBLE that any private agreements that suggested he had permission to build at the zero lot line were not recognized by the City.

COMMISSIONER EVANS acknowledged the site plan is not perfect, but stated the Commissioners' concerns could be addressed. However, he noted that the applicant appeared to have no desire to amend the plan, regardless of whether the items are held or denied.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 23 [ZON-18203], Item 24 [VAR-18204] and Item 25 [SDR-18202].

(6:58 – 7:22)

1-1920

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18202) 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.

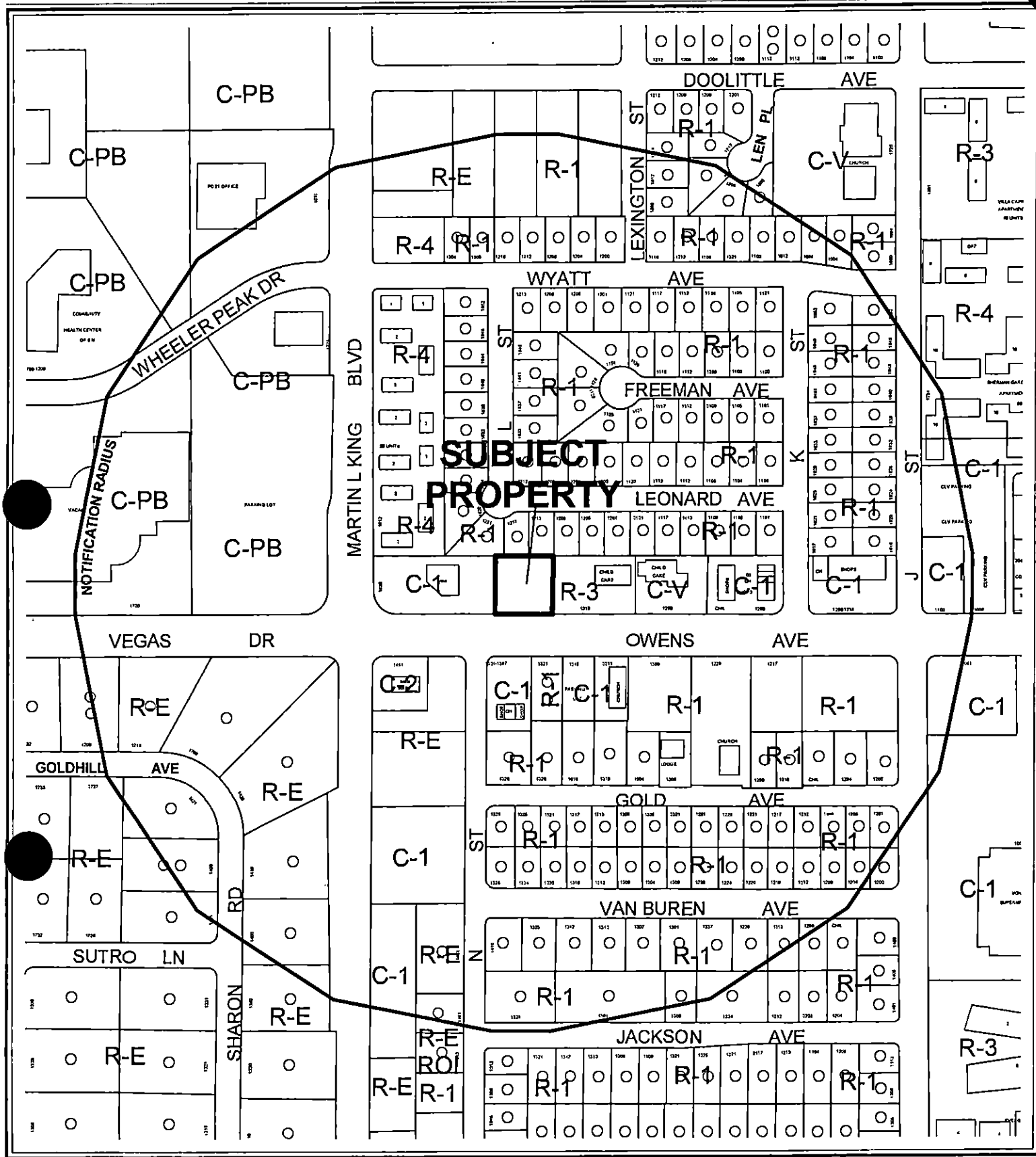
Public Works

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.
4. Meet with the Flood Control Section of the Department of Public Works for assistance

PLANNING COMMISSION MEETING OF JANUARY 11, 2007
Planning and Development Department
Item 23 – ZON-18203

CONDITIONS – Continued:

with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.



CASE: **ZON-18203**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

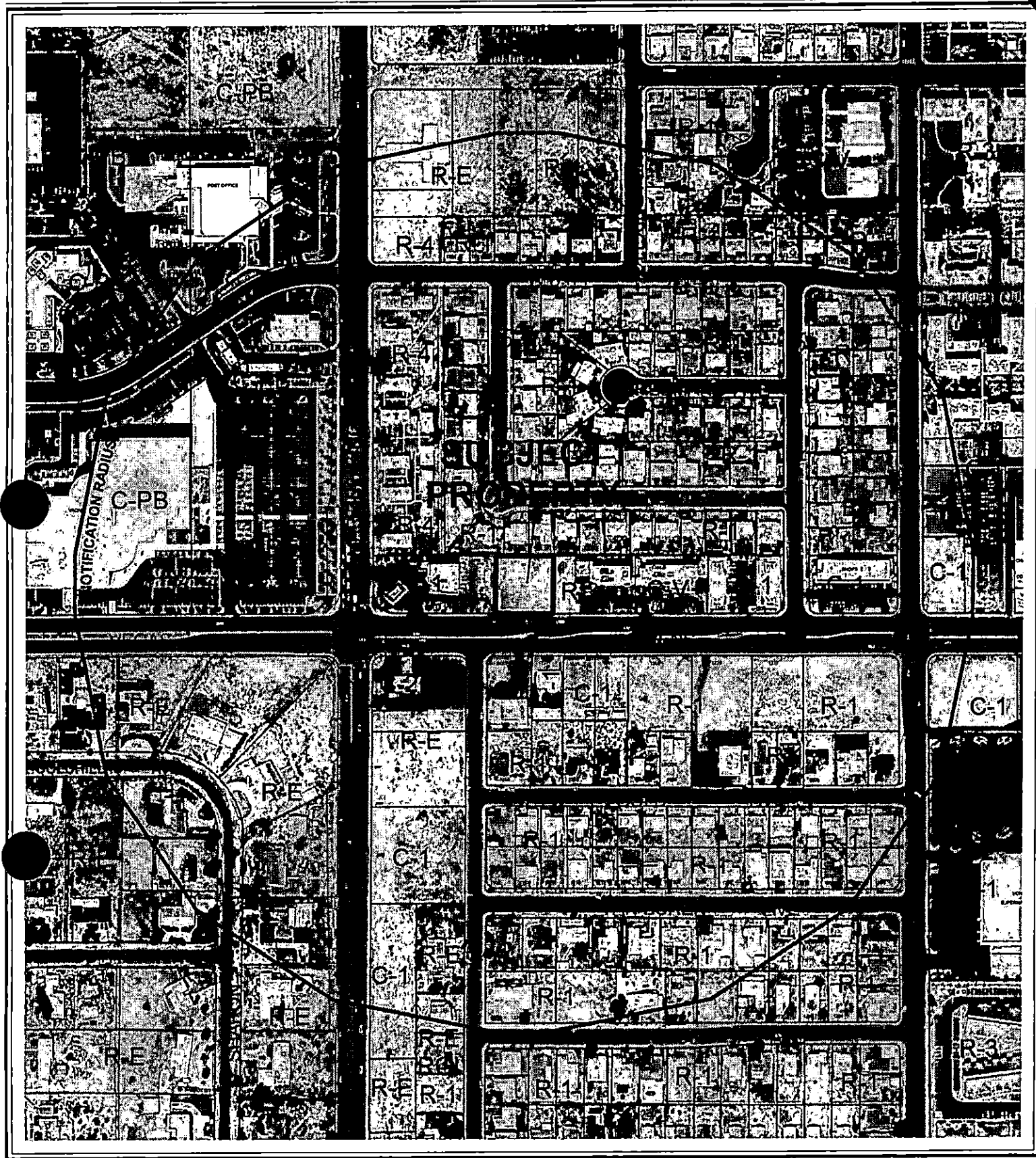
R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 100 200 Feet





CASE: **ZON-18203**

RADIUS: 1000 FT

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

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

0 100 200 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-18203 - APPLICANT/OWNER: BRUCE R. NOBLE

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18202) 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.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.

ZON-18203 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a rezoning from R-3 (Medium Density Residential) to C-1 (Limited Commercial) on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard.

Staff finds the rezoning to be appropriate as it would bring the zoning into conformance with the General Plan designation, and the uses allowed with the proposed C-1 (Limited Commercial) zoning district are compatible with the commercial uses to the east and west of this site.

A related Variance VAR-18204 and related Site Development Plan Review SDR-18202 will be considered concurrently.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
11/15/95	The City Council approved a rezoning of this site to C-1 (Limited Commercial) and a 12,000 square foot office building with one-story at a height of 19 feet (Z-79-95).
<i>Pre-Application Meeting</i>	
10/02/06	Staff explained the requirements for a rezoning, site development plan review, and a variance.
<i>Neighborhood Meeting</i>	
12/14/06	Staff contacted the applicant and suggested a neighborhood meeting. The applicant stated that he had met with adjacent property owners, anticipated no opposition, and declined staff's suggestion.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.44

ZON-18203 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	C (Commercial)	R-3
North	Single family dwellings	L (Low Density Residential)	R-1
South	Retail shops/ single family dwellings	C (Commercial)	C-1 and R-1
East	Child care facility	C (Commercial)	R-3
West	Convenience store	C (Commercial)	C-1

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

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 sf	19166 sf	Y
Min. Lot Width	N/A	137 feet	Y
Min. Setbacks			
• Front	• 20 feet	• 76 feet	• Y
• East Side	• 5 feet	• 62 feet	• Y
• West Side	• 5 feet	• 0 feet	• *N
• Rear	• 20 feet	• 8 feet	• *N
Max. Lot Coverage	N/A	21 %	Y
		14 feet 6 inches along north property line; 18 feet in height along the south side of the building, adjacent to Owens Avenue	
Max. Building Height	2 stories/35 feet	Avenue	Y

AR

ZON-18203 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

The proposed building does not comply with the setback standards of the C-1 zoning district. This issue is addressed within the related Variance VAR-18204.

Per Title 19.08.060 the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	N/A	8 Feet	
Adjacent development matching setback	N/A	8 Feet	
Trash Enclosure	50 Feet	52 Feet	Y

The proximity slope and adjacent development matching setback standards do not apply to this application as the proposed building is less than 15 feet in height in the north portion of the site, and the portion of the building with a height of 18 feet is located 55 feet from residentially developed property.

Per Title 19.12 the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 tree/6 spaces	6 trees	3 trees	N
Buffer: Min. Trees				
South prop line	1 tree /30 linear feet	5 trees	4 trees	N
North prop line	1 tree/20 linear feet	7 trees	5 trees	
Min. Zone Width				
North prop line	8 feet		3 feet	N
South prop line	15 feet		11 feet	N
East prop line	8 feet		0 feet	N
West prop line	8 feet		0 feet	N

The applicant has requested a waiver within the related Site Development Plan Review (SDR-18202) to allow three parking lot trees where six are required. Since most of the parking spaces are adjacent to property line buffers, staff recommends approval of this waiver.

The applicant has requested a waiver within the related Site Development Plan Review (SDR-18202) to allow a reduction in the amount of trees to be provided along the north and south property lines. Staff finds that compliance with this portion of the landscape standards would only require the placement of one additional tree along the south property line and two additional trees along the north property line and does not support this waiver.

The applicant has also requested a waiver within the related Site Development Plan Review (SDR-18202) to allow reductions in the widths of the buffers along all property lines. Staff finds that these reductions would encourage circulation between this site and the properties to the east and west and recommends approval of this waiver.

ZON-18203 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
General retail	1,750 sf	1/175 sf	10				
Barber shop	3 chairs	2 spaces per chair	6				
Office	1,200 sf	1/300 sf	4				
Restaurant seating area	500 sf	1/50 sf	10				
Restaurant non-customer areas	500 sf	1/250 sf	3				
TOTAL			33	2	34	2	Y

Waivers		
Request	Requirement	Staff Recommendation
Three parking lot trees	Six parking lot trees	Approval
Five trees along north property line	Seven trees along north property line	Denial – the buffer can accommodate two additional trees
Four trees along south property line	Five trees along south property line	Denial – the buffer can accommodate one additional tree
11 foot wide buffer along Owens Avenue	15 foot wide buffer along Owens Avenue	Approval
Three foot wide buffer along north property line	Eight foot wide buffer along north property line	Approval
No buffer along east property line	Eight foot wide buffer along east property line	Approval
No buffer along west property line	Eight foot wide buffer along west property line	Approval

These waivers will be considered in conjunction with the related Site Development Plan Review (SDR-18202).

ZON-18203 - Staff Report Page Five
January 11, 2007 - Planning Commission Meeting

ANALYSIS

The proposed C-1 (Limited Commercial) zone conforms with the C (Commercial) General Plan designation of the subject site. The retail and office uses typically found within the C-1 (Limited Commercial) zoning district are compatible with the commercial uses to the east and west of this site. The adjacent public right-of-ways will not be negatively affected by the by the C-1 (Limited Commercial) zoning district.

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 proposed C-1 (Limited Commercial) zone would be in conformance with C (Commercial) General Plan designation.

In regard to "2": The uses allowed with the proposed C-1 (Limited Commercial) zoning district are compatible with the commercial uses to the east and west of this site.

In regard to "3": The Rezoning is considered appropriate as it would bring the zoning into conformance with the General Plan designation.

In regard to "4": Owens Avenue is a 100 foot wide Primary Arterial which will not be adversely impacted by the proposed C-1 (Limited Commercial) zoning district.

ZON-18203 - Staff Report Page Six
January 11, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 196 (Mailed with VAR-18204 and SDR-18202)

APPROVALS 0

PROTESTS 0



PROPERTY LINE

10' 0"

10' 0"

TRASH

OWENS AVENUE

ZON-18203 VAR-18204
SDR-18202 01/11/07 PC
EXT. STREET LIGHT

NOV 16 2006



Bruce R. Noble
3712 Valley Dr.
N. Las Vegas, NV. 89032
702-648-6765 (H)
702-266-5318 (C)

November 14, 2006

To Whom It May Concern,

I Bruce Noble, as owner of the property, would like to have it rezone to C-1 for light retail and office space use which co-inside with existing properties in the area. I would like to request a waiver regarding parking lot and perimeter landscaping because, on the eastside of property line there is a possibility for further pavement.

I would also like to request a variance on set back requirements to remain consistent with existing buildings, and to maintain adequate parking in the front and have a sufficient building design , the building height is of single story requirements and should not negatively impact the existing buildings in anyway.

Sincerely,

Signature

Bruce R. Noble

ZON-18203 VAR-18204
SDR-18202 01/11/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 11, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-18204 - VARIANCE RELATED TO ZON-18203 - PUBLIC HEARING - APPLICANT/OWNER: BRUCE R. NOBLE - Request for a Variance TO ALLOW A PROPOSED BUILDING ZERO FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED AND EIGHT FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard (APN-139-21-804-008), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).

C.C.: 02/07/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – DENIED – Motion carried with EVANS voting NO

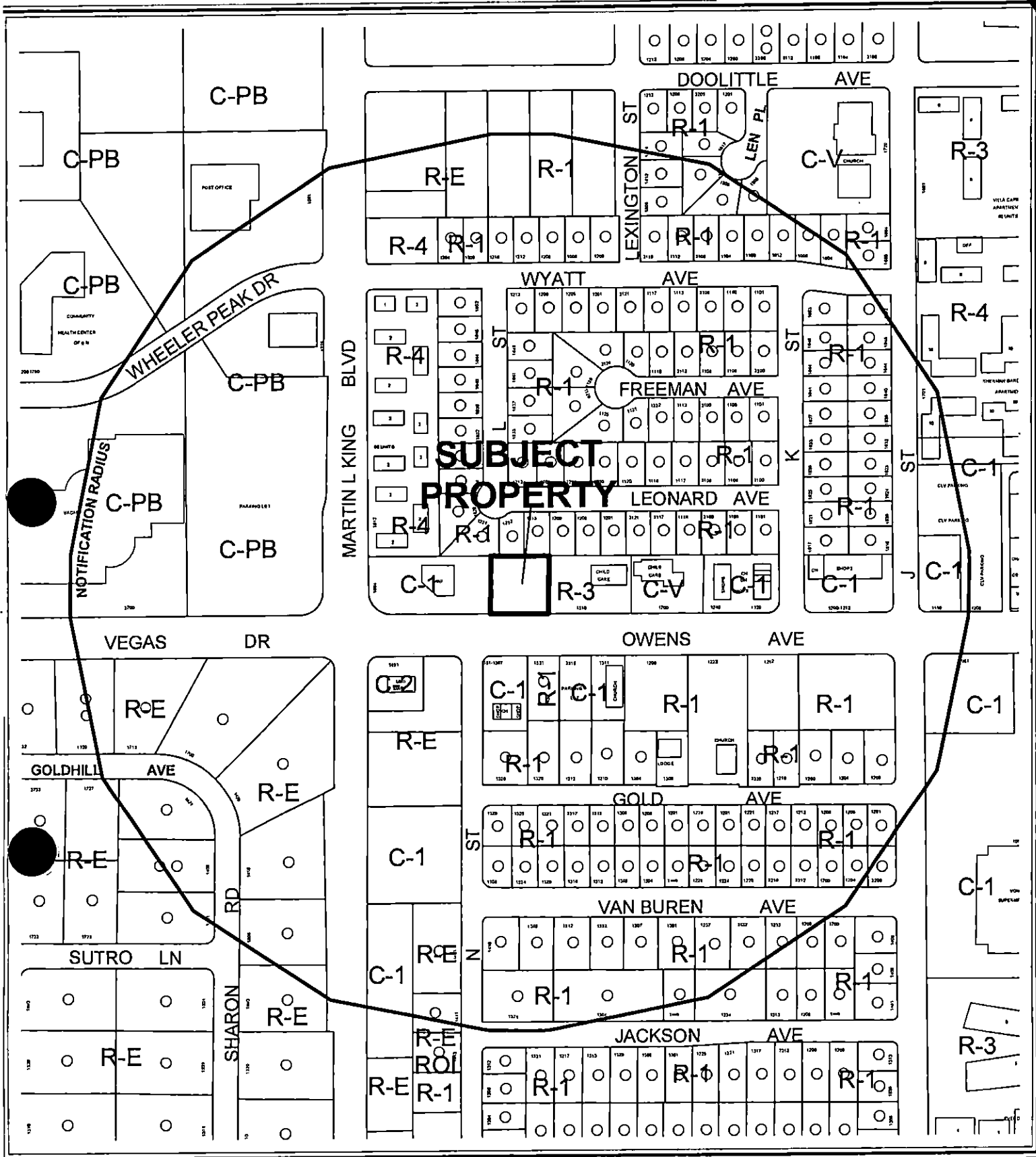
To be heard by City Council on 02/07/2007

MINUTES:

See Item 23 for related discussion.

(6:58 – 7:22)

1-1920



CASE: **VAR-18204**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

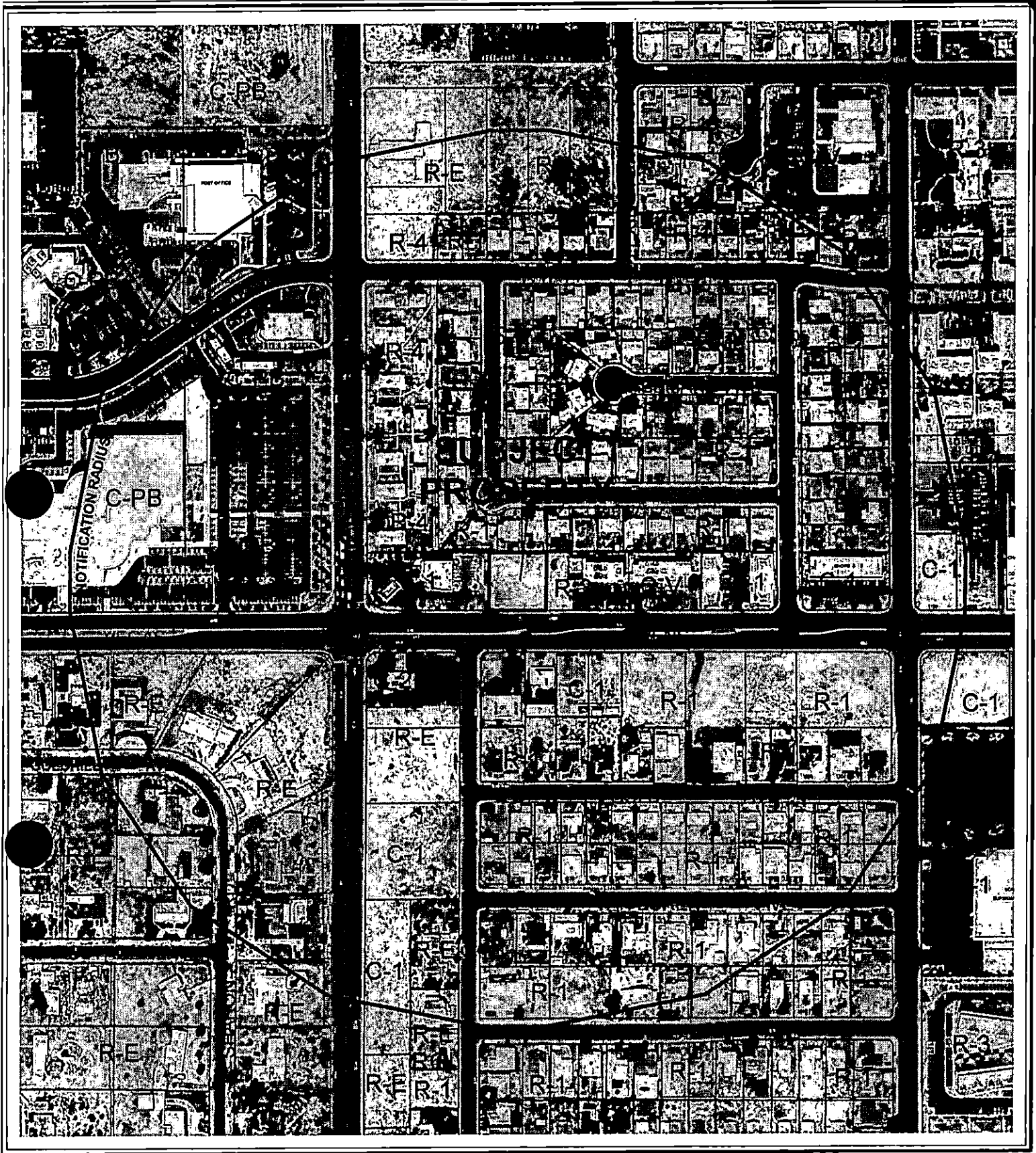
R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 100 200 Feet





CASE: **VAR-18204**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-3 (MEDIUM DENSITY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

0 100 200 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 11, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-18204 - APPLICANT/OWNER: BRUCE R. NOBLE

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-18203) and Site Development Plan Review (SDR-18202) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-18204 - Staff Report Page One
January 11, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is request for a Variance to allow a proposed building zero feet from the side property line where 10 feet is the minimum setback required and eight feet from the rear property line where 20 feet is the minimum setback required on 0.44 acres on the north side of Owens Avenue, approximately 333 feet east of Martin L. King Boulevard.

A related Rezoning ZON-18203 and related Site Development Plan Review SDR-18202 will be considered concurrently.

Staff finds that the narrowness of this site and the applicant's intent to allow vehicular circulation between this site and the existing commercial developments to the east and west has resulted in the necessity of this Variance and recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
11/15/95	The City Council approved a rezoning of this site to C-1 (Limited Commercial) and a 12,000 square foot office building with one story at a height of 19 feet (Z-79-95).
<i>Pre-Application Meeting</i>	
10/02/06	Staff explained the requirements for a rezoning, site development plan review, and a variance.
<i>Neighborhood Meeting</i>	
12/14/06	Staff contacted the applicant and suggested a neighborhood meeting. The applicant stated that he had met with adjacent property owners, anticipated no opposition, and declined staff's suggestion.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.44

VAR-18204 - Staff Report Page Two
January 11, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	C (Commercial)	R-3
North	Single family dwellings	L (Low Density Residential)	R-1
South	Retail shops/ single family dwellings	C (Commercial)	C-1 and R-1
East	Child care facility	C (Commercial)	R-3
West	Convenience store	C (Commercial)	C-1

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

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	6,500 sf	19,166 sf	Y
Min. Lot Width	N/A	137 feet	Y
Min. Setbacks			
• Front	• 20 feet	• 76 feet	• Y
• East Side	• 5 feet	• 62 feet	• Y
• West Side	• 5 feet	• 0 feet	• *N
• Rear	• 20 feet	• 8 feet	• *N
Max. Lot Coverage	N/A	21 %	Y
		14 feet 6 inches along north property line; 18 feet in height along the south side of the building, adjacent to Owens Avenue	
Max. Building Height	2 stories/35 feet		Y

AR

VAR-18204 - Staff Report Page Three
January 11, 2007 - Planning Commission Meeting

The proposed building does not comply with the setback standards of the C-1 zoning district. This issue is addressed within the subject Variance VAR-18204.

Per Title 19.08.060 the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	N/A	8 Feet	N/A
Adjacent development matching setback	N/A	8 Feet	N/A
Trash Enclosure	50 Feet	52 Feet	Y

The proximity slope and adjacent development matching setback standards do not apply to this application as the proposed building is less than 15 feet in height in the north portion of the site, and the portion of the building with a height of 18 feet is located 55 feet from residentially developed property.

Per Title 19.12 the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 tree/6 spaces	6 trees	3 trees	N
Buffer: Min. Trees				
South prop line	1 tree /30 linear feet	5 trees	4 trees	
North prop line	1 tree/20 linear feet	7 trees	5 trees	N
Min. Zone Width				
North prop line	8 feet		3 feet	N
South prop line	15 feet		11 feet	N
East prop line	8 feet		0 feet	N
West prop line	8 feet		0 feet	N

The applicant has requested a waiver with the related Site Development Plan Review (SDR-18202) to allow three parking lot trees where six are required. Since most of the parking spaces are adjacent to property line buffers, staff recommends approval of this waiver.

The applicant has requested a waiver to allow a reduction in the amount of trees to be provided along the north and south property lines. Staff finds that compliance with this portion of the landscape standards would only require the placement of one additional tree along the south property line and two additional trees along the north property line and does not support this waiver.

The applicant has also requested a waiver to allow reductions in the widths of the buffers along all property lines. Staff finds that these reductions would encourage circulation between this site and the properties to the east and west and recommends approval of this waiver.

VAR-18204 - Staff Report Page Four
January 11, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
General retail	1,750 sf	1/175 sf	10				
Barber shop	3 chairs	2 spaces per chair	6				
Office	1,200 sf	1/300 sf	4				
Restaurant seating area	500 sf	1/50 sf	10				
Restaurant non-customer areas	500 sf	1/250 sf	3				
TOTAL			33	2	34	2	Y

Waivers		
Request	Requirement	Staff Recommendation
Three parking lot trees	Six parking lot trees	Approval
Five trees along north property line	Seven trees along north property line	Denial – the buffer can accommodate two additional trees
Four trees along south property line	Five trees along south property line	Denial – the buffer can accommodate one additional tree
11 foot wide buffer along Owens Avenue	15 foot wide buffer along Owens Avenue	Approval
Three foot wide buffer along north property line	Eight foot wide buffer along north property line	Approval
No buffer along east property line	Eight foot wide buffer along east property line	Approval
No buffer along west property line	Eight foot wide buffer along west property line	Approval

These waivers will be considered in conjunction with the related Site Development Plan Review (SDR-18202).

VAR-18204 - Staff Report Page Five
January 11, 2007 - Planning Commission Meeting

ANALYSIS

The applicant proposes to construct a 3,997 square foot commercial building on this undeveloped site. The narrowness of this site and the applicant's intent to allow vehicular circulation between this site and the existing commercial developments to the east and west has resulted in the following instances of non-compliance with city standards:

- 1) The placement of the building eight feet from the rear property line, where the C-1 zoning standards require 20 feet. This issue has been addressed in the subject variance;
- 2) An 11 foot wide buffer along Owens Avenue where a 15 foot wide buffer is required. This issue has been addressed as a Waiver within the related Site Development Plan Review;
- 3) A three foot wide buffer along the north property line where an eight foot wide buffer is required. This issue has also been addressed as a Waiver within the related Site Development Plan Review; and
- 4) No landscape buffers along the east and west property lines where an eight foot wide buffer is required. This issue has also been addressed as a Waiver within the related Site Development Plan Review (SDR-18202).

Staff finds that the submitted site plan is a reasonable attempt to address the issues associated with this parcel and has no objection to the subject variance and the related waivers.

Staff notes that the amount of trees proposed for the north buffer zone is deficient by two, and the amount proposed for the south buffer is deficient by one. Both of the buffers can accommodate the required amount of trees and staff has included a condition of approval within the related Site Development Plan Review which addresses this issue.

The elevations depict a stucco exterior with signification articulation along the sides and roof of the building.

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."

VAR-18204 - Staff Report Page Six
January 11, 2007 - Planning Commission Meeting

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.”

Staff finds that the narrowness of this site and the applicant’s intent to allow vehicular circulation between this site and the existing commercial developments to the east and west has resulted in the necessity of this Variance and recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 6

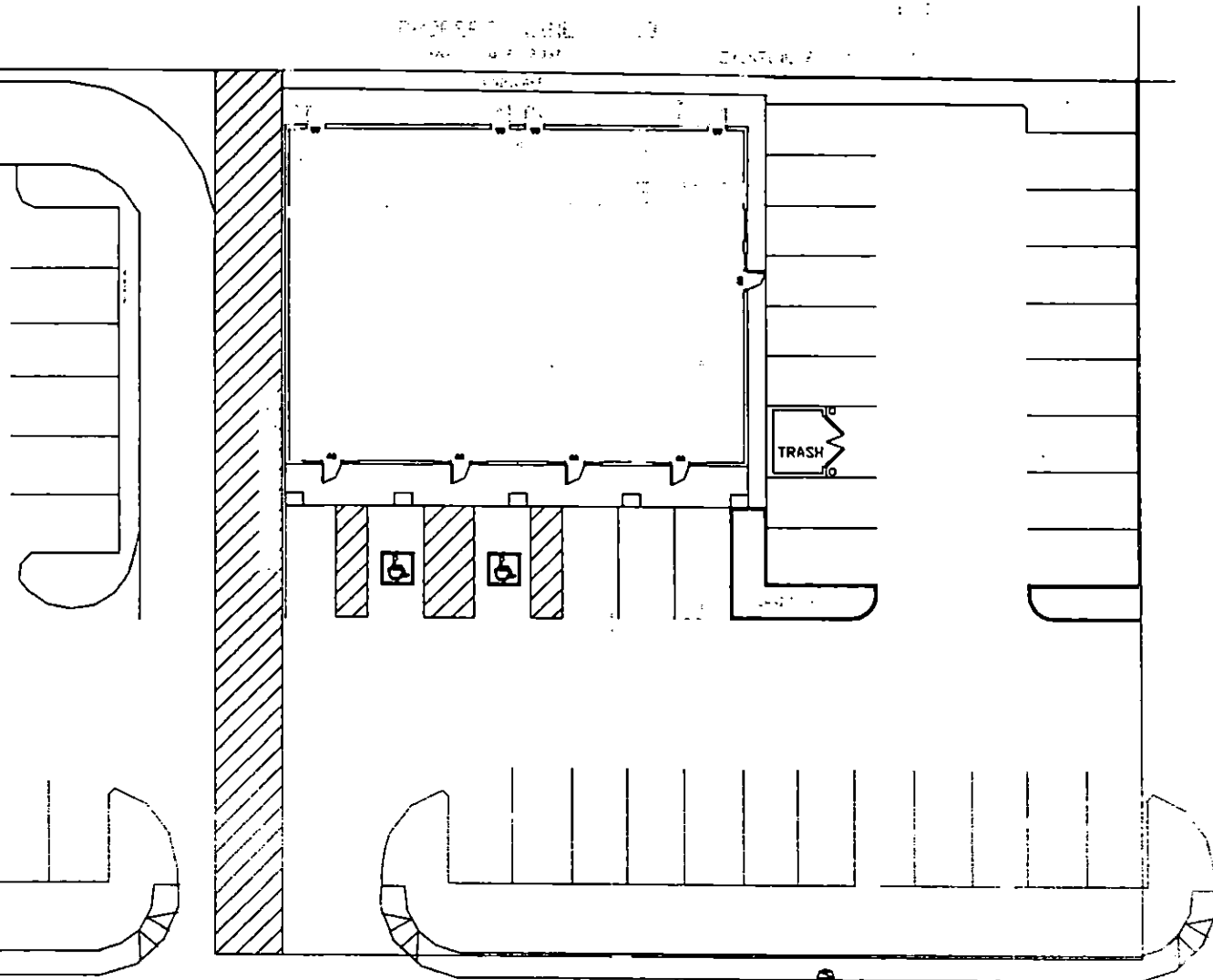
SENATE DISTRICT 4

NOTICES MAILED 196 (Mailed with ZON-18203 and SDR-18202)

APPROVALS 0

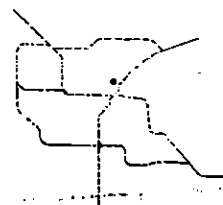
PROTESTS 0





OWENS AVENUE

ZON-18203 VAR-18204
SDR-18202 01/11/07 PC
EXT. STREET LIGHT



NOV 16 2006



Bruce R. Noble
3712 Valley Dr.
N. Las Vegas, NV. 89032
702-648-6765 (H)
702-266-5318 (C)

November 14, 2006

To Whom It May Concern,

I Bruce Noble, as owner of the property, would like to have it rezone to C-1 for light retail and office space use which co-inside with existing properties in the area. I would like to request a waiver regarding parking lot and perimeter landscaping because, on the eastside of property line there is a possibility for further pavement.

I would also like to request a variance on set back requirements to remain consistent with existing buildings, and to maintain adequate parking in the front and have a sufficient building design, the building height is of single story requirements and should not negatively impact the existing buildings in anyway.

Sincerely,

Signature

Bruce R Noble

**ZON-18203 VAR-18204
SDR-18202 01/11/07 PC**