

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REVIEW OF CONDITION

ROC-18341 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: WAGNER HOMES, INC. - Request for a Review of Condition Number 11 of an approved Site Development Plan Review (SDR-2418) TO REMOVE THE CONDITION THAT REQUIRED ANY PROPERTY LINE WALL SHALL BE A DECORATIVE BLOCK WALL, WITH AT LEAST 20 PERCENT CONTRASTING MATERIALS. WALL HEIGHTS SHALL BE MEASURED FROM THE SIDE OF THE FENCE WITH THE LEAST VERTICAL EXPOSURE ABOVE THE FINISHED GRADE, UNLESS OTHERWISE STIPULATED. ALL PERIMETER WALLS, INCLUDING A COMBINATION OF RETAINING AND SCREEN WALLS, SHALL NOT EXCEED EIGHT FEET IN HEIGHT, MEASURED FROM THE BASE OF THE RETAINING WALL, WITHOUT THE APPROPRIATE STEPBACKS for an approved residential subdivision on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN 138-08-116-020 and 021) R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone, Ward 4 (Brown). Staff recommends DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-2418

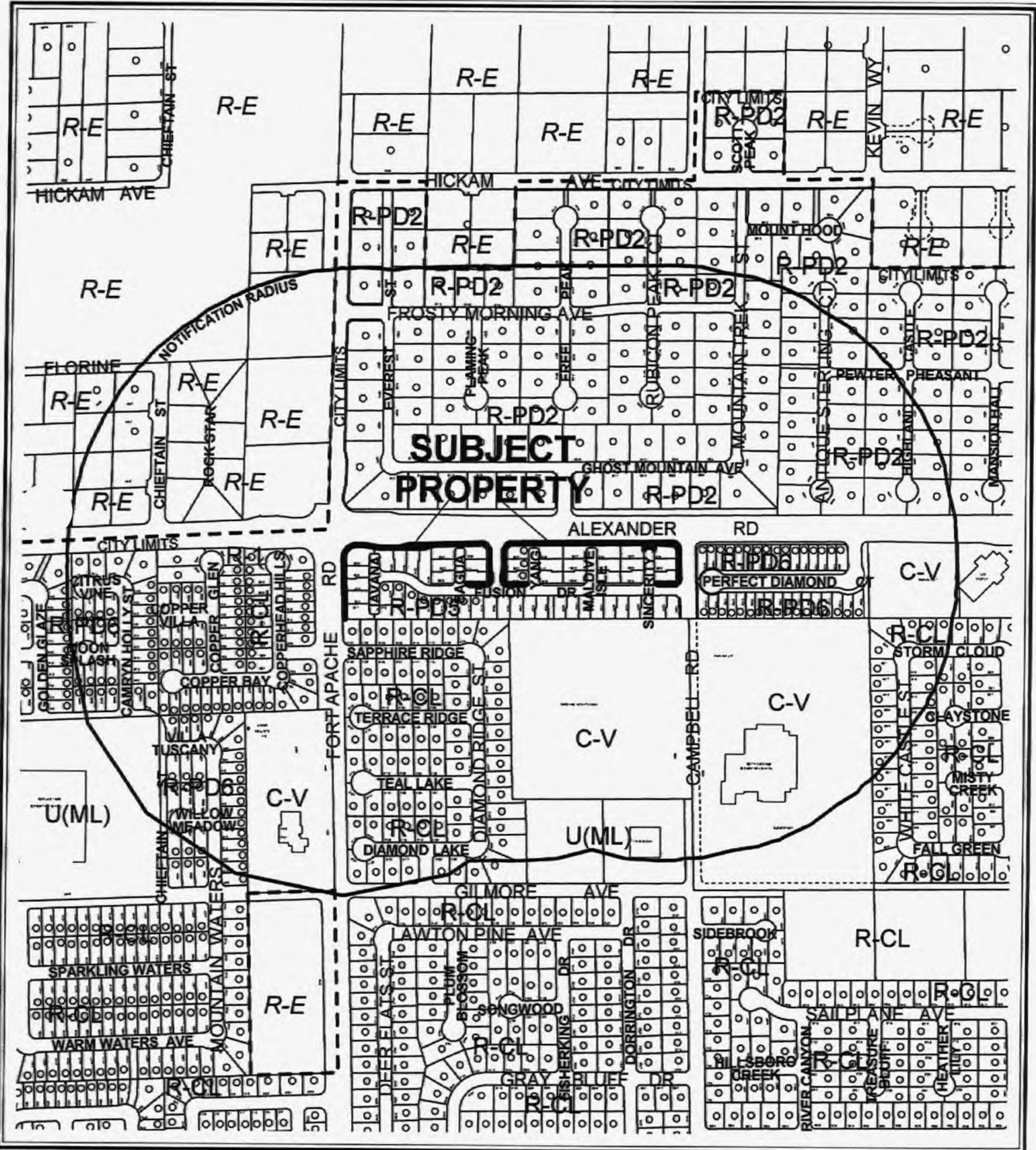
Motion made by GARY REESE to Hold in Abeyance Item 92 [GPA-16511], Item 93 [ZON-16519], Item 94 [VAR-16525], Item 95 [SDR-16522], Item 101 [ZON-17740], Item 102 [VAR-17741], Item 103 [VAR-17742], Item 104 [VAR-17743], Item 105 [VAC-17744], Item 106 [SDR-17745], Item 116 [SDR-15747], Item 117 [ROC-18341] and Item 130 [SUP-17739] to 2/07/2007; Item 82 [1919 Fremont Street], Item 118 [ZON-16179], Item 119 [VAR-16181], Item 120 [VAR-17191], Item 121 [SDR-16180], Item 122 [ZON-17242], Item 123 [VAR-17244], Item 124 [SDR-17247], Item 131 [SUP-18037] and Item 132 [SDR-18034] to 2/21/2007

CITY COUNCIL MEETING OF: JANUARY 17, 2007

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

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





CASE: ROC-18341

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT- 5 UNITS PER ACRE)

0 200 400 Feet





CASE: ROC-18341

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD5 (RESIDENTIAL PLANNED DEVELOPMENT- 5 UNITS PER ACRE)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - ROC-18341 - APPLICANT/OWNER: WAGNER HOMES, INC.

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 3, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Condition Number 11 of Site Development Plan Review (SDR-2418) shall be removed.
2. Conformance to all other conditions of approval of Site Development Plan Review (SDR-2418) and all other subsequent related actions as required by the Planning and Development Department and the Public Works Department.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition Number 11 of an approved Site Development Plan Review (SDR-2418) to remove the condition "that required any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade unless otherwise stipulated. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without the appropriate stepbacks" for an approved residential subdivision on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/06/03	The City Council approved a Rezoning (ZON-2415) from U (Undeveloped) [L (Low Density Residential) General Plan Designation] to R-PD5 (Residential Planned Development - 5 Units Per Acre); and a Site Development Plan Review (SDR-2418) for a 57-lot single family residential development. The Planning Commission and staff recommended approval on 06/26/03.
10/23/03	The Planning Commission approved a Tentative Map (TMP-3068) for a 57 lot single family residential subdivision on 8.01 acres. Staff recommended approval of the request.
01/11/07	The Planning Commission will consider a Variance (VAR-18345) to allow a 13.9 foot high perimeter wall where 12 feet is the maximum height allowed for an approved 57-lot single family residential development on 0.36 acres adjacent to the southeast corner and southwest corner of Alexander Road and Campbell Road. Staff is recommending denial of the subject case.
<i>Related Building Permits/Business Licenses</i>	
08/17/04	A Final Map (FMP-4426) for a 57-lot single family residential subdivision was finalized on 08/17/04.
07/26/06	A building permit (70030) was issued for a four-foot retaining wall and a six-foot block wall on the indicated date.
09/21/06	Civil Improvement Plans (CIVIL-13221) for a 57-lot single family residential subdivision was finalized on 09/21/06.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	8.01

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Dwellings	L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
North	Single Family Dwellings	DR (Desert Rural Density Residential)	R-PD2 (Residential Planned Development – 2 Units per Acre)
South	Single Family Dwellings/Garehime Heights Park	ML (Medium Low Density Residential)/PR-OS (Parks/Recreation/Open Space)	C-V (Civic)/R-CL (Residential Compact-Lot)
East	Single Family Dwellings	ML (Medium Low Density Residential)	R-PD6 (Residential Planned Development – 6 Units per Acre)
West	Single Family Dwellings	ML (Medium Low Density Residential)	R-1 (Single Family Residential)/R-CL (Residential Compact-Lot)

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

ANALYSIS

The purpose of the Review of Condition is to remove Condition Number 11 from Site Development Plan Review (SDR-2418). The removal of this condition will allow the applicant to apply for a Variance (VAR-18345), to allow a 13.9 foot high perimeter wall where 12 feet is the maximum height allowed. The Variance will be heard by the Planning Commission on 01/11/07. The majority of the wall has been constructed, but a portion of the wall is under construction. The wall is being constructed around the perimeter of the project. The wall begins near Fort Apache Drive and extends along the entire frontage of Alexander Drive, and terminates at Campbell Road on the east side of the project. The applicant received permits for a six-foot wall with a four-foot retaining wall on 08/03/06. There are no permits 13.9-foot wall which is currently under construction.

FINDINGS

The applicant is constructing a 13.9-foot wall without proper permits. The subject Review of Condition cannot be supported since the applicant has not received proper permits. Staff cannot support the removal of the condition since the proposed deviation exceeds Title 19 standards.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 360

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: R06-18341 APN: 138-08-116-020 & 021

Name of Property Owner: Wagner Homes Inc

Name of Applicant: Wagner Homes

Name of Representative: Stephani Allen

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

Yes

X1 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: _____

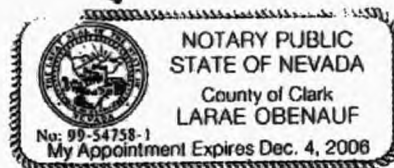
Signature of Property Owner: _____

Print Name: Joe Wagner

Subscribed and sworn before me

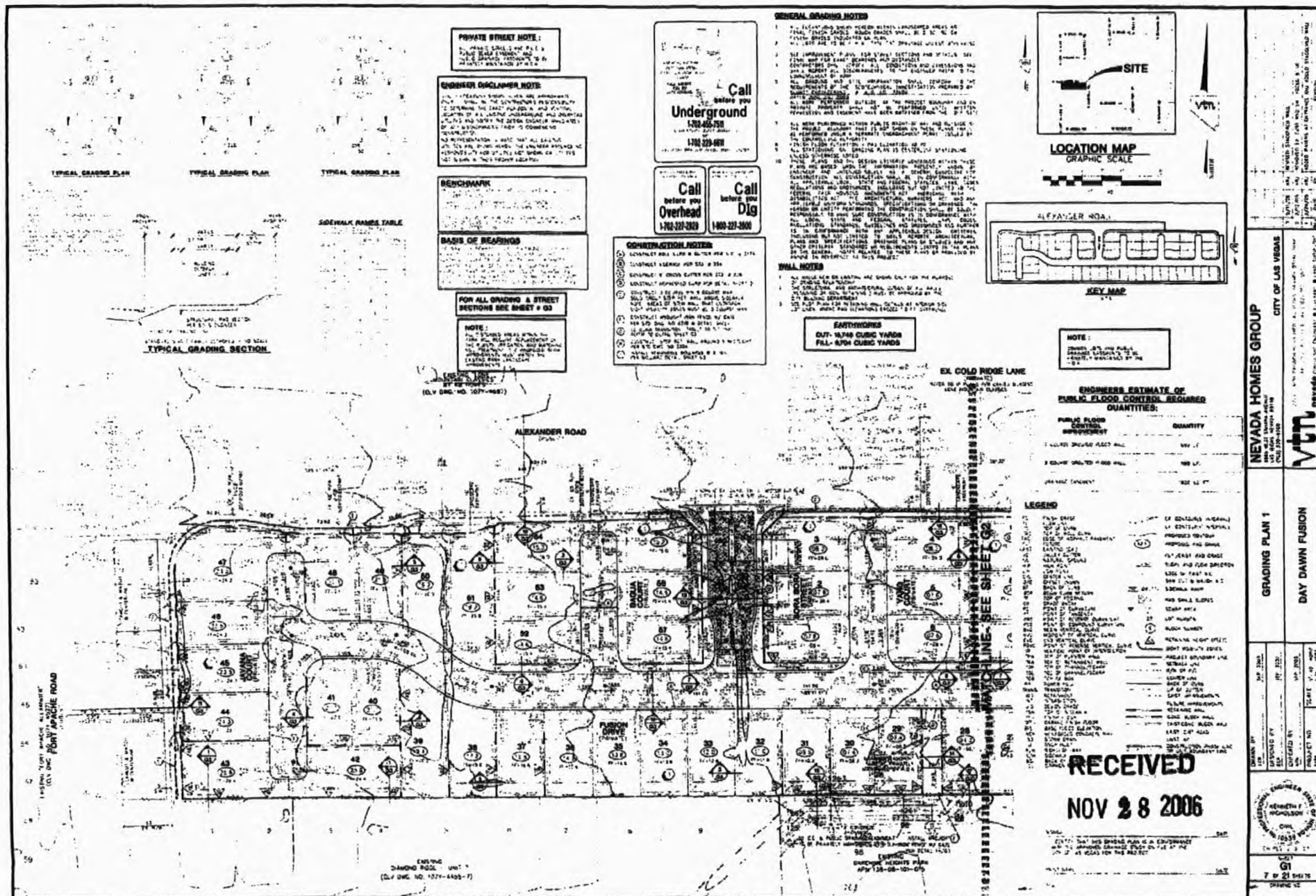
This 22nd day of November, 2006

Lafae Chenuang
Notary Public in and for said County and State



2025 04 29 14:29:19

ROC-18341
01-03-07 CC



November 27, 2006

WO# 6194

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

DAY DAWN FUSION:
RE: Justification for a Variance & Review of Conditions

Planning Department,

On behalf of our client, Nevada Homes Group, VTN Nevada respectfully submits this letter and application for a Review of Condition and a Variance. Our client is requesting relief from condition # 11 of SDR-2418, stipulating in part, that perimeter walls shall not exceed eight feet in height. Amending this condition to permit a greater wall height would necessitate relief of Chapter 19.08.040 of Title 19, limiting wall height to eight feet.

The applicant is only requesting this relief for approximately 1,300 feet along Alexander Road. Basically, the request is restricted from the vicinity of the entry street east to Campbell Road

The applicant is proposing to build an enhanced, visually superior oriental themed wall that uses contrasting materials, color, as well as surface relief to provide visual relief of a monotonous wall that is typically so pervasive in the area.

The wall is currently designed in two sections that include a combination retaining/screen wall and an off-set, low retaining wall. The combined height of this wall section is 12.4 feet $\pm$. The applicant proposes to build an enhanced single wall approximately 13.9 feet $\pm$ in height in the aforementioned area. The grading of the landscape easement will reduce the total wall height by 1-foot.

The applicant believes the substantial cost of single, enhanced perimeter wall that enhances the visual theme justifies this request. Thank you for your consideration in this matter.

Sincerely,

VTN Nevada


Jeffrey Armstrong
Senior Planner

Attachments

2727 SOUTH RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-514
TEL. (702) 873-7550 FAX: 362-2597

ROC-18341

01-03-07 CC



MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
LARRY BROWN
TE B. McDONALD
RENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

C: NV. Homes
(257-7715)
Donna
Kathy / status
Ken Nicholson
Haley A.
Jim F.
Robert H.
Tony Z.
Planning (orig)

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

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

September 11, 2003

Mr. Ahmed Mohamed
2470 East Flamingo Road
Las Vegas, Nevada 89121

RE: SDR-2418 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 6, 2003
Related to ZON-2415 and VAR-2419

Dear Mr. Mohamed:

The City Council at a regular meeting held August 6, 2003 APPROVED the request for a Site Development Plan Review for a proposed 57-lot Single Family RESIDENTIAL Development on 10.80 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 7, 2003. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-2415) to a R-PD5 (Residential Planned Development - 5 Units Per Acre) Zoning District approved by the City Council.
2. Approval of a Variance (VAR-2419) to allow zero square feet of open space approved by the City Council or a revised site plan shall be submitted for review and approval depicting useable internal open space as required by Title 19.06.040.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. Lots 31 through 39, 42 and 43 to be developed with single-story homes and Lots 42 and 43 to have a 10-foot south side setback.
5. Cross access easements will not be permitted along the side property lines between dwellings.
6. The landscaping plan shall be revised prior to the submittal of civil improvement plans to reflect a minimum one 24-inch box tree every 30 linear feet of perimeter landscape planter and a minimum of four 5-gallon shrubs per tree or an acceptable alternative as outlined in the single-family guidelines for landscaping.

6194
H. Apache
Alexander

ROC-18341
01-03-07 CC

7. Building height shall not exceed two stories or 35 feet, whichever is less.
8. The setbacks for this development shall be a minimum of 10 feet to the front of the house, 20 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, and 15 feet in the rear.
9. Air conditioning units shall not be mounted on rooftops
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without the appropriate setbacks.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

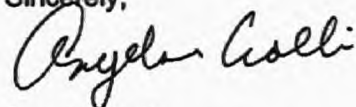
Public Works

13. All City Code requirements and design standards of all City departments must be satisfied.
14. This site plan shall be revised to accommodate additional public street dedications in accordance with Standard Drawing #201.1 for free-right turn lanes and dual left lanes unless specifically noted in writing as not needed in the approved Traffic Impact Analysis. The Tentative Map shall show the required dedications.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222A.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. A Master Streetlight Plan of public street lights for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.

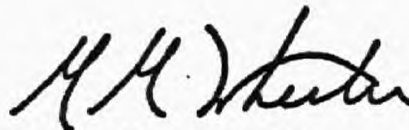
Mr. Ahmed Mohamed
SDR-2418 – Page 3
September 11, 2003

19. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Site development to comply with all applicable conditions of approval for ZON-2415 and all other subsequent site-related actions.
21. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



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



M. Margo Wheeler, AICP
Deputy Director
Planning and Department Department

cc: Ned Yamin and Haideh Family Trust
1065 Hillcrest Road
Beverly Hills, California 90210

Mr. Paul Wagner
Nevada Homes Group
6985 West Sahara Avenue
Las Vegas, Nevada 89146

C.W. Fourth Family, Limited Partnership
2717 Bavo Court
Las Vegas, Nevada 89102

Matonovich Family Trust
29 Pheasant Ridge
Henderson, Nevada 89014

Mr. Jeffrey Armstrong
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146

ROC-18341
01-03-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**
REZONING

ZON-16179 - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), Ward 1 (Tarkanian). NOTE: THIS APPLICATION IS BEING AMENDED FROM 1333 ANGEL DRIVE TO 5104 MOUNTAIN VIEW DRIVE. The Planning Commission (5-0 vote) and staff recommend DENIAL

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

The Planning Commission (5-0 vote) and staff recommend DENIAL.

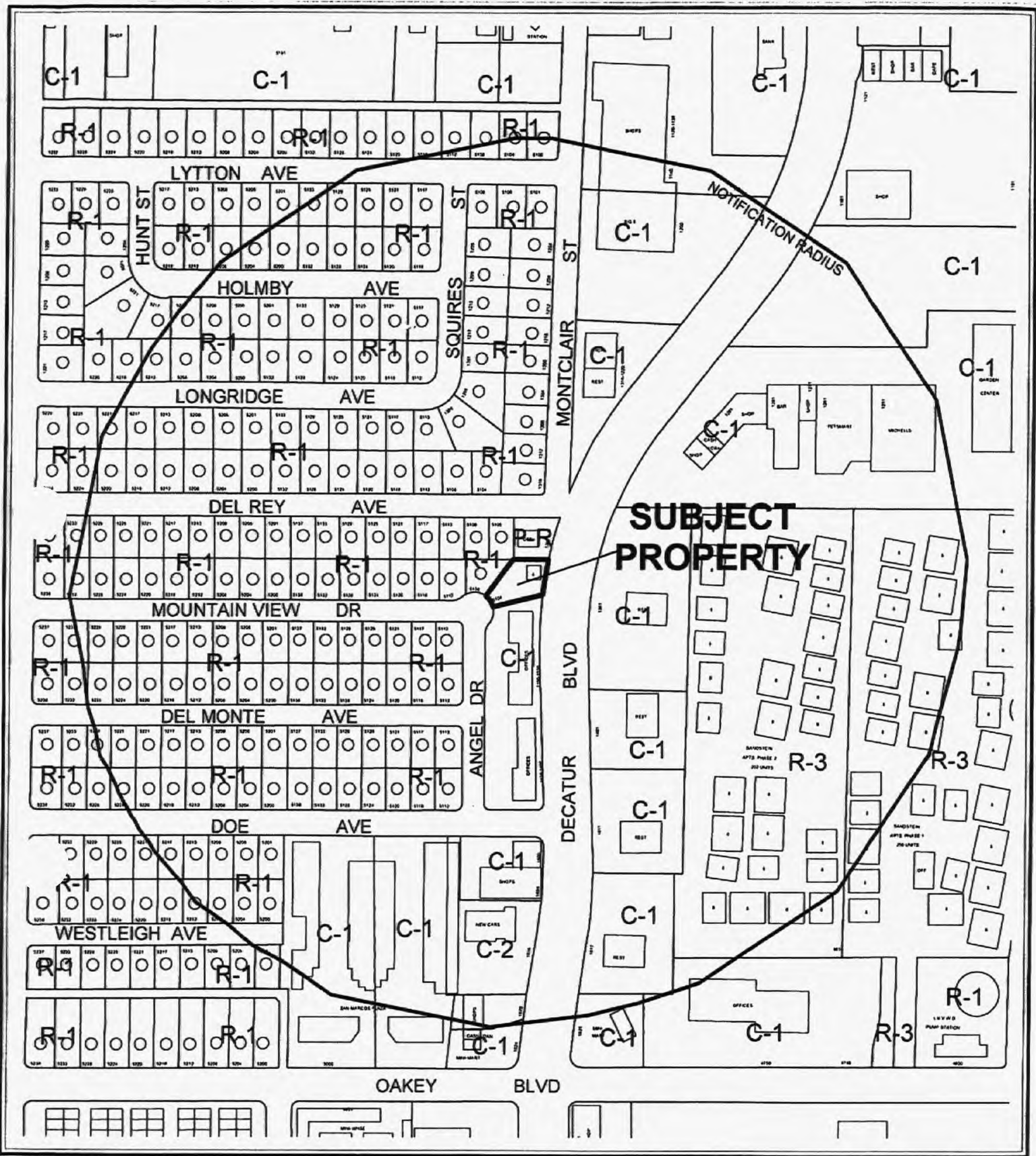
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda - Abeyance request from DJR Construction, Inc. for Items 118-121

Motion made by GARY REESE to Hold in Abeyance Item 92 [GPA-16511], Item 93 [ZON-16519], Item 94 [VAR-16525], Item 95 [SDR-16522], Item 101 [ZON-17740], Item 102 [VAR-17741], Item 103 [VAR-17742], Item 104 [VAR-17743], Item 105 [VAC-17744], Item 106 [SDR-17745], Item 116 [SDR-15747], Item 117 [ROC-18341] and Item 130 [SUP-17739] to 2/07/2007; Item 82 [1919 Fremont Street], Item 118 [ZON-16179], Item 119 [VAR-16181], Item 120 [VAR-17191], Item 121 [SDR-16180], Item 122 [ZON-17242], Item 123 [VAR-17244], Item 124 [SDR-17247], Item 131 [SUP-18037] and Item 132 [SDR-18034] to 2/21/2007

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

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



CASE: ZON-16179

RADIUS: 1000 FT

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

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

0 200 400 Feet





CASE: **ZON-16179**

RADIUS: 1000 FT

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

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-16179 - APPLICANT/OWNER: YIN YAN & PETER CHUNG

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend DENIAL

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. Conformance to the conditions for Variance (VAR-16181), Variance (VAR-17191) and Site Development Plan Review (SDR-16180), if approved.

Public Works

3. 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.
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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

** STAFF REPORT **

PROJECT DESCRIPTION

This application seeks a rezoning of the subject property located at 5104 Mountain View Drive from R-3 (Medium Density Residential) to C-1 (Limited Commercial). A companion Site Development Plan Review (SDR-16180), Variance (VAR-16181) and Variance (VAR-17191) have been filed with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/06	The Planning Commission recommended denial of companion items VAR-16181, VAR-17191 and SDR-16180 concurrently with this application. The Planning Commission voted 5-0 to recommend DENIAL (PC Agenda Item #13/r1).
<i>Pre-Application Meeting</i>	
08/04/06	At a Pre-application meeting, the applicant was informed that the proposed office development will require a Rezoning, a Site Development Plan Review, and a Variance for residential adjacency for a trash enclosure.
<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	0.26

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Duplex	SC (Service Commercial)	R-3 (Medium Density Residential)
North	Office	SC (Service Commercial)	SC (Service Commercial)
South	Office	SC (Service Commercial)	C-1 (Limited Commercial)
East	Service Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	Y
<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 – 200 Foot Buffer	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	0.26 Acres	Y
Min. Lot Width	100 SF	87.77 SF	N*
Min. Setbacks			
• Front	20 Feet	15 Feet	N**
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	NA	NA
• Rear	20 Feet	15 Feet	N**
Max. Lot Coverage	50%	27%	Y
Max. Building Height	2 Stories 35 Feet	1 Story 25 Feet including Parapet	Y
Trash Enclosure	50 Feet	6 Feet	N**
Mech. Equipment	Screened	Yes	Y
<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	56.25 Feet	77.25 Feet	N**
Adjacent development matching setback	15 Feet	15 Feet	Y
Trash Enclosure	50 Feet	6 Feet	N**

* Addressed in companion Variance (VAR-17191)

** Addressed in companion Variance (VAR-16181)

<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 (Medium Density Residential)	13-25 2 units on subject site	6 units/acre 2 units on subject site	C-1 (limited Commercial)	0	SC (Service Commercial)	0

<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	1 Tree	1 Tree	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	17 Trees	14 Trees	N***
TOTAL		18 Trees	15 Trees	N***

Min. Zone Width				
• East	15 Feet	5 Feet	N***	
• Others	8 Feet	5 Feet	N***	
Wall Height	6-8 Feet	Not Shown		

*** Requested Waivers in companion Site Development Plan Review (SDR-16180)

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	3,000 SF	1/300 SF	9	1	9	1	Y
TOTAL			10		10		Y

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
No Landscaping Buffer along south property line	8 -foot Buffer	Denial
5-foot Buffer along a 41-foot portion of the 110-foot west property lines	8 -foot Buffer	Denial
5-foot Buffer along a east property line	15 -foot Buffer	Denial

ANALYSIS

The C-1 (Limited Commercial) zone is intended to provide most retail shopping and personal services. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 (Limited Commercial) District is consistent with the Service Commercial category of the General Plan. The location of the subject site meets all of the above

criteria, but the site itself is ill-suited to this zone, and would be more appropriately zoned for P-R (Professional Office and Parking). The site does not meet the 100-foot minimum lot width required for a rezoning to C-1 (Limited Commercial), and therefore a related Variance (VAR-17191) must be approved in order to permit this request. The proposed site plan further requires waivers of the perimeter landscape buffer widths on the east and west property lines in order to allow a 5-foot buffer where a 15-foot and an 8-foot buffer is required, respectively and additional Variances as it fails to meet the requirements for residential adjacency, front yard, and rear yard setbacks. Therefore, staff recommends denial of this request.

FINDINGS

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

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

The proposed C-1 (Limited Commercial) zone is in conformance with SC (Service Commercial) General Plan 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 purpose of the C-1 (Limited Commercial) zoning district is to provide commercial land uses that are less intense in nature, and may be appropriate for mixed-use developments. As the property is proposed to front Decatur Boulevard, a 100-foot Primary Arterial, the subject site will be compatible with development along Decatur Boulevard. However, the property still abuts residential uses on Mountain View Drive, and requires a Variance for residential adjacency for the trash enclosure and setback. Therefore this request is not compatible with surrounding land uses.

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

While the General Plan calls for the lot to ultimately be converted to commercial use, the size, shape and other constraints on the lot make it insufficient to support the proposed development appropriately.

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."

Decatur Boulevard, a 100-foot Primary Arterial, is sufficient to meet the access needs of the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 3

SENATE DISTRICT 11

NOTICES MAILED 215 by Planning and Development Dept

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number ZON-16179 APN: 163-01-612-039

Name of Property Owner: Peter Chung & Yin Yan

Name of Applicant: Peter Chung & Yin Yan

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: _____

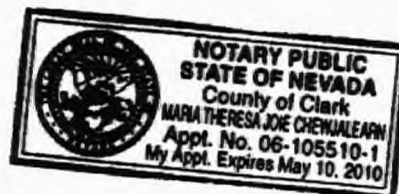
Signature of Property Owner: [Signature]

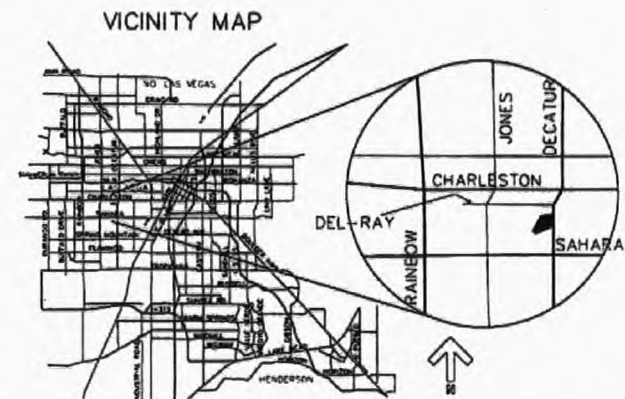
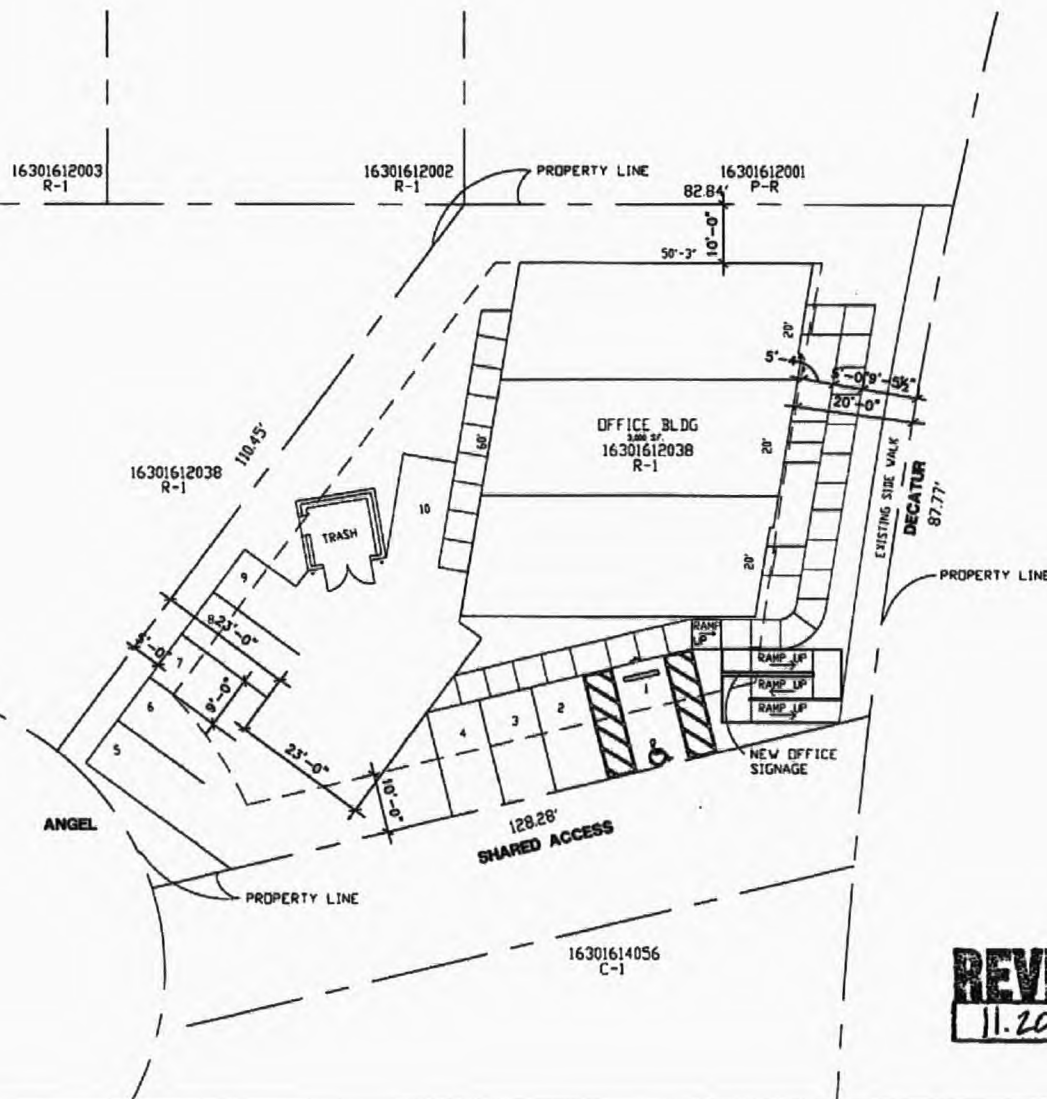
Print Name: YIN YAN & Peter Chung

Subscribed and sworn before me

This 21 day of August, 2006

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





PROJECT SUMMARY

SITE		
SITE AREA:	PHASE 1	8.55 ACRES (372,412 SQ.FT.)
PARCEL NUMBERS:	PHASE 1	138-27-802-004
CURRENT ZONING:	LIMITED COMMERCIAL	C-1
LOT COVERAGE BY BUILDING FOOT PRINT: (MAXIMUM)	ALLOWABLE	50%
SETBACKS		
FRONT YARD:		20 FEET
SIDE YARDS:		10 FEET
REAR YARDS:		20 FEET
BUILDING HEIGHT ALLOWED:		NONE
BUILDING OCCUPANCY		
ONE STORY OFFICE		3,000 sq. ft.
MAXIMUM CAPACITY:		30 PEOPLE
PARKING		
TOTAL PARKING REQUIRED		
1 SPACE FOR EVERY 300 S.F.		3,000/300 = 10 SPACES
(HANDICAP SPACES)		(1 SPACES)
TOTAL PARKING PROVIDED		(10 SPACES)
PARKING SPACES		(1 SPACES)
(HANDICAP SPACES)		

REVISED
11.20.06

ANGEL OFFICE

NOV 20 2006
RECEIVED



LENDALL MAINS
ARCHITECT
2030 E. 1st Street
Suite #1
Las Vegas, Nevada 89102
Phone: 702.437.5621
Fax: 702.437.5623

AS-1

ZON-16179 VAR-16181
VAR-17191 SDR-16180
12/21/06 PC REVISED

LENDALL MAINS ARCHITECT

August 21, 2004

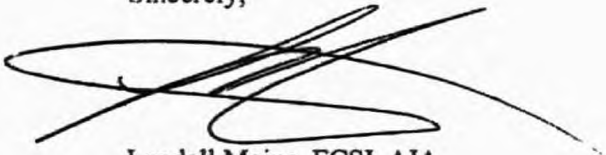
Doug Rankin, Planner
City of Las Vegas
731 S. 4th St.
Las Vegas, NV 89101

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

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

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

Sincerely,



Lendall Mains, FCSI, AIA
Principal

ZON-16179 VAR-16180
SDR-16180
12/21/06 **PC**
3930 E. Patrick
Las Vegas NV 89121
(702) 437-5621
(702) 437-5621

D.J.R. CONSTRUCTION, INC.**NV Lic. # 55636****General Contracting and Construction Mgmt.**

January 10, 2007

FAX

382-4803

474-0352

City Of Las Vegas Clerk's Office &
City Of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

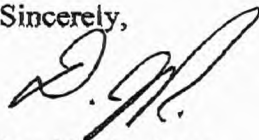
Re: Zon-16179 - Rezoning /SDR-16180/Variance 16181 /Variance 17191/5104
Mountain View Drive / APN #163-01-612-039

To Whom It May Concern,

Pursuant to a needed follow-up meeting with CLV Planning, we prescntly request the above referenced Rezoning Item be held (abeyance) from the January 17, 2007 City Council Mtg and re-scheduled to next month's February 21st mtg.

Please confirm back to the undersigned at your earliest convenience that this item will be rescheduled. Thank You.

Sincerely,



David J. Roberts
President
D.J.R. CONSTRUCTION, INC.
Lic. #55636

RECEIVED
CITY CLERK
2007 JAN 11 P 1:57

xc: Peter Chang, Yan Yin

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE RELATED TO ZON-16179

VAR-16181 - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG
 - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 56.25 FEET WHERE 77.25 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A TRASH ENCLOSURE TO BE PLACED 6 FEET FROM RESIDENTIAL PROPERTY WHERE 50 FEET IS THE MINIMUM REQUIRED on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (MEDIUM DENSITY RESIDENTIAL) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian). NOTE: THIS APPLICATION IS BEING AMENDED FROM 1333 ANGEL DRIVE TO 5104 MOUNTAIN VIEW DRIVE AND TO REDUCE THE FRONT YARD SETBACK TO 15 FEET WHERE A MINIMUM SETBACK OF 20 FEET AND TO REDUCE THE REAR SETBACK 15 FEET WHERE A MINIMUM SETBACK OF 20 FEET IS REQUIRED. The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

Motion made by GARY REESE to Hold in Abeyance Item 92 [GPA-16511], Item 93 [ZON-16519], Item 94 [VAR-16525], Item 95 [SDR-16522], Item 101 [ZON-17740], Item 102 [VAR-17741], Item 103 [VAR-17742], Item 104 [VAR-17743], Item 105 [VAC-17744], Item 106 [SDR-17745], Item 116 [SDR-15747], Item 117 [ROC-18341] and Item 130 [SUP-17739] to 2/07/2007; Item 82 [1919 Fremont Street], Item 118 [ZON-16179], Item 119 [VAR-16181], Item 120 [VAR-17191], Item 121 [SDR-16180], Item 122 [ZON-17242], Item 123 [VAR-17244], Item 124 [SDR-17247], Item 131 [SUP-18037] and Item 132 [SDR-18034] to 2/21/2007

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

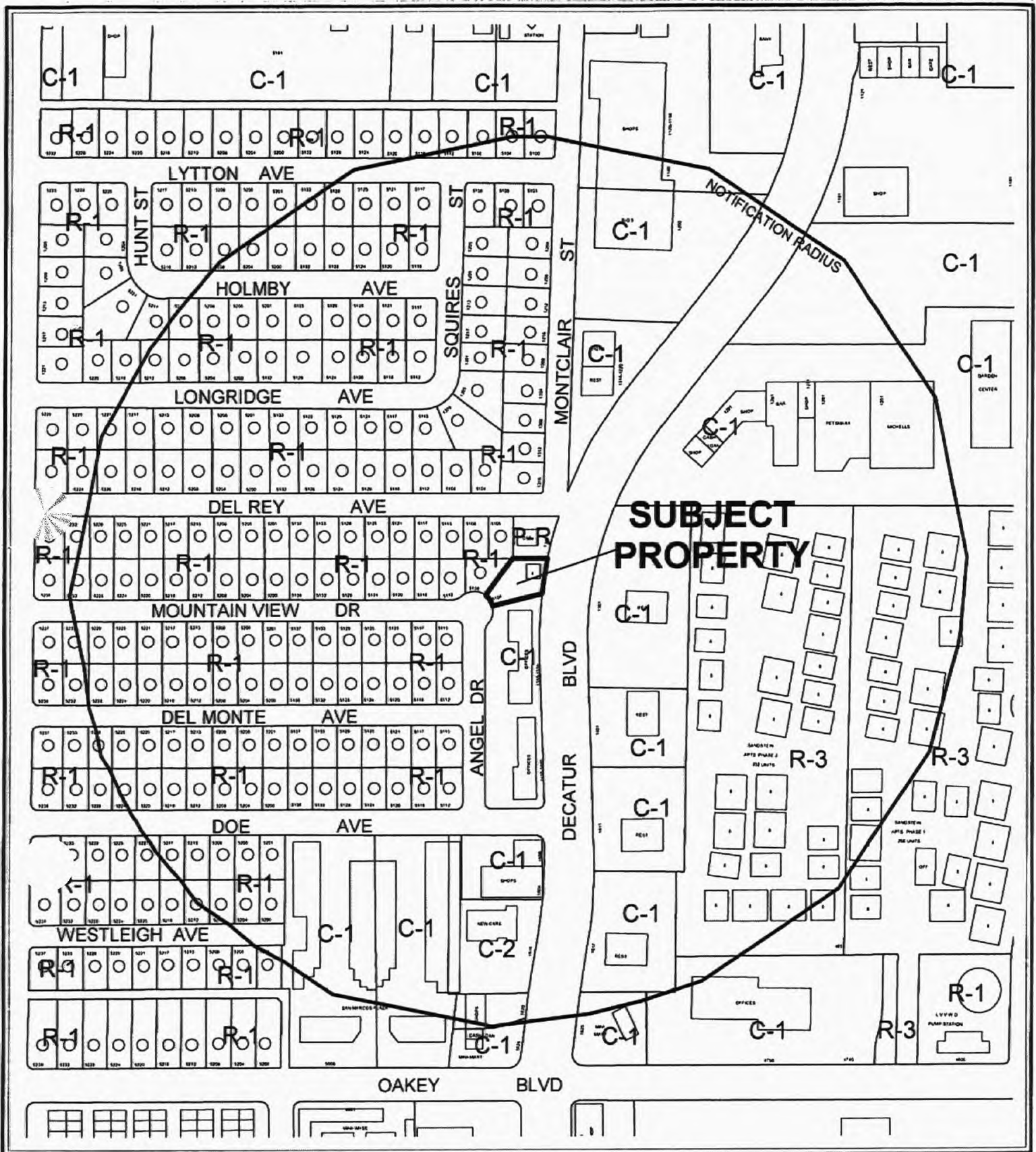
CITY COUNCIL MEETING OF: JANUARY 17, 2007

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

Minutes:

See Item 118 for related backup.



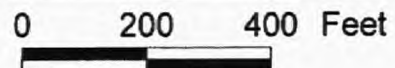


CASE: **VAR-16181**

RADIUS: 1000 FT

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

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-16181 - APPLICANT/OWNER: YIN YAN & PETER CHUNG

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend DENIAL.

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-16179), Variance (VAR-17191), and Site Development Plan Review (SDR-16180) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application serves to request a Variance to allow a trash enclosure to be located six feet from a residential property where 50 feet is required and to allow a residential adjacency setback of 56.25 feet where 77.25 feet is required, as well as a 15-foot front yard setback where 20 feet is required, and a 15-foot rear yard setback where 20 feet is required on 0.26 acres at 5104 Mountain View Drive. Companion applications include ZON-16179, VAR-17191, and SDR-16180.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/06	The Planning Commission recommended denial of companion items ZON-16179, VAR-17191 and SDR-16180 concurrently with this application. The Planning Commission voted 5-0 to recommend DENIAL (PC Agenda Item #14/r1).

<i>Pre-Application Meeting</i>	
08/04/06	At a Pre-application meeting, the applicant was informed that the proposed office development will require a Rezoning, a Site Development Plan Review, and a Variance for residential adjacency for a trash enclosure.
<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	0.26

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Duplex	SC (Service Commercial)	R-3 (Medium Density Residential)
North	Office	SC (Service Commercial)	SC (Service Commercial)
South	Office	SC (Service Commercial)	C-1 (Limited Commercial)
East	Service Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<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 – 200 Foot Buffer	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	0.26 Acres	Y
Min. Lot Width	100 Square Feet	87.77 Square Feet	N*
Min. Setbacks			
• Front	20 Feet	15 Feet	N
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	NA	NA
• Rear	20 Feet	15 Feet	N
Max. Lot Coverage	50%	27%	Y
Max. Building Height	2 Stories	1 Story and 25.75	Y
Trash Enclosure	50 Feet	6 Feet	N
Mech. Equipment	Screened	Yes	Y
<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	77.25 Feet	56.25 Feet	N
Adjacent development matching setback	15 Feet	15 Feet	Y
Trash Enclosure	50 Feet	6 Feet	N

* Addressed in companion Variance (VAR-17191)

<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 (Medium Density Residential)	13-25 2 du on subject site	6 du/acre 2 du on subject site	C-1 (Limited Commercial)	0	SC (Service Commercial)	0

<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	1 Tree	1 Tree	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	17 Trees	14 Trees	N**
TOTAL		18 Trees	15 Trees	N**
Min. Zone Width				
• East	15 Feet		5 Feet	N**
• Others	8 Feet		5 Feet	N**
Wall Height	6-8 Feet		Not Shown	

** Requested Waivers in companion Site Development Plan Review (SDR-16180)

<i>Parking Requirement</i>						
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>			<i>Provided</i>	
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>	
			Regular	Handi-capped	Regular	Handi-capped
Office	3,000 SF	1/300 SF	9	1	9	1
TOTAL			10		10	

ANALYSIS

This variance has been requested because the front of the subject proposal does not meet several setback requirements. This development does not meet the 20-foot front yard setback requirement. The building is proposed to be located 15 feet from the front property line. Additionally, this development does not meet the residential adjacency and the rear yard setback requirements. The site elevations depict a 3:1 proximity slope setback of 56.25 feet where 77.25 feet is required, and the site plan shows a trash enclosure setback of six feet where 50 feet is required. The 25.75-foot overall building height, including the parapet requires a variance from residential adjacency setback requirements. Had the design incorporated a building height, including the parapet of 19 feet or less, no variance for residential adjacency would be needed. Additionally, the large size of the building prevents the trash enclosure from meeting the required residential adjacency requirement. Finally, because of the angled rear property line, the rear yard setback is as few as 15 feet near the northwest corner of the property where 20 feet is required. A companion Variance (VAR-17191) seeks to allow the C-1 (Limited Commercial) zoning on a site with a minimum width of 87 feet where 100 feet is required.

The subject proposal does not meet current Title 19 standards for landscaping. There is no parking area landscaping provided where two trees are required. Further, there is no buffer along the south property line in order to meet parking and access requirements.

While the subject site is undoubtedly restricted by an unusual shape and a sewer easement running along the southern edge of the property, the deviation from standards is considered a self-imposed hardship. The applicant is choosing to deviate from standards by requesting a zoning district which requires a wider lot where the alternative P-R (Professional Office and Parking) zoning district requires only a minimum lot width of 60 feet, exceeded by the subject site. Due to their design choice in utilizing a 25-foot high building, including the parapet, on a single-story structure and building a 3,000 square-foot office building, the applicant is proposing to overbuild the site.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

While this parcel is of an irregular shape and is further encroached by a sewer easement along the south property line, no evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship simply by proposing to overbuild on this site. A slightly smaller office building would allow conformance to the Title 19 setback, trash enclosure, parking and setback requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

15

ASSEMBLY DISTRICT

3

SENATE DISTRICT 11

NOTICES MAILED 220 by City Clerk

APPROVALS 0

PROTESTS 0



16301612003
R-1

16301612002
R-1

16301612001
P-R

16301612038
R-1

OFFICE BLDG
16301612038
R-1

16301614056
C-1

ANGEL

PROPERTY LINE

128.28'
SHARED ACCESS

PROPERTY LINE

82.84'

59'-3"

10'-0"

20'

5'-0"

5'-0"

5'-0"

20'-0"

20'

20'

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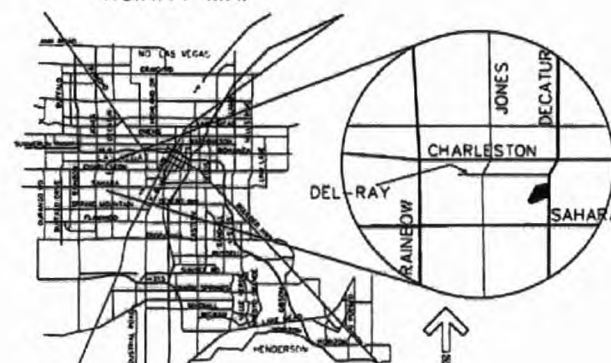
20'

EXISTING SIDE WALK
DECATUR
87.77'

PROPERTY LINE

NEW OFFICE
SIGNAGE

VICINITY MAP



PROJECT SUMMARY

SITE

SITE AREA: PHASE 1 8.55 ACRES (372,412 SQ.FT.)

PARCEL NUMBERS: PHASE 1 138-27-802-004

CURRENT ZONING: LIMITED COMMERCIAL C-1

LOT COVERAGE BY BUILDING FOOT PRINT: (allowable)

ALLOWABLE 50%

SETBACKS

FRONT YARD: 20 FEET

SIDE YARDS: 10 FEET

REAR YARDS: 20 FEET

BUILDING HEIGHT

ALLOWED: NONE

BUILDING OCCUPANCY

ONE STORY OFFICE 3,000 sq. ft.

MAXIMUM CAPACITY: 30 PEOPLE

PARKING

TOTAL PARKING REQUIRED

1 SPACE FOR EVERY 300 S.F. 3,000/300 = 10 SPACES

(HANDICAP SPACES) (1 SPACES)

TOTAL PARKING PROVIDED

PARKING SPACES (10 SPACES)

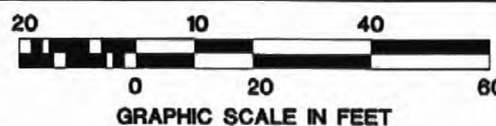
(HANDICAP SPACES) (1 SPACES)

REVISED
11.20.06

ANGEL OFFICE

NOV 20 2006

RECEIVED



LENDALL MAINS
ARCHITECT
2030 East Patrick Lane
Suite #1
Las Vegas, Nevada 89120
Phone 702.437.5821
Fax 702.437.5820

AS-1

ZON-16179 VAR-16181
VAR-17191 SDR-16180
12/21/06 PC REVISED

LENDALL MAINS ARCHITECT

August 21, 2004

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

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

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

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Sincerely,



Lendall Mains, FCSI, AIA
Principal

VAR-16181
12/21/06 PC

3930 F

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

VARIANCE RELATED TO ZON-16179 AND VAR-16181

VAR-17191 - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Variance TO ALLOW A MINIMUM LOT WIDTH OF 87 FEET WHERE 100 FEET IS THE MINIMUM WIDTH REQUIRED on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian). NOTE: THIS APPLICATION IS BEING AMENDED FROM 1333 ANGEL DRIVE TO 5104 MOUNTAIN VIEW DRIVE. The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

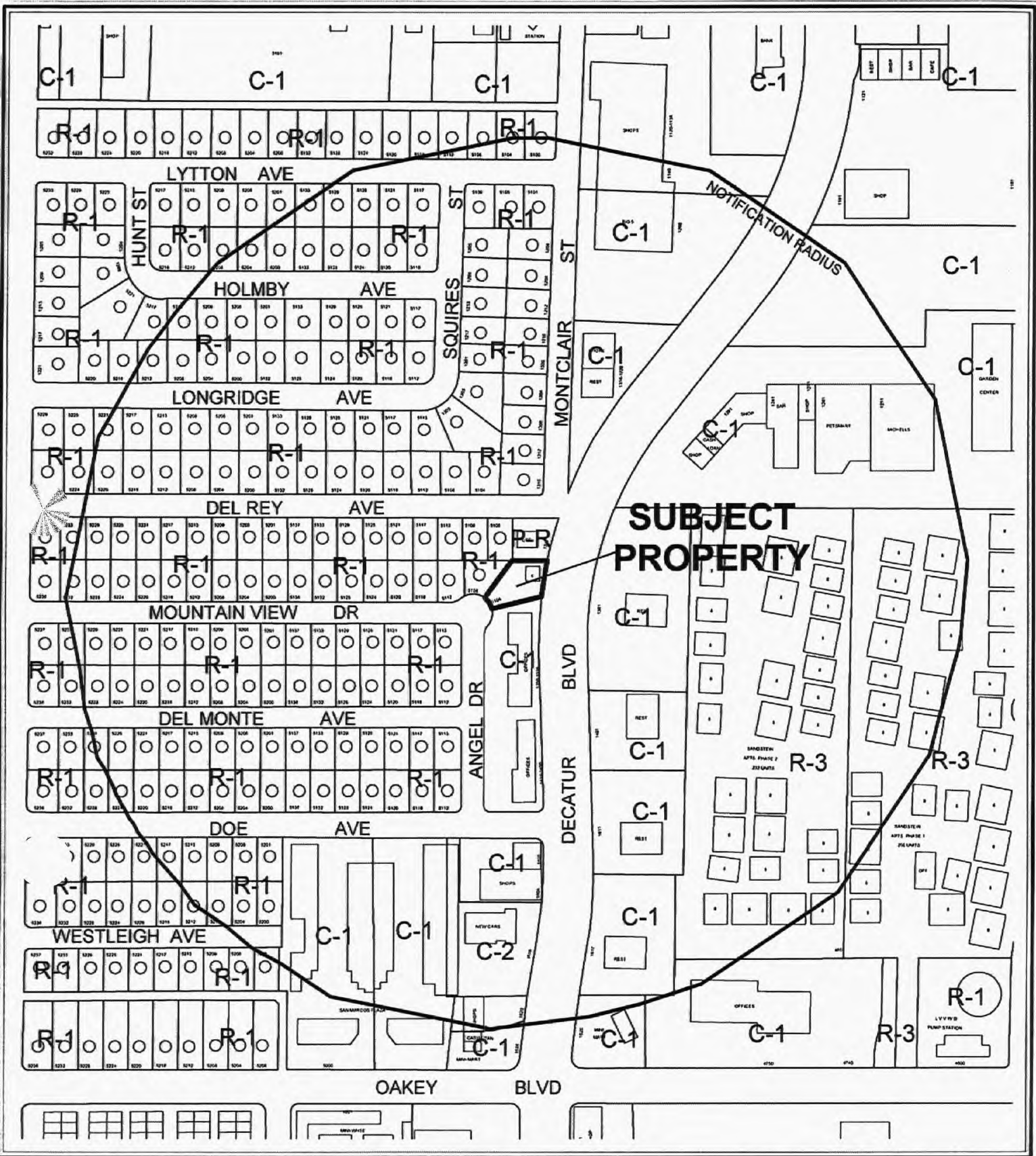
Motion made by GARY REESE to Hold in Abeyance Item 92 [GPA-16511], Item 93 [ZON-16519], Item 94 [VAR-16525], Item 95 [SDR-16522], Item 101 [ZON-17740], Item 102 [VAR-17741], Item 103 [VAR-17742], Item 104 [VAR-17743], Item 105 [VAC-17744], Item 106 [SDR-17745], Item 116 [SDR-15747], Item 117 [ROC-18341] and Item 130 [SUP-17739] to 2/07/2007; Item 82 [1919 Fremont Street], Item 118 [ZON-16179], Item 119 [VAR-16181], Item 120 [VAR-17191], Item 121 [SDR-16180], Item 122 [ZON-17242], Item 123 [VAR-17244], Item 124 [SDR-17247], Item 131 [SUP-18037] and Item 132 [SDR-18034] to 2/21/2007

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

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

Minutes:

See Item 118 for related backup.



CASE: VAR-17191
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: R-3 (MEDIUM DENSITY RESIDENTIAL)
PROPOSED ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)





CASE: **VAR-17191**

RADIUS: 1000 FT

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

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-17191 - APPLICANT/OWNER: YIN YAN & PETER CHUNG

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend DENIAL.

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-16179), Variance (VAR-16181) and Site Development Plan Review (SDR-16180), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application serves to request a Variance to allow a lot width of 87 feet where 100 feet is required on 0.26 acres at 5104 Mountain View Drive. Companion applications include ZON-16179, VAR-16181 and SDR-16180.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/06	The Planning Commission recommended denial of companion items ZON-16179, VAR-16181 and SDR-16180 concurrently with this application. The Planning Commission voted 5-0 to recommend DENIAL (PC Agenda Item #15/r1).

<i>Pre-Application Meeting</i>	
08/04/06	At a Pre-application meeting, the applicant was informed that the proposed office development will require a Rezoning, a Site Development Plan Review, and a Variance for residential adjacency for a trash enclosure.
<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	0.26

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Duplex	SC (Service Commercial)	R-3 (Medium Density Residential)
North	Office	SC (Service Commercial)	SC (Service Commercial)
South	Office	SC (Service Commercial)	C-1 (Limited Commercial)
East	Service Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	Y
<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 – 200 -foot Buffer	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	0.26 Acres	Y
Min. Lot Width	100 Square Feet	87.77 Square Feet	N
Min. Setbacks			
• Front	20 Feet	15 Feet	N*
• Side	10 Feet	10 Feet	Y
• Corner	15 Feet	NA	NA
• Rear	20 Feet	15 Feet	N*
Max. Lot Coverage	50%	27%	Y
Max. Building Height	2 Stories	1 Story	Y
Trash Enclosure	50 Feet	6 Feet	N*
Mech. Equipment	Screened	Yes	Y
<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	56.25 Feet	77.25 Feet	N*
Adjacent development matching setback	15 Feet	15 Feet	Y
Trash Enclosure	50 Feet	6 Feet	N*

* Addressed in companion Variance (VAR-16181)

<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 (Medium Density Residential)	13-25 2 du on subject site	6 du/acre 2 du on subject site	C-1 (Limited Commercial)	0	SC (Service Commercial)	0

<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	1 Tree	1 Tree	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	17 Trees	14 Trees	N**
TOTAL		18 Trees	15 Trees	N**
Min. Zone Width				
• East	15 Feet		5 Feet	N**
• Others	8 Feet		5 Feet	N**
Wall Height	6-8 Feet		Not Shown	

** Requested as waivers in companion Site Development Plan Review (SDR-16180)

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	3,000 SF	1/300 SF	9	1	9	1	Y
TOTAL			10		10		Y

Waivers		
Request	Requirement	Staff Recommendation
No Landscaping Buffer along south property line	8 -foot Buffer	Denial
5-foot Buffer along a 41-foot portion of the 110-foot west property lines	8 -foot Buffer	Denial
5-foot Buffer along a east property line	15 -foot Buffer	Denial

ANALYSIS

This variance has been requested because the subject proposal does not meet the minimum lot width requirements. The minimum lot width in the C-1 (Limited Commercial) zoning district is 100 feet where this lot is only 87 feet wide along the Decatur Avenue frontage. In addition, the size of the floor plan as well as the parking required to support an office of that size require the building to encroach the required rear yard setback by five feet and force the placement of the trash enclosure within six feet of the adjacent residential property. A related Variance (VAR-16181) will be considered concurrently for setback and residential adjacency deficiencies.

The subject proposal does not meet current Title 19 standards for landscaping in two areas. First, there is no parking area landscaping provided where two trees are required. Further, there is no buffer along the south property line in order to meet parking and access requirements.

While the subject site is undoubtedly restricted by an unusual shape and a sewer easement running along the southern edge of the property, the deviation from standards is considered a self-imposed hardship. The applicant is choosing to deviate from standards through their design choice in utilizing a 25-foot high building, including parapet and building a 3,000 square-foot office building on a site more suited to a smaller structure. Therefore, staff is recommending denial.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship in proposing to overbuild this site. Alternatively proposing a site plan for a smaller structure along with a Rezoning request for P-R (Professional Office and Parking) would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 3

SENATE DISTRICT 11

NOTICES MAILED 220 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17191** APN: 163-01-612-039

Name of Property Owner: PETER CHUNG & YIN YAN

Name of Applicant: PETER CHUNG & YIN YAN

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: _____

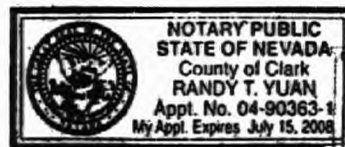
Signature of Property Owner: [Signature]

Print Name: PETER CHUNG & YIN YAN

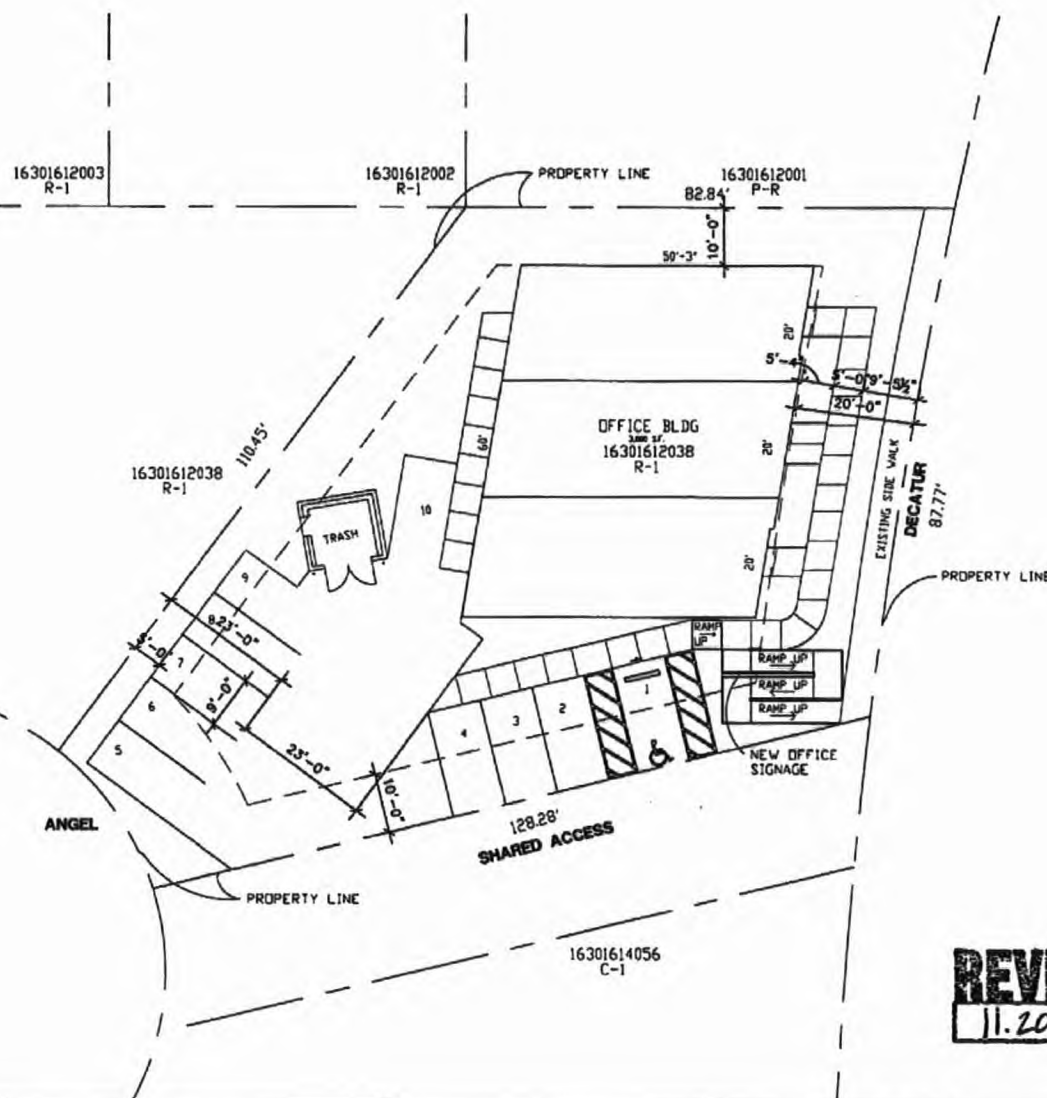
Subscribed and sworn before me

This 25th day of Sep, 2006

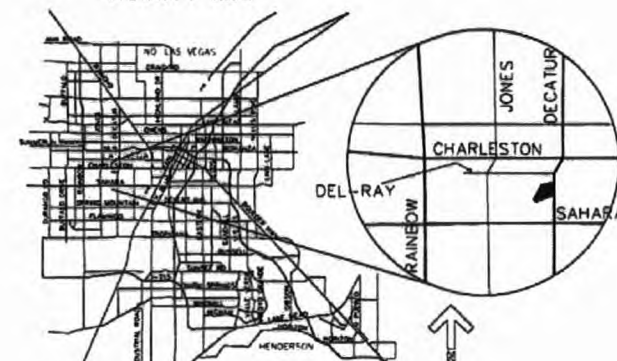
Randy T. Yuan
Notary Public in and for said County and State



SEP 28 2006



VICINITY MAP



PROJECT SUMMARY

SITE		
SITE AREA:	PHASE 1	8.55 ACRES (372,412 SQ.FT.)
PARCEL NUMBERS:	PHASE 1	138-27-802-004
CURRENT ZONING:	LIMITED COMMERCIAL	C-1
LOT COVERAGE BY BUILDING FOOT PRINT: (MAXIMUM)	ALLOWABLE	50%
SETBACKS		
FRONT YARD:		20 FEET
SIDE YARDS:		10 FEET
REAR YARDS:		20 FEET
BUILDING HEIGHT ALLOWED:		NONE
BUILDING OCCUPANCY		
ONE STORY OFFICE		3,000 sq. ft.
MAXIMUM CAPACITY:		30 PEOPLE
PARKING		
TOTAL PARKING REQUIRED		
1 SPACE FOR EVERY 300 S.F.		3,000/300 = 10 SPACES
(HANDICAP SPACES)		(1 SPACES)
TOTAL PARKING PROVIDED		
PARKING SPACES		(10 SPACES)
(HANDICAP SPACES)		(1 SPACES)

REVISED
11.20.06

ANGEL OFFICE

NOV 20 2006
RECEIVED



LENDALL MAINS
ARCHITECT
3850 East Patrick Lane
Suite #11
Las Vegas, Nevada 89120
Phone 702.437.5821
Fax 702.437.5823

AS-1

ZON-16179 VAR-16181
VAR-17191 SDR-16180
12/21/06 PC REVISED

General Contracting and Construction Mgmt.

September 22, 2006

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

Re: Zon-16179 - Rezoning / 1333 Angel Drive

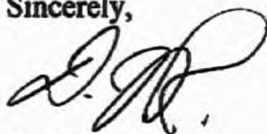
To Whom It May Concern,

Pursuant to the telephone call we received from your office today indicating the necessity of an additional variance to be filed in conjunction with the subject property re-zoning request related to the existing lot not meeting minimum lot width, please find the attached additional variance per your request. This letter serves also as the confirmation you requested of the need to address this minimum lot width variance, as well as your indication that it should not hinder the re-zoning of this property.

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

*Further, it is acknowledged, that this will now be held until the
11/2/06 Planning Commission Mtg.*

Sincerely,



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

RECEIVED
SEP 28 2006

w/ attachment

xc: Peter Chang, Yan Yin

8255 Hickam Ave. • Las Vegas, NV 89129 • (702) 210-8143 • Fax (702) 306-6060

VAR-17191

12/21/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-16179, VAR-16181, AND VAR-17191

SDR-16180 - PUBLIC HEARING - APPLICANT/OWNER: YIN YAN & PETER CHUNG - Request for a Site Development Plan Review FOR A 3,000 SQUARE FOOT COMMERCIAL BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS on 0.26 acres at 1333 Angel Drive (APN 163-01-612-039), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian). NOTE: THIS APPLICATION IS BEING AMENDED FROM 1333 ANGEL DRIVE TO 5104 MOUNTAIN VIEW DRIVE. The Planning Commission (5-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

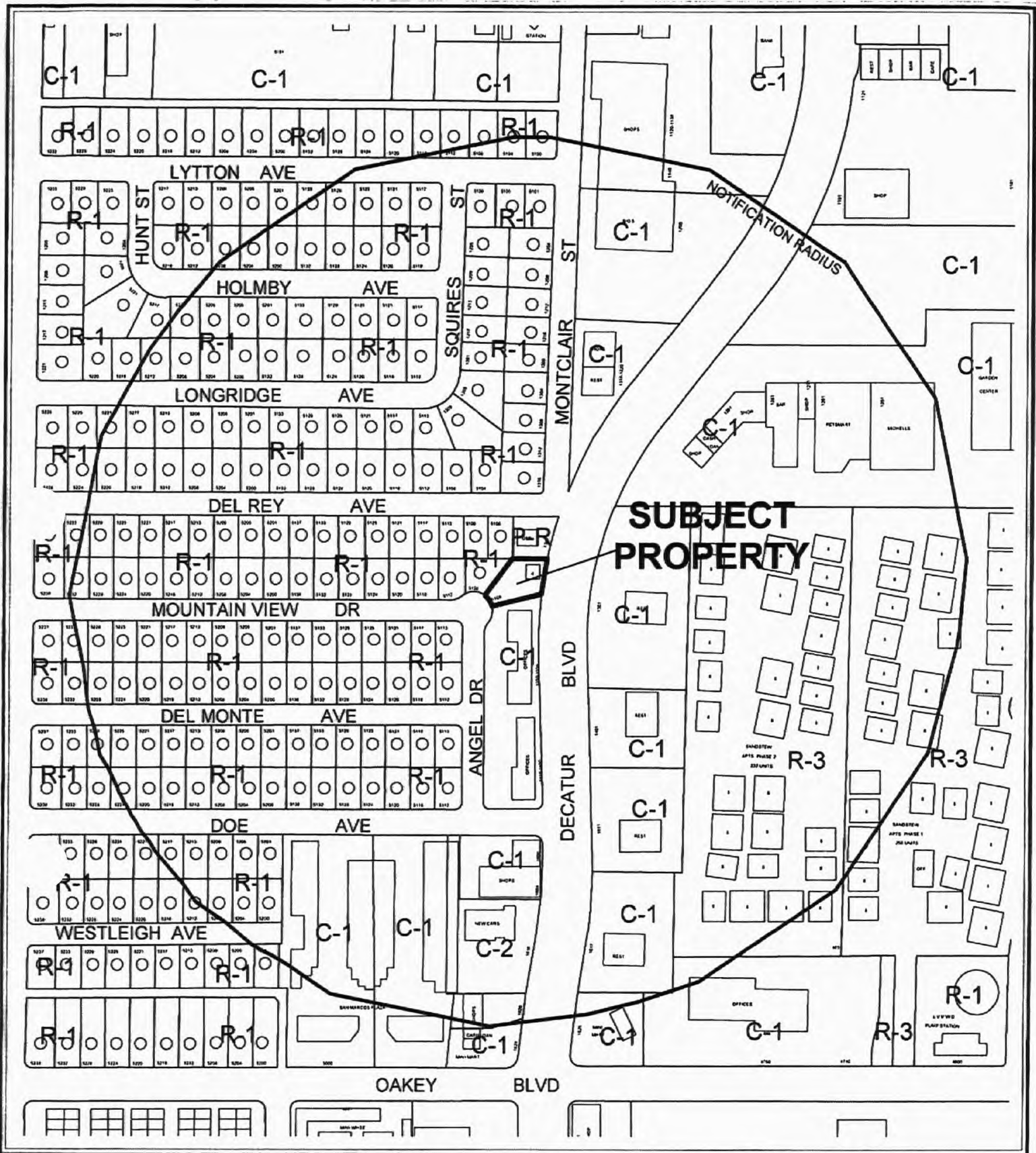
Motion made by GARY REESE to Hold in Abeyance Item 92 [GPA-16511], Item 93 [ZON-16519], Item 94 [VAR-16525], Item 95 [SDR-16522], Item 101 [ZON-17740], Item 102 [VAR-17741], Item 103 [VAR-17742], Item 104 [VAR-17743], Item 105 [VAC-17744], Item 106 [SDR-17745], Item 116 [SDR-15747], Item 117 [ROC-18341] and Item 130 [SUP-17739] to 2/07/2007; Item 82 [1919 Fremont Street], Item 118 [ZON-16179], Item 119 [VAR-16181], Item 120 [VAR-17191], Item 121 [SDR-16180], Item 122 [ZON-17242], Item 123 [VAR-17244], Item 124 [SDR-17247], Item 131 [SUP-18037] and Item 132 [SDR-18034] to 2/21/2007

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

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

Minutes:

See Item 118 for related backup.



CASE: **SDR-16180**

RADIUS: 1000 FT

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

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-16180 - APPLICANT/OWNER: YIN YAN & PETER CHUNG

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend DENIAL.

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-16179), Variance (VAR-16181) and Variance (VAR-17191) 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, (date stamped 11/20/06) and building elevations (date stamped 08/22/06), except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow no perimeter landscaping along the south property line where an eight-foot buffer and four trees are required, and to allow five-foot buffers along the north and west property lines where eight feet are required and along the east property line where 15 feet are required.
5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for building permit, to reflect a maximum building area of 3,000 square feet.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits.
15. No permanent structures, such as the proposed sign, shall be constructed within the existing 6-foot Public Sewer Easement along the south side of this lot. The handicap access ramp may be permitted to be within the sewer easement; the applicant/owner shall televise the sewer line prior to any demolition or construction and provide a video tape to the Collection Systems Planning section of the Department of Public Works for review and approval prior to construction. The applicant shall also televise the sewer line after construction is complete and provide a video tape to the Collection Systems Planning section. If the sewer line is damaged in any way from construction all repair work shall be paid for in full by the applicant.
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. 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. Site development to comply with all applicable conditions of approval for ZON-16179 and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is for a 3,000 square-foot office building with Waivers of Perimeter Landscaping requirements to allow no trees and no landscape buffer along the south property line where 3 trees and a minimum 8-foot buffer is required, to allow a five-foot landscape buffer along the east property line where a 15-foot buffer is required, and to allow a five-foot buffer along a portion of the west property line where an eight-foot buffer is required, on 0.26 acres at 5104 Mountain View Drive. Companion applications include ZON-16179, VAR-16181 and VAR-17191.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.			
12/21/06	The Planning Commission recommended denial of companion items ZON-16179, VAR-16181 and VAR-17191 concurrently with this application. The Planning Commission voted 5-0 to recommend DENIAL (PC Agenda Item #16/rl).		
Pre-Application Meeting			
08/04/06	At a Pre-application meeting, the applicant was informed that the proposed office development will require a Rezoning, a Site Development Plan Review, and a Variance for residential adjacency for a trash enclosure.		
Neighborhood Meeting			
	A Neighborhood Meeting is not required for this application, nor was one held.		
Details of Application Request			
Site Area			
Gross Acres	0.26		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Duplex	SC (Service Commercial)	R-3 (Medium Density Residential)
North	Office	SC (Service Commercial)	SC (Service Commercial)
South	Office	SC (Service Commercial)	C-1 (Limited Commercial)
East	Service Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
<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 – 200 -foot Buffer	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A

DEVELOPMENT STANDARDS

Standard			Required/Allowed	Provided	Compliance	
Min. Lot Size			NA	0.26 Acres	Y	
Min. Lot Width			100	87.77	N*	
Min. Setbacks						
• Front			20 Feet	15 Feet	N**	
• Side			10 Feet	10 Feet	Y	
• Corner			15 Feet	NA	NA	
• Rear			20 Feet	15 Feet	N**	
Max. Lot Coverage			50%	27%	Y	
Max. Building Height			2 Stories 35 Feet	1 Story 25 Feet including Parapet	Y	
Trash Enclosure			50 Feet	6 Feet	N**	
Mech. Equipment			Screened	Yes	Y	
Residential Adjacency Standards			Required/Allowed	Provided	Compliance	
3:1 proximity slope			56.25 Feet	77.25 Feet	N**	
Adjacent development matching setback			15 Feet	15 Feet	Y	
Trash Enclosure			50 Feet	6 Feet	N**	
Existing Zoning	Permitted Density	Units Allowed	Proposed Zoning	Permitted Density	General Plan	Permitted Density
R-3	13-25 2 d/u on the subject site	6 2 d/u on the subject site	C-1	0	SC	0

<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	1 Tree	1 Tree	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	17 Trees	14 Trees	N
TOTAL		18 Trees	15 Trees	N
Min. Zone Width				
• East	15 Feet		5 Feet	N
• Others	8 Feet		5 Feet	N
Wall Height	6-8 Feet		Not Shown	

* Addressed in companion Variance (VAR-17191)

** Addressed in companion Variance (VAR-16181)

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	3,000 SF	1/300 SF	9	1	9	1	Y
TOTAL			10		10		Y

<i>Waivers</i>		
<i>Request</i>	<i>Requirement</i>	<i>Staff Recommendation</i>
No Landscaping Buffer along south property line	8 -foot Buffer	Denial
5-foot Buffer along a 41-foot portion of the 110-foot west property lines	8 -foot Buffer	Denial
5-foot Buffer along a east property line	15 -foot Buffer	Denial

ANALYSIS

- Zoning

The proposed C-1 (Limited Commercial) zone that the applicant requests for the subject site in the related Rezoning (ZON-16179) will conform to the General Plan Designation of SC (Service Commercial), but the subject site is 87 feet wide where 100 feet is the minimum lot width required in the C-1 zone. This deficiency requires a Variance (VAR-17191) which accompanies this application. The site is currently located in the R-3 (Medium Density Residential) zone, which is non-conforming to the

General Plan Designation of SC (Service Commercial). Because the subject site does not meet the minimum lot width requirements and because the applicant proposes to overbuild this site, staff is recommending denial on the requested Rezoning.

- Site Plan

The applicant is proposing to build a 3,000 square-foot office building on the subject site fronting Decatur Boulevard. Currently, the residential structure fronts the corner of Mountain View Drive and Angel Drive. Access to the property will be provided through a shared access agreement for an existing driveway on the parcel directly south of the subject site on Decatur Boulevard. The minimum 10 required parking spaces are provided. Four spaces, including the required van accessible space back directly onto the shared access drive on the adjoining parcel. The remaining six spaces and the trash enclosure are provided in a small parking lot to the rear of the building, also accessed via the shared driveway.

The site plan shows the building to be set back 15 feet from both the front and rear property line where 20 feet is the minimum setback required. In addition, a trash enclosure is sited six feet from the rear property line which abuts a residential lot where a 50 residential adjacency setback is required for a trash enclosure. These deficiencies require a Variance (VAR-16181), which accompanies the subject Site Development Plan Review. The applicant is requesting waivers as a part of this project, including perimeter and parking lot landscape requirements.

- Waivers

This application requires waivers for perimeter landscaping. Specifically, the waivers are requested to allow no perimeter landscaping along the south property line where eight 24-inch box trees are required 20 feet apart on center in an eight-foot landscape buffer and to allow a five-foot landscape buffer along 41 feet of the 110-foot long west property line where an eight-foot landscape buffer is required. The required eight-foot buffer is provided along the remaining 69 feet of the property, and all six trees required along the west property line are provided every 20 feet. A waiver is also requested to allow 5 Trees in a five-foot landscape buffer along Decatur Boulevard where 5 Trees in a 15-foot landscape buffer is required.

- Landscaping

The proposed project indicates one parking lot tree where one is required. There are seven Modesto Ash trees and nine Southern Live Oaks provided to meet the required 24-inch box trees accompanied by 44 red yucca shrubs and 42 sea green junipers to meet the five-gallon shrub requirements. A waiver is requested to allow no landscaping along the southern property line and a reduction of the width of a portion of the buffer along the west property line to allow parking. The north and east property line buffers provide a

24-inch box tree every 20 feet on center where only one tree every 30 feet on center is required, but the buffer width on the east property line is only five feet wide where 15 feet is the minimum buffer width required, necessitating an additional waiver.

- Elevation

The elevation plan depicts a single 3,000 square-foot building fronting Decatur Boulevard to the east and extending 52 feet westerly to the rear property line, closest to the existing residential parcel immediately to the west of the subject site. The front (east elevation) of the building consists of aluminum storefront fixtures with insulated glass, typical of this type of development. The aluminum storefront structure is nine feet and eight inches high. The primary façade is of brown stucco with tan and violet accents. The north and south elevations, the sides of the building, show the continuation of the aluminum storefront for the easterly third with a continuation of the stucco pattern for the remainder of the walls. The west (rear) elevation shows a stucco façade with three exit doors spaced evenly along the wall with a scupper on each side of the middle door, place halfway between the middle door and the outer doors. Most of the building is 15 feet high, although a 25.75-foot parapet in front fails to conform to the residential adjacency proximity slope setback requirements of Title 19.08. The parapet at its maximum height is only 56.25 feet from a residential property where 77.25 feet is required for the residential adjacency proximity slope setback requirements of Title 19.08. This deficiency would require the approval of a Variance (VAR-16181) which accompanies this application.

- Floor Plan

The provided floor plan depicts a 3,000 square-foot office building consisting of three equally sized 1,000 square-foot office suites. The floor plan shows three open areas with dimensions of 20 feet by 50 feet.

FINDINGS

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

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

While a change from residential to commercial use is consistent with the General Plan designation of SC (Service Commercial) on the subject site, the proposed 3,000 square-foot office building on the oddly shaped site requires waivers and variances in order to comply with Title 19. A smaller building on the subject site would be appropriate and could conform to Title 19 standards.

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 site plan is consistent with the General Plan, but is not consistent with Title 19 in meeting landscape and setback requirements.

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

Access to the site will no longer be from the residential Mountain View Drive. Instead, the site will be accessed by Decatur Boulevard, a 100-Foot Primary Arterial that is adequate to meet the needs of the proposed development.

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

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;**

The 25-foot, nine-inch high building, including the parapet is inconsistent with the design and development standards in Title 19.08 in that it is only 56.75 Feet from the adjacent residential property where 77.25 Feet is required. The proposed development further fails to meet minimum setback and lot width requirements. The landscape buffer waivers which are implemented in order to approve a building larger than is appropriate for the size and shape of the subject site are neither harmonious nor compatible with development in the area.

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

The need for numerous waivers indicates that appropriate measures are not taken to secure and protect the public health, safety and general welfare

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

15

ASSEMBLY DISTRICT 3

SENATE DISTRICT 11

NOTICES MAILED 215 by Planning and Development Dept

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-16180** APN: 163-01-612-039

Name of Property Owner: Peter Chung & Yin Yan

Name of Applicant: Peter Chung & Yin Yan

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): _____

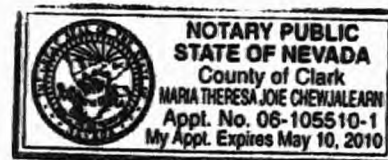
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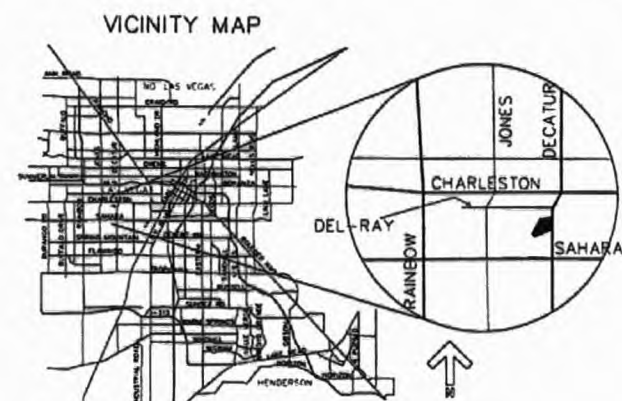
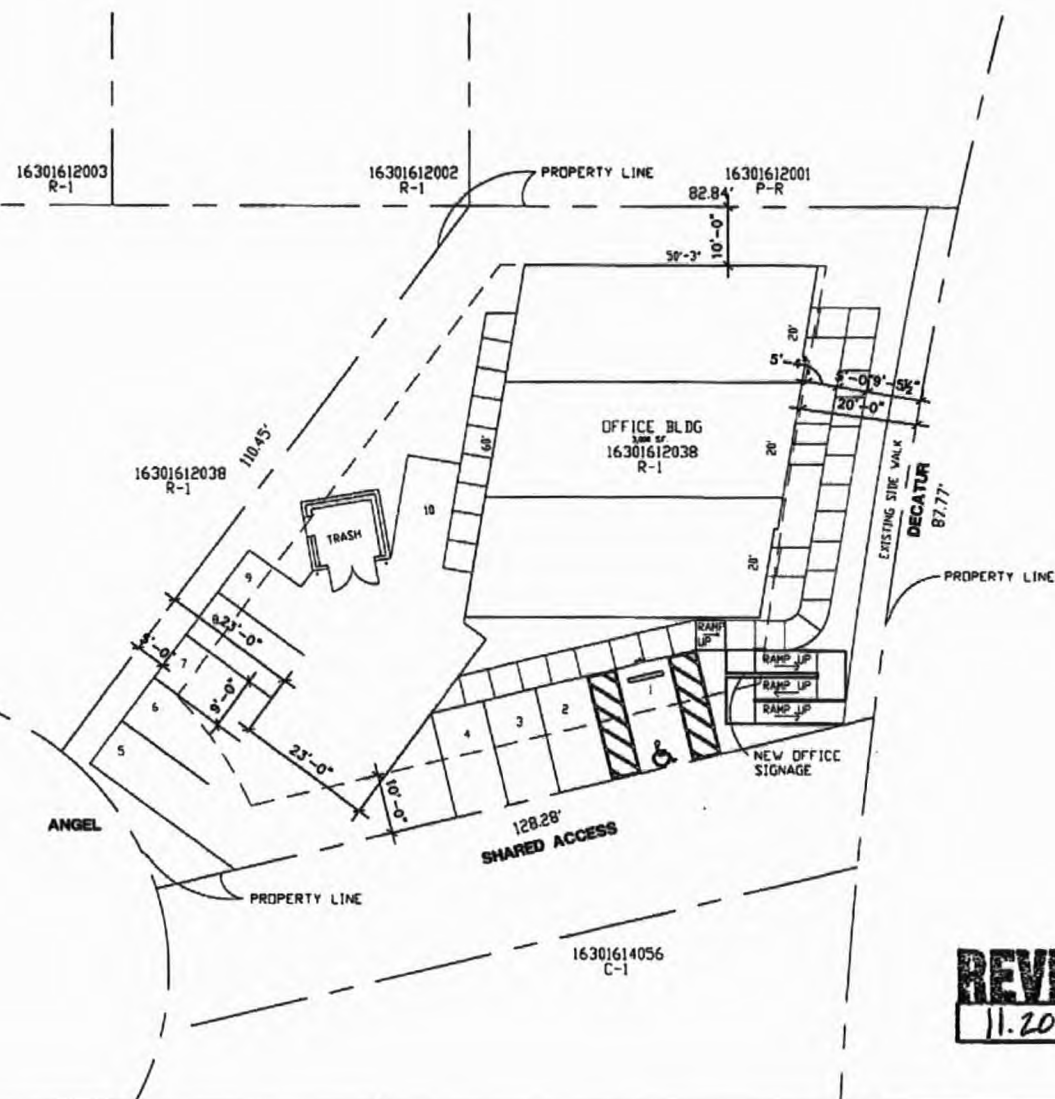
Signature of Property Owner: Ying-Ke
Print Name: YIN YAN & Peter Chung

Subscribed and sworn before me

This 21 day of August, 2006

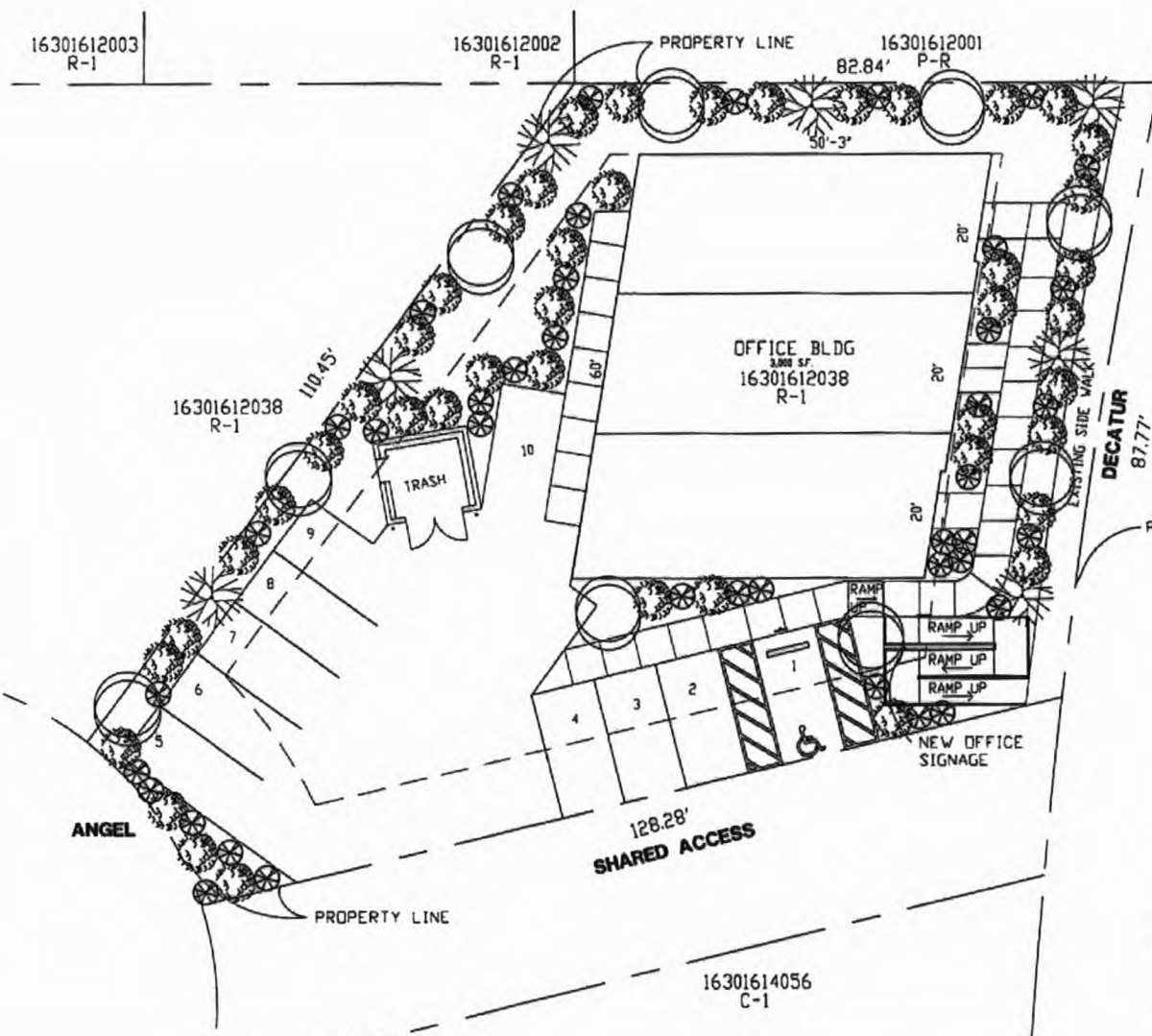
Notary Public in and for said County and State





PROJECT SUMMARY

ANGEL OFFICE



PLANT LEGEND

SYMBOL	TOTAL	SIZE	BOTANICAL NAME	COMMON NAME
TREES				
	7	24" BOX	FRAXINUS	MODESTO ASH
	9	24" BOX	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK
SHRUBS/ACCENTS				
	44	5 GAL.	HESPERALOE PARVIFLORA	RED YUCCA
	42	5 GAL.	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER

NOTES:

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

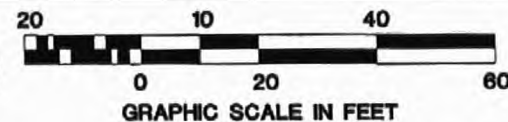
REVISED
11.20.06

LANDSCAPE PLAN

ANGEL OFFICE

RECEIVED

NOV 20 2006



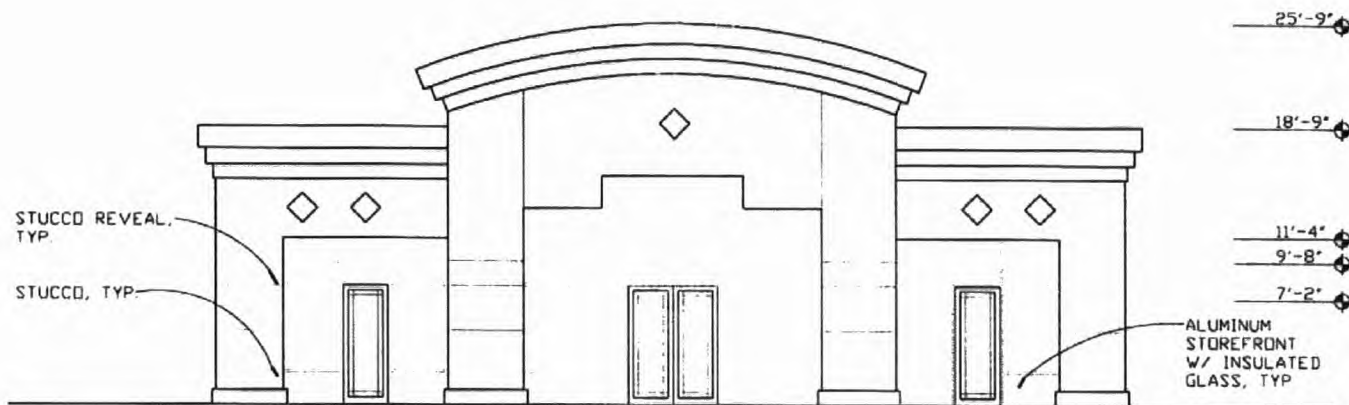
LENDALL MAINS
ARCHITECT
3800 East Patrick Lane
Suite #11
Las Vegas, Nevada 89120
Phone 702.437.5621
Fax 702.437.5623

SHEET No.

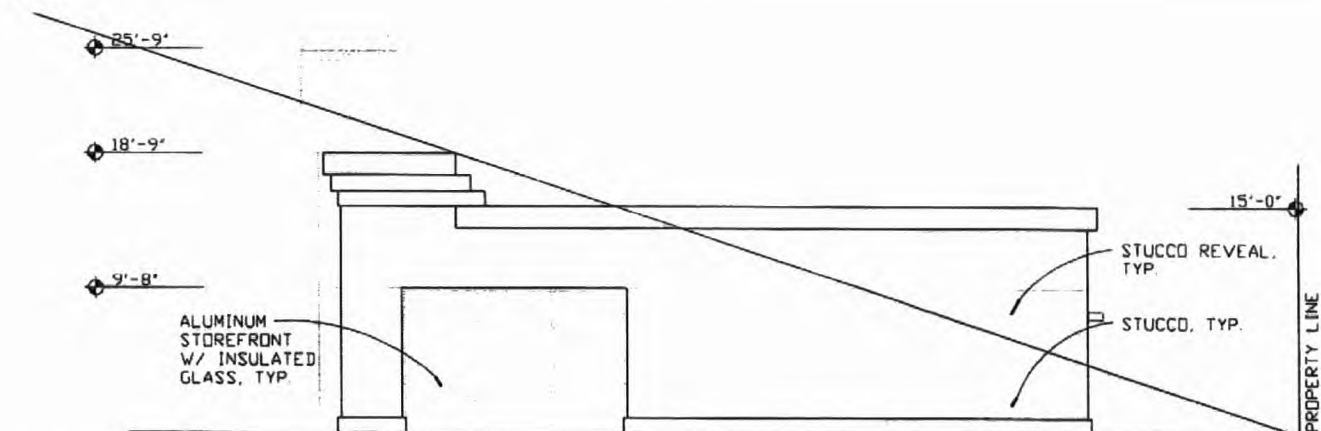
L-1

DATE: 11/13/06

**ZON-16179 VAR-16181
VAR-17191 SDR-16180
12/21/06 PC REVISED**



B EAST ELEVATION



A NORTH ELEVATION

RECEIVED
AUG 22 2006

ELEVATIONS

ANGEL OFFICE

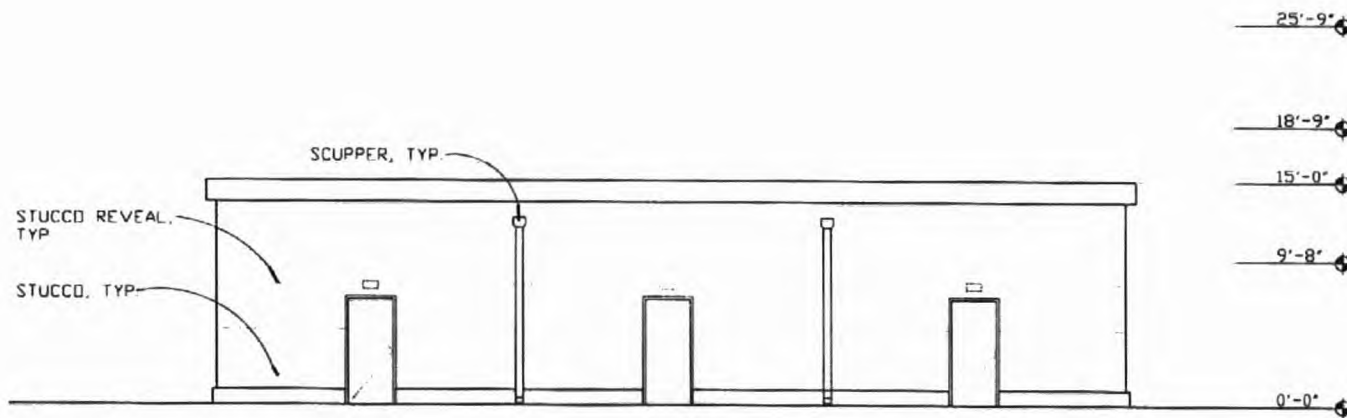


LENDALL MAINS
ARCHITECT
3030 San Patrick Lane
Suite #1
Las Vegas, Nevada 89120
Phone: 702.437.5621
Fax: 702.437.5621

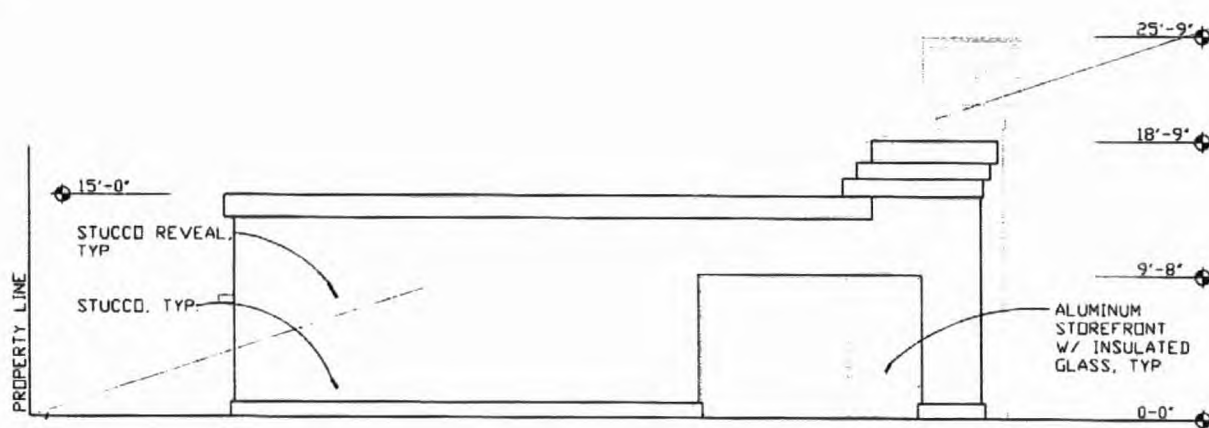
SHEET No

A-2
DATE: 8/21/06

ZON-16179 VAR-16181
SDR-16180 12/21/06 PC



(B) WEST ELEVATION



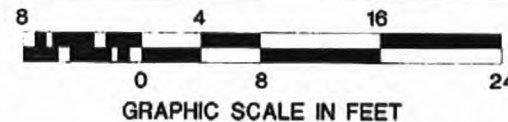
(A) SOUTH ELEVATION

RECEIVED

AUG 22 2006

ELEVATIONS

ANGEL OFFICE



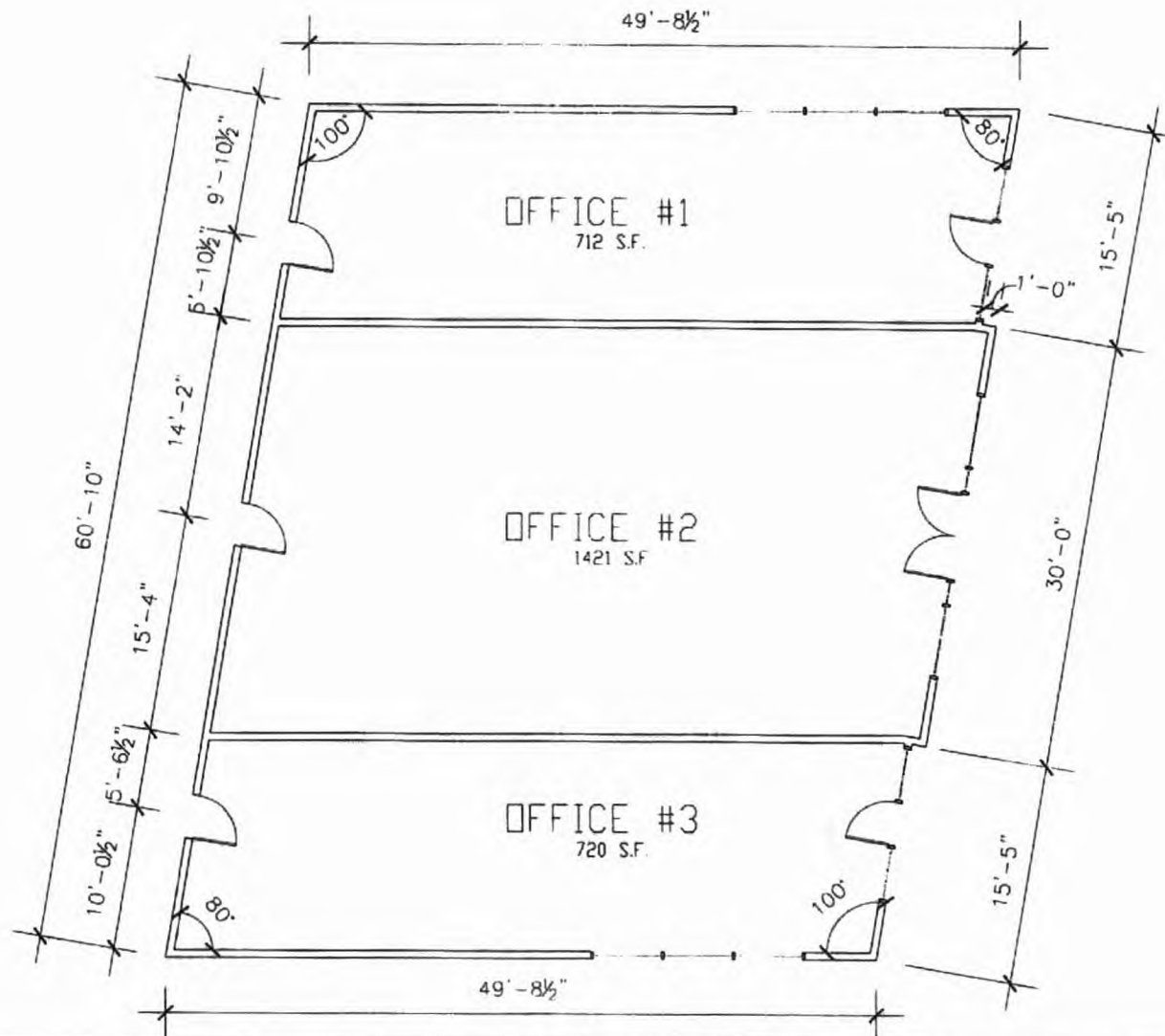
LENDALL MAINS
ARCHITECT
2930 East Patrick Lane
Suite #1
Las Vegas, Nevada 89129
Phone: 702.437.5621
Fax: 702.437.5622

SHEET No.

A-3

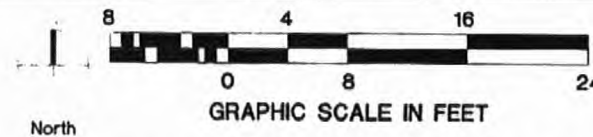
DATE: 8/21/06

ZON-16179 VAR-16181
SDR-16180 12/21/06 PC



FLOOR PLAN - 3,086.5 SF.

ANGEL OFFICE



LENDALL MAINS
ARCHITECT
3330 East Palms Lane
Suite #1
Las Vegas, Nevada 89119
Phone: 702.437.5800
Fax: 702.437.5801

SHEET No.

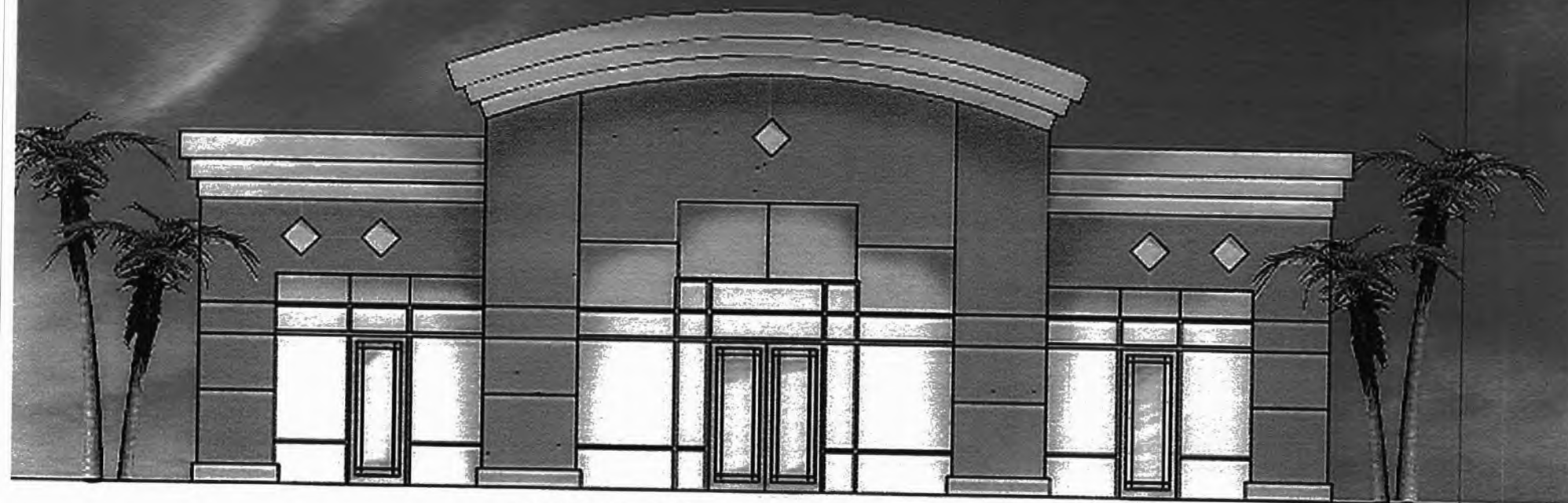
RECEIVED

DATE: 8/21/06

ZON-16179 VAR-16181
SDR-16180 12/21/06 PC

AUG 22 2006

RENDALL MEINS
ARCHITECT
2916 E. PATRICK LANE
LAS VEGAS, NV
P: (702) 437-5521
F: (702) 437-5523



ANGEL OFFICES'

RECEIVED

AUG 22 2006

ZON-16179 VAR-16181
SDR-16180 12/21/06 PC

SDR 16180				
Yin Yan & Peter Chung				
1333 Angel Drive				
Proposed 3 thousand square foot office building.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3	11.01	33
AM Peak Hour			1.55	5
PM Peak Hour			1.49	4
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	1	9.57	10
AM Peak Hour			0.75	1
PM Peak Hour			1.01	1
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3		23
AM Peak Hour				4
PM Peak Hour				3
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not available for Angle Drive				
Decatur Boulevard				
Average Daily Traffic (ADT)	47,999			
PM Peak Hour	3840			
(heaviest 60 minutes)				
Charleston Boulevard				
Average Daily Traffic (ADT)	49,083			
PM Peak Hour	3927			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets: Counts not available for Angle Drive				
	Adjacent street ADT			

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



ZON-16179, VAR-16181, VAR-17191 & SDR-16180 - APPLICANT/OWNER: YIN YAN & PETER CHUNG
5104 MOUNTAIN VIEW DRIVE
DECEMBER 21, 2006 PLANNING COMMISSION

08/30/06



ZON-16179, VAR-16181, VAR-17191 & SDR-16180 - APPLICANT/OWNER: YIN YAN & PETER CHUNG
5104 MOUNTAIN VIEW DRIVE
DECEMBER 21, 2006 PLANNING COMMISSION

08/30/06



ZON-16179, VAR-16181, VAR-17191 & SDR-16180 - APPLICANT/OWNER: YIN YAN & PETER CHUNG
5104 MOUNTAIN VIEW DRIVE
DECEMBER 21, 2006 PLANNING COMMISSION

08/30/06

LENDALL MAINS ARCHITECT

August 21, 2004

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

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

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

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

Sincerely,



Lendall Mains, FCSI, AIA
Principal

ZON-16179 VAR-16181
SDR-16180, 12/21/06 F

3930 E. Patrick Lane, Ste.
Las Vegas NV 89112
(702) 437-5621 Fax
(702) 437-5623 F

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING

ZON-17242 - PUBLIC HEARING – APPLICANT/OWNER: TOUSA HOMES, INC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way (APN 125-24-203-022), Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

Motion made by GARY REESE to Hold in Abeyance Item 92 [GPA-16511], Item 93 [ZON-16519], Item 94 [VAR-16525], Item 95 [SDR-16522], Item 101 [ZON-17740], Item 102 [VAR-17741], Item 103 [VAR-17742], Item 104 [VAR-17743], Item 105 [VAC-17744], Item 106 [SDR-17745], Item 116 [SDR-15747], Item 117 [ROC-18341] and Item 130 [SUP-17739] to 2/07/2007; Item 82 [1919 Fremont Street], Item 118 [ZON-16179], Item 119 [VAR-16181], Item 120 [VAR-17191], Item 121 [SDR-16180], Item 122 [ZON-17242], Item 123 [VAR-17244], Item 124 [SDR-17247], Item 131 [SUP-18037] and Item 132 [SDR-18034] to 2/21/2007

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

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-17247) 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. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Bradley Road and Deer Springs Way and grant a traffic signal chord easement.
4. Construct all incomplete half-street improvements, including appropriate transitional paving, on Bradley Road and Deer Springs Way 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. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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).
5. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in the private street to the existing residences west of this site at a location and to a 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 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.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units Per Acre).

The proposed rezoning to and R-PD2 (Residential Planned Development – 2 Units Per Acre) is not considered appropriate for this location. The parcel does not meet the minimum lot size for Residential Planned Development and a Variance (VAR-17244) is required. The lot sizes that result from this rezoning are approximately 4,000 square feet smaller than what is currently permitted on this property. The setbacks that would result are more closely related to those of the R-D (Single-family Residential-Restricted) District than the current R-E (Residence Estates) District. Due to these factors denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/06	The Planning Commission recommended approval of companion items VAR-17244 and SDR-17247 concurrently with this application. The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #27/ng).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this development.	
<i>Pre-Application Meeting</i>	
09/15/06	A pre-application meeting was held. It was noted that the site was located in the Rural Preservation Overlay District Buffer. The applicant stated that these would be a mix of one and two-story homes and that the cul-de-sac would align with the western portion that is already developed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.86
Net Acres	2.26

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)
North	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)
South	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)
East	Single-family Residential	ML (Medium Low Density Residential)	R-1 (Single-family Residential)
West	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Per Title 19.06 the following Development Standards apply:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	16,030 SF
Min. Lot Width	91.79 Feet
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 10 Feet 15 Feet 25 Feet
Max. Building Height	29.5 Feet

<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 Units per Acre	Seven (Only Five are Proposed)	R-PD2 (Residential Planned Development – 2 Units Per Acres)	2.49 Units per Acre	L (Low Density Residential)	5.49 Units Per Acre)

Per Title 19.06.040, the following parking standards apply:

Open Space

Residential Planned Developments with less than 12 units are not required to provide open space. This development proposes five-lots and open space is not required. It is noted that the applicant is providing a six-foot streetscape area along Bradley Road (Common Lot A) that includes landscaping that meets Code requirements. The applicant is requesting a waiver of the streetscape requirements along Deer Springs Way.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement

The project is required to provide a minimum of two parking spaces per unit. Each unit proposes a minimum of a two car garage, while most units include a three car garage. This meets Title 19.10 parking requirements.

ANALYSIS

The proposed rezoning is not considered appropriate. The parcel does not meet the requirements of Title 19.06.040 for Residential Planned Development as it is less than five acres in area. The subject property is 43 percent deficient in acreage. This deviation requires a Variance (VAR-17244) and denial of that variance is recommended. It is further noted that this rezoning to an R-PD2 (Residential Planned Development – 2 Units Per Acre) District would permit the applicant to develop one additional lot on the property than what would currently be permitted under the R-E (Residence Estates) District. The result is lot sizes of just over 16,000 square feet where 20,000 square feet is currently the minimum permitted. The smaller lots create shorter setbacks. The proposed development standards make the site incompatible with the surrounding neighborhood. Denial of this request is recommended.

FINDINGS

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

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

The proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) District would be in compliance with the General Plan, which is L (Low Density Residential). It is noted that this General Plan Designation is not reflective of the development in the neighborhood. The area is primarily R-E (Residence Estates) zoned with lot sizes of over 20,000 square feet. This is more typical of the RNP (Rural Neighborhood Preservation) land use designation. While the proposed development conforms to the General Plan, the proposal is considered to be incompatible with the surrounding area due to smaller lot sizes, the required Variance, and waivers of streetscape standards.

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

The single-family residential use is compatible with the area; however, the proposed design includes lot sizes that are smaller than adjacent lots and additional deviations from standards that make the proposed project incompatible with the area.

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

Growth and development factors do not indicate the need for this rezoning. The applicant is simply gaining an additional lot over what would otherwise be permissible under the current zoning designation.

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.”**

Site access is provided from Deer Springs Way, an 80-foot Secondary Collector. This street will provide adequate access to the proposed development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 150 by Planning and Development Dept

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

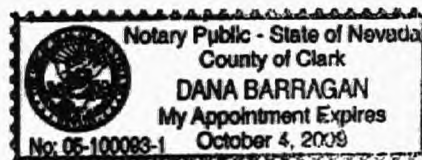
APN _____

Signature of Property Owner: *Cheryl Kypreos*

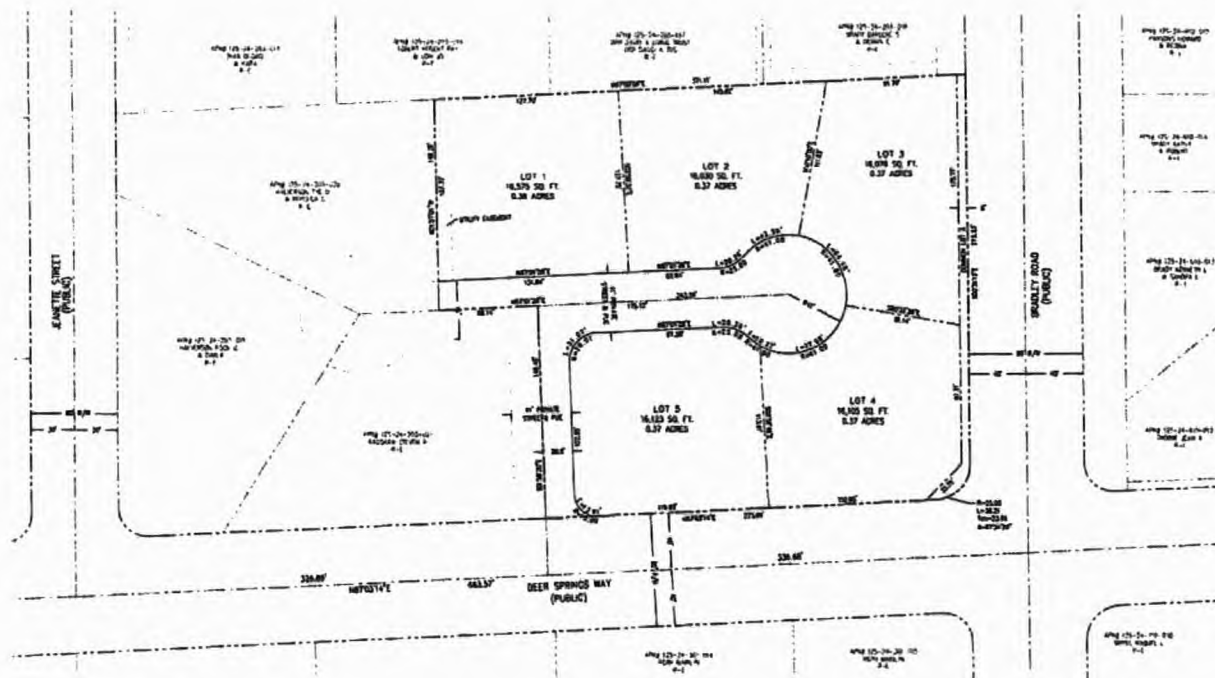
Print Name: Cheryl Kypreos

Subscribed and sworn before me

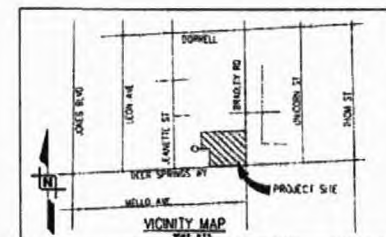
This 21st day of September 2006
Dana Barragan
Notary Public in and for said County and State



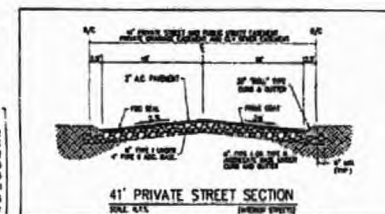
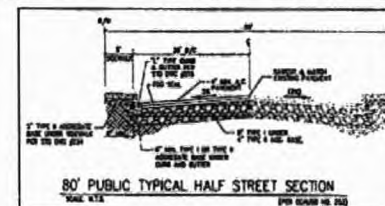
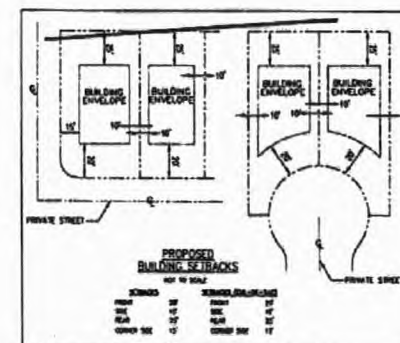
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT-2 UNITS PER ACRE)
APN# 125-24-203-022



ZON-17242
12/21/06 PC



RECEIVED
OCT 02 2006



WRIGHT

6115 PEAK DRIVE LAS VEGAS, NEVADA 89120
 ☎ 702 433-7000 • 702 433-7001 • 800 433-7411

STATION INFORMATION

— **WILLIAM**

[illegible]

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On June 10, 1997, the

1

24



1

1



September 28, 2006

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

Dear Ladies/Gentlemen:

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

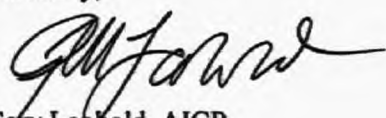
Our client intends to develop five single-family homes on the site. The site is currently designated L (Low Density Residential) in the City's Master Plan, which allows for densities up to 5.5 u.p.a. The site is currently zoned R-E (Residence Estates).

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

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

Thank you for your consideration.

Sincerely,


Gary Leebold, AICP
Director of Planning

ZON-17242
12/21/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE RELATED TO ZON-17242

VAR-17244 - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC. - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 2.86 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way (APN 125-24-203-022), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

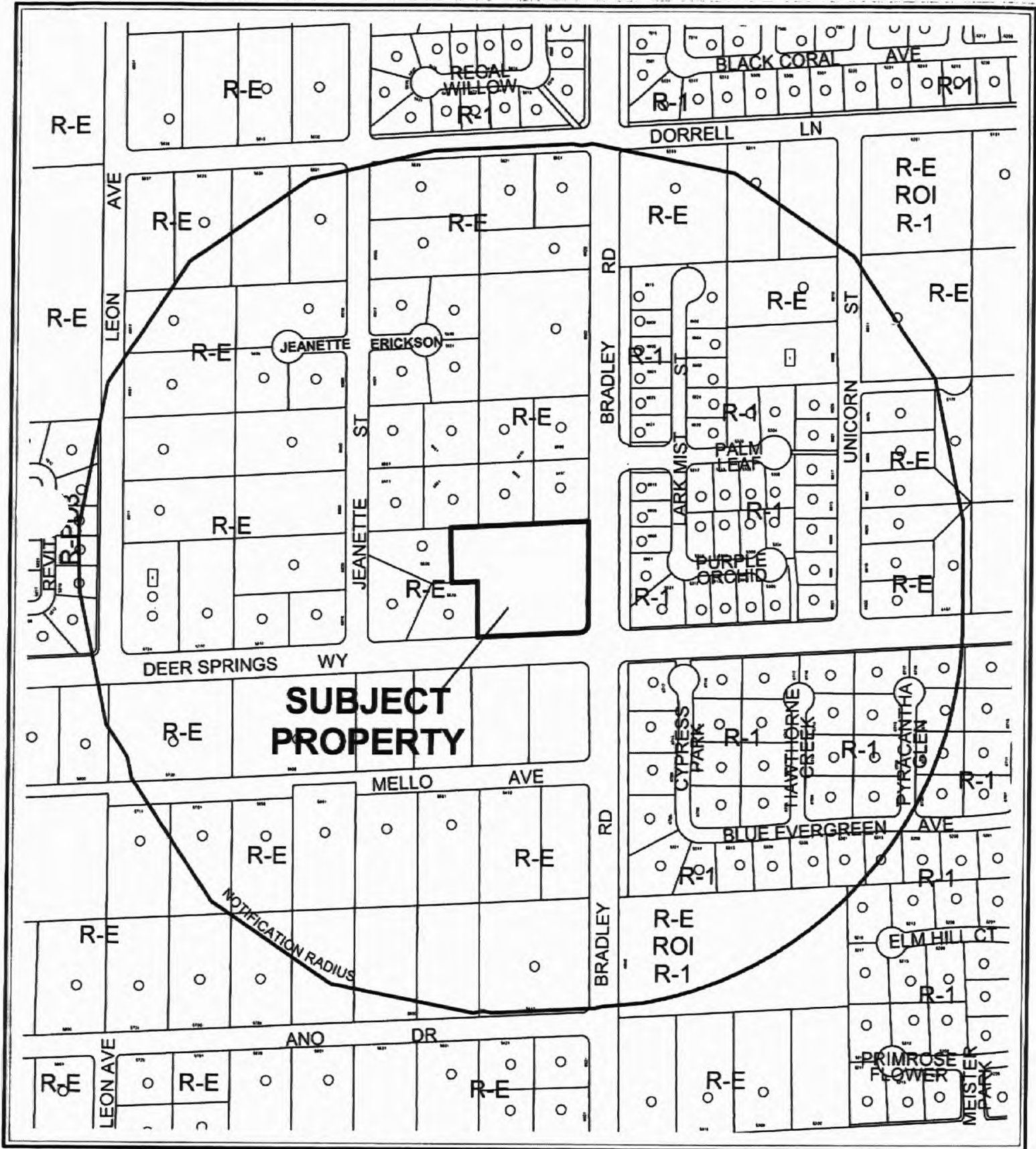
BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letter from Roger J. Schafer

Motion made by GARY REESE to Hold in Abeyance Item 92 [GPA-16511], Item 93 [ZON-16519], Item 94 [VAR-16525], Item 95 [SDR-16522], Item 101 [ZON-17740], Item 102 [VAR-17741], Item 103 [VAR-17742], Item 104 [VAR-17743], Item 105 [VAC-17744], Item 106 [SDR-17745], Item 116 [SDR-15747], Item 117 [ROC-18341] and Item 130 [SUP-17739] to 2/07/2007; Item 82 [1919 Fremont Street], Item 118 [ZON-16179], Item 119 [VAR-16181], Item 120 [VAR-17191], Item 121 [SDR-16180], Item 122 [ZON-17242], Item 123 [VAR-17244], Item 124 [SDR-17247], Item 131 [SUP-18037] and Item 132 [SDR-18034] to 2/21/2007

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

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



CASE: VAR-17244

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Minimum lot size of 16,000 square feet.
2. Conformance to the Conditions of Approval for Rezoning (ZON-17242) and Site Development Plan Review (SDR-17247), if approved.
3. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

Request for a Variance to allow a residential planned development on 2.86 acres where five acres is the minimum required.

The proposed development is located on 2.86 gross acres. Per Title 19.06.040 a Residential Planned Development shall be located on a minimum of five acres. The proposed location is only 57 percent of the required area. This is a 43 percent deviation from Title 19.06.040 standards. The proposed deviation is considered a self-imposed hardship as it is the applicant's choice to rezone the property to accommodate the proposed development; therefore, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/06	The Planning Commission recommended approval of companion items ZON-17242 and SDR-17247 concurrently with this application. The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #28/ng).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this development.	
<i>Pre-Application Meeting</i>	
09/15/06	A pre-application meeting was held. It was noted that the site was located in the Rural Preservation Overlay District Buffer. The applicant stated that these would be a mix of one and two-story homes and that the cul-de-sac would align with the western portion that is already developed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.86
Net Acres	2.26

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)
North	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)
South	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)

East	Single-family Residential	ML (Medium Low Density Residential)	R-1 (Single-family Residential)
West	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Per Title 19.06 the following Development Standards apply:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	16,030 SF
Min. Lot Width	91.79 Feet
Min. Setbacks	
• Front	20 Feet
• Side	10 Feet
• Corner	15 Feet
• Rear	25 Feet
Min. Distance Between Buildings	20 Feet
Max. Building Height	29.5 Feet

<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 Units Per Acre	Seven (Only Five are Proposed)	R-PD2 (Residential Planned Development – 2 Units Per Acre)	2.49 Units Per Acre	L (Low Density Residential)	5.49 Units Per Acre

Open Space

Per Title 19.06.040 Residential Planned Developments with less than 12 dwelling units are not required to provide open space. This development proposes five-lots and open space is not required. It is noted that the applicant is providing a six-foot streetscape area along Bradley Road (Common Lot A) that includes landscaping that meets Code requirements. The applicant is requesting a waiver of the streetscape requirements along Deer Springs Way.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement

The project provides a minimum of two parking spaces per dwelling unit. Each unit proposes to have a minimum of a two car garage, while most units include a three car garage. This meets Title 19.10 parking requirements.

ANALYSIS

The proposed development is located on 2.86 gross acres. Per Title 19.06.040 a Residential Planned Development shall be located on a minimum of five acres. The proposed location is only 57 percent of the required area. This is a 43 percent deviation from Title 19.06.040 standards.

Per Title 19.06.040 for the R-PD (Residential Planned Development) District the minimum site area that is eligible for rezoning to the R-PD (Residential Planned Development) zoning district is five acres. Any additional tract which contains less than the minimum site area, but which is contiguous to property previously zoned R-PD (Residential Planned Development), may also be zoned R-PD (Residential Planned Development) by the City Council if it otherwise qualifies for the R-PD (Residential Planned Development) zoning designation. Both such properties must be owned by or be under the control of the same property owner. This particular development is an infill parcel. The adjacent parcels are zoned R-E (Residence Estates).

The site does not meet the intent of the R-PD (Residential Planned Development) District as defined in Title 19.06.040. The proposed deviation is considered a self-imposed hardship as it is the applicant's choice to rezone the property to accommodate the proposed development; therefore, denial of this request is recommended.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship through requesting a zoning district that does not meet Code requirements. Alternative zoning would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 153 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-17244

Case Number: _____ APN: 125-24-203-022

Name of Property Owner: Tousa Homes

Name of Applicant: Wright Engineers

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

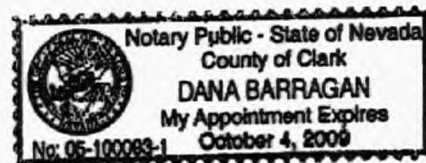
Signature of Property Owner: *Cheryl Kypreos*

Print Name: Cheryl Kypreos

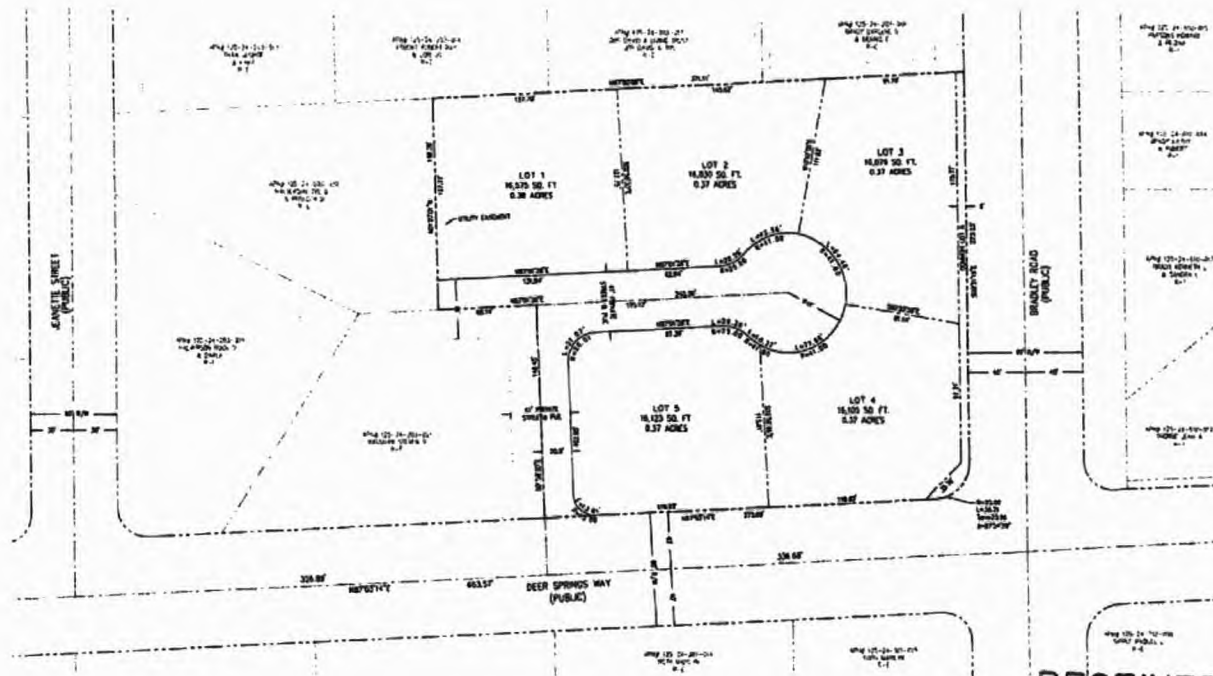
Subscribed and sworn before me

This 21st day of September, 20 06

Dana Barragan
Notary Public in and for said County and State



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

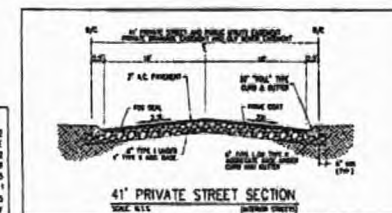
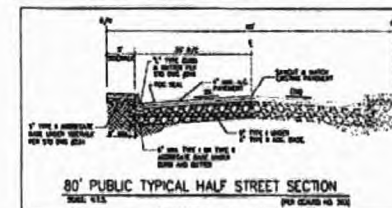
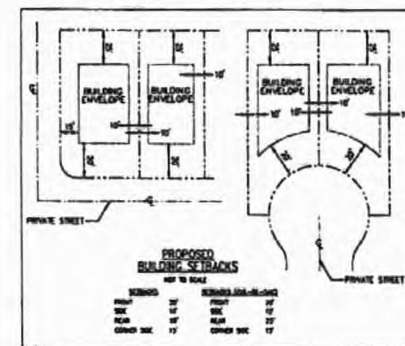
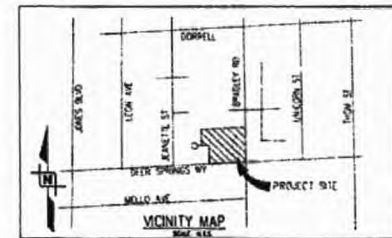


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OCT 02 2006

VAR-17244
12/21/06 PC

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SITE DATA	
ASSESSORS PARCEL NUMBER	129-24-253-01
CURRENT ZONING	R-1
PROPOSED ZONING	C-2
GROSS ACRES	2.1
NUMBER OF LOTS	
COMMON LOTS	
DU/AC	1.0
MINIMUM LOT SIZE	10,530



WRIGHT
effort driven

7425 PLAZA DENT LAS VEGAS, NEVADA 89128
p 702 730 7000 f 702 730 7001 800 453 7411
www.lightentendances.com

[illegible]

ENGLE HOMES
18712 WEST SANDRA AVE
LAWRENCEVILLE, GA 30046
TEL (404) 288-7466 FAX (404) 288-9481

ENGLE HOMES
FALCON CREST UNIT 1
SITE PLAN -DEER SPRINGS WAY

DATE	9/20/08
DELIVERED BY	525
REQUEST TYPE	
REQUEST NO.	000000
REQUESTOR	





September 28, 2006

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

Dear Ladies/Gentlemen:

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

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

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

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

Thank you for your consideration.

Sincerely,


Gary Leebold, AICP
Director of Planning

VAR-17244
12/21/06 PC

RECEIVED
CITY CLERK

2007 JAN 10 A 10:39

January 9, 07

Las Vegas City Council
ATT: Barbara Jo Ronemus-City Clerk
400 Stewart Avenue
Las Vegas, NV 89101

RE: Var-17244

Re SS

Dear Barbara, Council ~~Mack~~, Pro-Mayor Gary Reese and Beloved Mayor Oscar Goodman. My name is Roger J. Schafer of 6821 Jeanette Street, Las Vegas 89131 and the attached Request for a Notice of Hearing is why this letter which I hoped will be recognized and addressed during the Meeting January 17, 07 at 1:00 P.M.

Unfortunately I will be at work and unable to attend yet I do have several concerns as well as questions for the proposed Variance Changes and how they may effect myself, neighbors and the area itself.

Protest

Question Number 1) Will they have City Water and/or will the be on Well.

IF Well: Then has a recent study by an independant licensed Well Person taken current readings on the level of the well water and will it support these additional people.

After all water is a huge concern and thus allowing twice as much residents will have a severe impact and will deplete at an accelerated rate. A HUGE PART WHY THE INTIAL CODES/RULES are in Place prior.

Question Number 2) What will be the square footages of these proposed homes along with the lot size of each one?? Plus the Value of these proposed homes for none of wish to see our current/exsisting home drop in appraised value.

Question Number 3) When is the proposed construction to begin and also a tenative time along when the project should be fully completed?? Also would like to know the hours of operation and will it have an impact on my quality of life and health in terms of "DUST" and noise?

These are indeed concerns and questions which are very important and hopefully have been discussed. "IF" they have not since I will unable to attend hope that all of these questions and concerns will be investigated by the proper industry especially where the water is concerned...IF its city water and not well then of coarse do fully understand and no need to answer other than "City Water".

Page 1 of 2

Submitted after final agenda

Date *1/10/07* Item *#123*

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CITY CLERK

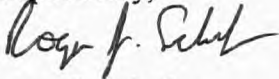
2007 JAN 10 A 10: 39

However "IF" its going to be well water I fully expect a current reading and/also an independant research to see if we are capable of handel a 200% percent increase in water use verses what would be half if this variance is not approved.

I will state that this is directly in my backyard and will indeed have an impact and understand the need and development however they intial reasons these previous/current rules have been put in place is for all of us to follow <as we all have> and to ensure that all of us have the resources to live the lifestyle which we have and should be entitled to live.

Will appreciate your response and feel free to address it directly to me as well as the results of the soon to take place meeting and the final results.

Respectfully,



Roger J. Schafer
6821 Jeanette Street
Las Vegas, NV 89131

CC: Council Ross
CC: Gary Reese
CC: Oscar Goodman
CC: Las Vegas Water District

Page 2 of 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17242 AND VAR-17244

SDR-17247 - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC. - Request for a Site Development Plan Review FOR A PROPOSED FIVE-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF THE STREETScape REQUIREMENTS on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way (APN 125-24-203-022), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

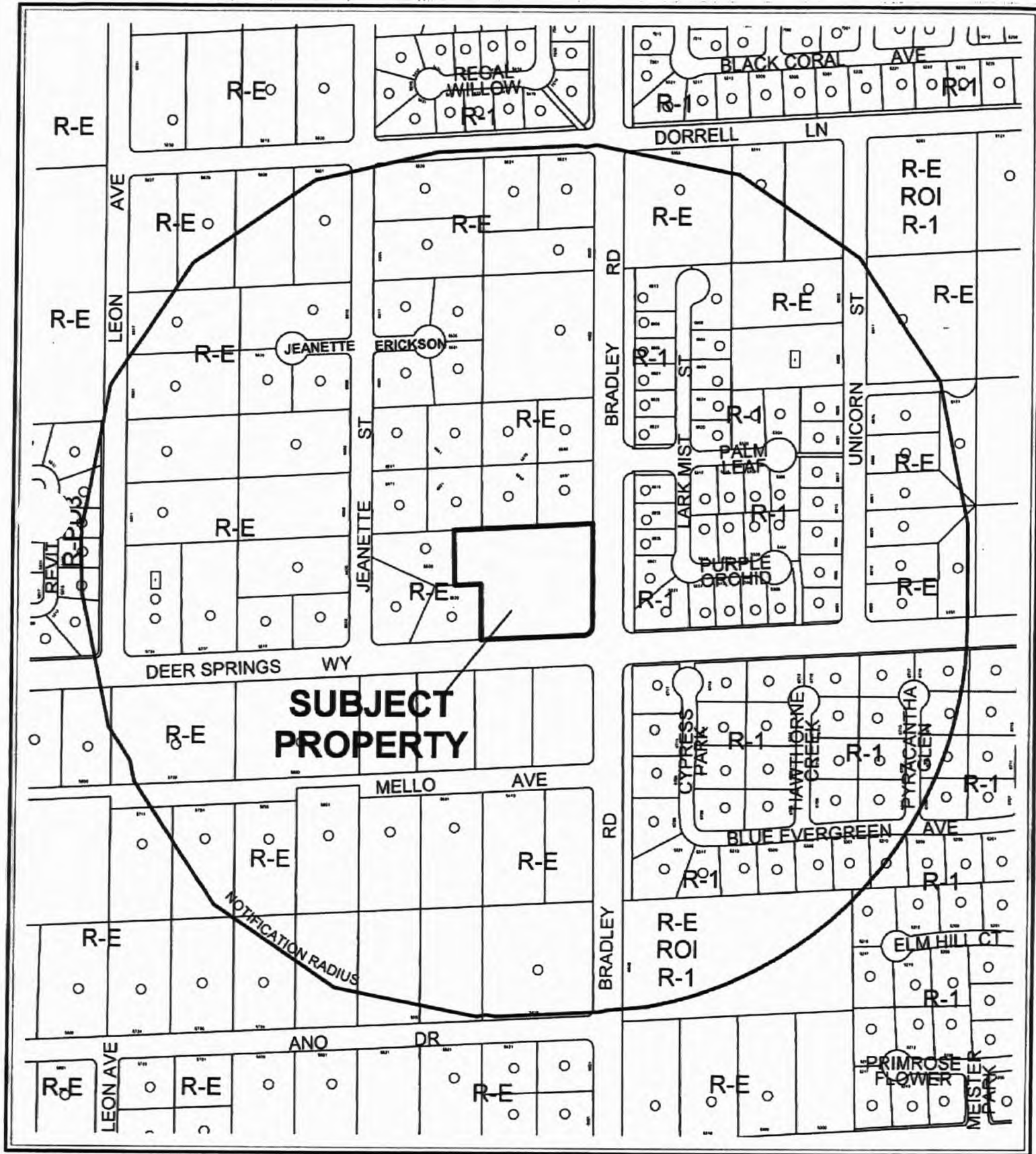
BACKUP DOCUMENTATION:

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

Motion made by GARY REESE to Hold in Abeyance Item 92 [GPA-16511], Item 93 [ZON-16519], Item 94 [VAR-16525], Item 95 [SDR-16522], Item 101 [ZON-17740], Item 102 [VAR-17741], Item 103 [VAR-17742], Item 104 [VAR-17743], Item 105 [VAC-17744], Item 106 [SDR-17745], Item 116 [SDR-15747], Item 117 [ROC-18341] and Item 130 [SUP-17739] to 2/07/2007; Item 82 [1919 Fremont Street], Item 118 [ZON-16179], Item 119 [VAR-16181], Item 120 [VAR-17191], Item 121 [SDR-16180], Item 122 [ZON-17242], Item 123 [VAR-17244], Item 124 [SDR-17247], Item 131 [SUP-18037] and Item 132 [SDR-18034] to 2/21/2007

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

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



CASE: SDR-17247

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-17242) and Variance (VAR-12244), 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 10/02/06, except as amended by conditions herein.
4. A Waiver from streetscape requirements is hereby approved, to allow no streetscape along Deer Springs Way where six feet of streetscape is required.
5. The standards for this development shall include a Minimum lot size of 16,030 square feet and Building height shall not exceed two stories or 29.5 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 20 feet to the front of the house, as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 25 feet in the rear.
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 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.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

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

Public Works

14. The private entry street shall not be gated.
15. 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.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17242 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.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed development is for a five-lot single-family residential subdivision. The site would be accessed by a cul-de-sac off Deer Springs Way. The project requires a Variance to allow a Residential Planned Development on less than five acres and a waiver of streetscape requirements along Deer Springs Way. These deviations are not supported as they are due to the applicants design choices. The proposed development standards more closely match the R-D (Single-family Residential-Restricted) District than the R-E (Residence Estates) that is currently in place on the site and is most prevalent in the area. The rezoning would permit five lots where four lots would be permitted under the current designation. Due to the deviations from standards and smaller lot sizes than the adjacent property, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/06	The Planning Commission recommended approval of companion items ZON-17242 and VAR-17244 concurrently with this application. The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #29/ng).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this development.	
<i>Pre-Application Meeting</i>	
09/15/06	A pre-application meeting was held. It was noted that the site was located in the Rural Preservation Overlay District Buffer. The applicant stated that these would be a mix of one and two-story homes and that the cul-de-sac would align with the western portion that is already developed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.86
Net Acres	2.26

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)
North	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)
South	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)

East	Single-family Residential	ML (Medium Low Density Residential)	R-1 (Single-family Residential)
West	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Per Title 19.06 the following Development Standards apply:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	16,030 SF
Min. Lot Width	91.79 Feet
Min. Setbacks	
• Front	20 Feet
• Side	10 Feet
• Corner	15 Feet
• Rear	25 Feet
Max. Building Height	29.5 Feet

<i>Residential Adjacency Standards</i>
Residential Adjacency Standards do not apply to the proposed development.

<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 Units Per Acre	Seven (Only Five are Proposed)	R-PD2 (Residential Planned Development – 2 Units Per Acre)	2.49 Units Per Acre	L (Low Density Residential)	5.49 Units Per Acre)

Open Space

Per Title 19.06.040 Residential Planned Developments with less than 12 dwelling units are not required to provide open space. This development is proposing five-lots and is not required to provide open space. It is noted that the applicant is providing a six-foot streetscape area along Bradley Road (Common Lot A) that includes landscaping that meets Code requirements. The applicant is requesting a waiver of the streetscape requirements along Deer Springs Way.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement

The project is required to provide a minimum of two parking spaces per dwelling unit. Each unit is proposed to have a minimum of a two car garage, while most units include a three car garage. This meets Title 19.10 parking requirements.

Waivers

Request	Requirement	Staff Recommendation
Streetscape requirements along Deer Springs Way. The applicant is requesting no streetscape and would like rural standards in this area.	6 Feet	This waiver is not supported and the applicant should provide the streetscape along Deer Springs Way.

ANALYSIS

The proposed development would consist of five lots. The smallest lot is 16,030 square feet. The largest lot is 16,575 square feet. The current R-E (Residence Estates) zone permits a minimum lot size of 20,000 square feet; therefore, with the current zoning a total of four lots would be permitted. The setbacks that are proposed are similar to the setbacks for the R-D (Single-family Residential-Restricted) District. These setbacks are much less than what is permitted in the R-E (Residence Estates) Zone. Elevations show one and two story homes. Materials will consist of stucco and Spanish tile. Colors will be white and tan stucco with tan and green accents.

Per Title 19.06.040 for the R-PD (Residential Planned Development) District the minimum site area that is eligible for rezoning to the R-PD (Residential Planned Development) zoning district is five acres. Any additional tract which contains less than the minimum site area, but which is contiguous to property previously zoned R-PD (Residential Planned Development), may also be zoned R-PD (Residential Planned Development) by the City Council if it otherwise qualifies for the R-PD (Residential Planned Development) zoning designation. Both such properties must be owned by or be under the control of the same property owner. This particular development is an infill parcel. The adjacent parcels are zoned R-E (Residence Estates). The site does not meet the intent of the R-PD (Residential Planned Development) District as defined in Title 19.06.

The proposed development would have five lots and would not require open space. It is noted that streetscape is required along both Bradley Road and Deer Springs Way. The applicant is providing the required six-foot wide streetscape along Bradley Road; however, a waiver is requested for the streetscape along Deer Springs Way. This is in an effort to maintain a rural appearance to the property. This waiver is not supported as the applicant has the room to provide for this landscaping and is opting not to provide the streetscape based on their design choices.

The homes are single and two-story homes. These homes range in size from 3,300 to 4,800 square feet and typically feature three-car garages. Design and color schemes are typical of development in this area.

FINDINGS

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

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

The proposed development is not considered compatible with the area. The adjacent cul-de-sac features three lots built to R-E standards. The proposed development consists of five lots and the proposed standards more closely match those of the R-D District.

- 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 not consistent with Title 19. The project requires a Variance (VAR-17244) to allow a Residential Planned Development on less than five acres. Additionally, the project does not meet the intent of the Residential Planned Development District as defined in Title 19.06.040. The site also requires a waiver of streetscape standards along Deer Springs Way, as designed. Due to these several deviations from Title 19, denial of this request is recommended.

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

Site access is provided from Deer Springs Way an 80-foot Secondary Collector. This street will provide adequate access to the proposed development.

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

Building and landscape materials are appropriate for the area and the City of Las Vegas.

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

Elevations and design characteristics are not unsightly or obnoxious and will be harmonious and compatible with development in the area.

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

The proposed development will not compromise the public health or the general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 150 by Planning and Development Dept

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

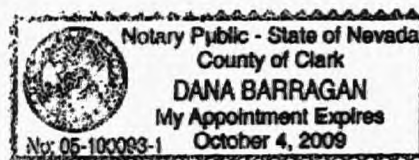
APN _____

Signature of Property Owner: *Cheryl Kypreos*

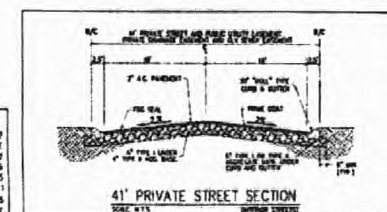
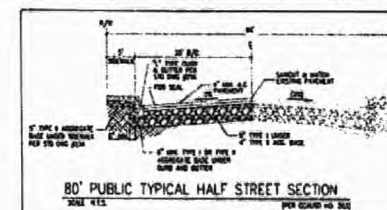
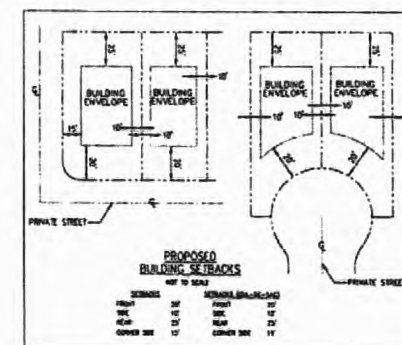
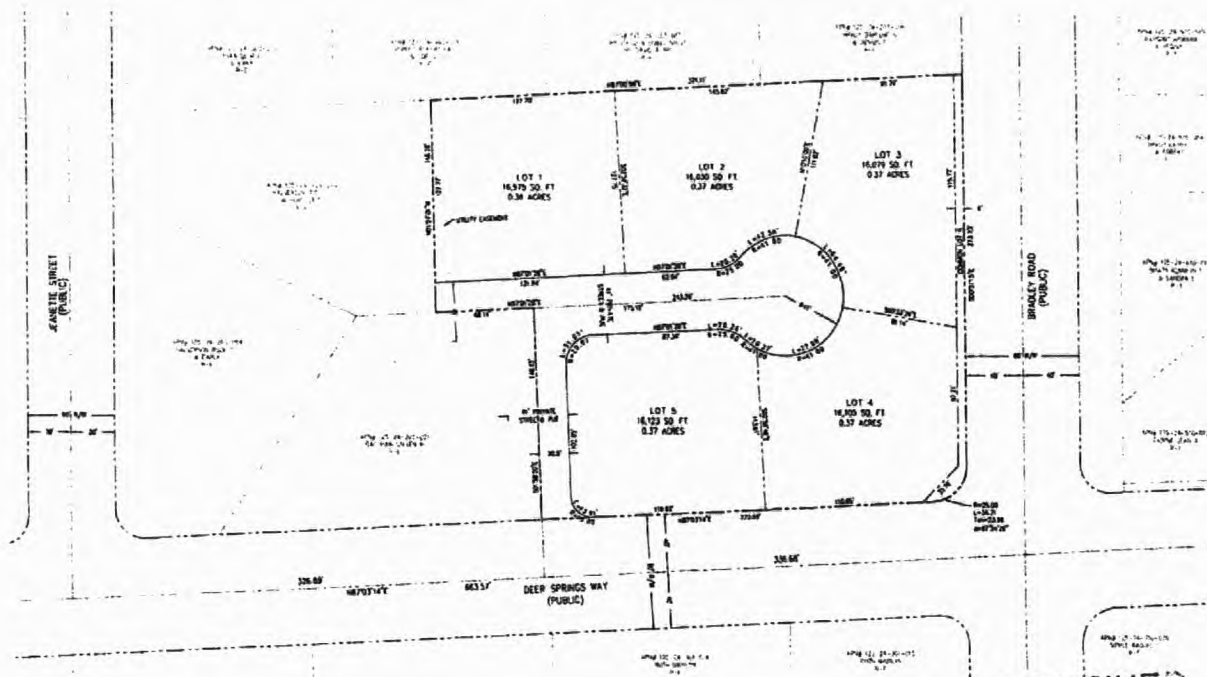
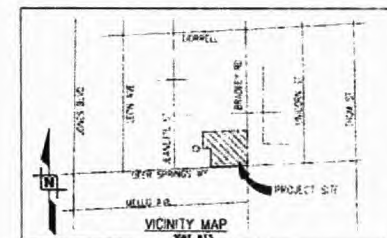
Print Name: Cheryl Kypreos

Subscribed and sworn before me

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



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



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OWNER INFORMATION 4049 725-54-255-029 10/10/10/10/10 10/10/10/10/10 10/10/10/10/10 10/10/10/10/10	DEVELOPER 10/10/10/10/10 10/10/10/10/10 10/10/10/10/10 10/10/10/10/10 10/10/10/10/10	ENGINEER 10/10/10/10/10 10/10/10/10/10 10/10/10/10/10 10/10/10/10/10 10/10/10/10/10
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SITE DATA	
ASSESSORS PARCEL NUMBER	125-24-203-6
CURRENT ZONING	R-1
PROPOSED ZONING	R-1
CHANGING ADRES	2
NUMBER OF LOTS	
COMMON LOTS	
DA/AC	1
MINIMUM LOT SIZE	10,000

WRIGHT

7425 DEAN DRIVE LAS VEGAS, NEVADA 89128
P 702 933-7000 F 702 933-7001 MW 933-7411
WWW.HENGEN-213.COM

www.elsevier.com/locate/jmb

[illegible]

ENGL HOMES	
7912 NEFF JAVANA AVE LAS VEGAS, NEVADA 89117 RS (702) 738-2131 fax (702) 738-0411	DATE
DATE	DATE

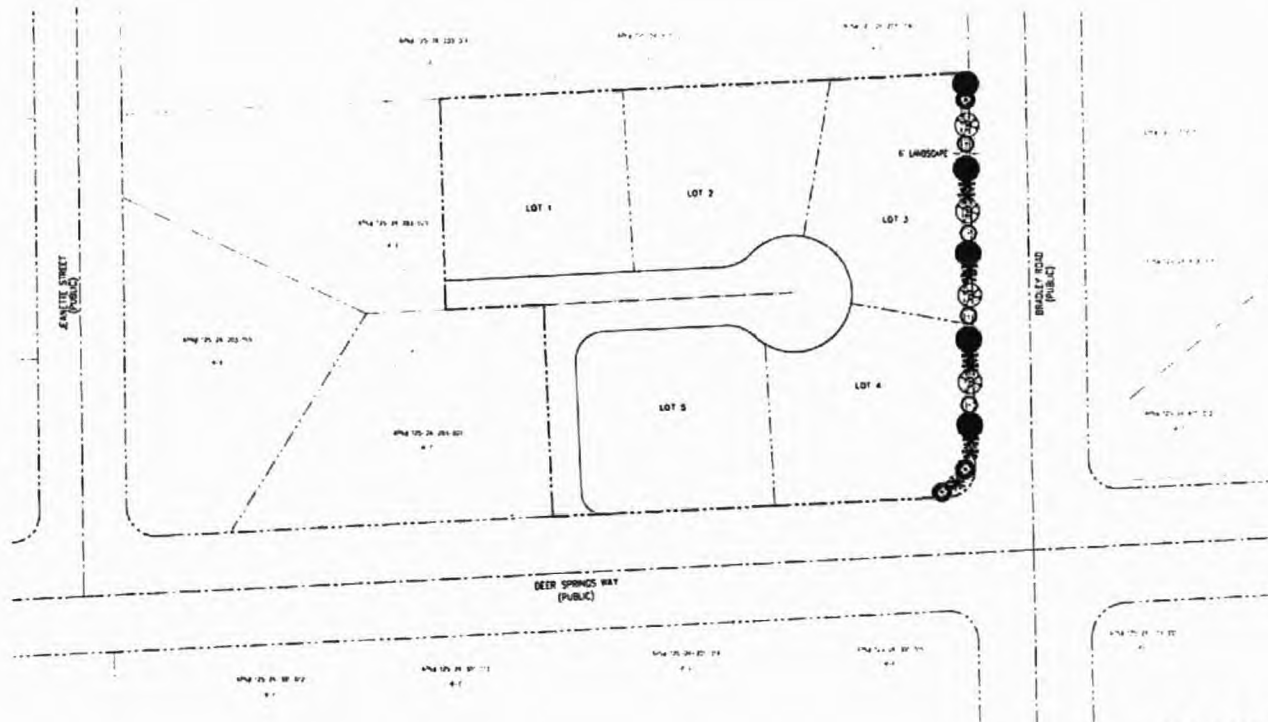
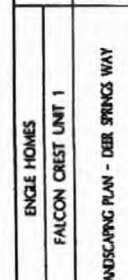
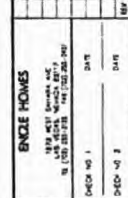
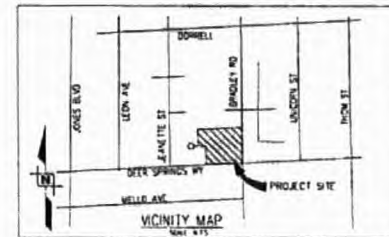
ENGLE HOMES	
FALCON CREST UNIT 1	
SITE PLAN -DEER SPRINGS WAY	

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DATE	9/25/06
PREPARED BY	BJS
PROJECT NAME	
PROJECT NO.	042492

4/20
SHEET
51
1 OF 1 SHEETS
DRAWING NO.

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



PLANTING LEGEND			
SYMBOL	BOTANICAL/COMMON NAME	SZ	QTY
	MAPLE 'NICO' (DET. KIND)	24" DIA	4
	SPirea 'VINO' (DET. KIND)	24" DIA	5
	Hydrangea (DET. KIND)	5 GAL	4
	Hydrangea (DET. KIND)	5 GAL	3
	Hydrangea (DET. KIND)	5 GAL	9
	Hydrangea (DET. KIND)	24"	2011 SF

NOTES:

12. DECOMPOSED GRANITE (G2) - INSTALL A 1" LAYER OF JIFFY GROWTH MEDIA WITH COMBINATION IN ALL PLANTERS, JIFFY GROWTH MEDIA TO BE PLANTED WITH PLANTS. PLANTS TO BE OF LANDSCAPE, UNDER ALL STREET AND SIDEWALKS. COLOR RED BEFORE PLACING GRANITE. CONTRACT SUB-GRADE TO BED AND APPLY 1" LAYER OF JIFFY GROWTH MEDIA TO BED. PLANTS TO BE PLANTED IN BED. MAKE SURE THAT NETS TO BE INSTALLED. ALLOW 10 DAYS FROM LAYOUT SCHEDULE SURFACE WITH A LEAST ONE APPLY A SECONDARY JIFFY GROWTH MEDIA TO BED. PLANTS TO BE PLANTED IN BED. STEP 10 OF GRANITE 1" BELOW ADJACENT WALKWAYS AND CURBS DO NOT ALLOW GRANITE TO TOUCH THE MOUTH OF ANY PLANT. INSTALL AFTER INSTALLATION OF PLANT MATERIAL. CONTRACTOR TO PROVIDE SOURCE OF ROOF FOR APPROVAL. BY OWNER PRIOR TO INSTALLATION.
13. JIFFY GROWTH MEDIA (G2) - A STANDARD, STREET, PUBLIC UTILITY. CONTRACTOR TO PROVIDE SOURCE OF ROOF FOR APPROVAL. BY OWNER PRIOR TO INSTALLATION. WITH A LEAST ONE APPLY A SECONDARY JIFFY GROWTH MEDIA TO BED. PLANTS TO BE PLANTED WITH A ROOF BARRIER TO REDUCED ROOF DRAINAGE.
14. ALL LANDSCAPE AND ORNAMENTAL SMALL COUNTRY WITH CLARK COUNTY LAND FILE 30.

BASIS OF HEARING

SOUTH 47°20' E NEAR THE CENTERLINE OF DEER SPRINGS RD., THE
SOUTHWEST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 24, TOWNSHIP 19 SOUTH, RANGE 30 EAST, N.D.M., COCONINO CO., ARIZ.
THE CENTERLINE OF UPLAND ROADWAY AS SHOWN ON THAT CERTAIN
PARCEL MAP RECORDED AS FILE 53, PAGE 79 OF PARCEL MAPS, CLARK
COUNTY OFFICIAL RECORDS

LEGAL DESCRIPTION

SITUATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 10 (N5), 40 W. CLARK COUNTY, NEVADA. MORE PARTICULARLY DESCRIBED AS LOT 130 OF THAT CERTAIN RECORD OF SURVEY, FILE 55, PAGE 70 OF SURVEYS.

BENCHMARK

CITY OF LAS VEGAS, NEVADA AND ROUND PLATE IN CONCRETE PAD, 1' DIA. (1' OF
 OF WEARWASH STREET) NEAR WEST CORNER NORTH DRIVE.
 ELEVATION = 720 (AS MEASURED)
 (2000 ±) U.S. SURVEY FEET) BASED ON THE
 METERS = $\left(\frac{2007}{1.0936} \right)$ = U.S. SURVEY FEET
 1. THE COORDINATES SHOWN HEREIN ARE BASED ON FEET



Call before you OVERHEAD
1-702-227-2929
Small Area Overhead Inc.

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BEDROOM 4 OPTION	SCALE: 1/4" = 1'-0"	2
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FLOOR PLAN	SCALE: 1/8" = 1'-0"
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RIGHT

SCALE: WP + Pp

Conclusions

10

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

**KTGYGROUP, INC.**

2000 NATIONAL ACADEMY OF SCIENCES

OVER 100,000

Spring, California

United States

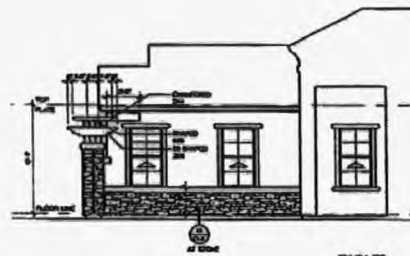
Principal in Charge • A. FULLY
Project Director • M. FOWLER
Project Manager • H. SCHARR
Project Designer • A. TEA
Checked By •

Sheet Title -
PLAN 1
1ST EXTERIOR ELEVATIONS

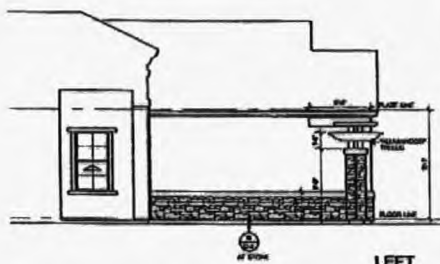
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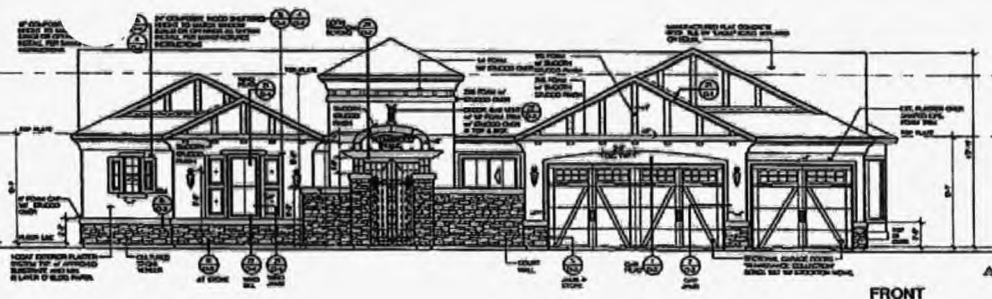
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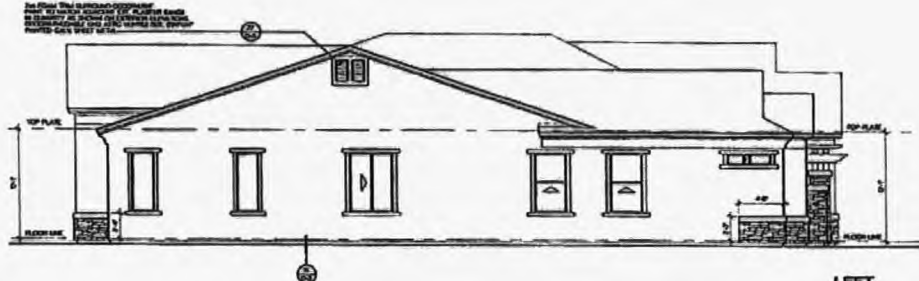
RIGHT



LEFT



FRONT



LEFT

FRONT PORCH PARTIAL ELEVATION

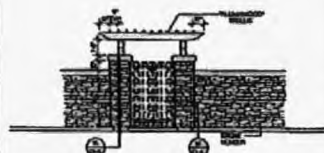
SCALE: 1/8" = 1'-0"

3

EXTERIOR ELEVATIONS

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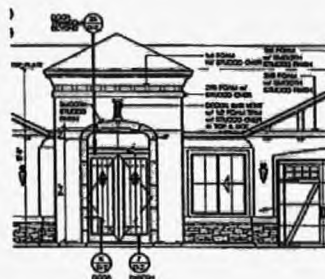
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TRELLIS FRONT ELEVATION

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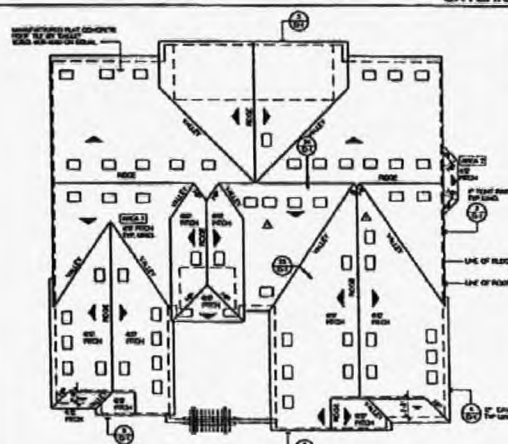
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FRONT ELEVATION w/o GARDEN WALL

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

4



"C" ROOF PLAN

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

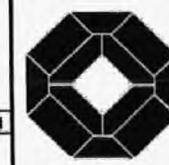
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No.	Date	Revised / Description
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BENNINGTON PARK

TOUSA HOMES Inc. d.b.a. ENGLE HOMES
7872 WEST SARAH
LAS VEGAS, NV 89117
2004-0777



KTGYGROUP, INC.

DESIGNER

2000 UNIVERSITY AVENUE
SUITE 200
LAS VEGAS, NV 89102

License # 00000000

Prepared by: **A. TULLY**
Project Manager: **M. FOWLER**
Project Designer: **M. SCHWAB**
Checked by: **A. TULLY**

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

Sheet No.: **A17**

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12/21/06 PC



SCALE: 00 - 100

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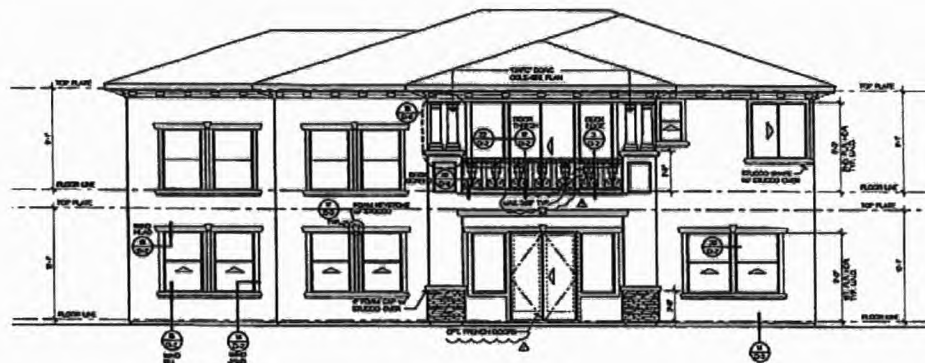
12/21/06 PC



EXTERIOR ELEVATIONS	SCALE: 1/8" = 1'-0"
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12/21/06 PC
SDR-17247



REAR



RIGHT

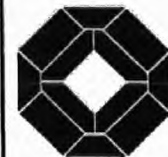
EXTERIOR ELEVATIONS

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BENNINGTON PARK

TOUSA HOMES Inc. d.b.a.
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7872 WEST SARARA
LAS VEGAS, NV 89117
2004-0777



KTGYGROUP, Inc.

Architectural Division
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Las Vegas, NV 89102
702.735.1111

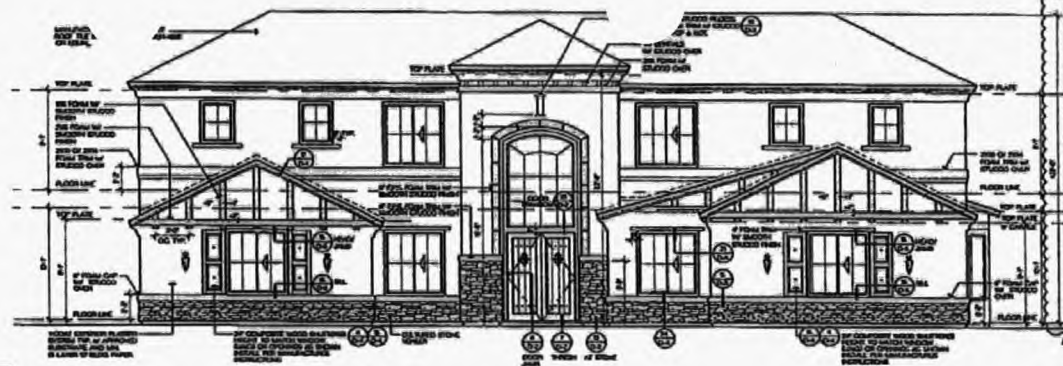
Principal in Charge - J. TULLY
Project Director - M. FOWLER
Project Manager - M. SQUARZA
Project Designer - J. TAN
Checked By -

Sheet Title -
PLAN 2
"B" EXTERIOR ELEVATIONS

Sheet No. -

12/21/06 PC
SDR-17247

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OCT 02 2006



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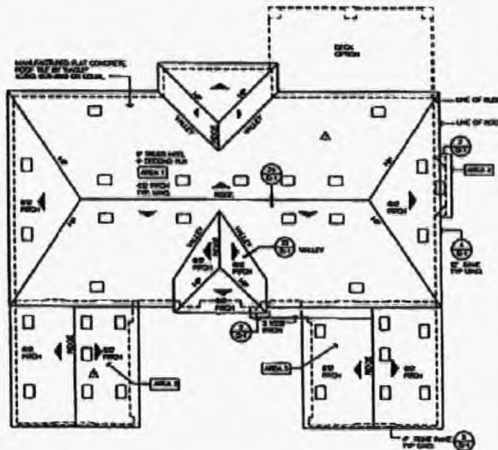


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ATTIC VENTILATION

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"A" ROOF PLAN SCALE: 1/4" = 1'-0" 2

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

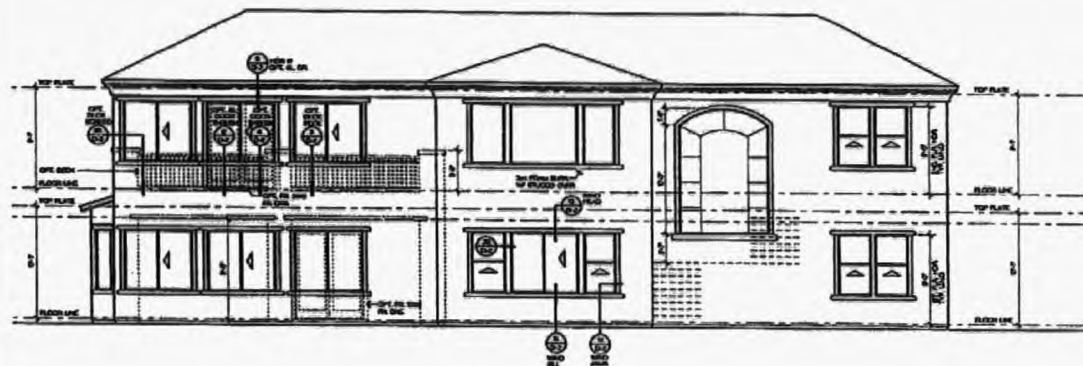
Project: **BENNINGTON PARK**
TOUSA HOMES Inc. dba. ENGLE HOMES
 7872 WEST SARARA
 LAS VEGAS, NV 89117
 2004-0777



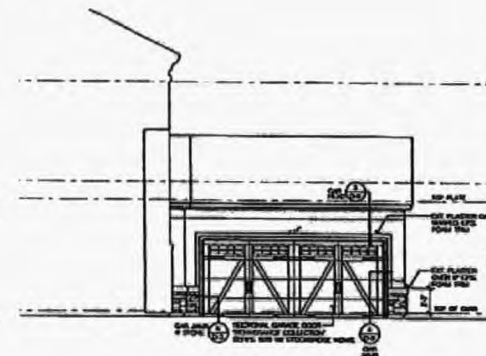
Principal in Charge: **J. TRAY**
 Project Director: **M. POWERS**
 Project Manager: **M. SCHARR**
 Checked By: **J. TRAY**
 Sheet Title:
PLAN 3
"A" EXTERIOR ELEVATIONS
"A" ROOF PLAN

Sheet No.: **A3.4**

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12/21/06 PC



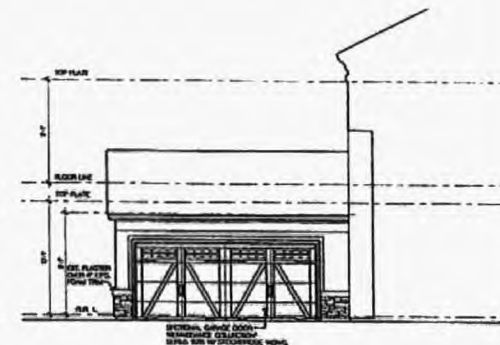
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COURTYARD LEFT



RIGHT



COURTYARD RIGHT

EXTERIOR ELEVATIONS

No.	Date	Revised Description
1	12/21/06	PC
2	12/21/06	SDR-17247
3	12/21/06	SDR-17247
4	12/21/06	SDR-17247
5	12/21/06	SDR-17247
6	12/21/06	SDR-17247
7	12/21/06	SDR-17247
8	12/21/06	SDR-17247
9	12/21/06	SDR-17247
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14	12/21/06	SDR-17247
15	12/21/06	SDR-17247
16	12/21/06	SDR-17247
17	12/21/06	SDR-17247
18	12/21/06	SDR-17247
19	12/21/06	SDR-17247
20	12/21/06	SDR-17247

Project: **BENNINGTON PARK**
TOUSA HOMES Inc. d/b/a
INGLE HOMES
 7872 WEST SAHARA
 LAS VEGAS, NV 89117
2004-0777



KTGY GROUP, Inc.
 Architectural Division
 1000 INTERNATIONAL DRIVE
 SUITE 100
 LAS VEGAS, NV 89101
 (702) 735-1000
 kathy@ktgy.com

Printed to Change: **J. TULLY**
 Printed Designer: **M. FOWLER**
 Printed Manager: **M. SCHWAB**
 Printed Designer: **J. TULLY**
 Checked By: **J. TULLY**

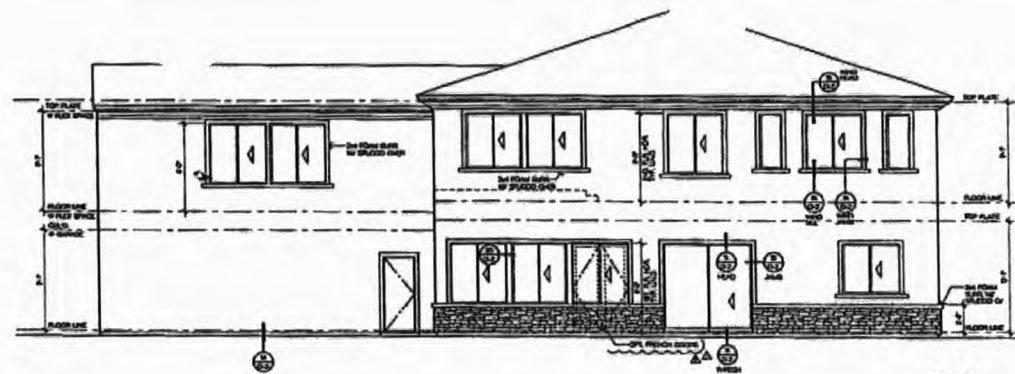
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'A' EXTERIOR ELEVATIONS

Sheet No.: **A3.4A**

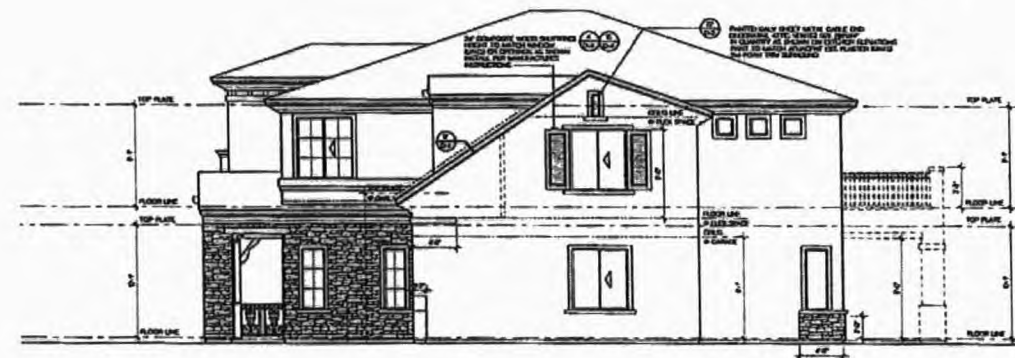
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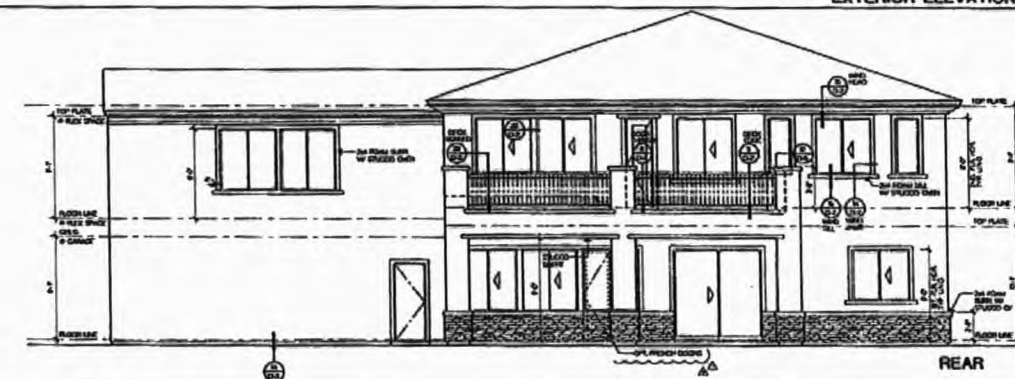


REAR



RIGHT

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



REAR

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

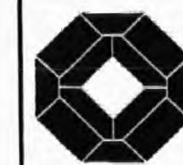
No. Date Name / Description

2/10/06	BLDG DEPT. SUBMITAL
3/10/06	BLDG DEPT. PERMITS
4/10/06	BLDG DEPT. PERMITS
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11/11/07	BLDG DEPT. PERMITS
12/11/07	BLDG DEPT. PERMITS

Classification

Project: BENNINGTON PARK

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



KTGYGROUP, LLC
Architects
1000 WESTERN AVENUE
SUITE 100
LAS VEGAS, NV 89102
702.735.1111
www.ktgygroup.com

License Stamp

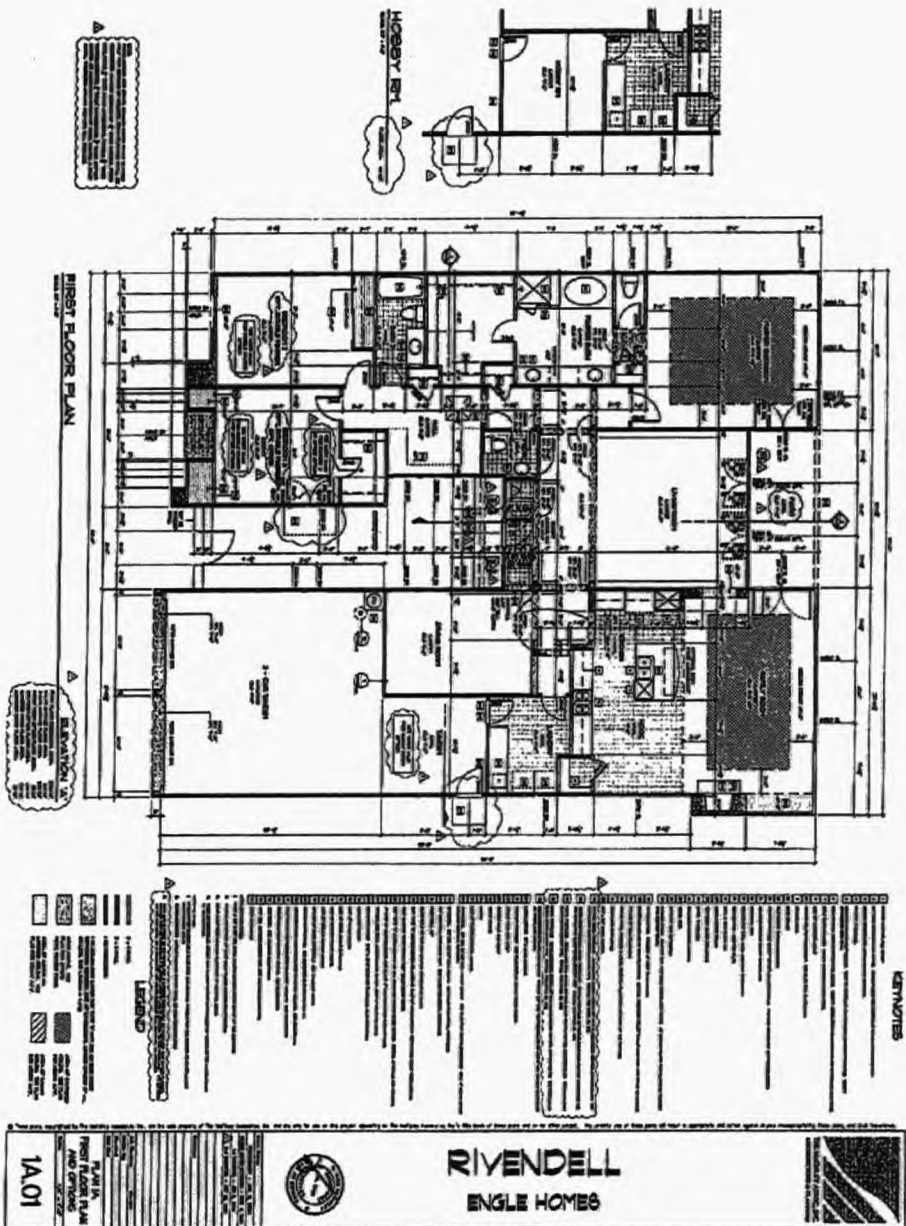
Prepared in Charge: J. TALLY
Project Engineer: M. FOWLER
Project Manager: H. SCHWAB
Project Designer: J. TAY
Checked By:

Sheet Title:
PLAN 4
"A" EXTERIOR ELEVATIONS

Sheet No.:

A4.4A

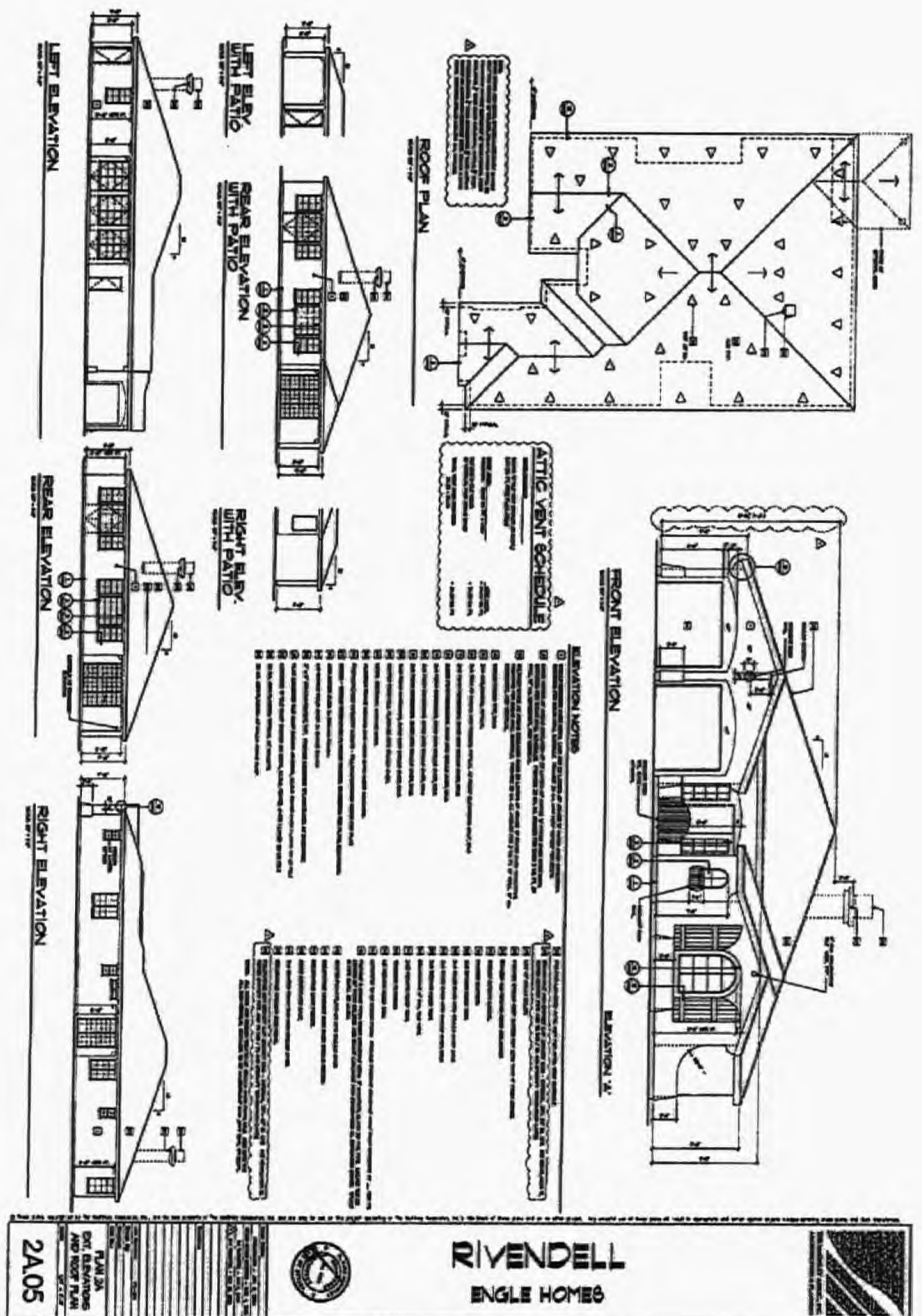
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12/21/06 PC



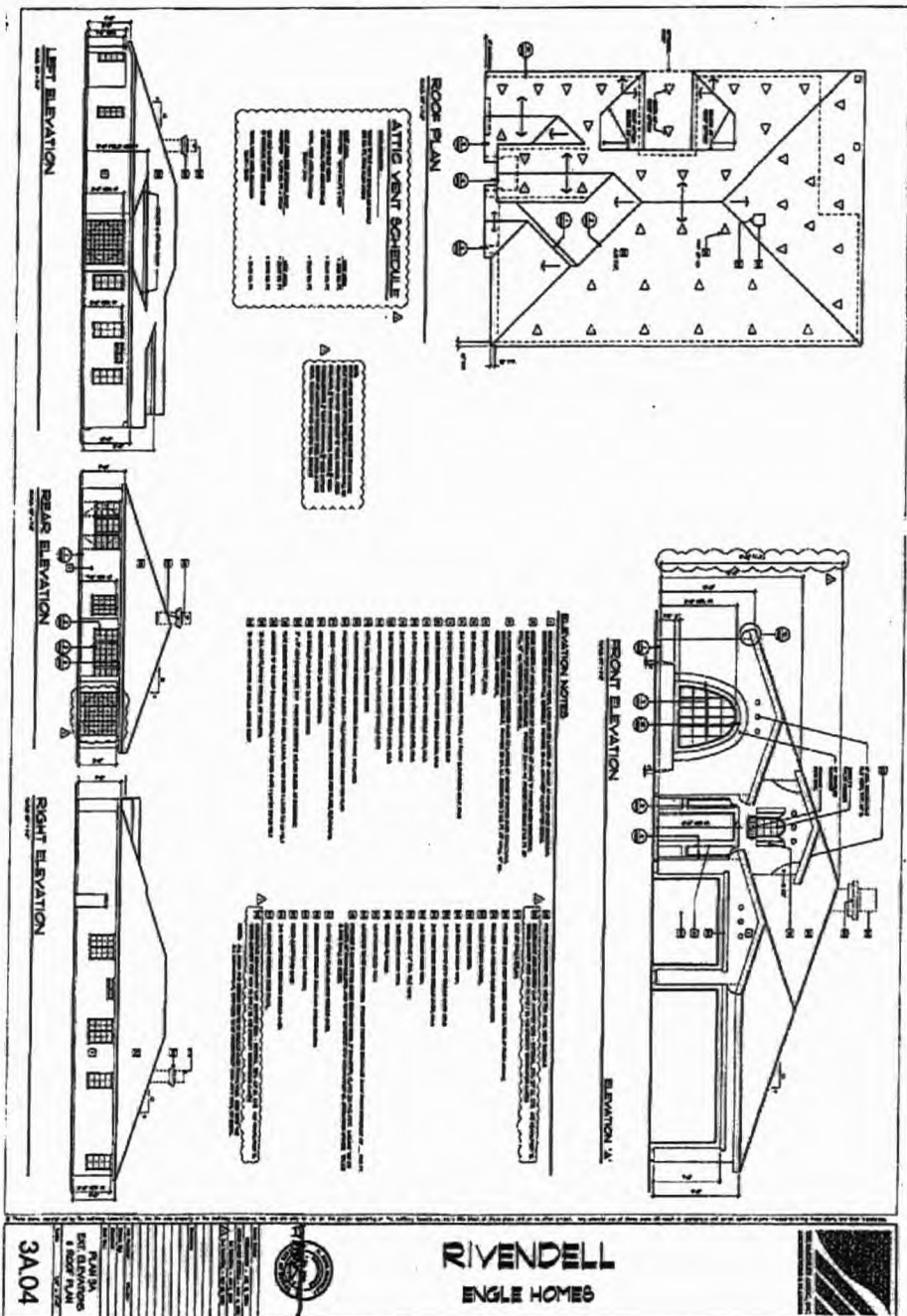
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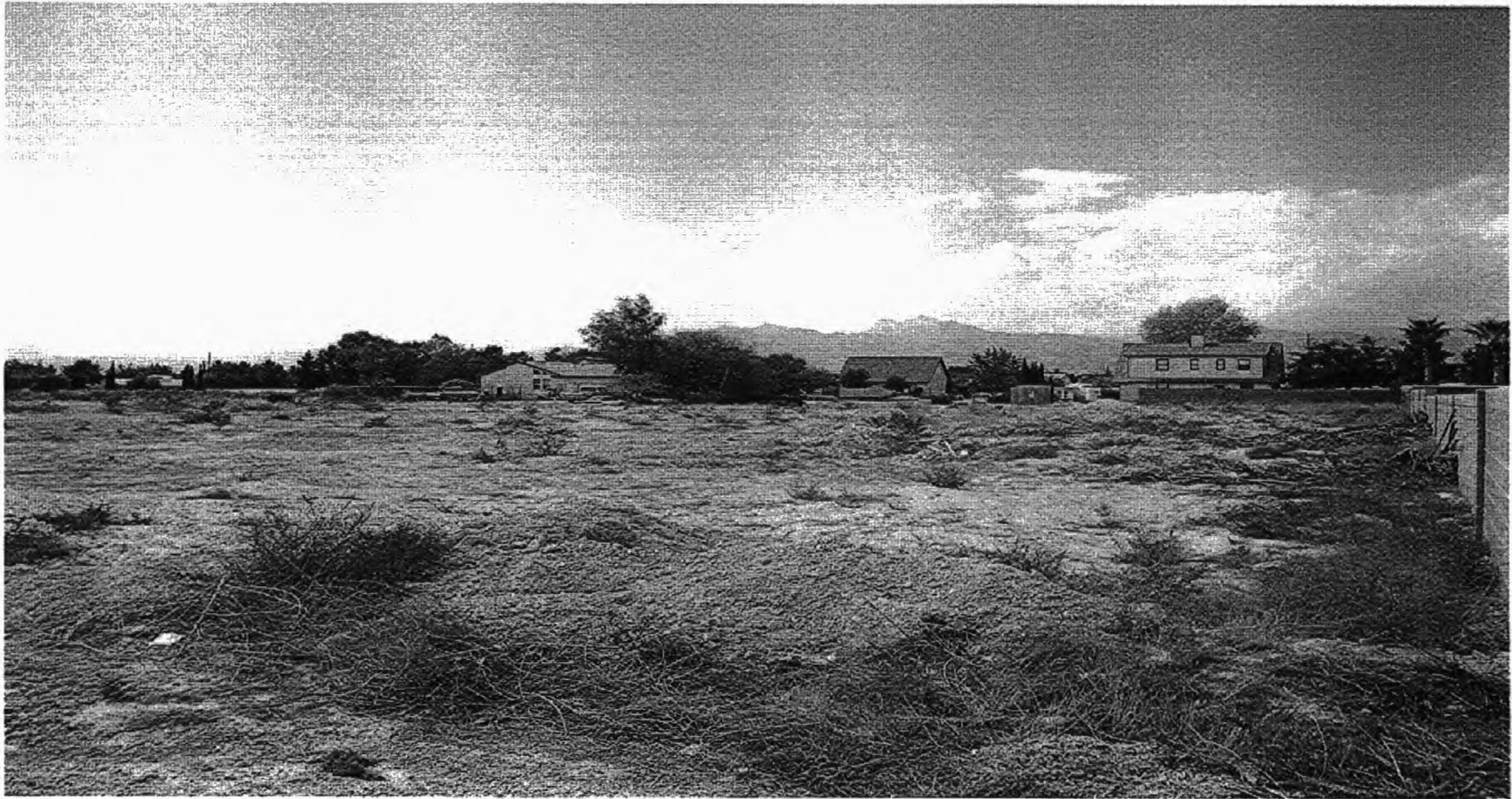
SDR-17247
12/21/06 PC

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



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

10/10/06



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

10/10/06



September 28, 2006

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

Dear Ladies/Gentlemen:

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

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

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

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

Thank you for your consideration.

Sincerely,

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

Gary Leebold, AICP
Director of Planning

SDR-17247
12/21/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REQUIRED FIVE YEAR REVIEW

RQR-18663 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS ASSOCIATES, DBA WILSHIRE - Required Five Year Review of an approved Variance (V-0031-00) THAT ALLOWED THIRTY SEVEN (37) PARKING SPACES WHERE SIXTY FIVE (65) ARE THE MINIMUM PARKING SPACES REQUIRED FOR A PROPOSED BANQUET FACILITY at 5243 West Charleston Boulevard, Suites 2 and 3 (APN 163-01-501-007), C-1 (Limited Commercial), Ward 1 (Tarkanian). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for V-0031-00(1)

Motion made by LOIS TARKANIAN to Approve Subject to Conditions

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ELMORE BACON appeared on behalf of the applicant and confirmed for MAYOR GOODMAN that this is an existing facility; the only change is that the facility will be downsized.

CITY COUNCIL MEETING OF: JANUARY 17, 2007

COUNCILWOMAN TARKANIAN stated her support, as the facility has existed for several years without any problems or complaints relative to parking spaces.

MAYOR GOODMAN declared the Public Hearing closed.







CASE: RQR-18663

RADIUS: 1000

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

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: RQR-18663 - APPLICANT/OWNER: LAS VEGAS ASSOCIATES, DBA WILSHIRE

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. The applicant shall re-stripe the parking lot within 30 days of approval of this application to include five handicapped accessible parking spaces that meet the requirement of Title 19.10.010.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Required Five Year Review of an approved Variance (V-0031-00) that allowed thirty seven (37) parking spaces where sixty five (65) are the minimum parking spaces required for a proposed banquet facility at 5243 West Charleston Boulevard, Suites 2 and 3.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/16/00	The City Council approved a Special Use Permit (U-0077-00) for a proposed banquet facility and a Variance (V-0031-00) for 37 parking spaces where 65 parking spaces are required. The Planning Commission recommended approval. Staff recommended denial.
09/19/01	The City Council approved a One-Year Required Review [U-0077-00(1)] of an approved Special Use Permit that allowed a banquet facility on the site, and a One-Year Required Review [V-0031-00(1)] of an approved Variance (V-0031-00) for 37 parking spaces where 65 parking spaces are required. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There is currently an active business license for a (B 23) Banquet Facility located on this property.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for a Required Review, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for a Required Review, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.43

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Office	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	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	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200-Foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

As shown in Table 12-12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	27,004 SF	1:250	109	5	142	2	N
Sub-Total			109	5	142	2	N
TOTAL			109		142		Y

ANALYSIS

This is the second review of the subject Variance (V-0031-00). The initial review [V-0031-00(1)] indicated that the number of parking spaces provided appeared to accommodate the on-site business without creating parking overflow into neighboring areas. (Bill 2006-36) was approved by the City Council on 08/02/06 establishing standards for a shopping center. Based on the parking standards for a shopping center of one required parking space for every 250 square feet the subject property is now in compliance with Title 19.04 and Title 19.10 parking requirements, thus eliminating the need for a variance on the site. There have been no complaints related to this parking variance. There is currently an active business license for a (B 23) Banquet Facility located on this property. It is noted that the site is only providing two handicapped accessible spaces where a minimum of five are required. A condition of approval has been added requiring the re-stripping of the parking-lot to accommodate the five required handicapped accessible spaces.

Previous Conditions of Approval from Required Review [V-0031-00(1)]

1. This Variance shall be reviewed by the City Council five years from the date of City Council approval.
2. Conformance to all applicable conditions of approval for Variance (V-0031-00).

FINDINGS

Due to the current parking standards that are applicable to the subject property, the site is now in compliance with Title 19.04 and Title 19.10 parking requirements; therefore approval is recommended with no further review. It is noted that a condition of approval has been added regarding the re-striping of the parking lot to include the required number of handicapped accessible parking spaces. This shall be the final review of the original Variance (V-0031-00) as this application is no longer required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 304

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-18663** APN: 163-01-501-007

Name of Property Owner: LAS VEGAS ASSOCIATES DBA WILSHIRE PLAZA

Name of Applicant: LAS VEGAS ASSOCIATES DBA WILSHIRE PLAZA

Name of Representative: ELMORE BACON- WESTMARK COMMERCIAL GROUP

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

XX 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: Mudam

Print Name: Linda La

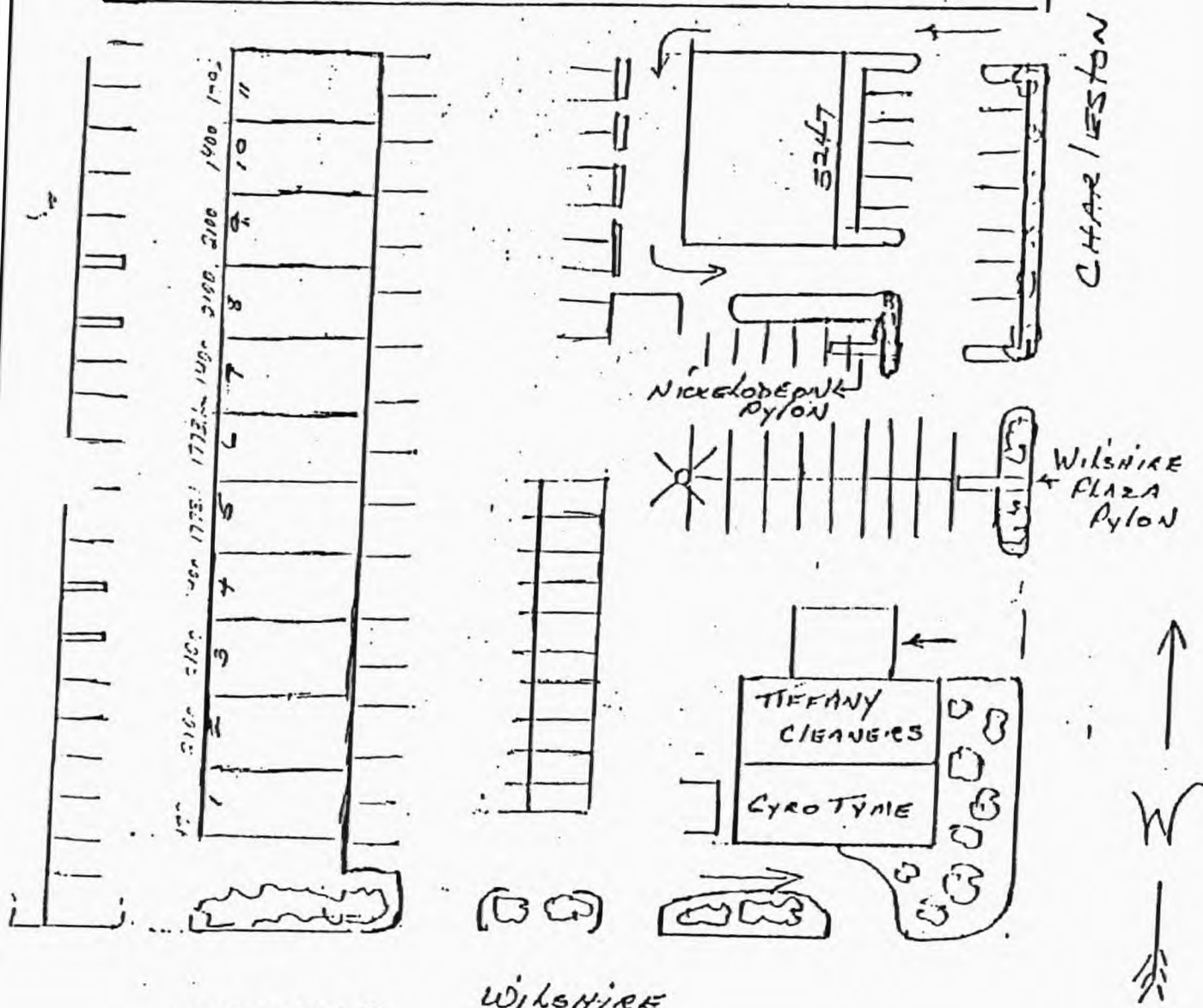
Subscribed and sworn before me

This 6 day of December, 2006

~~Notary Public in and for said County and State~~



WILSHIRE PLAZA
5243 W. CHARLESTON



RQR-18663
01-17-07 CC



12/8/2006

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

RE: Wilshire Plaza V-0031-00 (1)

Dear Sirs:

This letter shall serve as our request on behalf of the Landlord of the above referenced Shopping Center, to have the parking variance, referenced above, extended in time.

This allows a business in the Shopping Center, a small Banquet Facility, to continue its operations.

Approval concerning this matter will be appreciated. Thank You.

Sincerely,



Elmore Bacon

RQR-18663
01-17-07 CC



018224

September 26, 2001

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

E. Bacon
Wilshire Plaza Development Company
3737 Pecos McLeod, Suite 101
Las Vegas, Nevada 89121

RE: V-0031-00(1) - ONE YEAR REQUIRED REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 19, 2001
Related to U-0077-00(1) 11/9/99/11/200

Dear Applicant:

The City Council at a regular meeting held September 19, 2001 APPROVED the Required One Year Review on an Approved Variance WHICH ALLOWED THIRTY-SEVEN (37) PARKING SPACES WHERE SIXTY-FIVE (65) ARE THE MINIMUM PARKING SPACES REQUIRED FOR A PROPOSED BANQUET FACILITY at 5243 West Charleston Boulevard, Suites 2 and 3 (APN: 163-01-501-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 20, 2001. This approval is subject to:

Planning and Development

1. This Variance shall be reviewed by the City Council five years from the date of City Council approval.
2. Conformance to all applicable conditions of approval for Variance (V-0031-00).

Sincerely,

ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEUMUS, CITY CLERK

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

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

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

68112-012-11/00

Ms. Beth Olsen
Bells and Bows
5243 W. Charleston Boulevard, #2, 3 & 4
Las Vegas, Nevada 89146

RQR-18663
01-17-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-17127 - PUBLIC HEARING - APPLICANT/OWNER: PICERNE PROVIDENCE II, LLC
- Request for a Variance TO ALLOW 926 PARKING SPACES WHERE 937 PARKING SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED on 18.98 acres at 6851 North Hualapai Way (APN 126-24-610-004), PD (Planned Development) Zone and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation under Resolution of Intent to PD (Planned Development) Zone] [Medium Density Residential Cliff's Edge Special Land Use Designation], Ward 6 (Ross). NOTE: THIS APPLICATION IS BEING AMENDED FROM 926 PARKING SPACES TO 918 PARKING SPACES. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 12-21-06 Planning Commission Meeting Item 17

Motion made by STEVEN D. ROSS to Approve Subject to Conditions

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

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

Minutes:

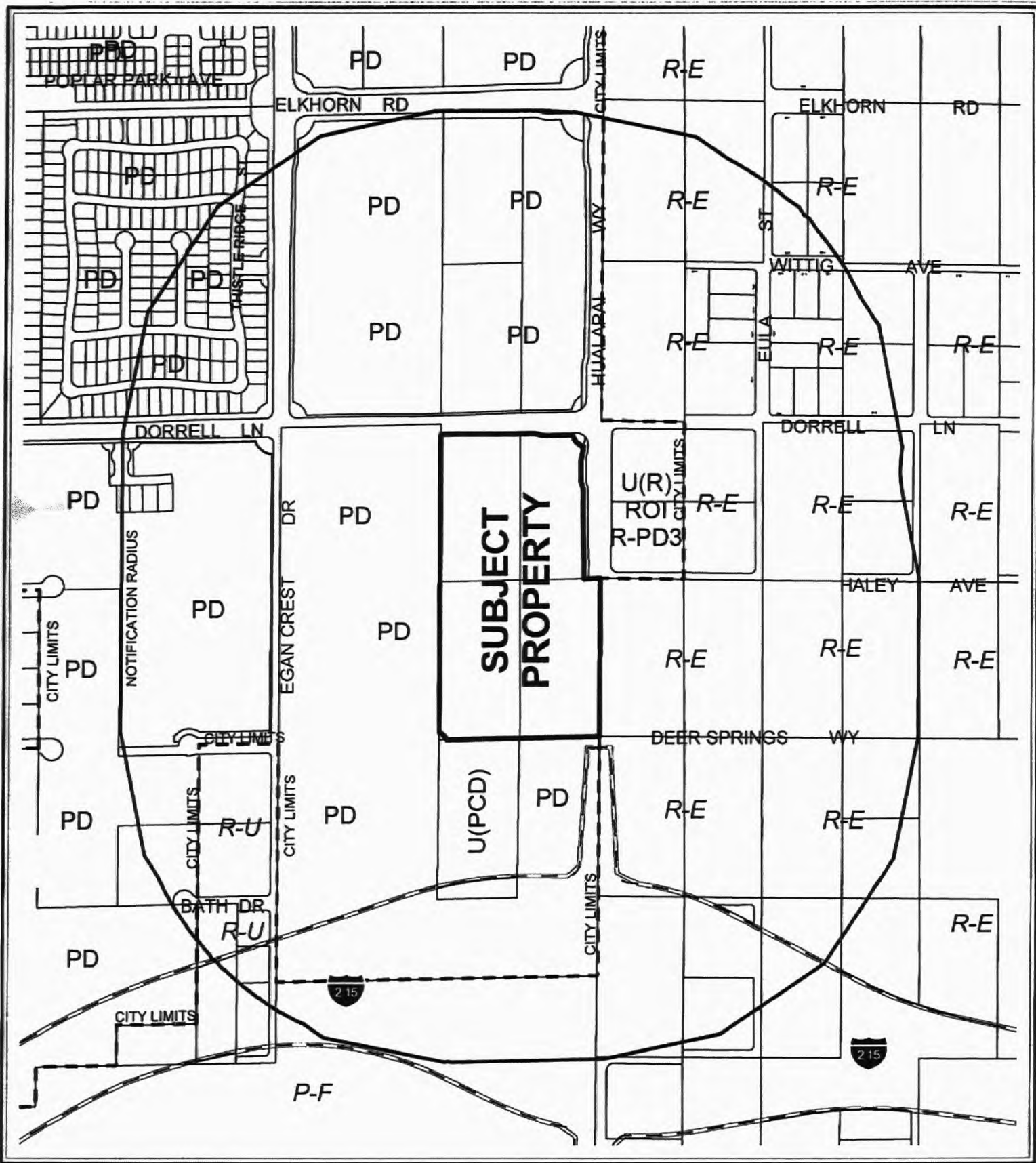
MAYOR GOODMAN declared the Public Hearing open.

CITY COUNCIL MEETING OF: JANUARY 17, 2007

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared and stated that an additional five acres is being requested. With that, there is a variance request for parking since the proposal is already providing over 900 parking spaces. The reduction is only two percent, totaling 19 parking spaces. A parking study was submitted to Planning relative to similar developments and those projects do not have parking issues.

MAYOR GOODMAN declared the Public Hearing closed.



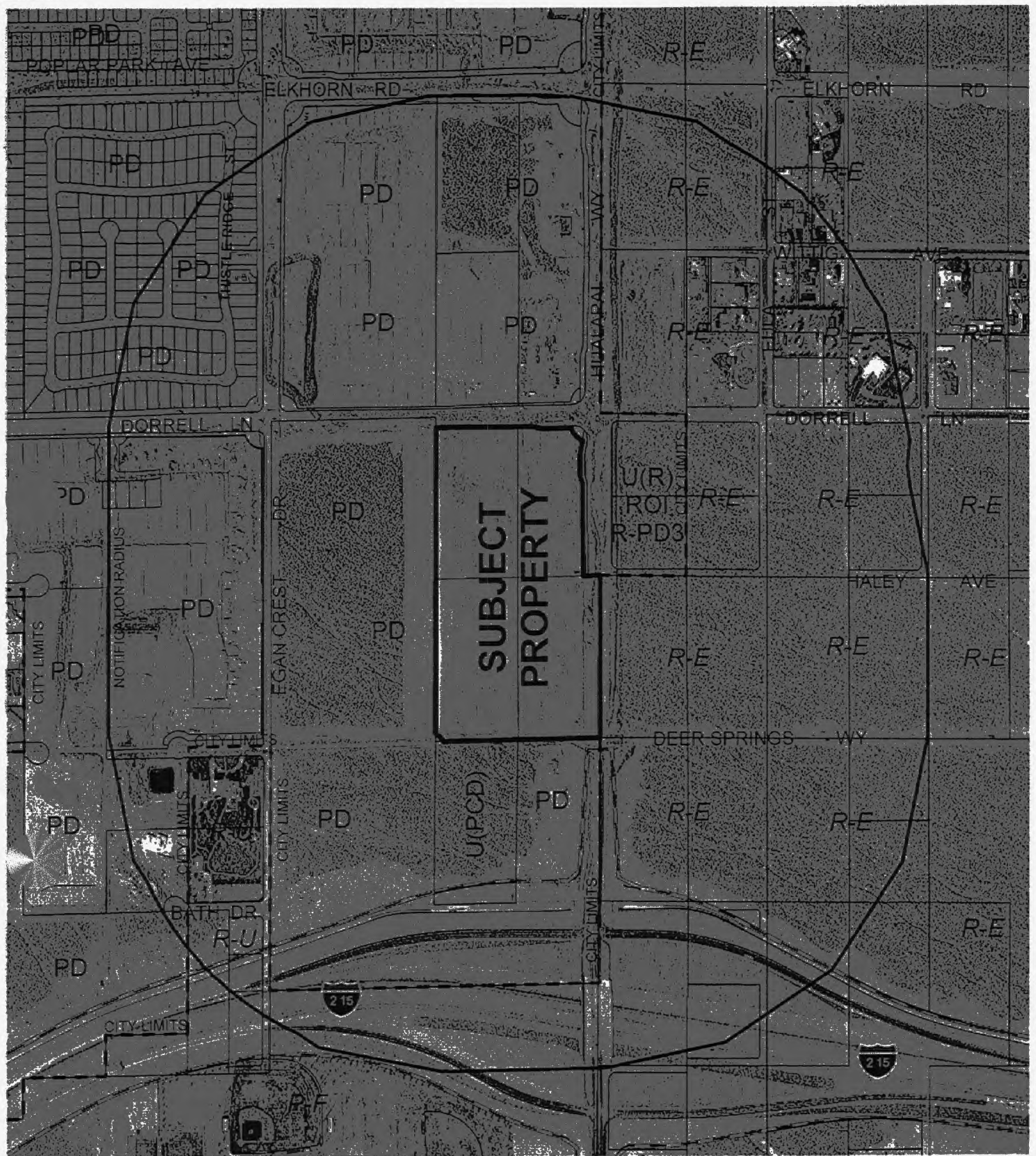


CASE: VAR-17127

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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



CASE: VAR-17127

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0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-17128), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow 918 parking spaces where 937 parking spaces are the minimum required on 18.98 acres at 6851 North Hualapai Way. No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship; therefore, staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/08/03	The City Council approved an annexation (A-0030-02) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 10/10/02. The effective date of this annexation is 01/17/03.
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 is 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.
07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved text modifications to the related Cliff's Edge Master Development Plan to address conditions of approval of ZON-1520. The Planning Commission and staff recommended approval on 06/12/03.

05/05/04	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan (MOD-3955) to change land use designations from Village Commercial to Medium Low Density Residential and Medium Density Residential; from Medium Density 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 recommended approval on 04/08/04.
01/19/05	The City Council approved a request for a Site Development Plan Review (SDR-4730) for a proposed 392-unit multi-family residential development and a Waiver of Cliff's Edge Master Development Plan and Design Guidelines to allow 10-foot setback on the western property line for three-story buildings and a zero-foot setback from the eastern and western property line for one and two-story buildings, on 15.69 acres adjacent to the southwest corner of Dorrell Lane and Hualapai Way. In addition, a request for a Variance (VAR-5547) to allow a 30-foot setback where residential adjacency standards require a minimum of 126 feet was approved by City Council. Staff recommended denial and Planning Commission recommended approval on 12/16/04.
08/17/05	The City Council approved a request for a Rezoning (ZON-6774) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 5.0 acres adjacent to the northwest corner of Hualapai Way and Deer Springs Way.
11/16/05	The City Council approved a request for a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design Guidelines to establish standards for rear-loaded residential small-lot housing products and to add Section 3.2.5B to the Design Guidelines on 1,146 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road.
12/21/06	The Planning Commission recommended approval of companion item SDR-17128 concurrently with this application. The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #17/jm).
<i>Related Building Permits/Business Licenses</i>	
04/06/06	#11757 Civil Plans were pulled for the site
04/13/06	Building Permit C-250-05 (#6003879)
<i>Pre-Application Meeting</i>	
07/20/06	At the pre-application meeting, the applicant explained that this application would focus on the Phase II expansion of the site and there would be minor alterations around the existing site for access and parking. Staff explained that this proposal would require a letter from Cliff's Edge/Providence Design Review Committee (DRC). Staff then explained the submittal requirements for a Site Development Review and Variance (parking).
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Net Acres	4.46 (Phase 2)
	18.98 (Entire parcel)

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Family, Undeveloped	PCD (Planned Community Development)	PD (Planned Development) Zone and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation under Resolution of Intent to PD (Planned Development) Zone] [Medium Density Residential Cliff's Edge Special Land Use Designation]
North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
East	Undeveloped	R (Rural Density Residential)	Clark County Zoning [Rural Estates Residential [2 Units Per Acre](R-E)]
West	Undeveloped	PR-OS (Parks – Open Space)	PD (Planned Development)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
Cliff's Edge	X		Y
Special Purpose and Overlay Districts		X	Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Standard (Cliff's Edge)	Required/Allowed	Provided	Compliance
Min. Setbacks Principle Buildings and Accessory Structures from the Property Line • Single Story Structures • Two Story Structures • Three Story Structures	10 Feet 20 Feet 30 Feet	N/A 285 Feet 85 Feet	Y
Principle Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter • Single Story Structure • Two Story Structure • Three Story Structure	10 Feet 20 Feet 25 Feet	100 Feet N/A N/A	Y
Principle Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscaped Areas Adjacent to Perimeter Streets, or Paseo Pl • Single Story Structures • Two Story Structures • Three Story Structures	10 Feet 10 Feet 10 Feet	N/A N/A N/A	Y
Living Area or Porch from Private Street or Parking	10 Feet	10 Feet	Y
Garage Face Setback from Private Street	Less than 5 Feet or 18 Feet plus	N/A	Y
Building Separation • Balcony to Balcony • Balcony to Non-Balcony • Non-Balcony to Non-Balcony • Between Main Bldg & Acc. Structure	30 Feet 20 Feet 15 Feet 10 Feet	60 Feet 21.5 Feet 16.1 Feet N/A	Y
Maximum Bldg Height • Principle Building and Accessory Structures	50 Feet Subject to Setback Criteria Above	38 Feet	Y
Trash Enclosure	Yes	4	Y
Mech. Equipment	Screened	Yes	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 10 Spaces	21 Trees	29 Trees	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	32 Trees	43 Trees	Y
TOTAL		53 Trees	72 Trees	Y
Min. Zone Width Hualapai Way	20 Feet		20 Feet	Y
Wall Height	6 Feet		N/A	Y

Open Space Standards per 3.1.3 Cliff's Edge Master Development Plan

<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>		<i>Provided</i>
15.63	24.9	100 Sq. Ft/Unit	39,200 Sq. Ft.	145,087 Sq. Ft.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
One bedroom unit	198 Units	1 per 1.25	247				
Two Bedroom units	282	1 per 1.75	493				
Units w/more than two bedrooms	36	1 per 2.0	72				
Visitor parking	1 per 5 units	1 per 0.2	103				
Clubhouse	6,487 S.F.	1 per 300	22				
TOTAL			937		918		N
Percent Deviation					2%		N

Handicap Parking	Ratio	Required	Provided
Regular	2% of total required spaces	16	16
Van Accessible	1/6 handicap spaces	3	4
Total		16	20

Type	Provided
Uncovered	350
Covered	508
Garage	60
Total	918

ANALYSIS

The Site Plan depicts a multi-family complex in two phases. The City Council approved Phase 1 (SDR-4730) a 392-unit multi-family development in 01/19/05. The applicant is requesting to add 124 multi-family units on the area designated as Phase 2. Although the Site Development Review application focused on the Phase 2 portion of the site and a small portion of Phase 1 labeled (Site Plan A1.1), the parking analysis must review the entire parcel as a whole.

The Phase 1 development was adequately parked by Title 19.10 standards when approved (SDR-4730), providing 717 parking spaces where 711 were required. However with the applicant's proposal for additions of Phase 2, portions of Phase 1 were modified. Eight garages and parking stalls were replaced with two 3,096 square foot lofts, access aisles and covered parking. These modifications have left the site deficient of the required parking by nineteen parking spaces.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship. An alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 34 by City Clerk

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Picerne Providence II

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

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: _____

Picerno Providence, LLC
Picerno Development Corporation
Developer, Authorized Agent

Signature of Property Owner/Authorized Agent:

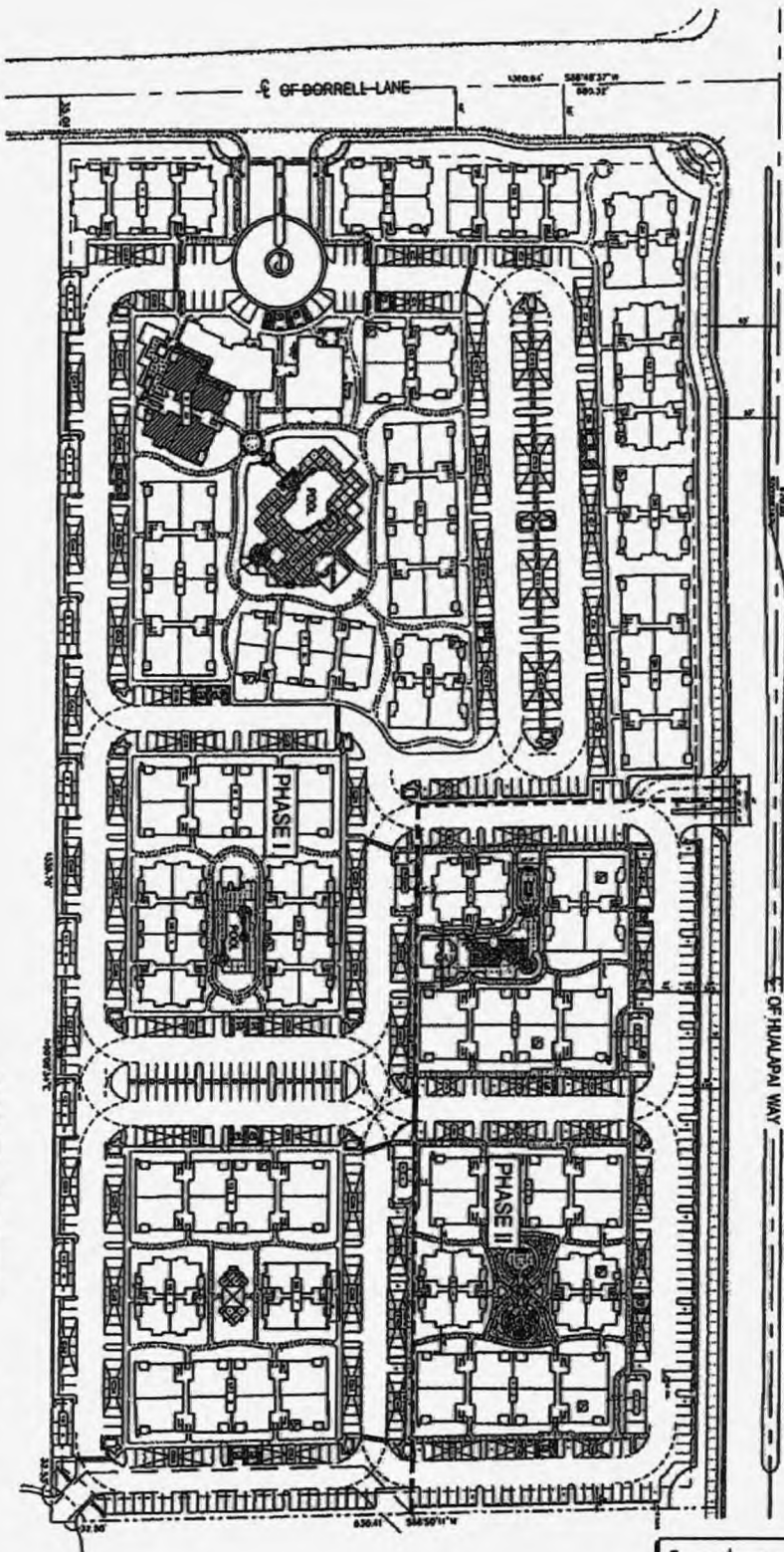
Print Name: Ernesto R. Alvarez

Subscribed and sworn before me

This 15th day of August, 2006

Notary Public in and for said County and State





PROJECT DATA (PHASE I)

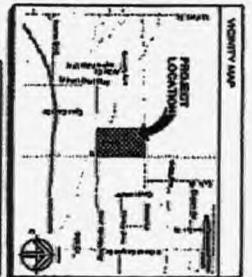
SITE DATA:	BUILDING AREA:
Total Area: 10.00 Acres Net Area: 8.50 Acres Building Footprint: 150,000 sq. ft. Parking: 1,200 spaces Landscaping: 10,000 sq. ft. Other: 10,000 sq. ft.	Total Area: 10.00 Acres Net Area: 8.50 Acres Building Footprint: 150,000 sq. ft. Parking: 1,200 spaces Landscaping: 10,000 sq. ft. Other: 10,000 sq. ft.

PROJECT DATA (PHASE II)

SITE DATA:	BUILDING AREA:
Total Area: 10.00 Acres Net Area: 8.50 Acres Building Footprint: 150,000 sq. ft. Parking: 1,200 spaces Landscaping: 10,000 sq. ft. Other: 10,000 sq. ft.	Total Area: 10.00 Acres Net Area: 8.50 Acres Building Footprint: 150,000 sq. ft. Parking: 1,200 spaces Landscaping: 10,000 sq. ft. Other: 10,000 sq. ft.

PROJECT DATA (PHASE III)

SITE DATA:	BUILDING AREA:
Total Area: 10.00 Acres Net Area: 8.50 Acres Building Footprint: 150,000 sq. ft. Parking: 1,200 spaces Landscaping: 10,000 sq. ft. Other: 10,000 sq. ft.	Total Area: 10.00 Acres Net Area: 8.50 Acres Building Footprint: 150,000 sq. ft. Parking: 1,200 spaces Landscaping: 10,000 sq. ft. Other: 10,000 sq. ft.



STRENGTH COVERAGE

Building Footprint: 150,000 sq. ft. Parking: 1,200 spaces Landscaping: 10,000 sq. ft. Other: 10,000 sq. ft.
--

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DEC 12 2006

OVERALL-SITE PLAN



A1.0

Picerne at Providence - Phase II
 Rental Apartment Community
 Las Vegas, Nevada
Picerne Development Corp.
 1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
 602.955.3100 FAX 602.955.1000

billform
 architecture



KUMMER KAEMPFER BONNER RENSHAW & FERRARIO
ATTORNEYS AT LAW

WWW.KKBRF.COM

LAS VEGAS OFFICE

STEPHANIE H. ALLEN
sallen@kkbrf.com
702.792.7000

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3800 Howard Hughes Parkway
Seventh Floor
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Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5250 S. Virginia Street
Suite 220
Reno, NV 89502-6000
Tel: 775.852.3900
Fax: 775.852.3982

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

September 26, 2006

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

The Site is approximately five (5) acres in size and is located within the Cliff's Edge Providence Master Planned Community. The applicant has an approved apartment development ("Phase I") adjacent to the Site and intends to add the Site into that development as Phase II of the development. The Cliff's Edge Design Review Committee ("DRC") has approved the Phase II development with a minor reduction in parking for the overall development. See DRC Approval Letter and Analysis attached hereto as Exhibit A.

A. Site Development Review

The Site that will be incorporated into the applicant's approved Phase I development will consist of one hundred twenty-four (124) apartment units with a density of 24.9 units per acres. There will be thirty-six (36) one bedroom units, seventy-six (76) two bedroom units and twelve (12) three bedroom units on the Site. There will be access to the Site from Hualapai Way and internal driveway cross access to Phase I. There will be excess open space on the Site with a pool and a recreation area. The required open space is 12,400 square feet and the applicant is providing 32,352 square feet of open space. The applicant meets the parking on the Site with two hundred thirty-eight (238) parking spaces on the Site where two hundred twenty-seven (227) parking spaces are



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required. However, when the Site is incorporated into Phase I, a slight parking variance for the overall development is necessary.

B. Parking Variance (slightly over 1 %)

Although the approved Phase I development complied with the City's parking requirements as a stand alone development, and the proposed Phase II development complies with the City's parking requirements as a stand alone development, the overall project requires a minor parking variance of just over 1%. There will be five hundred sixteen (516) apartments with Phase I and Phase II combined. The overall development will require nine hundred thirty-seven (937) parking spaces, and the applicant is providing nine hundred twenty-six (926) parking spaces overall. This is a parking reduction of slightly over 1%. The reason for the slight reduction in overall parking is a result of the driveway configurations on the new Site to allow appropriate internal access between Phase I and Phase II. The Cliff's Edge DRC approved the variance because it was so slight and because both Phase I and Phase II meet the parking requirements as stand alone developments.

Should you have any questions or concerns, please do not hesitate to contact me. Thank you for your time and consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Stephanie H. Allen

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12/21/06 PC



PROVIDENCE

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

September 13, 2006

Kevin Reis
Picerne
4880 West University Avenue
Suite B6
Las Vegas, NV 89103

**RE: Cliff's Edge Master Plan Community
Parking Requirement Variance Request
POD: 125a - Phase II Additional 5 Acres**

Dear Kevin,

The Cliff's Edge Design Review Committee (DRC) is in receipt of the Picerne letter dated August 24, 2006 requesting to provide 926 spaces for 516 apartment units where a total of 937 spaces are required.

Upon review of your request and the attached tentative map table review dated August 24, 2006 this deviation has been found to be just slightly over 1% therefore the DRC "approves with conditions" your request subject to the following:

- Final review and approval by the City of Las Vegas.
- A copy of the approved CLV Tentative Map should be submitted to the Providence DRC.

Any other deviations must be submitted to the DRC for review and approval prior to submitting to the City. Due to the location of your community within the Providence Master Plan, the DRC suggests your perimeter walls and landscape be in accordance with Providence design standards to provide seamless blending with the adjacent communities. As a courtesy, the DRC is willing to perform a review of your perimeter walls and landscape designs at no cost in an effort to provide continued design flow throughout the community.

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

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis
Design Review Manager

cc via email: Don Richards, Heather Motogawa, Amber Abel - Focus
Mo Seebeck, Dave Browning - Landtek

Enclosures: (Picerne request letter dated 08/24/06, Tentative Map table review dated
08/24/06 and Landtek Tentative Map review dated 08/24/06)

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EXHIBIT A



PROVIDENCE

Multi-Family Living Community

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

August 24, 2006

Kevin Reis
Picerne
4880 West University Avenue
Suite B6
Las Vegas, NV 89103

RE: Project Plan Tentative Map Review for Providence POD 125a Picerne Phase II Multi-Family (Phase II: additional 5 acres)

Dear Kevin,

The Providence Design Review Committee (DRC) is in receipt of the Project Plan Tentative Map submittal. This submittal has been reviewed against Section 3.2.1 (Medium Density Residential – Up to 25 Du/Ac) of the Design Guidelines based on the approved use and density of Pod 125A.

Standards	Required	Provided	Compliance
Building Setbacks			
Principal Buildings and Accessory Structures from Adjacent Parcel PL:			
• Single Story Structures	10'	N/A	N/A
• Two Story Structures	20'	20' min	Yes
• Three Story Structures	30'	30' min	Yes
• Four Story Structures	40'	N/A	N/A
Principal Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter:			
• Single Story Structures	10'	N/A	N/A
• Two Story Structures	20'	92.5'	Yes
• Three Story Structures	25'	92.5'	Yes
• Four Story Structures	30'	N/A	N/A
Principal Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscape Areas Adjacent to Perimeter Streets, or Paseo PL:			
• Single Story Structures	10'	N/A	N/A
• Two Story Structures	10'	10'	Yes
• Three Story Structures	10'	10'	Yes
• Four Story Structures	10'	N/A	N/A
Living Area or Porch from Private	10'	VAR-17127	Yes

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PROVIDENCE

August 24, 2006
Page 2 of 2

Street or Parking		10'	
Garage Face Setback from Private Street	Less than 5' or 18'+	<5'	Yes
Building Separation			
Balcony to Balcony	30'	30'	Yes
Balcony to Non-Balcony	20'	20'	Yes
Non-Balcony to Non-Balcony	15'	15'	Yes
Between Main Building and Accessory Structure	10'	10'	Yes
Maximum Building Height Principal Buildings and Accessory Structures	50' Subject to setback criteria above	Per Phase 1	Yes
Minimum Open Space Common Open Space⁽¹⁾	100 Sq. Ft. / Unit	261 Sq. Ft./Unit	Yes
Parking: Minimum No. of Spaces Required			
Studio or 1 bedroom units	1.25/Unit	1.25/Unit	Yes*
Two bedroom units	1.75/Unit	1.75/Unit	Yes*
Units with more than 2 bedrooms	2/Unit	2/Unit	Yes*
Visitor Parking	0.2/Unit	0.2/Unit	Yes*
Senior Housing	1 covered or enclosed space/Unit	N/A	N/A
1. The minimum square footage of the recreation area is 10,000 Sq. Ft. Additional recreation area, when required, may be combined with the main recreation area, or may be utilized as a separate satellite recreation area with a minimum square footage of 4,000 Sq. Ft. The balance of any cumulative recreation requirement exceeding 14,000 Sq. Ft. may be devoted to common open space distributed throughout the project as the builder desires. The minimum width of a common open space area shall be 20'.			

* Phase II of this development, as submitted and reviewed herein, has adequate parking. However, it is our understanding that the development as a whole, Phases I and II combined, falls short of the overall parking requirements by 11 spaces. This is a less than 1% deviation. The Providence DRC conditionally approves this deviation subject to the approval of the City of Las Vegas.

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MEMORANDUM

DATE: August 24, 2006
TO: Carmen Shukis, Design Review Manager
FROM: Don Rodriguez
CC: DAVE BROWNING
RE: Providence - Picerne Pod 125a Phase II Tentative Map, 2nd Submittal

Upon our review of the revised Tentative Map (SDR) for Picerne Pod 125a, Phase II, at Providence, we recommend "*Conditional Approval*" of the plan subject to the approval of the City of Las Vegas.

The builder's Tentative Map (SDR) should be remitted to the Providence DRC once approved by the City of Las Vegas.

Should you have any questions, please feel free to contact me.

Thank you.

Don Rodriguez, APM
Providence

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VAR-17127

August 24, 2006

Design Review Committee
Cliff's Edge, LLC
C/O LANDTEK, LLC
3455 Cliff Shadows Parkway, Suite 290
Las Vegas, NV 89129

Subject: Picerne at Providence Apartments- variance for parking requirements

To whom it may concern:

The combining of phase I and phase II has created a shortage of 11 parking spaces overall, per City of Las Vegas standards. The project is 516 apartment units. The parking required is 937 spaces, and the parking provided is 926 spaces, which is a deficit of just slightly over 1%.

Picerne has been actively developing and managing apartments in the Las Vegas market for the last 20 years and we are very comfortable with both the parking count and parking distribution for the project.

Please consider the above information in providing us with an approval for the project.

Sincerely,

Kevin Reis
Vice President

**12/21/06 PC
VAR-17127**

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

PARKING COMPARISON

PROPERTY	TOTAL UNITS	PARKING RATIO
Maryland Pkwy. & Pyle	582	1.8
Rainbow & Robindale	578	1.9
Rainbow & Robindale Phase II	472	1.8
Southern Highlands	584	1.9

Submitted at Planning Commission

Date 12/21/06 Item 17 + 18

BELMONT Parking Ratios

1. Parking required: per unit (by Ordinance): 1: 1.79

[REDACTED]

3. Parking required: per bedroom (by Ordinance): 1: 1.05

4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls): 1: 1.05

5. Direct access garage parking provided: per unit 1: N/A

6. Direct access garage parking provided: per bedroom 1: N/A

7. Detached garage parking provided: per unit 1: 0.24

8. Detached garage parking provided: per bedroom 1: 0.14

1 Bedroom units =	<u>130</u>	=	<u>130</u>	Bedrooms
2 Bedroom units =	<u>178</u>	=	<u>356</u>	Bedrooms
3 Bedroom units =	<u>32</u>	=	<u>96</u>	Bedrooms
TOTAL UNITS =	<u>340</u>	=	<u>582</u>	TOTAL BEDROOMS

Required parking = 609
 Provided parking = 614 (Includes 0 direct access & 83 detached garages)

Direct Access Garage Units:

8 B4A, 8 B4B, 8 B4C (all 2 bedroom units) =	<u>0</u> units	<u>0</u> bedrooms
8 Loft (all 2 bedroom units) =	<u>0</u> units	<u>0</u> bedrooms
	<u>0</u> TOTAL	<u>0</u> TOTAL

Detached Garage Units: 340 units 582 bedrooms

1. 609 / 340 =	1.791176
2. 614 / 340 =	1.805882
3. 609 / 582 =	1.046392
4. 614 / 582 =	1.054983
5. 00 / 00 =	N/A
6. 00 / 00 =	N/A
7. 83 / 340 =	0.244118
8. 83 / 582 =	0.142612

BOULDERS

Parking Ratios

1. Parking required: per unit (by Ordinance): 1: 1.73

3. Parking required: per bedroom (by Ordinance): 1: 1.06

4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls): 1: 1.06

5. Direct access garage parking provided: per unit 1: N/A

6. Direct access garage parking provided: per bedroom 1: N/A

7. Detached garage parking provided: per unit 1: 0.21

8. Detached garage parking provided: per bedroom 1: 0.12

1 Bedroom units =	<u>160</u>	=	<u>160</u>	Bedrooms
2 Bedroom units =	<u>192</u>	=	<u>384</u>	Bedrooms
3 Bedroom units =	<u>32</u>	=	<u>96</u>	Bedrooms
TOTAL UNITS =	<u>384</u>	=	<u>640</u>	TOTAL BEDROOMS

Required parking = 664
 Provided parking = 681 (Includes 0 direct access & 79 detached garages)

Direct Access Garage Units:

8 B4A, 8 B4B, 8 B4C (all 2 bedroom units) =	<u>0</u> units	<u>0</u> bedrooms
8 Loft (all 2 bedroom units) =	<u>0</u> units	<u>0</u> bedrooms
	<u>0</u> TOTAL	<u>0</u> TOTAL

Detached Garage Units: 384 units 640 bedrooms

1. 664 / 384 =	1.729167
2. 681 / 384 =	1.773438
3. 664 / 640 =	1.0375
4. 681 / 640 =	1.064063
5. 00 / 00 =	N/A
6. 00 / 00 =	N/A
7. 79 / 384 =	0.205729
8. 79 / 640 =	0.123438

RAINBOW & ROBINDALE

Parking Ratios

1. Parking required: per unit (by Ordinance):	1: 1.58
2. Parking provided: per unit (includes all garages, covered & uncovered stalls):	1: 1.19
3. Parking required: per bedroom (by Ordinance):	1: 0.97
4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls):	1: 1.19
5. Direct access garage parking provided: per unit	1: 2
6. Direct access garage parking provided: per bedroom	1: 1
7. Detached garage parking provided: per unit	1: 0.14
8. Detached garage parking provided: per bedroom	1: 0.09

1 Bedroom units =	156	=	156	Bedrooms
2 Bedroom units =	187	=	374	Bedrooms
3 Bedroom units =	16	=	48	Bedrooms
TOTAL UNITS =	359	=	578	TOTAL BEDROOMS

Required parking =	559	
Provided parking =	685	(Includes 14 direct access & 51 detached garages)

Direct Access Garage Units:

7 Loft (all 2 bedroom units) =	7 units	14 bedrooms
	7 TOTAL	14 TOTAL

Detached Garage Units:

352 units	564 bedrooms
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1. 559 / 359 =	1.557103
2. 685 / 359 =	1.908078
3. 559 / 578 =	0.967128
4. 685 / 578 =	1.185121
5. 14 / 7 =	2
6. 14 / 14 =	1
7. 51 / 352 =	0.144886
8. 51 / 564 =	0.090426

RAINBOW & ROBINDALE PHASE II

Parking Ratios

1. Parking required: per unit (by Ordinance):	1: 1.78
2. [REDACTED]	[REDACTED]
3. Parking required: per bedroom (by Ordinance):	1: 1.09
4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls):	1: 1.15
5. Direct access garage parking provided: per unit	1: 1.64
6. Direct access garage parking provided: per bedroom	1: 1.00
7. Detached garage parking provided: per unit	1: 0.11
8. Detached garage parking provided: per bedroom	1: 0.07

1 Bedroom units =	<u>136</u>	=	<u>136</u>	Bedrooms
2 Bedroom units =	<u>126</u>	=	<u>252</u>	Bedrooms
3 Bedroom units =	<u>28</u>	=	<u>84</u>	Bedrooms
TOTAL UNITS =	<u>290</u>	=	<u>472</u>	TOTAL BEDROOMS

Required parking =	<u>516</u>	
Provided parking =	<u>542</u>	
(Includes <u>36</u> direct access spaces & <u>30</u> detached garage spaces. Maint. counts as <u>2</u> garage spaces.)		
(Detached garage spaces include <u> </u> oversized)		

Direct Access Garage Units:

10 Loft (1 bedroom units) =	<u>10</u> units	<u>10</u> bedrooms
4 B1U (2 bedroom units) =	<u>4</u> units	<u>8</u> bedrooms
2 C1L (2 bedroom units) =	<u>2</u> units	<u>4</u> bedrooms
4 C2U (2 bedroom units) =	<u>4</u> units	<u>8</u> bedrooms
2 D1L (3 bedroom units) =	<u>2</u> units	<u>6</u> bedrooms
	<u>22</u> TOTAL	<u>36</u> TOTAL

Detached Garage Units:	<u>268</u> units	<u>436</u> bedrooms
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1. 516 / 290 =	1.77931
2. 542 / 290 =	1.868966
3. 516 / 462 =	1.09322
4. 542 / 462 =	1.148305
5. 36 / 22 =	1.636364
6. 36 / 36 =	1
7. 60 / 268 =	0.11194
8. 30 / 426 =	0.068807

Per plans dated 10/22/03

SOUTHERN HIGHLANDS

Parking Ratios

1. Parking required: per unit (by Ordinance):	1: 1.74
2. Parking provided: per unit (includes all garages, covered & uncovered stalls):	
3. Parking required: per bedroom (by Ordinance):	1: 1.01
4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls):	1: 1.12
5. Direct access garage parking provided: per unit	1: 1.25
6. Direct access garage parking provided: per bedroom	1: 0.63
7. Detached garage parking provided: per unit	1: 0.10
8. Detached garage parking provided: per bedroom	1: 0.06

1 Bedroom units =	<u>128</u>	=	<u>128</u>	Bedrooms
2 Bedroom units =	<u>180</u>	=	<u>360</u>	Bedrooms
3 Bedroom units =	<u>32</u>	=	<u>96</u>	Bedrooms
TOTAL UNITS =	<u>340</u>	=	<u>584</u>	TOTAL BEDROOMS

Required parking =	<u>591</u>	
Provided parking =	<u>652</u>	(Includes <u>40</u> direct access & <u>30</u> detached garages)

Direct Access Garage Units:

8 B4A, 8 B4B, 8 B4C (all 2 bedroom units) =	<u>24</u> units	<u>48</u> bedrooms
8 Loft (all 2 bedroom units) =	<u>8</u> units	<u>16</u> bedrooms
	<u>32</u> TOTAL	<u>64</u> TOTAL

Detached Garage Units:

<u>308</u> units	<u>520</u> bedrooms
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1. 591 / 340 =	1.738235
2. 652 / 340 =	1.917647
3. 591 / 584 =	1.011986
4. 652 / 584 =	1.116438
5. 40 / 32 =	1.25
6. 40 / 64 =	0.625
7. 30 / 308 =	0.097403
8. 30 / 520 =	0.057692

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-17127

SDR-17128 - PUBLIC HEARING - APPLICANT/OWNER: PICERNE PROVIDENCE II, LLC
- Request for a Site Development Plan Review FOR A PROPOSED 124-UNIT ADDITION TO AN APPROVED APARTMENT COMPLEX on 18.98 acres at 6851 North Hualapai Way (APN 126-24-610-004), PD (Planned Development) Zone and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation under Resolution of Intent to PD (Planned Development) Zone] [Medium Density Residential Cliff's Edge Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 12-21-06 Planning Commission Meeting Item 18

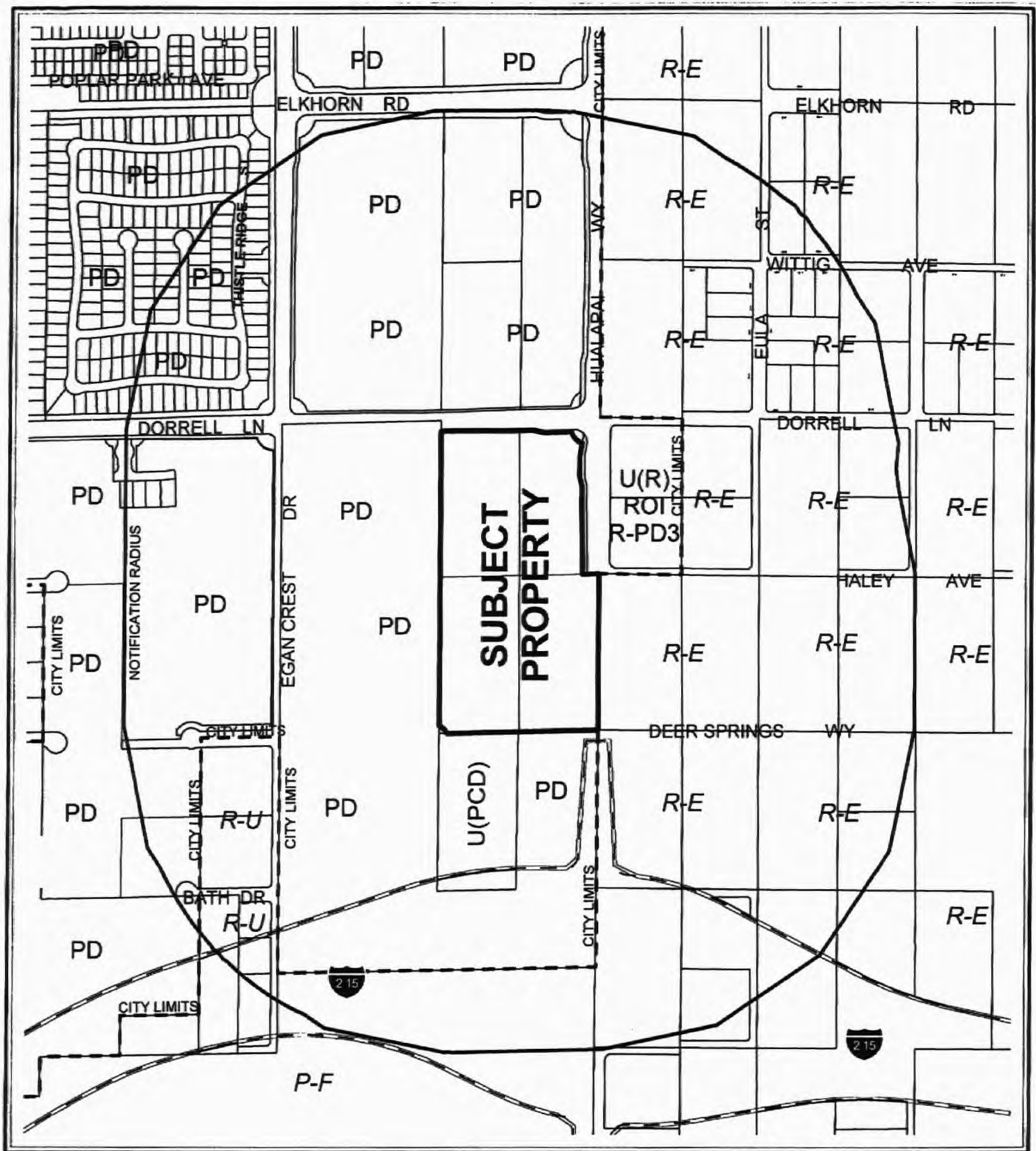
Motion made by STEVEN D. ROSS to Approve Subject to Conditions

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

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

Minutes:

See Item 127 for related discussion.



CASE: SDR-17128

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-17128 - APPLICANT/OWNER: PICERNE PROVIDENCE II, LLC

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan (SDR-4730), except where amended herein, and Variance (VAR-17127), 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 12/12/06 and the landscape plan and building elevations date stamped 09/26/06, except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off 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.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Submit a Petition of Vacation for the existing BLM Grant that exists within the Deer Springs Way alignment. The Order of Vacation shall record prior to the issuance of any permits for this site.
13. Dedicate 50 feet of right-of-way adjacent to this site for Hualapai and grant a 20-foot wide Multi-Use Transportation Trail Easement adjacent to the right-of-way dedication prior to the issuance of any permits for this site; the trail shall be privately maintained by the Homeowners' Association for this site or the association created by the Master Developer.
14. The driveway to Hualapai Way shall be designed, located and constructed in accordance with Standard Drawing #222A and shall not be gated unless otherwise allowed by the City Traffic Engineer.
15. A Homeowners' Association or Landscape Maintenance 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.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of any construction drawings for this site or the issuance of any permits, whichever may occur first. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.

18. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
19. Site development to comply with all applicable conditions of approval for Rezoning Classification ZON-6774, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, MOD-3955 and all other applicable site-related actions.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 124-unit addition to an approved apartment complex on 18.98 acres at 6851 North Hualapai Way. The applicant is requesting to add 124 multi-family units on the area designated as Phase 2. On the Phase 1 portion of the site, the applicant has removed the eight garages approved in SDR-4730 replacing them with two 3,096 square-foot lofts, access aisles and covered parking.

In addition, the applicant is requesting a Variance (VAR-17127) to allow 918 parking spaces where 937 parking spaces are the minimum required. No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship; therefore, staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/08/03	The City Council approved an annexation (A-0030-02) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 10/10/02. The effective date of this annexation is 01/17/03.
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 is 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.
07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved text modifications to the related Cliff's Edge Master Development Plan to address conditions of approval of ZON-1520. The Planning Commission and staff recommended approval on 06/12/03.

JM

05/05/04	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan (MOD-3955) to change land use designations from Village Commercial to Medium Low Density Residential and Medium Density Residential; from Medium Density 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 recommended approval on 04/08/04.
01/19/05	The City Council approved a request for a Site Development Plan Review (SDR-4730) for a proposed 392-unit multi-family residential development and a Waiver of Cliff's Edge Master Development Plan and Design Guidelines to allow 10-foot setback on the western property line for three-story buildings and a zero-foot setback from the eastern and western property line for one and two-story buildings, on 15.69 acres adjacent to the southwest corner of Dorrell Lane and Hualapai Way. In addition, a request for a Variance (VAR-5547) to allow a 30-foot setback where residential adjacency standards require a minimum of 126 feet was approved by City Council. Staff recommended denial and Planning Commission recommended approval on 12/16/04.
08/17/05	The City Council approved a request for a Rezoning (ZON-6774) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 5.0 acres adjacent to the northwest corner of Hualapai Way and Deer Springs Way.
11/16/05	The City Council approved a request for a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design Guidelines to establish standards for rear-loaded residential small-lot housing products and to add Section 3.2.5B to the Design Guidelines on 1,146 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road.
12/21/06	The Planning Commission recommended approval of companion item VAR-17127 concurrently with this application. The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #18/jm).
<i>Related Building Permits/Business Licenses</i>	
04/06/06	#11757 Civil Plans were pulled for the site
04/13/06	Building Permit C-250-05 (#6003879)
<i>Pre-Application Meeting</i>	
07/20/06	At the pre-application meeting, the applicant explained that this application would focus on the Phase II expansion of the site and there would be minor alterations around the existing site for access and parking. Staff explained that this proposal would require a letter from Cliff's Edge/Providence Design Review Committee (DRC). Staff then explained the submittal requirements for a Site Development Review and Variance (parking).

Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

Details of Application Request

Site Area

Net Acres	4.46 (Phase 2)
	18.98 (Entire parcel)

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Apartments, Undeveloped	PCD (Planned Community Development)	PD (Planned Development) Zone and U (Undeveloped) Zone [PCD (Planned Community Development) Land Use Designation under Resolution of Intent to PD (Planned Development) Zone] [Medium Density Residential Cliff's Edge Special Land Use Designation]
North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
East	Undeveloped	R (Rural Density Residential)	Clark County Zoning [Rural Estates Residential [2 Units Per Acre](R-E)]
West	Undeveloped	PR-OS (Parks – Open Space)	PD (Planned Development)

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

DEVELOPMENT STANDARDS

<i>Standard (Cliff's Edge)</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks Principle Buildings and Accessory Structures from the Property Line • Single Story Structures • Two Story Structures • Three Story Structures	10 Feet 20 Feet 30 Feet	N/A 285 Feet 85 Feet	Y
Principle Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter • Single Story Structure • Two Story Structure • Three Story Structure	10 Feet 20 Feet 25 Feet	100 Feet N/A N/A	Y
Principle Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscaped Areas Adjacent to Perimeter Streets, or Paseo Pl • Single Story Structures • Two Story Structures • Three Story Structures	10 Feet 10 Feet 10 Feet	N/A N/A N/A	Y
Living Area or Porch from Private Street or Parking	10 Feet	10 Feet	Y
Garage Face Setback from Private Street	Less than 5 Feet or 18 Feet plus	N/A	Y

Building Separation - Balcony to Balcony - Balcony to Non-Balcony - Non-Balcony to Non-Balcony - Between Main Building & Accessory Structure	30 Feet 20 Feet 15 Feet 10 Feet	60 Feet 21.5 Feet 16.1 Feet N/A	Y
Maximum Bldg Height Principle Building and Accessory Structures	50 Feet Subject to Setback Criteria Above	38 Feet	Y
Trash Enclosure	Yes	4	Y
Mech. Equipment	Screened	Yes	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 10 Spaces	21 Trees	29 Trees	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	32 Trees	43 Trees	Y
TOTAL		53 Trees	72 Trees	Y
Min. Zone Width Hualapai Way	20 Feet		20 Feet	Y
Wall Height	6 Feet		N/A	Y

<i>Open Space Standards per 3.1.3 Cliff's Edge Master Development Plan</i>					
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>	<i>Provided</i>		<i>Compliance</i>
15.63	24.9	100 Sq. Ft/Unit	39,200 Sq. Ft.	145,087 Sq. Ft.	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
One bedroom unit	198 Units	1 per 1.25	247				
Two Bedroom units	282	1 per 1.75	493				
Units w/more than two bedrooms	36	1 per 2.0	72				
Visitor parking	1 per 5 units	1 per 0.2	103				
Clubhouse	6,487 S.F.	1 per 300	22				
TOTAL			937		918		N
Percent Deviation					2%		N

Handicap Parking	Ratio	Required	Provided
Regular	2% of total required spaces	16	16
Van Accessible	1/6 handicap spaces	3	4
Total		16	20

Type	Provided
Uncovered	350
Covered	508
Garage	60
Total	918

ANALYSIS

- Zoning

The subject site is currently zoned PD (Planned Development). The site is located within the Cliff's Edge Master Plan with a special land use designation of M (Medium Density Residential). The proposed project is in conformance with both the zoning district and Cliff's Edge special land use designation.

- Site Plan

The Site Plan depicts a multi-family complex in two phases. The City Council approved Phase 1 (SDR-4730) a 392-unit multi-family development in 01/19/05. The applicant is requesting to add 124 multi-family units on the area designated as Phase 2. This application focuses on the Phase 2 portion of the site and a small portion of Phase 1 labeled (Site Plan A1.1).

The applicant is showing thirty-six (36) one bedroom units, seventy-six (76) two bedroom units and twelve (12) three bedroom units on the site.

On the Phase 1 portion of the site, the applicant has removed the eight garages approved in SDR-4730 replacing them with two 3,096 square-foot lofts, access aisles and covered parking. In addition, ten parking stalls were added where landscaping was approved.

The site plan indicates 918 parking spaces, 20 of which are handicap spaces, to be provided on-site. The site plan is deficient nineteen parking spaces, or a 2 percent deviation of standards. An associated Variance (VAR-17127) has been requested by the applicant. The parking to be provided will consist of both covered and uncovered parking spaces through the entire site.

- Landscape Plan

The Plan shows adequate interior landscaping within parking lots and within the exterior landscape buffers.

- Elevation

The proposed development consists of four different building types, including a loft option. The buildings range from two to three-stories and from 12 feet to approximately 38 feet in height. All of the buildings will have two toned stucco effect to differentiate between the lower levels and the upper floors. In addition, all of the buildings will have tile roofs and decorative metal railings and entry doors. The site plan proposes 3 of building type #2, 3 of building type #4, 41 of building type #15, and 4 of the loft.

- Floor Plan

Each of the four building types has associated floor plans, which range from one to three bedrooms. The applicant is showing thirty-six (36) one bedroom units, seventy six (76) two bedroom units and twelve (12) three bedroom units on the site.

- Trails and Open Space

A Multi-Use Transportation Trail is to be developed along the eastern property line of the proposed development. The trail and street frontage along Hualapai Way are to conform to the Cliff's Edge Parent Map as depicted in TMP-3798. The proposed project is providing 32,352 square feet of open space where 12,400 square feet is required which exceeds the amount of open space required for this development.

FINDINGS

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

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

The surrounding area, with the exception of single-family residences to the east, is undeveloped. The proposed use of the property is consistent with Cliff's Edge Master Planned Community special land use designation of M (Medium Density Residential). However, it is noted that the design of the project requires deviation from Title 19.10 Parking Standards and therefore; denial of this project is recommended.

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

The proposed development is not consistent with the Cliff's Edge Master Development Plan and Design Guidelines, Title 19, and the Las Vegas Urban Design Guidelines & Standards, as is evident by the parking Variance. No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship.

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

The site will have ingress and egress from Hualapai Way, a 90-foot right-of-way. As the site has been integrated to provide site access with the Phase one portion of the site, a secondary ingress and egress access toward Dorrell Lane, a 70-foot right-of-way, has been provided.

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

The proposed landscape and building materials are appropriate for the area and conform to such materials as direct by the Cliff's Edge Master Development Plan and Design Guidelines.

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 are typical of multi-family residential apartment complexes and will be compatible with the Cliff's Edge Master Development Plan and Design Guidelines.

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

The proposed development will be subject to the Uniform Building Code, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 41 by Planning and Development Dept

APPROVALS 0

PROTESTS 0



Case Number: **SDR-17128** APN: 126-24-610-004

Name of Applicant: Picerne Providence II

 Yes No

APN: _____

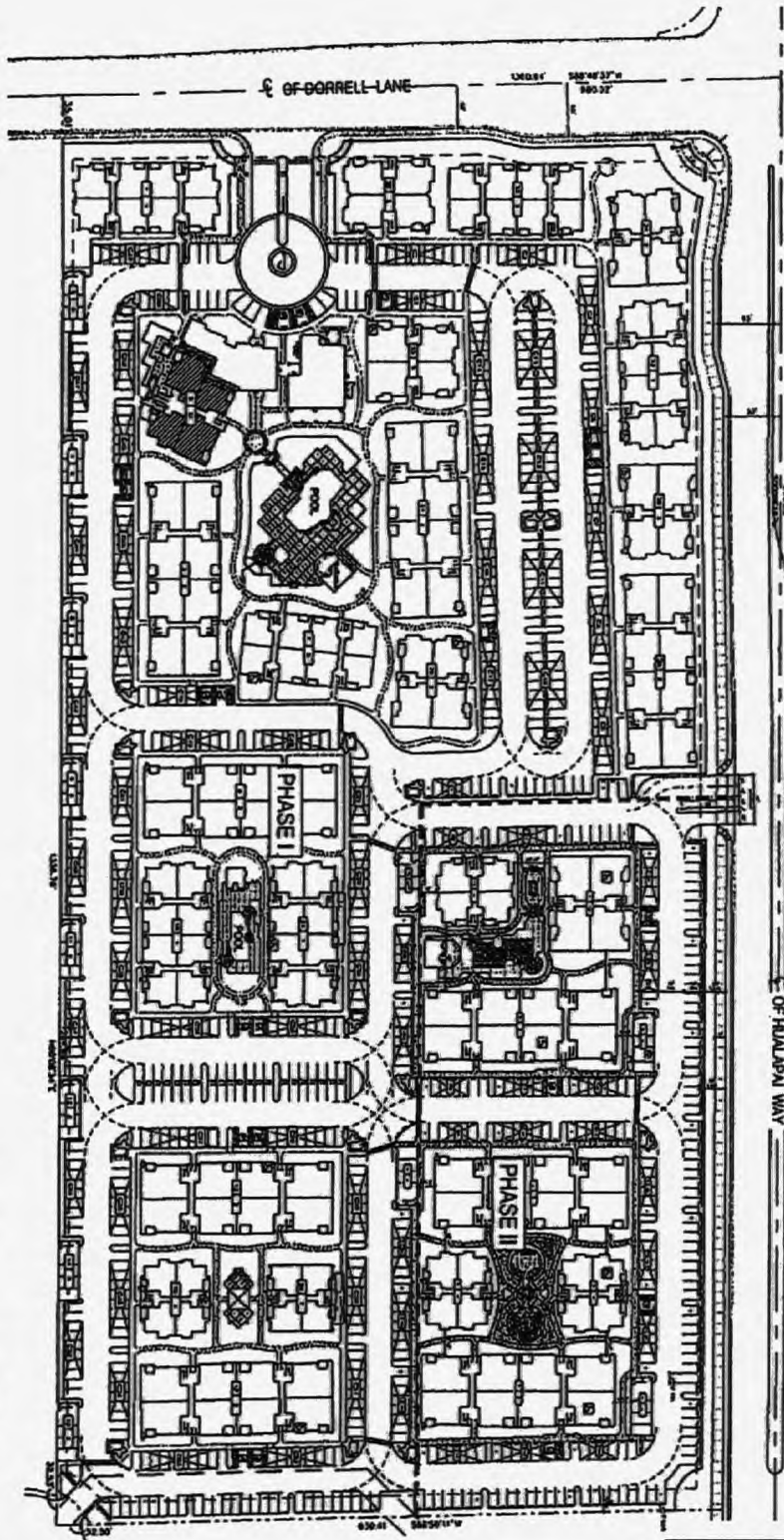
Signature of Property Owner/Authorized Agent: [Signature]

Print Name: Ernesto R. Alvarez

This 1st day of August, 2006

Wendy Cohen
Notary Public in and for said County and State





PROJECT DATA (PHASE 1)

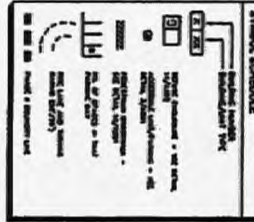
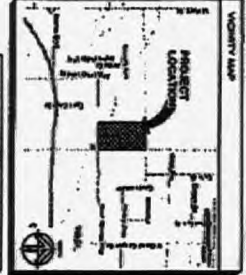
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Lot Coverage	100%	Lot Coverage	100%
Unit Mix	100%	Unit Mix	100%
Unit Count	100	Unit Count	100
Unit Type	100%	Unit Type	100%
Unit Size	100 sq. ft.	Unit Size	100 sq. ft.
Unit Price	100,000	Unit Price	100,000
Unit Value	10,000,000	Unit Value	10,000,000

PROJECT DATA (PHASE 2)

SITE DATA:		BUILDING AREA:	
Lot Area	100,000 sq. ft.	Building Area	100,000 sq. ft.
Lot Coverage	100%	Lot Coverage	100%
Unit Mix	100%	Unit Mix	100%
Unit Count	100	Unit Count	100
Unit Type	100%	Unit Type	100%
Unit Size	100 sq. ft.	Unit Size	100 sq. ft.
Unit Price	100,000	Unit Price	100,000
Unit Value	10,000,000	Unit Value	10,000,000

PROJECT DATA (OVERALL)

SITE DATA:		BUILDING AREA:	
Lot Area	100,000 sq. ft.	Building Area	100,000 sq. ft.
Lot Coverage	100%	Lot Coverage	100%
Unit Mix	100%	Unit Mix	100%
Unit Count	100	Unit Count	100
Unit Type	100%	Unit Type	100%
Unit Size	100 sq. ft.	Unit Size	100 sq. ft.
Unit Price	100,000	Unit Price	100,000
Unit Value	10,000,000	Unit Value	10,000,000



SDR-17128
REVISED
12/21/06 PC

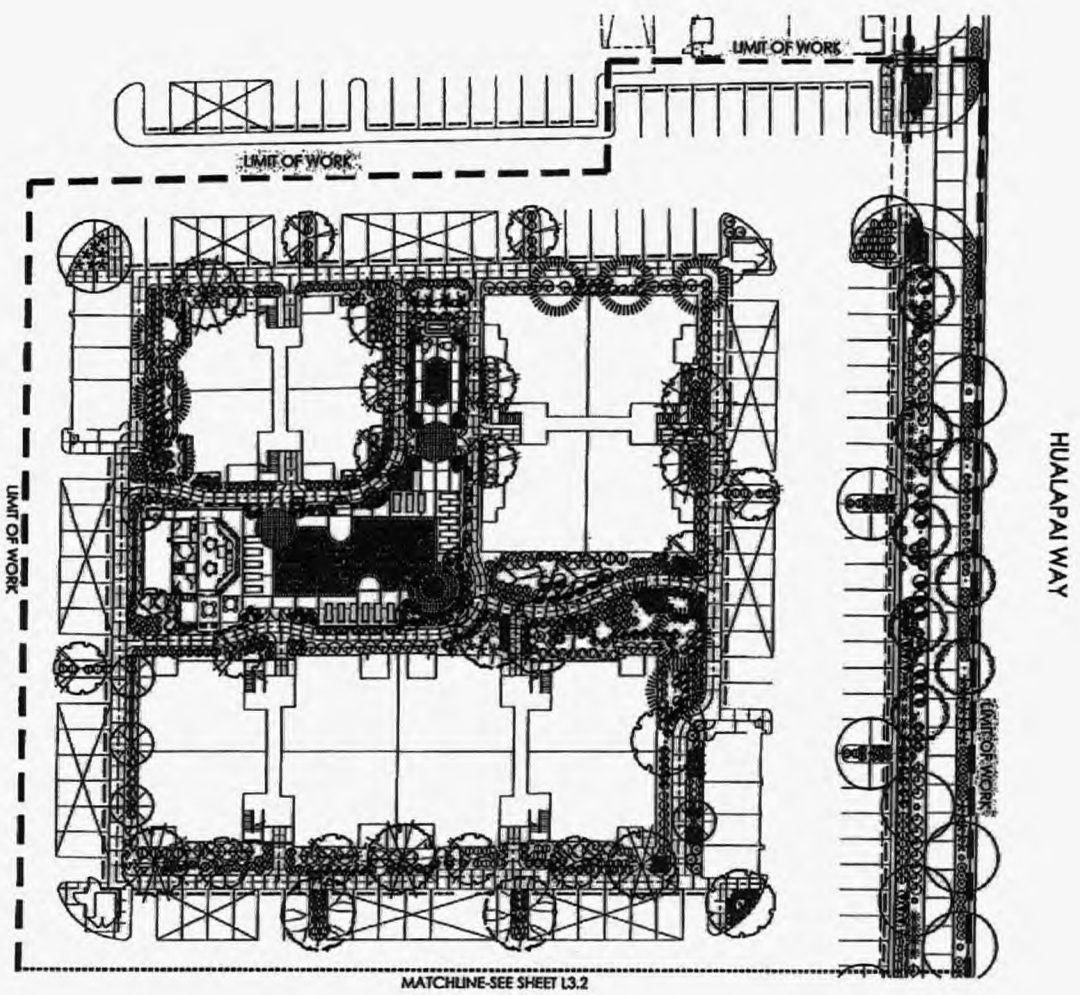
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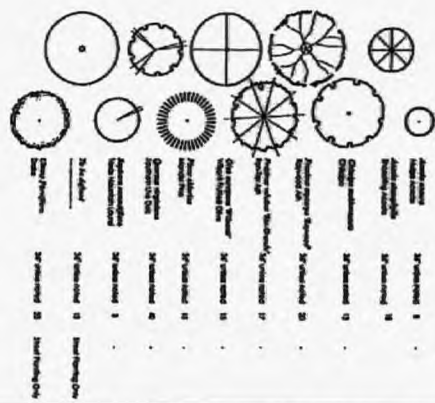
Picerne at Providence - Phase II
Rental Apartment Community
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE 602.377.6441 FAX 602.377.6441





HUALAPAI WAY

MATCHLINE-SEE SHEET L3.2



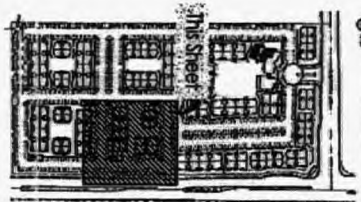
PLANT MATERIALS LEGEND

Symbol	Plant Name	Quantity	Notes
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PLANT MATERIALS LEGEND (CONTINUED)

RECEIVED
SEP 26 2006



Picerne at Providence - Phase II
Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469



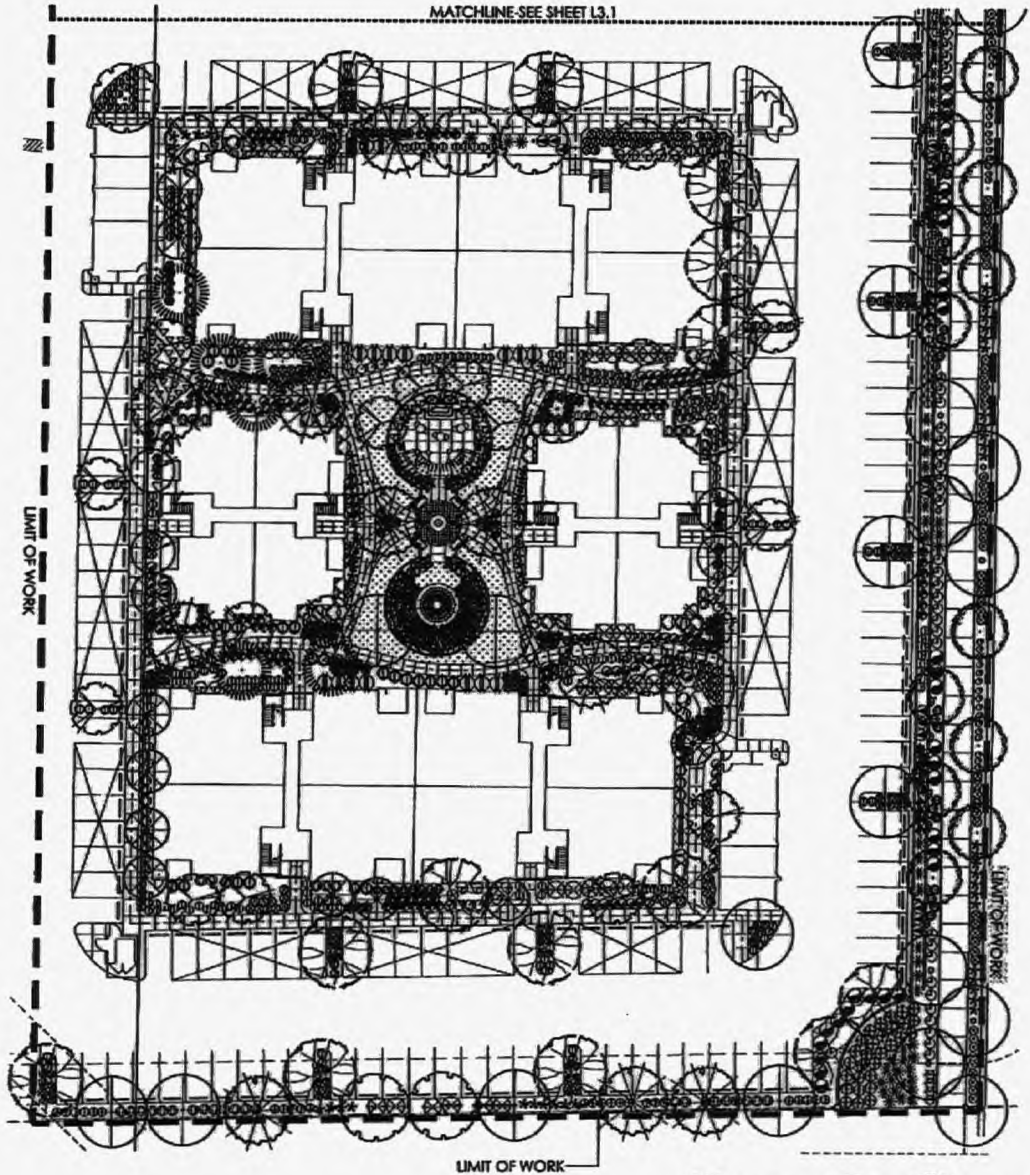
Billform Architecture
1420 E. Missouri Ave., Suite 100
Phoenix, Arizona 85014-2469



12/21/06 PC
SDR-17128

L3.1
Planting

HUALAPAI WAY

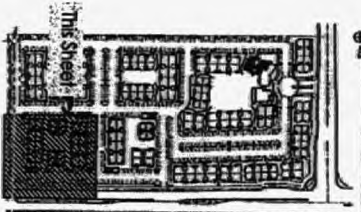
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PLANT MATERIALS (LEND FOR USE)
Sym. Plant Name Size Qty.

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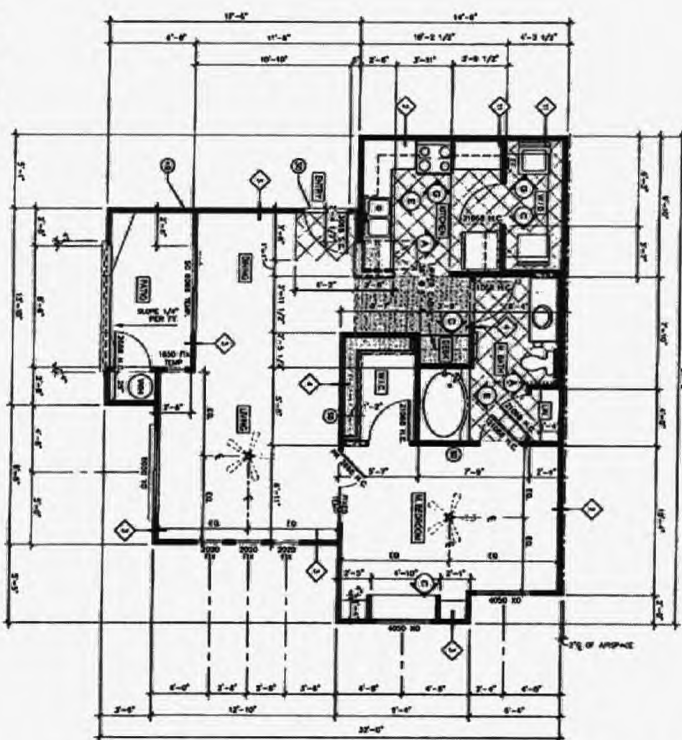
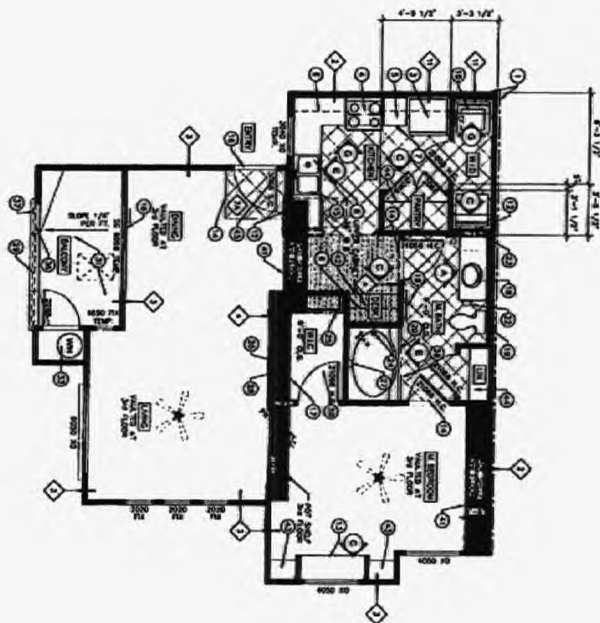
Picerne at Providence - Phase II
Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469

**bitform architects**
Group
 of Nevada, Inc.

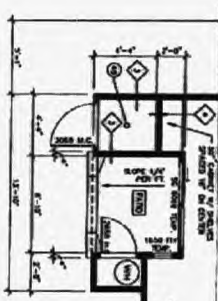
4/2/21/06 PC
SDR-17128

L3.2 **Planting**

[illegible][illegible]

UNIT A3 (ANSI TYPE B)
SECOND FLOOR

Luggage	•	75¢
Storage	•	75¢
Bakery	•	\$1.50

UNIT A3
AT THE HOUSE
GATE BUILDING PLANS FOR OCCUPANCY

UNILAS ANSI TYPE-B
FIRST FLOOR
A
ALL BATH TUBS SHALL
HAVE RECESSED CAN LIGHTS

Linseed	•	751 S.F.
Shingles	•	7 S.F.
Patio	•	81 S.F.
Total	•	818 S.F.

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UNIT A3 FLOOR PLANS

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A2.1

Picerne at Providence - Phase II

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-8488 FAX: (602) 266-1900

**Group
of Nevada, Inc.**
1220 West Main Street, Suite 101
Reno, Nevada 89501
Phone: (702) 785-4444

biltform
architecture

ROOM	FLOOR	BASE	WALL	CEILING
living room	1	2	4	4
dining room	1	2	4	4
kitchen	1	2	4	4
breakfast room	1	2	4	4
bed room	2	2	4	4
bedroom	2	2	4	4
hall	1	2	4	4
storage	2	2	4	4

1. CARPET
2. 12" x 12" CERAMIC
FLX
3. WOOD BASE
4. KNOCKDOWN TEXTURE - PAINTED
(NOTE: WITHIN CEILING AND WALL FINISHES SHALL
HAVE A PLANE SPREAD RATING OF NOT LESS THAN
CLASS C FOR I.E.C. SECTION 903.1)
5. 1" GYPSUM @ 2ND & 3RD FLOORS
CONCRETE @ 1ST FLX
6. NR BASE

4. ALL INTERIOR DOORS SHALL BE HEAVY DUTY
HOLLOW CORE DOORS, UNLESS SHOWN
OTHERWISE.
5. IN ALL SLEEPING AREAS, PROVIDE AN OPERABLE
WINDOW IN EACH ROOM AREA 1/2" MIN. ELEVATED TO EXTERIOR.
6. PROVIDE A MINIMUM OF 100 CFM OF MECHANICAL
VENTILATION OF ROOMS INDICATED.
7. GLAZING SUBJECT TO HUMAN IMPACT ARE INDICED IN
SECTION 208 OF THE INTERNATIONAL BUILDING CODE
AND BE SUBJECT GLAZING IN COMPLIANCE WITH IBC
AND IBC.
8. SHOW REINFORCING FOR ALL SLEEPING AND COMMON
AREAS TO BE A MINIMUM OF 7" FROM OUT
OFFENSE.
9. W.R. DOW SHOULD BE EXTEND A MINIMUM OF 4"
FAST LINE OF EXISTING SARGING IN BATH/SHOWER
10. INITIAL INSULATED DURING THE APPROVED
FIREPROOFING DURING 2" OF A.T. AT ALL
INTERIOR WALLS. I.B.C.
11. ALL INTERIOR WALLS SHALL BE 2" OF
2" OF C. UNLESS SHOWN OTHERWISE.

9. OTHER: NO HAZARDOUS COMINGS AT ALL OUTSIDE CONTAINER
1. CLOTHING: WEAR SHIRT, SHORTS OR JEANS TO THE LEFT OF
CLIMBERS BENCH. COORDINATE AT RECESS PLANT (TOP)
2. ALL WALL SOURCES: EMERGENCY FANS TO BE LOCATED IN
"SAFE" AREA
3. HAZARDOUS WASTE: BOTTLES, WHITE PAPER & PHOTOGRAPHS
AND PLASTER GUNNERS TO BE REMOVED FROM THE TRAIL
BEFORE THE WALL REMOVAL PROJECT
4. ALL WALL SURVEYS: SHALL BE "1" CLEAN AND "2" WASH
CONTAINERS, UNLESS METAL STITCHING "1" & "2" AND TYPE
"1" & "2" AND TYPE "1" AND TYPE "1"
5. AT ALL ENTRY WALLS: APPROVAL SHALL BE
OBTAINED FROM THE WALL REMOVAL PROJECT
BEFORE A FIRE START
6. REMOVING WALLS: BE PROVIDED WITH METALLIC PLATE
AND WALLS SHALL BE PROVIDED WITH HORIZONTAL
PLATE

[illegible]

8. STRIKE PLATE INSTALLATION IN WOOD-FRAME
CONSTRUCTION: AN OPEN SPACE BETWEEN MEMBERS R, R200
AND D-JOIST SHALL BE USED BENEATH BY A STRIKE PLATE
WHICH SHALL BE 2" X 12" ABOVE AND 2" BELOW THE
TIMBER PLATE. STRIKE PLATES SHALL BE ATTACHED TO WOOD
MEMBERS BY 2" X 4" SCREWS. THE STRIKE PLATE SHALL BE
BUILT UP OF 2" X 4" AT 2' SPACING, WHICH SHALL
BUILT UP OF 2" X 6" AT 4' SPACING. THE STRIKE PLATE
SHALL BE ATTACHED TO KEELING WALLS BY 2" X 4" SCREWS.
SCREWS SHALL BE NOT LESS THAN 1/2" DIA. AND 3" LONG.

9. OUTER DOOR BRIDGES TO BE MAX. 1/2" HIGHT WITH
1/2" BUILT UP CHAIRS SHALL HAVE HOLE 8" X 2" - 8" X 2".

10. WINDING FRAMES SHALL BE WITH 1/2" HOLE AND 1/2" X 2" X 2" HOLE.

11. DOOR TO OWNER'S HOLDING PLANT FOR ADDITIONAL
WORKING OR OTHER PURPOSES NOT NOTED ON THESE PLANS.

12. DOOR CARRY OVER WITH CEILINGLINE OF ROOM IN
CLOSED POSITION ON CEILINGLINE OF JAMB 2' DIA. 2" DIA.
OPTIONAL (P.A.C.)

[illegible]

Z. ALL SLIDING GLASS DOORS TO HAVE AN SECURITY HARDWARE AT BOTTOM + PROVIDE THE LOCATION OF FRAME OPENING AA. T&C AT ENTRY SHALL BE DESIGNED TO MINIMIZE ENTRY GAPS AND/OR STRIKING FROM TOUCHING THE T&C BB. ALL INSIDE TRIM AT DOORS, WALLS AND CEILING APPLICABLE SHOULD BE COORDINATE PAINTED CC. ALL WINDOW AND SLIDING GLASS DOOR SHALL BE CLUNG FRAME GLAZES DD. UNDERSTUD UTILITY ROOM BUILT-UP FLOOR FINISH EE. SHOWER THURCHER GLAZING FOR SHOWER SHALL DOOR	F. G. H. I. J. K. L. M. N. O. P. Q. R. S. T. U. V. W. X. Y. Z.
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SYMBOL SCHEDULE

 INDICATES 4" x 8" A.F.F. FURNISH ONLY

 INDICATES 7" x 8" A.F.F. FURNISH ONLY
SEE DETAIL, 27/50

 MARKED DETECTION - MECHANICAL DRAININGS

 CROWN DOWNWARD DETECTION - MECHANICAL DRAININGS WITH ELECTRICAL MECHANICAL DRAININGS

 DOWNWARD DETECTION - MECHANICAL DRAININGS WITH ELECTRICAL MECHANICAL DRAININGS

 UPPER FLOOR ONLY

 WALL MOUNTED DETECTION - MECHANICAL DRAININGS WITH ELECTRICAL MECHANICAL DRAININGS

 ELECTRICAL MECHANICAL DRAININGS WITH ELECTRICAL MECHANICAL DRAININGS

 UPPER FLOOR ONLY

 SEE SHEET FOR FLOOR AND WALL DETAIL

 SEE SHEET FOR FLOOR AND WALL DETAIL

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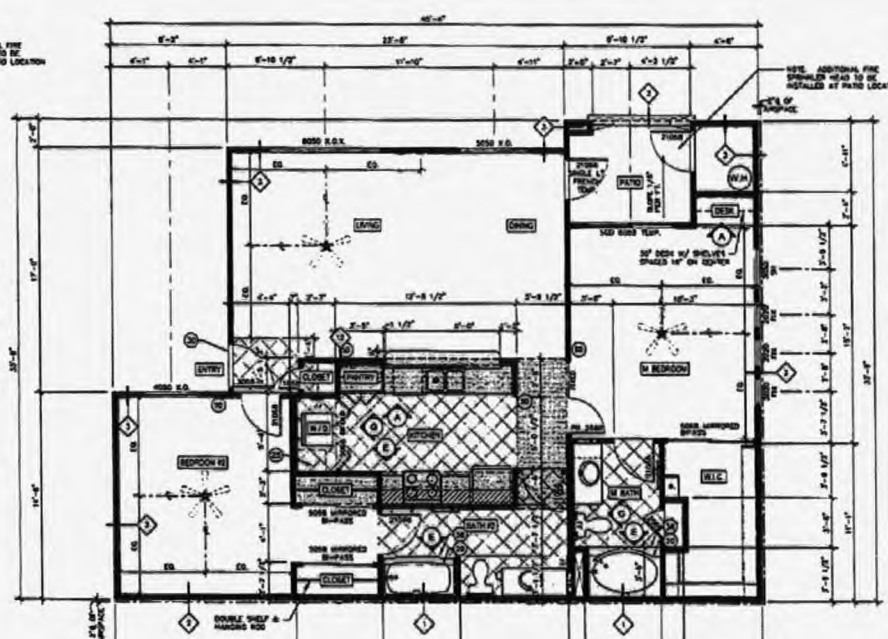
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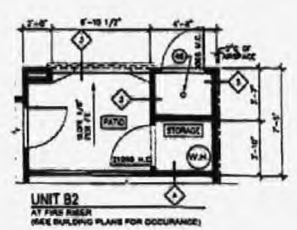
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LIGHT AND VENTILATION REQUIREMENTS				
	LAND BLDG.	CHANG.	N. BLDG.	REVISION 2
MIN. NO. FT.	200	144	100	145
LIGHT REQUIRED (sq. ft.)	40	11.68	10.8	13.50
VENT. REQUIRED	40	63	32	30
VENT. REQUIRED (sq. ft.)	10	7.3	6.8	6.6
VENT. PROVIDED	40	30.0	20	10



UNIT B2
FIRST FLOOR
(ALL BATH TUBS SHALL
HAVE RECESSED CAN LIGHT)

ALL DIMENSIONS AT 1ST FLOOR TO APPLY TO 2ND & 3RD FLOOR U.N.O.		
(H7)	Living	1,182 S.F.
	Storage	18 S.F.
	Patio	57 S.F.

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UNIT B2 FLOOR PLANS

Picerne at Providence - Phase II
Rental Apartment Community
Las Vegas, Nevada

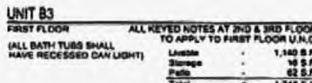
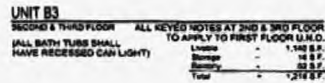
Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 275-8491 FAX: (602) 275-1900

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architecture

biltform architecture
group
of nevada, inc.
1220 east dulles road, suite 101
springdale, nevada 89511

REVISIONS	
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JOB NO. _____	
DATE _____	
SCALE _____	
SHEET NO. _____	

12/21/06 PC SDR-17128





biform
architecture

biform architecture group
of nevada, inc.

1219 west eighth road, suite 101
las vegas, nevada 89104

Phone (702) 251-0800 Fax (702) 251-0809

Picerne at Providence - Phase II

Rental Apartment Community

Las Vegas, Nevada

Picerne Development Corp.

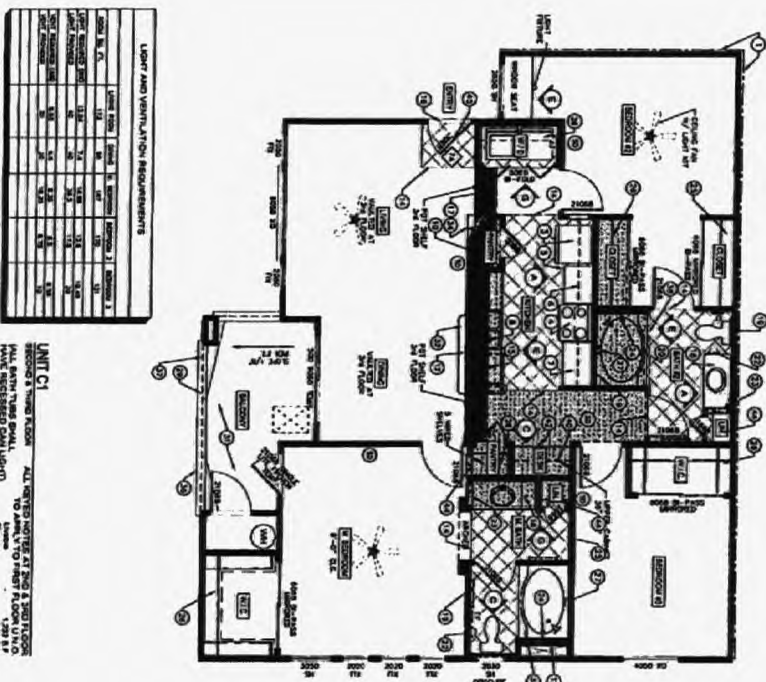
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469

PHONE (602) 274-5434 FAX (602) 255-965

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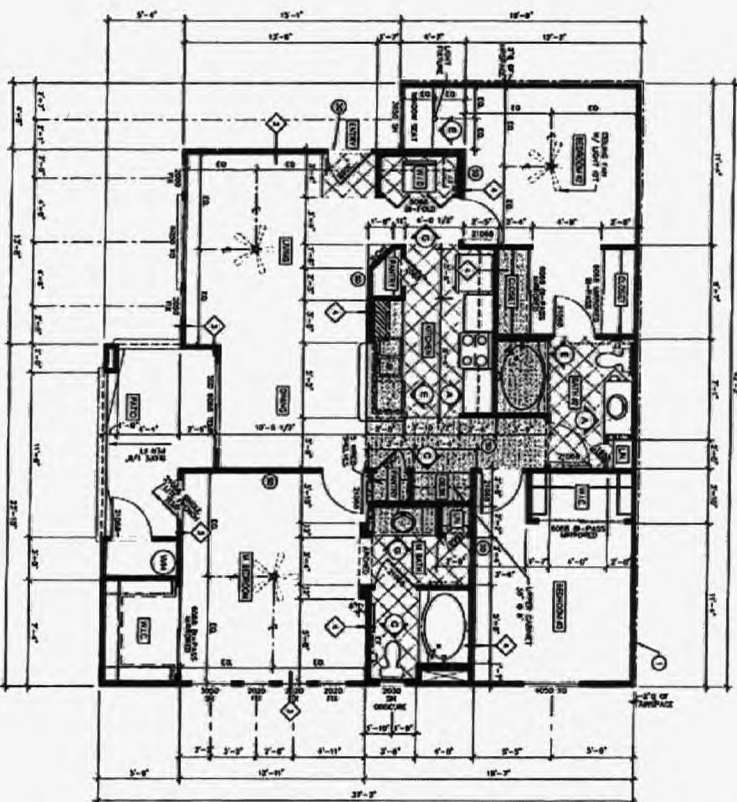
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UNIT C1

SECOND & THIRD FLOOR ALL KEYED HOTELS AT 2ND & 3RD FLOOR
ALL PATH THRU SHALL
TO ABEY TO FIRST FLOOR U.N.O.
HAVE RECEIVED CAN LIGHT

Living	1,292 SF
Dining	15 SF
Kitchen	15 SF
Bathroom	68 SF
1200	1,390 SF



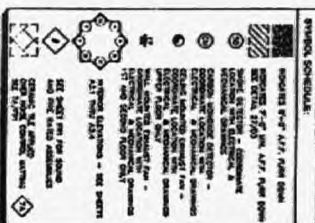
UNIT C1	
FIRST FLOOR	ALL DEVELED NOTES AT 2ND & 3RD FLOOR
ALL BATH TUBS SHALL HAVE RECESSED CAY LIGHT	TO APPLY TO FIRST FLOOR UNIT
Unide	1,200 S.F.
Subgrade	118 S.F.
Finish	66 S.F.
TOTAL	1,531 S.F.

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UNIT C1 FLOOR PLANS

12/21/06 PC

SEP 26 2006

SDR-17128

[illegible]

1. IDENTIFY THE **PROBLEM**
2. IDENTIFY OF **CAUSES**
3. IDENTIFY OF **SOLUTIONS**
4. IDENTIFY OF **CONSEQUENCES**
5. IDENTIFY OF **PREVENTION**
6. IDENTIFY OF **REPAIR**
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Picerne at Providence - Phase II

Picerne Development Corp.

1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 278-8484 FAX: (602) 285-1905

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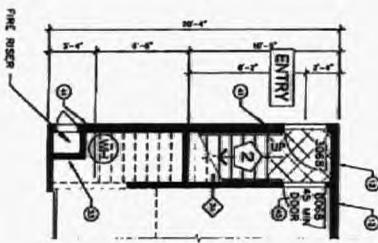
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Las Vegas, NV 89102
Phone: (702) 333-3333 Fax: (702) 333-3333

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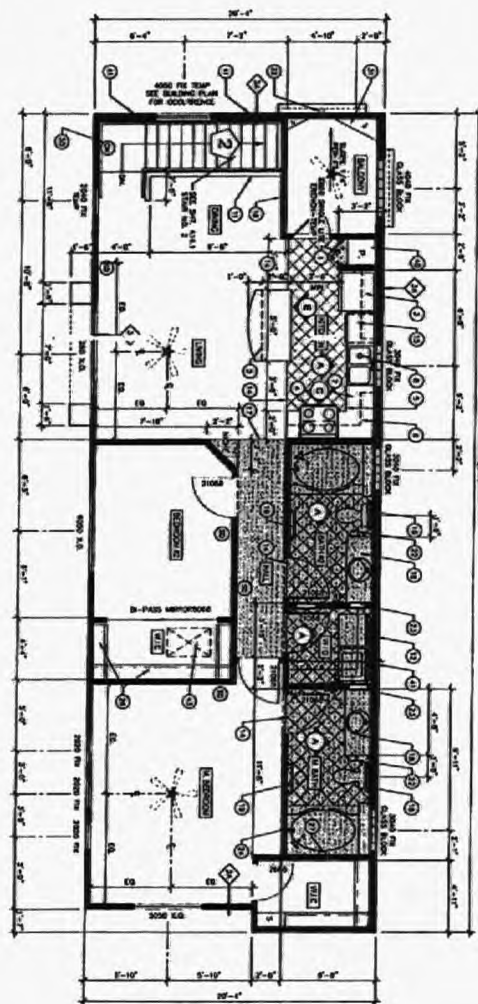
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LAPF INCOME PENSION SCORES/SALES				
ANSWER	FOCUS	BASE	TOTAL	CELL NUMBER
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LIGHT AND VENTILATION REQUIREMENTS				
Area No. 17	June/July/Aug. 1980		March 2	
	247	261	261	114
Light available (fc)	14.6	14.6	6.32	
Light required (fc)	36	31.2	26.2	
% Lighting Def.	59.6	53.6	76	
Cost Lighting (\$/sq ft)	13	13.26	11	



SEE A12.1 FOR FULL PLAN



LOFT UNIT	
SECOND FLOOR	
UNITS	1,000 S.F.
Garage	425 S.F.
Battery	81 S.F.
Total	1,507 S.F.

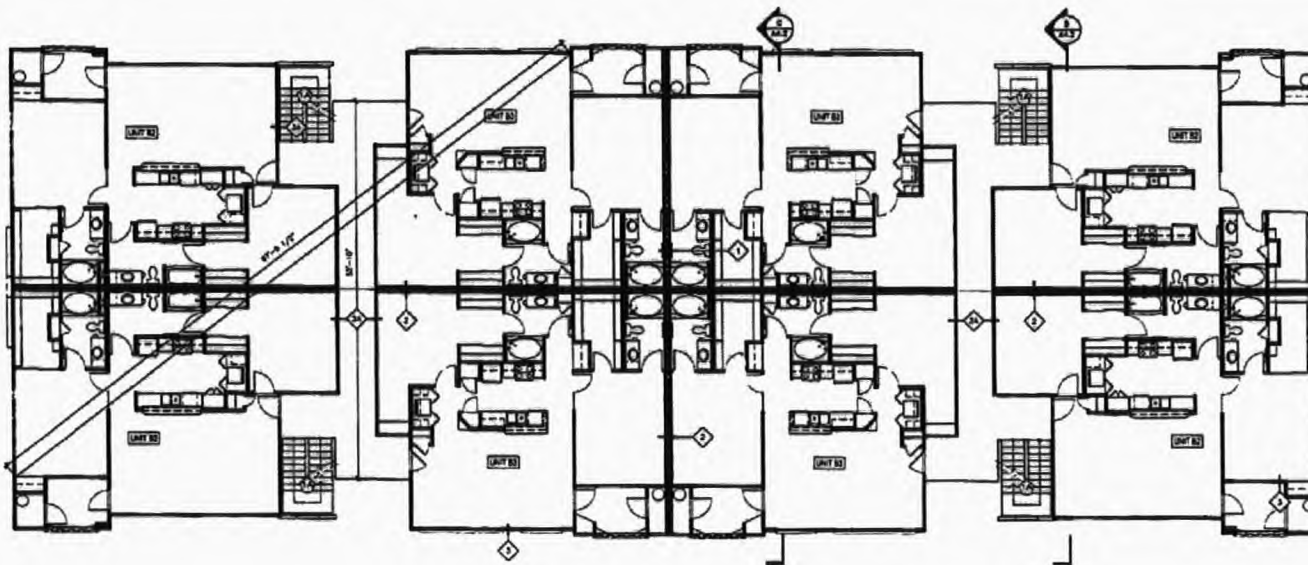
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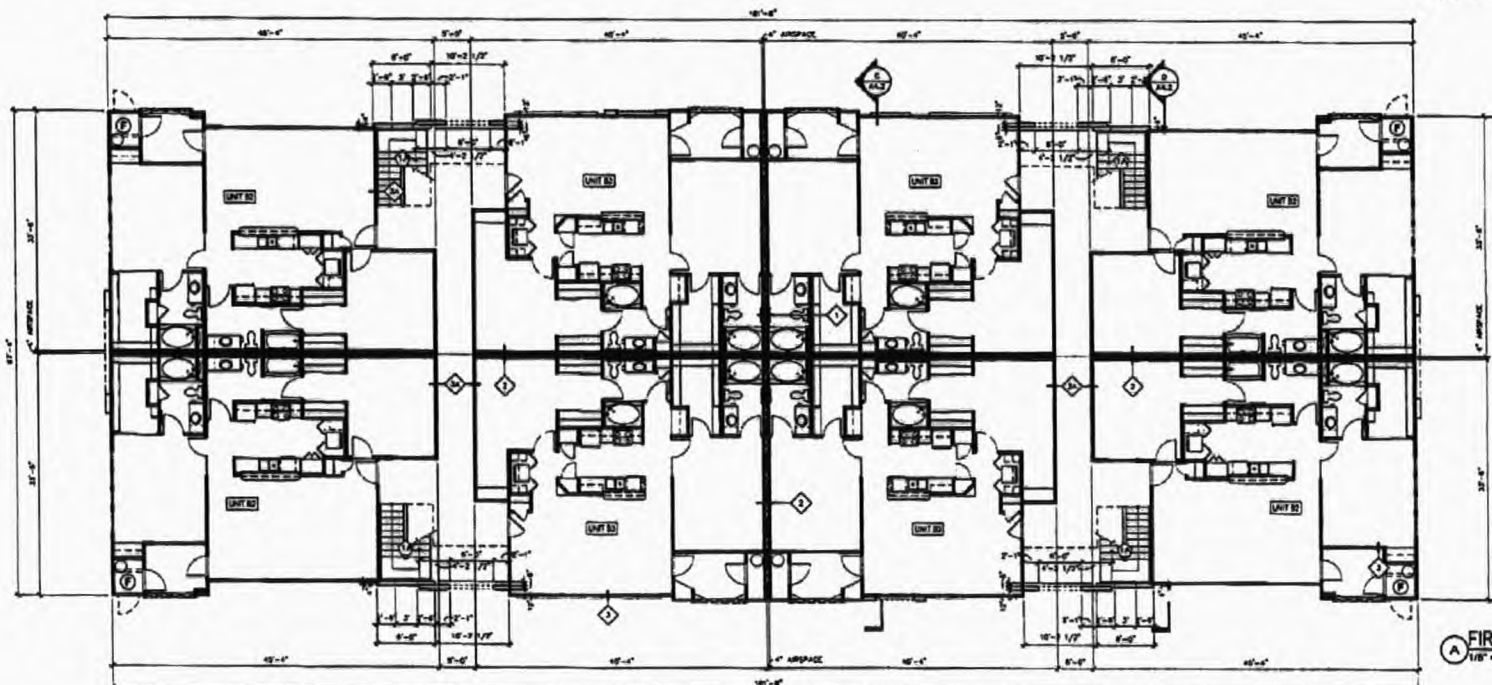
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5. FIRST NAME: DAVID LAST NAME: BOON
6. 1ST GRD: SECOND 2ND: SELTZ
7. ORGANIZATION: AMERICAN
8. ADDRESS: 10000 1ST AVE. S.W.
SEATTLE, WA 98148
UNITED STATES OF AMERICA
9. STATE: WASHINGTON
10. COUNTRY: USA
11. PHONE: 206 734 1234
12. FAX: 206 734 1234
13. E-MAIL: DAVID@BOON.COM

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billform architecture 1710 W. Camelback Road, Suite 110 Phoenix, Arizona 85015 Phone: (602) 252-1100 Fax: (602) 252-1101		billform architecture 1710 W. Camelback Road, Suite 110 Phoenix, Arizona 85015 Phone: (602) 252-1100 Fax: (602) 252-1101	



B SECOND FLOOR PLAN
1/8" = 1'-0"



A FIRST FLOOR PLAN
1/8" = 1'-0"

**BUILDING TYPE 2
FIRST & SECOND FLOOR PLANS**

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Picome at Providence - Phase II
Rental Apartment Community
Las Vegas, Nevada

Picome Development Corp.
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Phone: 602.251.6000 Fax: 602.251.6000

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12/21/06 PC SDR-17128

SYMBOL SCHEDULE

- WATER PUMP LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. UNIT SIZE 1/2" ELECTRICIAN CONTRACTOR MUST TO START. UNIT MUST BE BUILT WITH 1/2" ELECTRICIAN CONTRACTOR MUST TO START. SEE ELECTRICAL PLAN FOR LOCATION, CONFIGURATION AND OTHER INFORMATION.
- TELEPHONE TERMINAL CABLE TO TAP BOX & WATER PUMP CABLE TO TAP BOX. SEE ELECTRICAL PLAN FOR LOCATION, CONFIGURATION AND OTHER INFORMATION.
- INDICATES STAIR TYP. SEE SHEET 114.1 FOR STAIR PLANS AND STAIR SECTIONS.
- ATPO ACCESS - SEE DETAIL 27/04.
- SEE SHEET 114.1 FOR SOUND AND PNC RATES DETAILS.
- CONCRETE UNIT.
- OPTIONAL FIRE RISK LOCATION. SEE FLOOR AND SIDE PLANS FOR LOCATION AND OTHER INFORMATION.
- PORTABLE PNC CONTAINER WITH CABLE NOT TO BE LOADED INSTALLED AT A MAXIMUM HEIGHT OF 10'.

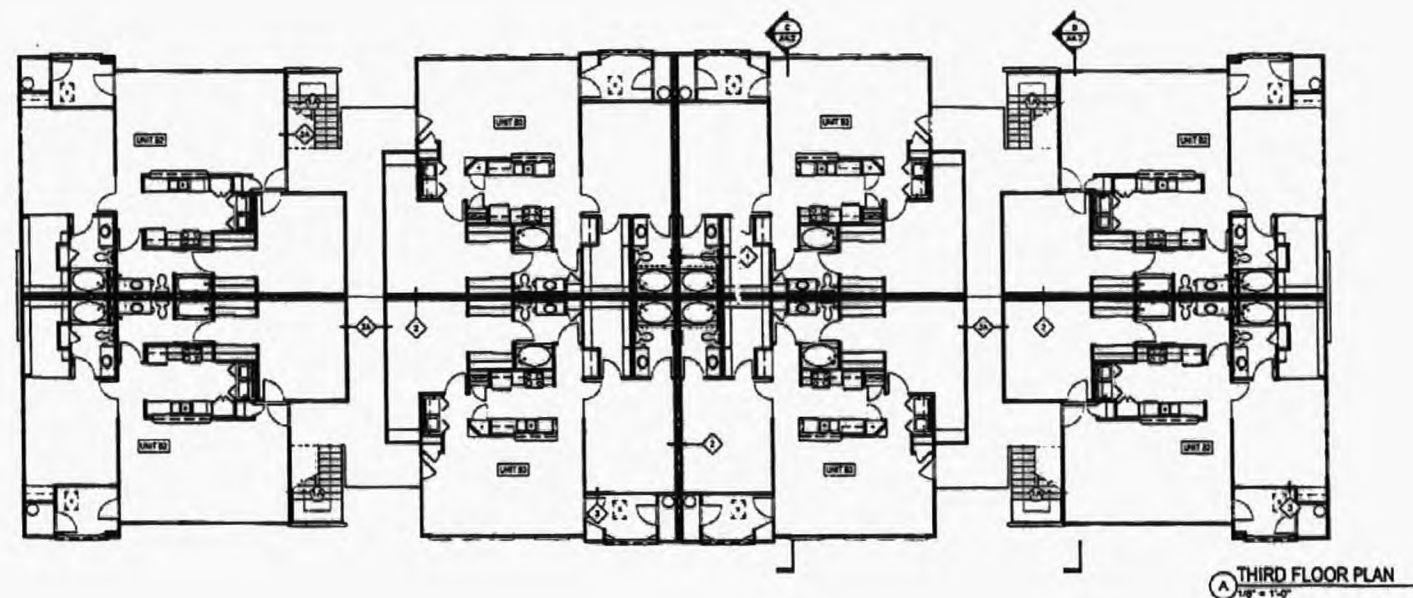
BUILDING PLAN NOTES

- FOR TYPICAL UNIT PLANS SEE SHEETS A1.1, A2.1, A3.1, A4.1, A5.1, A6.1, A7.1, A8.1, A9.1, A10.1, A11.1, A12.1, A13.1, A14.1, A15.1, A16.1, A17.1, A18.1, A19.1, A20.1, A21.1, A22.1, A23.1, A24.1, A25.1, A26.1, A27.1, A28.1, A29.1, A30.1, A31.1, A32.1, A33.1, A34.1, A35.1, A36.1, A37.1, A38.1, A39.1, A40.1, A41.1, A42.1, A43.1, A44.1, A45.1, A46.1, A47.1, A48.1, A49.1, A50.1, A51.1, A52.1, A53.1, A54.1, A55.1, A56.1, A57.1, A58.1, A59.1, A60.1, A61.1, A62.1, A63.1, A64.1, A65.1, A66.1, A67.1, A68.1, A69.1, A70.1, A71.1, A72.1, A73.1, A74.1, A75.1, A76.1, A77.1, A78.1, A79.1, A80.1, A81.1, A82.1, A83.1, A84.1, A85.1, A86.1, A87.1, A88.1, A89.1, A90.1, A91.1, A92.1, A93.1, A94.1, A95.1, A96.1, A97.1, A98.1, A99.1, A100.1.
- SEE TO PAGE OF STUB SING.

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1226 and 1228 and 1230 and 1232
Phone: 602.251.6000 Fax: 602.251.6000

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SYMBOL SCHEDULE

- ⊗ METER PANEL LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION, MOUNT SIZE 1/2" ELECTRICAL CONDUIT FROM TO STUDY, METER PANEL SHALL NOT PROJECT MORE THAN 1" FROM ANY ELECTRICAL EQUIPMENT SEE DETAIL 20711 FOR MOUNT DETAIL, SEE ELECTRICAL PLANS FOR LOCATION, CONSTRUCTION AND OTHER INFORMATION.
- ⊗ TELEPHONE TERMINAL CABINET, CABLE TO TOP OF CABINET, MOUNT SIZE 1/2" ELECTRICAL CONDUIT FROM TO STUDY, METER PANEL SHALL NOT PROJECT MORE THAN 1" FROM ANY ELECTRICAL EQUIPMENT SEE DETAIL 20711 FOR MOUNT DETAIL, SEE ELECTRICAL PLANS FOR LOCATION, CONSTRUCTION AND OTHER INFORMATION.
- ⊗ INDICATES STUDY TYPE, SEE SHEET A5.1 FOR STUDY PLANS AND STUDY RECORDS.
- ⊗ ATTC ACCESS - SEE DETAIL 20704.
- ⊗ SEE SHEET F11 FOR SOUND AND FIRE RATED DETAILS.
- ⊗ CONSIDERING UNIT.
- ⊗ OPTIONAL FIRE RISK LOCATION, SEE FLOOR AND STUDY PLANS FOR LOCATION AND OTHER INFORMATION.
- ⊗ PORTABLE FIRE EXTINGUISHER WITH CURRENT NOT TO BE LOCATED OUTSIDE AT A MAXIMUM HEIGHT OF 42".

BUILDING PLAN NOTES

1. FOR TYPICAL UNIT PLANS SEE SHEETS A5.1, A5.3, A5.4, A5.5, A5.6, A5.7.
2. DUE TO FACE OF STUDY U.N.D.

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PHOENIX, ARIZONA 85011
PHONE 948.241.6222 FAX 948.241.6222

Picorne at Providence - Phase II
Rental Apartment Community
Las Vegas, Nevada

Picorne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE 948.241.6222

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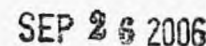
BUILDING TYPE 2
THIRD FLOOR

REVISIONS

1	DATE	BY	REVISION
2	DATE	BY	REVISION
3	DATE	BY	REVISION
4	DATE	BY	REVISION
5	DATE	BY	REVISION

DATE: 09/26/06
BY: J. J. J.
SCALE: 1/8" = 1'-0"
SHEET NO: A5.2

12/21/06 PC SDR-17128



12/21/06 PC SDR-17128

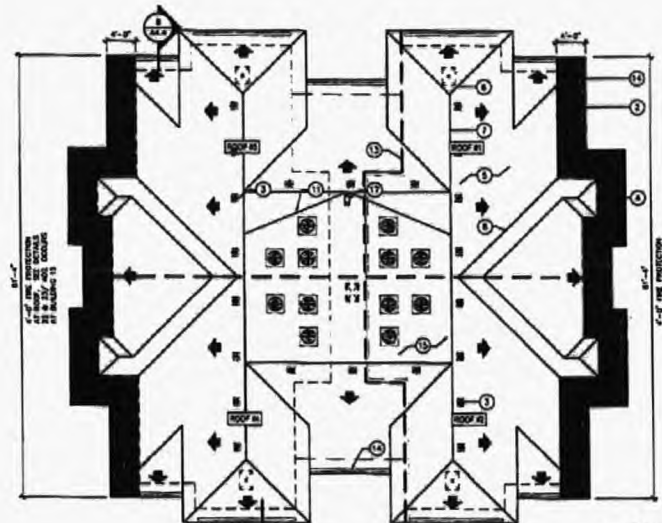
ROOF VENTILATION CALCULATIONS - BUILDING TYPE 1				
ROOF AREA (S.F.) $\times$ $\frac{1}{100}$ = REQUIRED VENT AREA (S.F.)				
ROOF #	ROOF AREA S.F.	FREE VENT AREA PROVIDED		
		EAVER VENT	CLIMAX VENT	TOTAL PROVIDED
ROOF 1	1,200	120 S.F. $\times$ 10	120 S.F. $\times$ 10	1,200
ROOF 2	1,200	120 S.F. $\times$ 10	120 S.F. $\times$ 10	1,200
ROOF 3	1,200	120 S.F. $\times$ 10	120 S.F. $\times$ 10	1,200
ROOF 4	1,200	120 S.F. $\times$ 10	120 S.F. $\times$ 10	1,200

ROOF VENTILATION CALCULATIONS NOTES:
 CLIMAX VENT - 25" x 30" (FREE VENT AREA IS 100 S.F.) AS MANUFACTURED BY CLIMAX VENTILATION MANUFACTURING AND SUPPLY COMPANY OR EQUAL (NET FREE AREA SHALL BE THE SAME OR BETTER THE REQUIREMENTS OF THE CALCULATION TABLE).
 EAVER VENT FREE VENT AREA IS 10 S.F. PER FOOT.

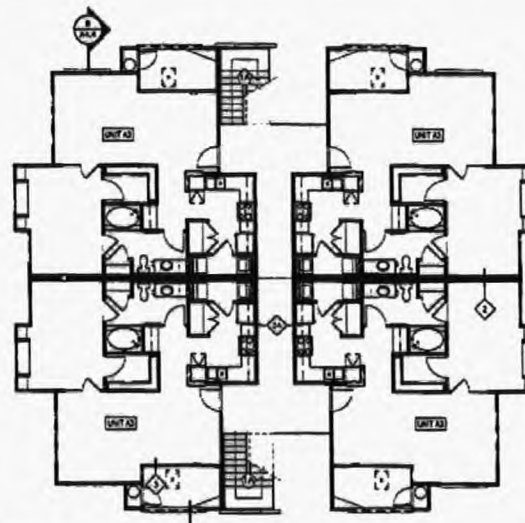
- KEYED NOTES:**
1. CHIMNEY - SEE DETAIL 34/01.
 2. LINE OF WALL BELOW.
 3. CLOSED ROOF VENT - SEE DETAIL 33/03.
 4. FLASHING - SEE DETAIL 33/05.
 5. CONCRETE ROOF TILE - 16" x 8" S.D. 30-4000.
 6. HP - 3/4" TO DETAIL 34/03.
 7. ROOF - SEE DETAIL 34/03.
 8. VALLEY - SEE DETAIL 34/03.
 9. LINE OF ROOF BELOW.
 10. TUBE STEEL TRUSS FRAMING AND TOP & BOTTOM.
 11. CHIMNEY - PROVIDE MIN. SLOPE OF 1/4" PER FT.
 12. PARAPET - SEE DETAIL 34/03.
 13. LOCATION OF DRYTHERM AT APPLICABLE SPACE AND AT FLOOR/CEILING SPACE - SEE DETAIL 1/01 & 4/01.
 14. EXIST. LINE & FIELD VENT LOCATION. COMPENSATE WITH STRUCTURAL STEEL WALL LOCATIONS.
 15. MECHANICAL HALL - SEE DETAIL 17/01.
 16. DRAIN & OVERFLOW WITH 3" ROOF DRAIN LEADERS TO SHT. LIGHT - SEE DETAIL 33/03 AND 34/03.
 17. 3" DRAIN & OVERFLOW FROM MECHANICAL HALL TO TUBULAR DRAIN TO SPACE AT 1/4" PER FT.
 18. LINE OF SLOTTED BELOW.
 19. ROOF GUTTER AND DOWNSPOUT.
 20. FLASHING - SEE DETAIL 34/03.
 21. 3-PLY BUILT UP CLASS "B" ROOF.

- SYMBOL LEGEND**
- DIRECTION OF ROOF SLOPE - 0-12 U.S.D.
 - DIRECTION OF DRYTHERM SLOPE
 - DRYTHERM SHALL BE CONTINUED TO UNDERLAYER OF ROOF INSULATION INCLUDING BUILT-UP ROOFING & TO FACE OF EXTERIOR WALL & CHIMNEYS.
 - INDICATES EAVER VENT - SEE DETAIL 33/03
 - INDICATES CLIMAX VENT - SEE DETAIL 33/03
 - ATTC ACCESS - SEE DETAIL 34/04
 - 3/4" x 6" ROOF ACCESS - SEE DETAIL 18/07

- GENERAL NOTES:**
1. ALL PENETRATIONS OF FIRE-RESISTING ROOF OR WALL SHALL BE DETAIL 34/01 AND 34/03. THE CONTRACTOR SHALL VERIFY THAT THE ROOFING MATERIALS, FLASHING, PENETRATIONS AND STOP SYSTEMS, THE DRYTHERM SHALL BE CONTINUED TO UNDERLAYER OF ROOF INSULATION INCLUDING BUILT-UP ROOFING & TO FACE OF EXTERIOR WALL & CHIMNEYS. THE BUILDING SHALL BE SPECIFIC FOR EACH PENETRATION WITH APPROPRIATE U.I. & PROVIDED WITH ALL UNLESS NOTED.
 2. DRYTHERM SHALL BE CONTINUED TO UNDER SIDE OF ROOF INSULATION INCLUDING BUILT-UP ROOFING AND TO FACE OF EXTERIOR WALL & CHIMNEYS.
 3. ATTC INSULATION IS REQUIRED. REFER TO CALCULATIONS THIS SHEET.
 4. ROOFING SHALL BE DETAIL 34/03 IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 5. SEE SECTIONS FOR ADDITIONAL NOTES.
 6. CONCRETE ROOF TILE 16" x 8" S.D. 30-4000 WITH DRYTHERM OVER FOR MIN. 4" MIN. ROOF SLOPE.
 7. FINISH ROOF SLOPE 0-12.
 8. SAW CUT ROOF TILE AT VALLEYS - TOP.
 9. ROOF OVERLAP SHALL BE 1" MIN. MIN.
 10. ROOF JOINTS SHALL BE A MINIMUM OF A CLASS-B RATING.



B ROOF PLAN
1/8" = 1'-0"



A THIRD FLOOR PLAN
1/8" = 1'-0"

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Picorne at Providence - Phase II
Rental Apartment Community
Las Vegas, Nevada

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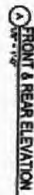
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BUILDING TYPE 4
THIRD FLOOR & ROOF PLAN

12/21/06 PC SDR-17128

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BUILDING TYPE 4 EXTERIOR ELEVATIONS

EXTENDED POLYMER SOLUTIONS	
1	WATER
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EXPERIMENT GOALS: SCHEMATIC 1: ☐		DATA RECORD	
1) SCOP: Hz		MEAS: 500 Hz	500 Hz
2) SCOP: SWEEPING: 500 Hz		MEAS: 500 Hz	500 Hz
3) SCOP: SWEEPING: 500 Hz		MEAS: 500 Hz	500 Hz
4) SCOP: SWEEPING: 500 Hz		MEAS: 500 Hz	500 Hz
5) SCOP: SWEEPING: 500 Hz		MEAS: 500 Hz	500 Hz
6) SCOP: SWEEPING: 500 Hz		MEAS: 500 Hz	500 Hz
7) RELATIVE: 500 Hz		MEAS: 500 Hz	500 Hz

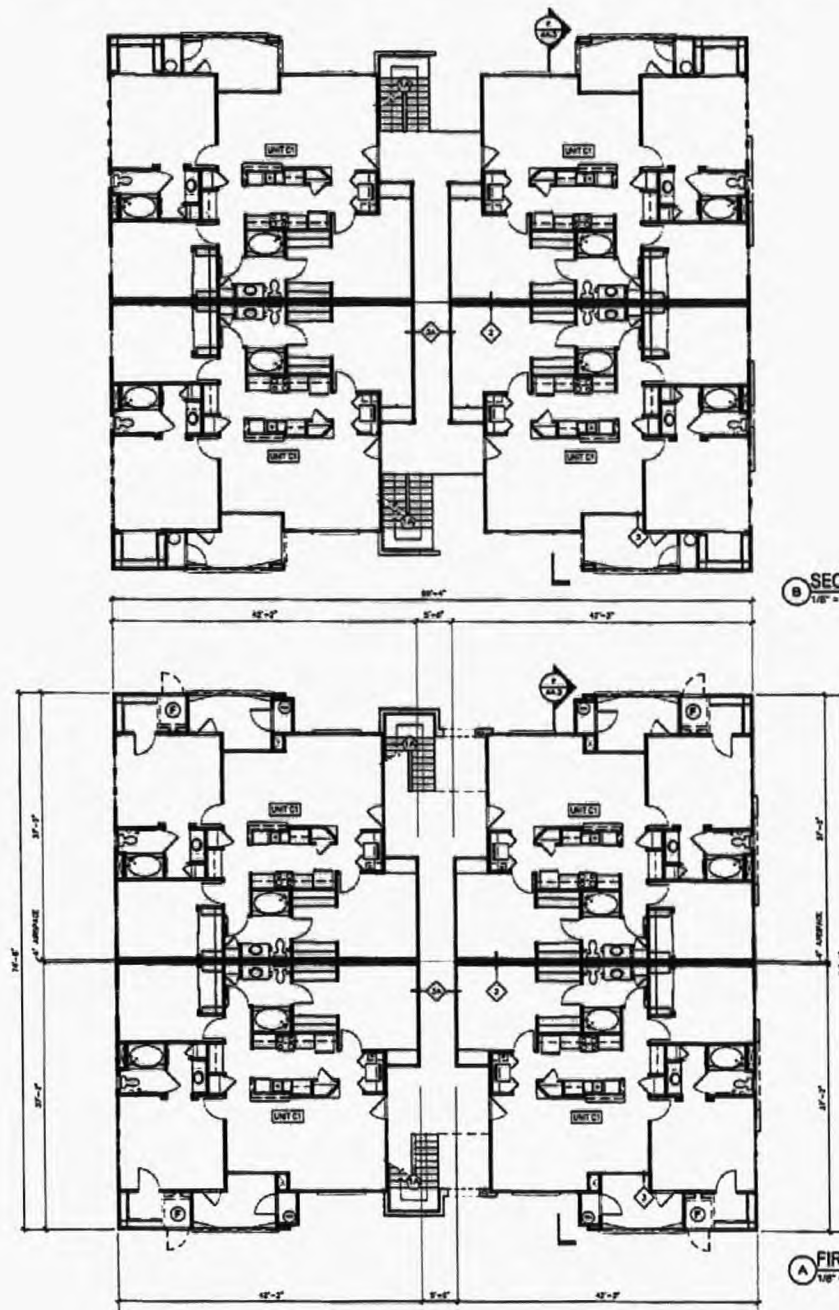
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Picerne at Providence - Phase II
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group
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1535 west main ave.
las vegas, nevada 89101
Phone 432-6666 FAX 432-6666
No. 432-6666



SYMBOL SCHEDULE	
⊙	METER PAN LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. METER PAN SHALL BE LOCATED OUTSIDE THE BUILDING. CONTRACTOR SHALL PROVIDE WATER PANS SHALL NOT BE PROTECTED FROM DAMAGE. SEE SHEET 15-1 FOR ELECTRICAL EQUIPMENT SEE ELECTRICAL SHEETS FOR EXACT LOCATION. CONTRACTOR SHALL PROVIDE INFORMATION FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
⊙	TELEPHONE TERMINAL CABINET. CABLE TO TOP AND A WATER METER. SEE ELECTRICAL PLAN FOR EXACT LOCATION. CONTRACTOR SHALL PROVIDE INFORMATION FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
⊙	INDICATES STAIR PANEL. SEE SHEET 15-1 FOR STAIR PLANS AND STAIR SECTIONS.
⊗	AT-RISK ACCESS - SEE DETAIL 15-104.
⊙	SEE SHEET 15-1 FOR SOUND AND FIRE RATED DETAILS.
⊙	CONDOMINIUM UNIT.
⊙	OPTIONAL FIRE RISK LOCATION. SEE FLOOR AND SITE PLANS FOR LOCATION AND OTHER INFORMATION.
⊙	PORTABLE FIRE EXTINGUISHER WITH CARRYING HOOK TO BE LOCATED OUTSIDE AT A MAXIMUM HEIGHT OF 42".

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

Picerne at Providence - Phase II
Rental Apartment Community
Las Vegas, Nevada

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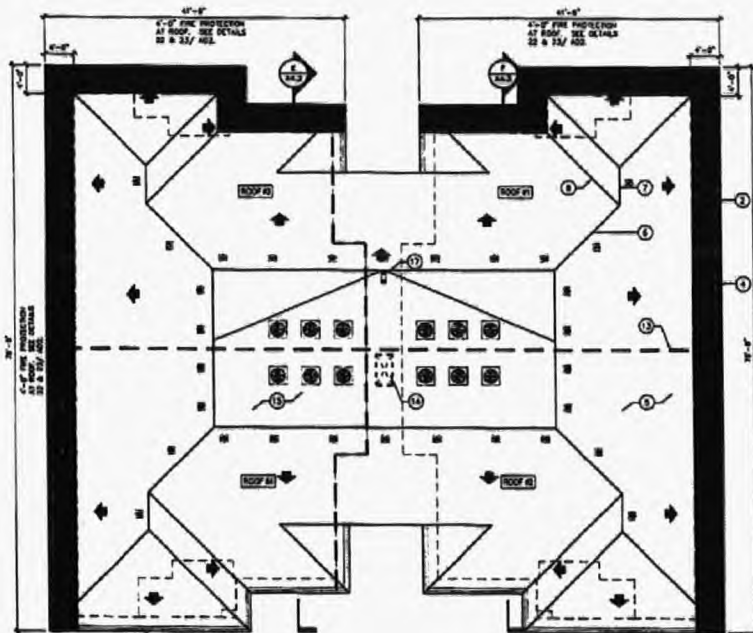
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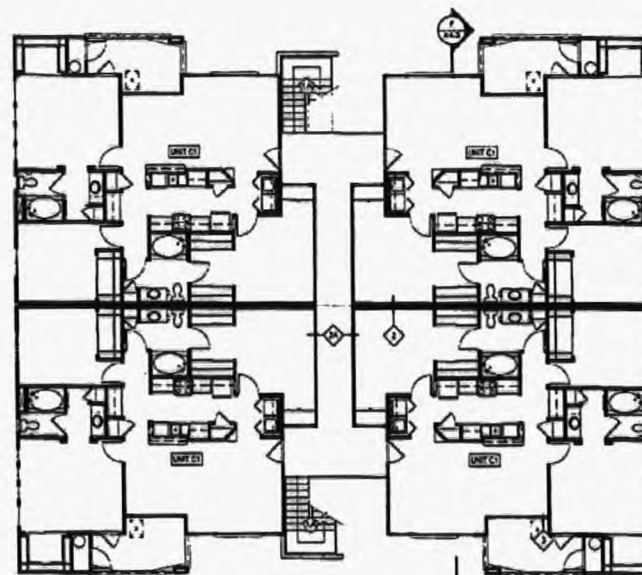
BUILDING TYPE 15
FIRST & SECOND FLOOR PLANS

12/21/06 PC SDR-17128

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B ROOF PLAN
1/8" = 1'-0"



A THIRD FLOOR PLAN
1/8" = 1'-0"

ROOF VENTILATION CALCULATIONS - BUILDING TYPE 1				
ROOF AREA (S.F.) = 148 = REQUIRED VENT AREA (S.F.)				
ROOF #	ROOF AREA (S.F.)	REQUIRED VENT AREA	FREE VENT AREA PROVIDED	TOTAL PROVIDED
ROOF 1	1,400	1,350	(81 L.F.) x 10	810
ROOF 2	1,400	1,350	(81 L.F.) x 10	810
ROOF 3	1,400	1,350	(81 L.F.) x 10	810
ROOF 4	1,400	1,350	(81 L.F.) x 10	810

ROOF VENTILATION CALCULATIONS NOTES:

1. CHIMNEY - SEE DETAIL 30/31
2. LINE OF WALL BELOW
3. FLASHING ROOF VENT - SEE DETAIL 30/32
4. FLASHING - SEE DETAIL 30/33
5. CONCRETE ROOF TILE - L&S.D. EX-400
6. W/P - SEE DETAIL 30/34
7. MOOSE - SEE DETAIL 30/35
8. LINE OF ROOF BELOW
9. LINE OF WALL BELOW
10. LINE OF WALL BELOW
11. CHIMNEY - PROVIDE MIN. SLOPE OF 1/4" PER FT.
12. FLASHING - SEE DETAIL 30/36
13. LOCATION OF DRAFTSTOP AT ATTIC SPACE AND AT FLOOR/CEILING SPACE - SEE DETAIL 1/01 & 4/01
14. LINE OF WALL BELOW
15. MEDIAN WALL - SEE DETAIL 30/37
16. DRAIN & OVERFLOW WITH 3" ROOF DRAIN LEADERS TO DAY LIGHT - SEE DETAIL 30/38 AND 30/39
17. 3" DRAIN IS SUPPLIED FROM MEDIAN WALL TO COLUMN, DOWN TO GRADE AT 1/4" PER FT.
18. LINE OF ROOF BELOW
19. ROOF GUTTER AND DOWNSPOUT
20. FLASHING - SEE DETAIL 30/40
21. 3-PLY BUILT UP CLASS "B" ROOF

KEYED NOTES:

1. CHIMNEY - SEE DETAIL 30/31
2. LINE OF WALL BELOW
3. FLASHING ROOF VENT - SEE DETAIL 30/32
4. FLASHING - SEE DETAIL 30/33
5. CONCRETE ROOF TILE - L&S.D. EX-400
6. W/P - SEE DETAIL 30/34
7. MOOSE - SEE DETAIL 30/35
8. LINE OF ROOF BELOW
9. LINE OF WALL BELOW
10. LINE OF WALL BELOW
11. CHIMNEY - PROVIDE MIN. SLOPE OF 1/4" PER FT.
12. FLASHING - SEE DETAIL 30/36
13. LOCATION OF DRAFTSTOP AT ATTIC SPACE AND AT FLOOR/CEILING SPACE - SEE DETAIL 1/01 & 4/01
14. LINE OF WALL BELOW
15. MEDIAN WALL - SEE DETAIL 30/37
16. DRAIN & OVERFLOW WITH 3" ROOF DRAIN LEADERS TO DAY LIGHT - SEE DETAIL 30/38 AND 30/39
17. 3" DRAIN IS SUPPLIED FROM MEDIAN WALL TO COLUMN, DOWN TO GRADE AT 1/4" PER FT.
18. LINE OF ROOF BELOW
19. ROOF GUTTER AND DOWNSPOUT
20. FLASHING - SEE DETAIL 30/40
21. 3-PLY BUILT UP CLASS "B" ROOF

SYMBOL LEGEND

- DIRECTION OF ROOF SLOPE - 1/12 S.W.
- DIRECTION OF CHIMNEY SLOPE
- DRAFTSTOP SHALL BE CONTINUED TO INTERIOR OF ROOF INCLUDING DRAFTSTOP CHIMNEY & TO FACE OF EXTERIOR WALL & CHIMNEY
- INDICATES FLASH VENT
- INDICATES FLASH VENT
- AT THE ROOF - SEE DETAIL 30/34
- 30" DIA. ROOF ACCESS - SEE DETAIL 30/37

GENERAL NOTES:

1. ALL PENETRATIONS OF ROOFING SHALL BE PROVIDED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UNDERLIES LABORATORY CERTIFICATES FOR "PENETRATION RESISTANCE SYSTEMS". THE CONTRACTOR SHALL SUBMIT SUCH CERTIFICATES TO THE ARCHITECT FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SUCH CERTIFICATES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SUCH CERTIFICATES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING SUCH CERTIFICATES.
2. DRAFTSTOPS SHALL BE CONTINUED TO INTERIOR OF ROOF INCLUDING DRAFTSTOP CHIMNEY & TO FACE OF EXTERIOR WALL & CHIMNEY.
3. AT THE ROOF - SEE DETAIL 30/34
4. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. SEE SECTIONS FOR ADDITIONAL DETAILS.
6. CONCRETE ROOF TILE SHALL BE L&S.D. EX-400.
7. FLASHING ROOF TILE IS 1/2"
8. SAW CUT ROOF TILE AT WALLS - 1/2"
9. ROOF OVERLAPS SHALL BE 1/2" MIN.
10. ALL ROOFING MUST BE A MINIMUM OF 2 CLASS-B TYPING

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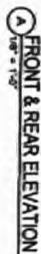
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BUILDING TYPE 15
THIRD FLOOR & ROOF PLAN

12/21/06 PC

SDR-17128

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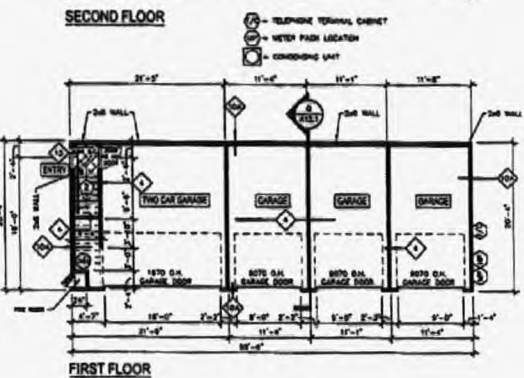
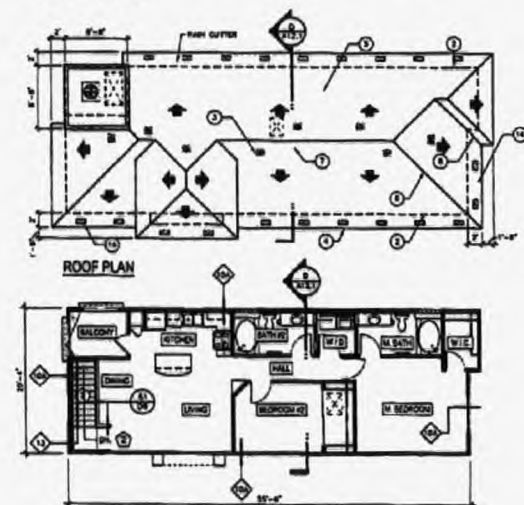
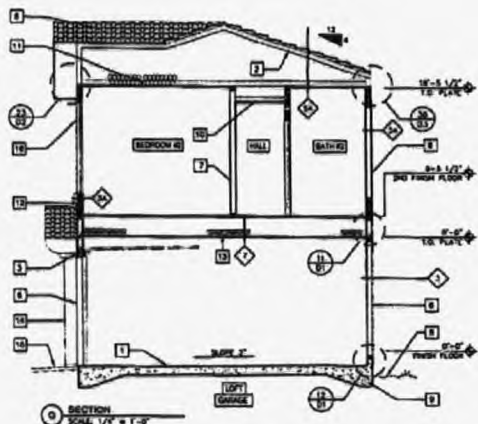
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Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE: (602) 279-3884 FAX: (602) 285-1801

Buildform architectural
Group
of Nevada, Inc.
1175 east main street suite 101
Reno NV 89514
Phone 693-3633 Fax 693-3637





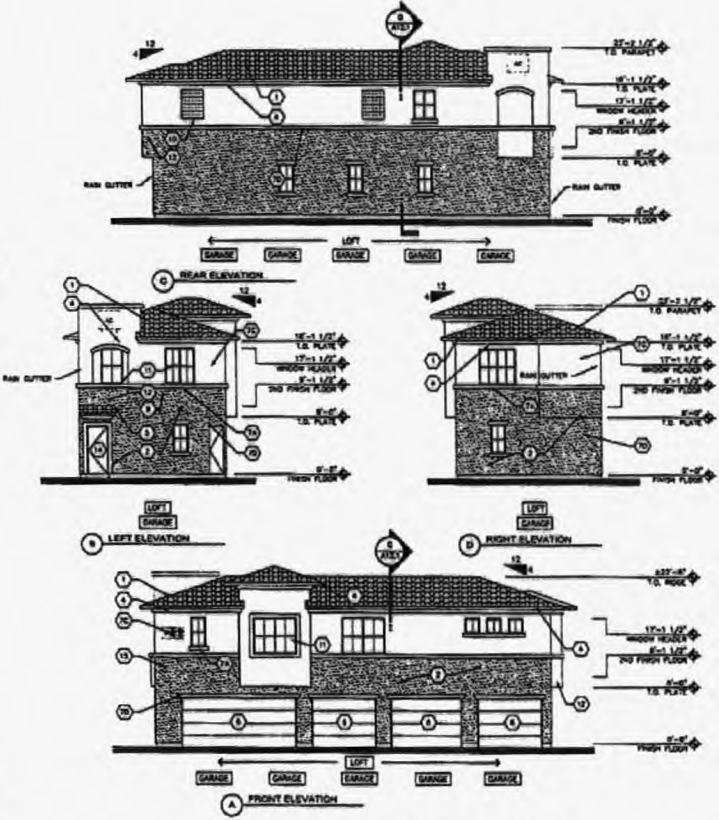
ROOF VENTILATION CALCULATIONS - BUILDING TYPE 1				
ROOF AREA (S.F.) x 1.15 = REQUIRED VENT AREA (S.F.)				
ROOF #	ROOF AREA S.F.	REQUIRED VENT AREA	FREE VENT AREA PROVIDED	
			GLASS VENT	CLOCK VENT
ROOF 1	1,314	1,511	(S) 1.73 X 10	(S) 5.115
				1,320

ROOF VENTILATION CALCULATIONS NOTE:

GLASS VENT = 20 X 30 (FREE VENT AREA IS 100 S.F.) AS UNREPRESENTED BY GENERAL DETAILS MANUFACTURED AND SUPPLY COMPANY OR COORD. (FREE VENT AREA SHALL BE THE SAME OR LESS THE REQUIREMENTS OF THE CALCULATION TABLE.) (FREE VENT FREE VENT AREA IS 10 S.F. PER FOOT.)

NOTE:

SEE SHEET FOR FLOOR AND FLOOR FINISHES, FLOOR/CEILING & ROOF FINISHES.



- SECTION KEY NOTES:**
1. CONCRETE SLAB PER STRUCTURAL
 2. ROOFING PER STRUCTURAL
 3. ROOF PER STRUCTURAL
 4. TYPICAL FASADA - SEE DETAIL 23/03
 5. CONCRETE TILE ROOF
 6. STUCCO SYSTEM - SEE DET. 23/01
 7. GUT. BOARD PER WALLTYPE
 8. FINISHED GRADE WALL 8" BELOW FIN. FL.
 9. FOUNDATION SYSTEM PER STRUCTURAL
 10. FLOOR-DOOR AT 8'-0" A.F.F. - SEE DETAIL 23/02
 11. 8'-0" BATT INSULATION @ ROOF
 12. 8'-0" BATT INSULATION @ WALLS
 13. 8'-0" BATT INSULATION @ FLOOR
 14. LINE OF WALL BEYOND
 15. REFER TO LANDSCAPE DRAFTS FOR DISTRIBUTION OF HARDSCAPE
 16. ALUMINUM WINDOW - SEE EXTERIOR ELEVATIONS

- ELEVATION KEY NOTES:**
1. CONCRETE ROOF TILE - I.C.S.D. #660
 2. STUCCO SYSTEM - SEE DETAIL 23/01
 3. STUCCO JOINTS
 4. STUCCO FASADA - SEE DETAIL 23/03
 5. SCUPPER - SEE DETAIL 23/04
 6. SECTIONAL OVERHEAD GARAGE DOOR
 7. STUCCO FINISH - SEE DETAIL 23/04
 8. SHIELD LINE FINISH DOOR
 9. STUCCO JOINTS
 10. GLASS BLOCK WINDOW
 11. ALUMINUM WINDOW
 12. PATIO/BALCONY WALL - SEE DETAIL 23/05
 13. BROWNE STUCCO ARCH - SEE DETAIL 23/05
 14. 8 PANEL ENTRANCE DOOR
 15. SPECIAL LOCATION OF BUILDING ARCHITECT SEE - SEE DET. PLAN SHEET #11 FOR EXACT LOCATIONS
 16. REFER TO DETAIL 23/04 FOR FINISHES AND FINISHES DETAILS

- EXTERIOR COLOR SCHEME 1:**
1. ROOF TILE: EAGLE ROOFING "SEA LARK"
 2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOOR PLANTERS: #102 "SEA LARK"
 3. STUCCO FASADA, TRIM AND PORCHES: #102 "SEA LARK"
 4. PRIMARY STUCCO: #102 "SEA LARK"
 5. SECONDARY STUCCO & GARAGE DOORS: #102 "SEA LARK"
 6. FLOORSTONE AGENT: #102 "SEA LARK"

- EXTERIOR COLOR SCHEME 2:**
1. ROOF TILE: EAGLE ROOFING "SEA LARK"
 2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOOR PLANTERS: #102 "SEA LARK"
 3. STUCCO FASADA, TRIM AND PORCHES: #102 "SEA LARK"
 4. PRIMARY STUCCO: #102 "SEA LARK"
 5. SECONDARY STUCCO & GARAGE DOORS: #102 "SEA LARK"
 6. FLOORSTONE AGENT: #102 "SEA LARK"

- EXTERIOR COLOR SCHEME 3:**
1. ROOF TILE: EAGLE ROOFING "SEA LARK"
 2. DOORS, SHUTTERS, STAIR & BALCONY RAILINGS & FLOOR PLANTERS: #102 "SEA LARK"
 3. STUCCO FASADA, TRIM AND PORCHES: #102 "SEA LARK"
 4. PRIMARY STUCCO: #102 "SEA LARK"
 5. SECONDARY STUCCO & GARAGE DOORS: #102 "SEA LARK"
 6. FLOORSTONE AGENT: #102 "SEA LARK"

- KEYED NOTES:**
1. DRAINAGE - SEE DETAIL 23/01
 2. LINE OF WALL BEYOND
 3. GLASS BLOCK WINDOW - SEE DETAIL 23/03
 4. FASADA - SEE DETAIL 23/03
 5. CONCRETE ROOF TILE - I.C.S.D. #660
 6. GUT. BOARD PER WALLTYPE
 7. ROOF - SEE DETAIL 23/03
 8. VALLEY - SEE DETAIL 23/03
 9. LINE OF ROOF BEYOND
 10. TUBE STEEL TRUSS FINISHES ARE TOP & BOTTOM
 11. GUTTER - PROVIDE WALL SLOPE OF 1/4" PER FT.
 12. PARAPET - SEE DETAIL 23/06
 13. LOCATION OF DRAFTER AT ATLAS SPACE AND AT FLOOR/CEILING SPACE - SEE DETAIL 1/21 & 2/21
 14. GATE VENT - FIELD VENT LOCATION, COORDINATE WITH STRUCTURAL STEEL WALL LOCATIONS
 15. MECHANICAL WELL - SEE DETAIL 23/07
 16. DRAIN & OVERFLOW WITH 3" ROOF DRAIN LEADING TO DAY LIGHT - SEE DETAIL 23/08 AND 23/09
 17. 3" DRAIN & OVERFLOW FROM MECHANICAL WELL TO GULLY, DRAIN TO GRADE AT 1/4" PER FT.
 18. LINE OF DRAFTER BELOW
 19. ROOF CUTTER AND ROOFING
 20. FASADA - SEE DETAIL 23/03
 21. 3/4" BATT UP GLASS "W" ROOF

- SYMBOL LEGEND:**
- 1. DIRECTION OF ROOF SLOPE - 1/2" S.W.
 - 2. DIRECTION OF CHIMNEY SLOPE
 - 3. DRAFTER SHALL BE CONTINUED TO END OF ROOF SLOPE INCLUDING BUILT-UP CHIMNEY IS TO FACE OF EXTERIOR WALL & CHIMNEY
 - 4. INDICATES GATE VENT
 - 5. INDICATES GLASS VENT
 - 6. ATTIC ACCESS - SEE DETAIL 23/04
 - 7. 3/4" BATT UP GLASS "W" ROOF - SEE DETAIL 23/07

- GENERAL NOTES:**
1. ALL PENETRATIONS OF PRE-CASTING ROOF OR WALL OR PROVIDED BY STRUCTURAL AND INSTALLATION DETAILS THAT CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS FOR THE PENETRATIONS ARE TO BE PROVIDED BY THE MANUFACTURER OF THE PENETRATIONS. THE PENETRATIONS SHALL BE PROVIDED BY THE MANUFACTURER OF THE PENETRATIONS. THE PENETRATIONS SHALL BE PROVIDED BY THE MANUFACTURER OF THE PENETRATIONS.
 2. DRAFTER SHALL BE CONTINUED TO END OF ROOF SLOPE INCLUDING BUILT-UP CHIMNEY IS TO FACE OF EXTERIOR WALL & CHIMNEY
 3. ATTIC ACCESS IS TO BE PROVIDED BY THE MANUFACTURER OF THE PENETRATIONS. THE PENETRATIONS SHALL BE PROVIDED BY THE MANUFACTURER OF THE PENETRATIONS.
 4. ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE ROOFING.
 5. CONCRETE ROOF TILE TYPE OF I.C.S.D. #660 SHALL BE PROVIDED BY THE MANUFACTURER OF THE ROOFING.
 6. ROOF DRAINAGE SHALL BE 1/4" S.W.
 7. TYPICAL ROOF SLOPE IS 1/2"
 8. GUT. BOARD PER WALLTYPE
 9. ROOF CUTTER SHALL BE 1/4" S.W.
 10. ALL ROOFING SHALL BE A MINIMUM OF 1/4" S.W.

- GENERAL NOTES:**
1. ALL PENETRATIONS OF PRE-CASTING ROOF OR WALL OR PROVIDED BY STRUCTURAL AND INSTALLATION DETAILS THAT CONFORM TO THE MANUFACTURER'S RECOMMENDATIONS FOR THE PENETRATIONS ARE TO BE PROVIDED BY THE MANUFACTURER OF THE PENETRATIONS. THE PENETRATIONS SHALL BE PROVIDED BY THE MANUFACTURER OF THE PENETRATIONS.
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 6. ROOF DRAINAGE SHALL BE 1/4" S.W.
 7. TYPICAL ROOF SLOPE IS 1/2"
 8. GUT. BOARD PER WALLTYPE
 9. ROOF CUTTER SHALL BE 1/4" S.W.
 10. ALL ROOFING SHALL BE A MINIMUM OF 1/4" S.W.

BUILDING AREA (GROSS)	
FIRST FLOOR	1,121 S.F.
SECOND FLOOR	1,349 S.F.
TOTAL	2,470 S.F.



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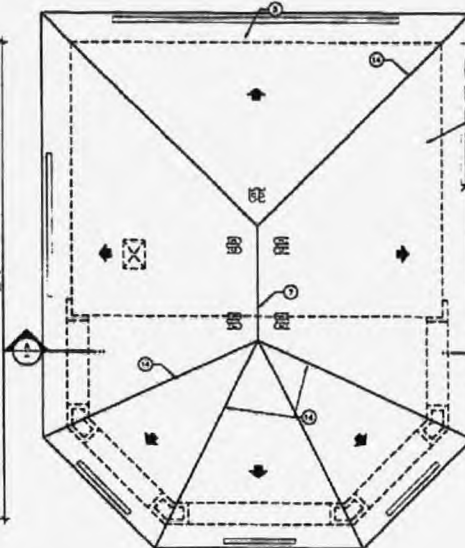
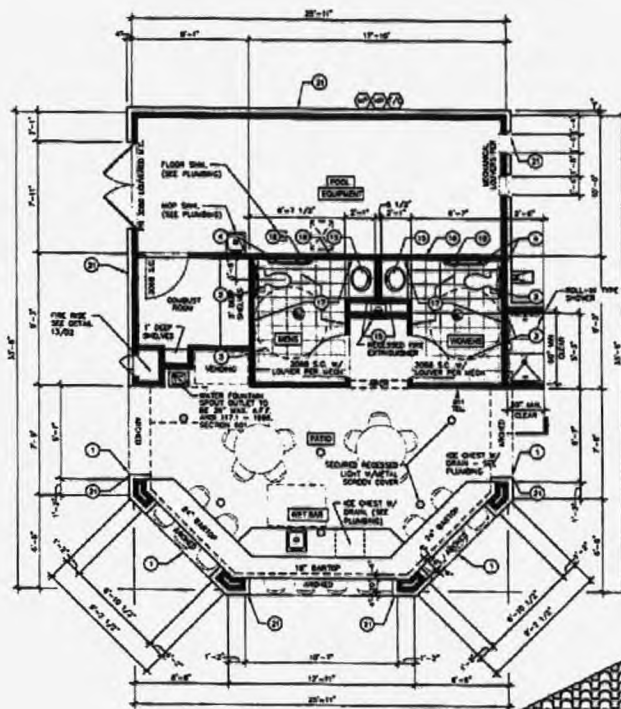
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LOFT - BUILDING TYPE 8
BUILDING & ROOF PLANS, ELEVATIONS, AND SECTION Q

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ROOF VENTILATION CALCULATIONS - BUILDING TYPE 1

ROOF AREA (S.F.) = 100 = REQUIRED VENT AREA (S.F.)

ROOF #	ROOF AREA (S.F.)	REQUIRED VENT AREA	AVAILABLE VENT AREA	AVAILABLE VENT AREA (S.F.)	TOTAL PROVIDED
ROOF 1	1.000	1.000	1.000	1.000	1.000

ROOF VENTILATION CALCULATIONS NOTES:

1. GROUND VENT - 20 x 20 (FREE VENT AREA IS 100 S.F.) AS MANUFACTURED BY GENERAL METALS MANUFACTURING AND SUPPLY COMPANY OF EDGAR (NET FREE AREA SHALL BE THE SAME OR BETTER THAN THE REQUIREMENTS OF THE CALCULATION TABLE) HAVE VENT FREE VENT AREA IS 10 S.F. PER FOOT.

GENERAL ROOF PLAN NOTES:

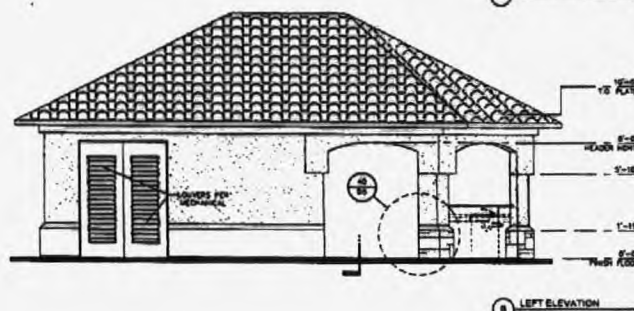
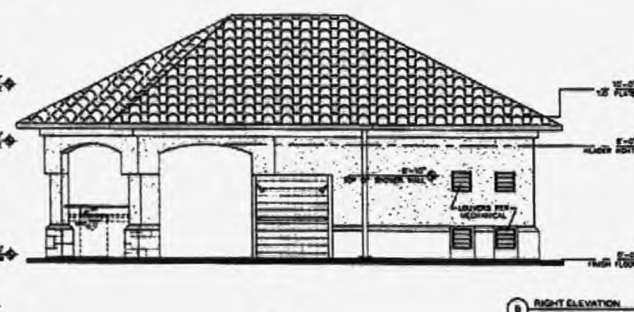
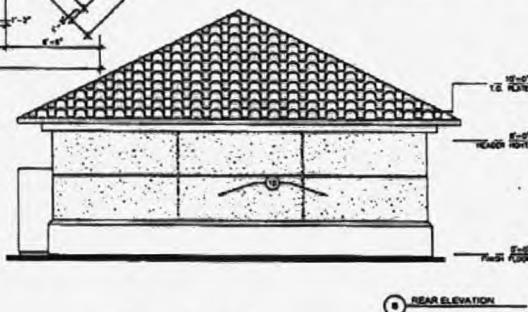
1. COMPLETE THE ROOF AREA SHALL BE 100 S.F. UNLESS NOTED OTHERWISE.

2. TYPICAL OVERHANG SHALL BE 18" PER SIDE.

3. DASHED LINE INDICATES BUILDING ROOM.

4. SHOWN CUT ROOF TILE AT VALLEYS - 1/2".

5. GROUND VENT SHALL BE 20" x 20" (FREE VENT AREA IS 100 S.F.) AND FREE AREA SHALL BE THE SAME OR BETTER THAN THE REQUIREMENTS OF THE CALCULATION TABLE.



KEYED NOTING:

1. FRAMED ARCH AND POPOUT ABOVE.
2. HANDICAP WATER CLOSET - 1" RISE.
3. 60" DIA. TURNING CIRCLE.
4. 30" AND 42", 1 1/2" STAINLESS STEEL, BRASS BARS - PROVIDE SOLID BLOODING SEE DETAIL 1/4".
5. LINE OF WALL BREAK.
6. CONCRETE ROOF TILE - 1/2" x 1/2" x 1/2" (SEE DETAIL 1/4").
7. ROOF.
8. VALLEY.
9. FLASH - SEE DETAIL 22/01.
10. STUCCO SYSTEM - SEE SHEET 2/01.
11. GROUND VENTING TO MATCH ROOM OVER CONCRETE FLOOR SEE STRUCTURAL DRAWINGS.
12. ROOF - SEE STRUCTURAL DRAWINGS.
13. CONCRETE FOOTING SEE STRUCTURAL DRAWINGS.
14. HP.
15. PLASTIC LAMINATE COUNTERTOP & LAMINATE.
16. BORDERS (BORDERS) PAPER TONE, AND WHITE DISPERSE.
17. FLOOR TILE 1/2" TILE MANDATORY 4' x 4' ON WALLS.
18. BORDERS (BORDERS) TOILET TUBES DISPERSED.
19. BORDERS (BORDERS) LAY, MOUNTED 30" DISPERSED.
20. EXTERIOR TILE COUNTERTOP & BATHROOM.
21. BUILDING SHIRT - 30/03.
22. CONTINUOUS SLOTTED VENT.

SYMBOL SCHEDULE:

1. HIGHLIGHTS BLIND VENT

2. DIRECTION OF SLOPE 1/2"

3. CEILING MOUNTED EXHAUST FAN FOR MECHANICAL

4. ACCESS PANEL - SEE 27/04

EXTERIOR COLOR SCHEME 1:

ITEM	DESCRIPTION	COLOR
1	ROOF TILE	EAGLE ROOFING INC. 0711 "PUEBLO DEL SOL BLEND"
2	DOORS, SHUTTERS, STAIRS & BALCONY RAILINGS, & FLOOR PLANTERS	010 "SILK LANE"
3	STUCCO FACHA, TRIM AND PORCELANO	012 "WALL MALL"
4	PRIMARY STUCCO	014 "WALL SEASON"
5	SECONDARY STUCCO & GARAGE DOORS	016 "SHADE COAT"
6	PEDESTAL ACENT	018 "BORNEO STONE LANTERNE BLEND"

EXTERIOR COLOR SCHEME 2:

ITEM	DESCRIPTION	COLOR
1	ROOF TILE	EAGLE ROOFING INC. 0711 "PUEBLO DEL SOL BLEND"
2	DOORS, SHUTTERS, STAIRS & BALCONY RAILINGS, & FLOOR PLANTERS	010 "SILK LANE"
3	STUCCO FACHA, TRIM AND PORCELANO	012 "WALL MALL"
4	PRIMARY STUCCO	014 "WALL SEASON"
5	SECONDARY STUCCO & GARAGE DOORS	016 "SHADE COAT"
6	PEDESTAL ACENT	018 "BORNEO STONE LANTERNE BLEND"

EXTERIOR COLOR SCHEME 3:

ITEM	DESCRIPTION	COLOR
1	ROOF TILE	EAGLE ROOFING INC. 0711 "PUEBLO DEL SOL BLEND"
2	DOORS, SHUTTERS, STAIRS & BALCONY RAILINGS, & FLOOR PLANTERS	010 "SILK LANE"
3	STUCCO FACHA, TRIM AND PORCELANO	012 "WALL MALL"
4	PRIMARY STUCCO	014 "WALL SEASON"
5	SECONDARY STUCCO & GARAGE DOORS	016 "SHADE COAT"
6	PEDESTAL ACENT	018 "BORNEO STONE LANTERNE BLEND"

Picerne at Providence - Phase II
Rental Apartment Community
Las Vegas, Nevada

Picerne Development Corp.
1420 E. Missouri Ave., Suite 100 Phoenix, Arizona 85014-2469
PHONE (602) 799-5681 FAX (602) 799-5681

RECEIVED

SEP 26 2006

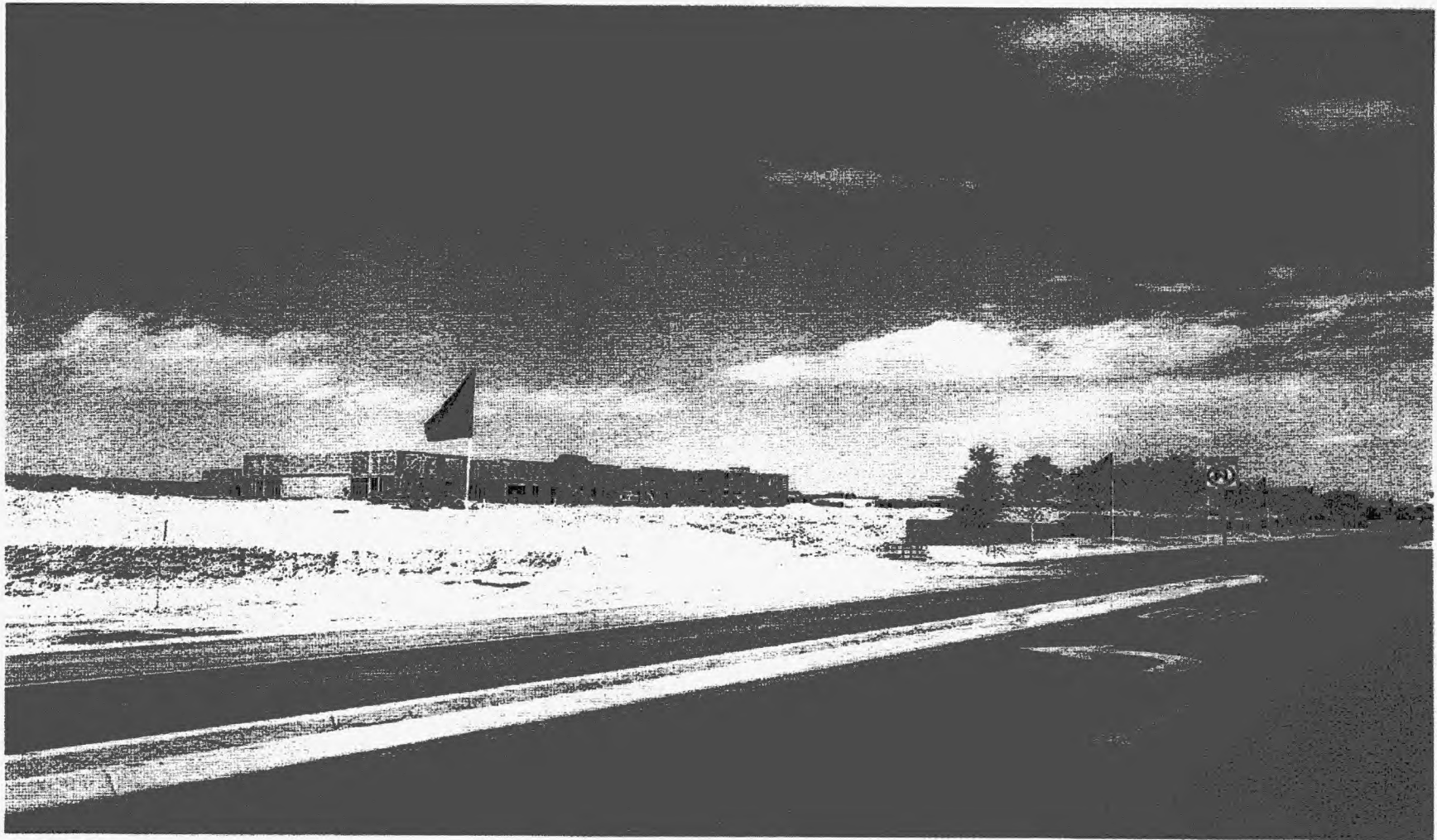
12/21/06 PCSDR-17128

CABANA C1 FLOOR, ROOF, & ELEVATION PLANS

A10.1

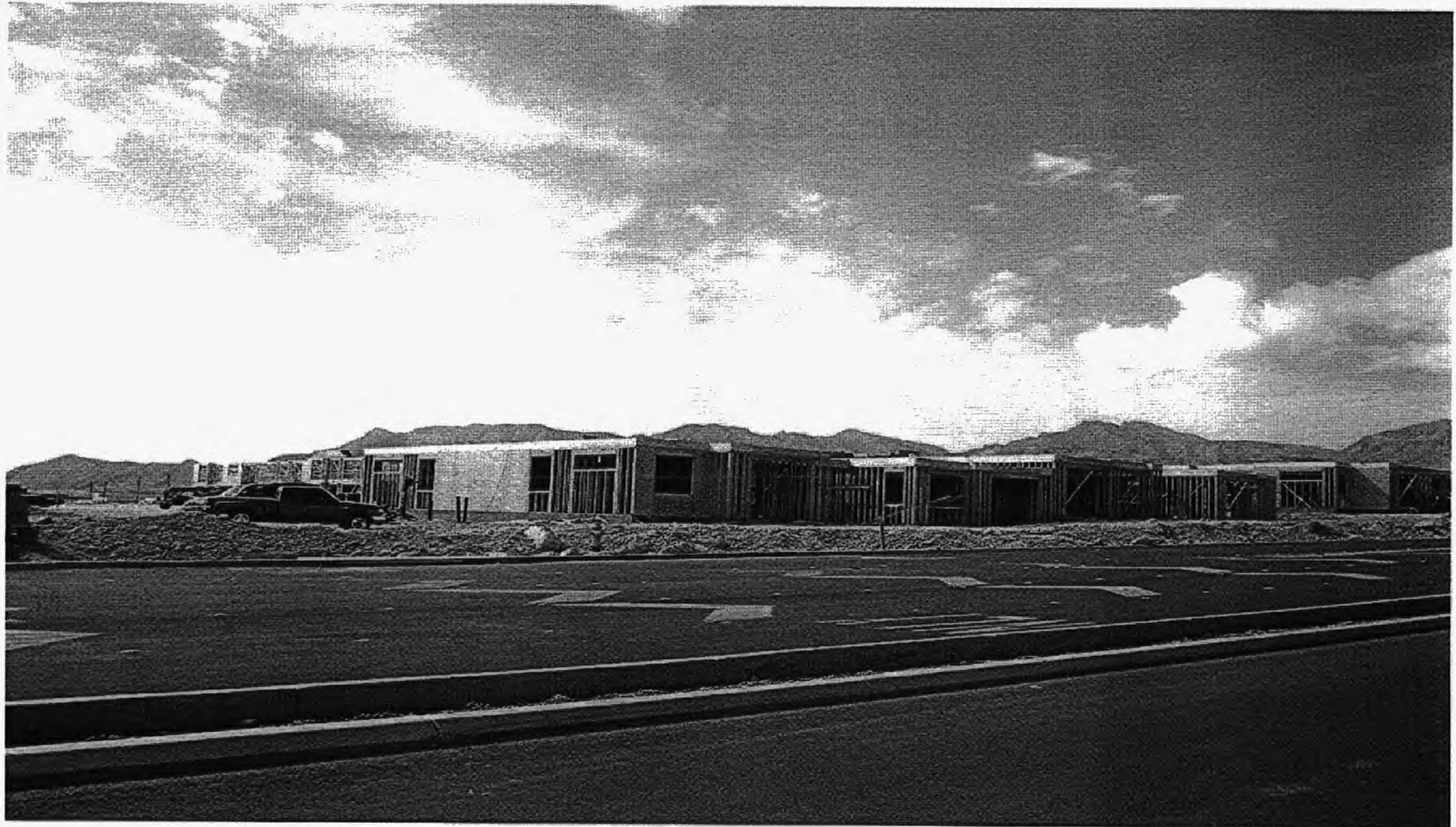
© 2006 ARCHITECTURE STUDIO, INC.

SDR 17128				
Picerne Providence II, LLC				
6851 N Hualapai				
Proposed 124 unit multi-family housing development expansion.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	124	5.86	727
AM Peak Hour			0.44	55
PM Peak Hour			0.52	64
<i>(heaviest 60 minutes)</i>				
No counts are available for existing traffic in this vicinity.				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Dorrell Drive	32585			
Hualapai Way	34300			
This project will add approximately 727 trips per day on Dorrell or Hualapai. Counts are not available in this vicinity, but Dorrell and Hualapai are believed to be under capacity. This project will use roughly 2 percent of the capacity of Dorrell and Hualapai.				
Based on Peak Hour use, this development will add roughly 64 additional cars into the area; which works out to about over one every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



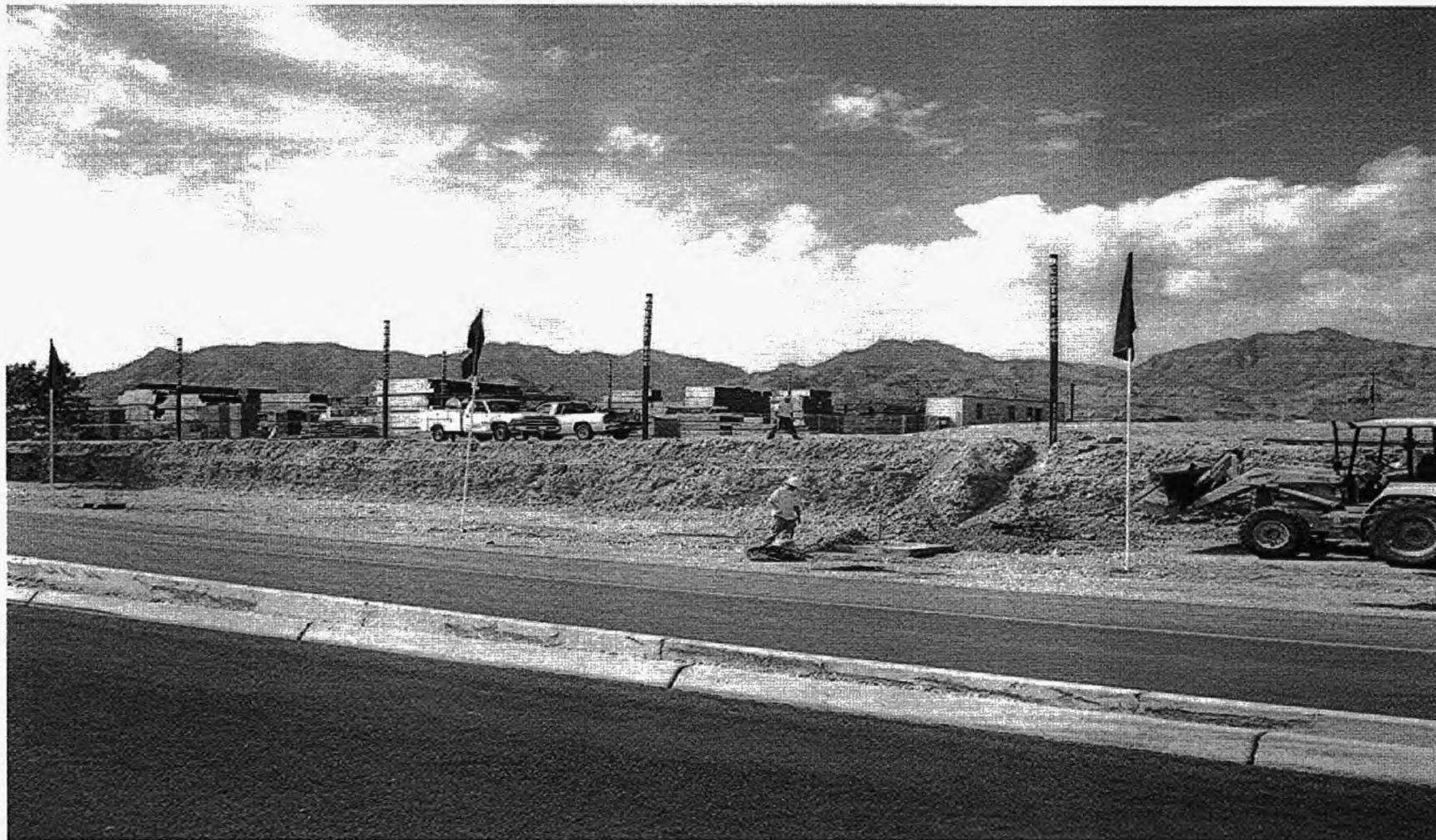
VAR-17127 & SDR-17128 - APPLICANT/OWNER: PICERNE PROVIDENCE II, LLC
6851 NORTH HUALAPAI WAY
DECEMBER 21, 2006 PLANNING COMMISSION

10/10/06



VAR-17127 & SDR-17128 - APPLICANT/OWNER: PICERNE PROVIDENCE II, LLC
6851 NORTH HUALAPAI WAY
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10/10/06



VAR-17127 & SDR-17128 - APPLICANT/OWNER: PICERNE PROVIDENCE II, LLC
6851 NORTH HUALAPAI WAY
DECEMBER 21, 2006 PLANNING COMMISSION

10/10/06



KUMMER KAEMPFER BONNER RENSHAW & FERRARIO
ATTORNEYS AT LAW

WWW.KKBRF.COM

LAS VEGAS OFFICE

STEPHANIE H. ALLEN
sallen@kkbrf.com
702.792.7000

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89109-0907
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5250 S. Virginia Street
Suite 220
Reno, NV 89502-6000
Tel: 775.852.3900
Fax: 775.852.3982

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

September 26, 2006

VIA HAND DELIVERY

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

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

To Whom It May Concern:

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

The Site is approximately five (5) acres in size and is located within the Cliff's Edge Providence Master Planned Community. The applicant has an approved apartment development ("Phase I") adjacent to the Site and intends to add the Site into that development as Phase II of the development. The Cliff's Edge Design Review Committee ("DRC") has approved the Phase II development with a minor reduction in parking for the overall development. See DRC Approval Letter and Analysis attached hereto as Exhibit A.

A. Site Development Review

The Site that will be incorporated into the applicant's approved Phase I development will consist of one hundred twenty-four (124) apartment units with a density of 24.9 units per acres. There will be thirty-six (36) one bedroom units, seventy-six (76) two bedroom units and twelve (12) three bedroom units on the Site. There will be access to the Site from Hualapai Way and internal driveway cross access to Phase I. There will be excess open space on the Site with a pool and a recreation area. The required open space is 12,400 square feet and the applicant is providing 32,352 square feet of open space. The applicant meets the parking on the Site with two hundred thirty-eight (238) parking spaces on the Site where two hundred twenty-seven (227) parking spaces are

12/21/06 PC SDR-17128



required. However, when the Site is incorporated into Phase I, a slight parking variance for the overall development is necessary.

B. Parking Variance (slightly over 1 %)

Although the approved Phase I development complied with the City's parking requirements as a stand alone development, and the proposed Phase II development complies with the City's parking requirements as a stand alone development, the overall project requires a minor parking variance of just over 1%. There will be five hundred sixteen (516) apartments with Phase I and Phase II combined. The overall development will require nine hundred thirty-seven (937) parking spaces, and the applicant is providing nine hundred twenty-six (926) parking spaces overall. This is a parking reduction of slightly over 1%. The reason for the slight reduction in overall parking is a result of the driveway configurations on the new Site to allow appropriate internal access between Phase I and Phase II. The Cliff's Edge DRC approved the variance because it was so slight and because both Phase I and Phase II meet the parking requirements as stand alone developments.

Should you have any questions or concerns, please do not hesitate to contact me. Thank you for your time and consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO



Stephanie H. Allen

**12/21/06 PC
SDR-17128**



PROVIDENCE

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

September 13, 2006

Kevin Reis
Picrme
4880 West University Avenue
Suite B6
Las Vegas, NV 89103

**RE: Cliff's Edge Master Plan Community
Parking Requirement Variance Request
POD: 125a - Phase II Additional 5 Acres**

Dear Kevin,

The Cliff's Edge Design Review Committee (DRC) is in receipt of the Picrme letter dated August 24, 2006 requesting to provide 926 spaces for 516 apartment units where a total of 937 spaces are required.

Upon review of your request and the attached tentative map table review dated August 24, 2006 this deviation has been found to be just slightly over 1% therefore the DRC "approves with conditions" your request subject to the following:

- Final review and approval by the City of Las Vegas.
- A copy of the approved CLV Tentative Map should be submitted to the Providence DRC.

Any other deviations must be submitted to the DRC for review and approval prior to submitting to the City. Due to the location of your community within the Providence Master Plan, the DRC suggests your perimeter walls and landscape be in accordance with Providence design standards to provide seamless blending with the adjacent communities. As a courtesy, the DRC is willing to perform a review of your perimeter walls and landscape designs at no cost in an effort to provide continued design flow throughout the community.

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

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis
Design Review Manager

cc via email: Don Richards, Heather Motogawa, Amber Abel - Focus
Mo Seebeck, Dave Browning - Landtek

Enclosures: (Picrme request letter dated 08/24/06, Tentative Map table review dated 08/24/06 and Landtek Tentative Map review dated 08/24/06)

12/21/06 **PC**
SDR-171 **28**

EXHIBIT "A"



PROVIDENCE

Smart. Beautiful. Community.

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

August 24, 2006

Kevin Reis
Picerne
4880 West University Avenue
Suite B6
Las Vegas, NV 89103

RE: Project Plan Tentative Map Review for Providence POD 125a Picerne Phase II Multi-Family (Phase II: additional 5 acres)

Dear Kevin,

The Providence Design Review Committee (DRC) is in receipt of the Project Plan Tentative Map submittal. This submittal has been reviewed against Section 3.2.1 (Medium Density Residential – Up to 25 Du/Ac) of the Design Guidelines based on the approved use and density of Pod 125A.

Standards	Required	Provided	Compliance
Building Setbacks			
Principal Buildings and Accessory Structures from Adjacent Parcel PL:			
• Single Story Structures	10'	N/A	N/A
• Two Story Structures	20'	20' min	Yes
• Three Story Structures	30'	30' min	Yes
• Four Story Structures	40'	N/A	N/A
Principal Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter:			
• Single Story Structures	10'	N/A	N/A
• Two Story Structures	20'	92.5'	Yes
• Three Story Structures	25'	92.5'	Yes
• Four Story Structures	30'	N/A	N/A
Principal Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscape Areas Adjacent to Perimeter Streets, or Paseo PL:			
• Single Story Structures	10'	N/A	N/A
• Two Story Structures	10'	10'	Yes
• Three Story Structures	10'	10'	Yes
• Four Story Structures	10'	N/A	N/A
Living Area or Porch from Private	10'	SDR-17128	Yes

12/21/06 PC



PROVIDENCE

August 24, 2006

Page 2 of 2

Street or Parking		10'	
Garage Face Setback from Private Street	Less than 5' or 18'+	<5'	Yes
Building Separation			
Balcony to Balcony	30'	30'	Yes
Balcony to Non-Balcony	20'	20'	Yes
Non-Balcony to Non-Balcony	15'	15'	Yes
Between Main Building and Accessory Structure	10'	10'	Yes
Maximum Building Height Principal Buildings and Accessory Structures	50' Subject to setback criteria above	Per Phase 1	Yes
Minimum Open Space Common Open Space⁽¹⁾	100 Sq. Ft. / Unit	261 Sq. Ft./Unit	Yes
Parking: Minimum No. of Spaces Required			
Studio or 1 bedroom units	1.25/Unit	1.25/Unit	Yes*
Two bedroom units	1.75/Unit	1.75/Unit	Yes*
Units with more than 2 bedrooms	2/Unit	2/Unit	Yes*
Visitor Parking	0.2/Unit	0.2/Unit	Yes*
Senior Housing	1 covered or enclosed space/Unit	N/A	N/A
1. The minimum square footage of the recreation area is 10,000 Sq. Ft. Additional recreation area, when required, may be combined with the main recreation area, or may be utilized as a separate satellite recreation area with a minimum square footage of 4,000 Sq. Ft. The balance of any cumulative recreation requirement exceeding 14,000 Sq. Ft. may be devoted to common open space distributed throughout the project as the builder desires. The minimum width of a common open space area shall be 20'.			

* Phase II of this development, as submitted and reviewed herein, has adequate parking. However, it is our understanding that the development as a whole, Phases I and II combined, falls short of the overall parking requirements by 11 spaces. This is a less than 1% deviation. The Providence DRC conditionally approves this deviation subject to the approval of the City of Las Vegas.

**12/21/06 PC
SDR-17128**



MEMORANDUM

DATE: August 24, 2006
TO: Carmen Shukis, Design Review Manager
FROM: Don Rodriguez
CC: DAVE BROWNING
RE: Providence - Picerne Pod 125a Phase II Tentative Map, 2nd Submittal

Upon our review of the revised Tentative Map (SDR) for Picerne Pod 125a, Phase II, at Providence, we recommend "*Conditional Approval*" of the plan subject to the approval of the City of Las Vegas.

The builder's Tentative Map (SDR) should be remitted to the Providence DRC once approved by the City of Las Vegas.

Should you have any questions, please feel free to contact me.

Thank you.

Don Rodriguez, APM
Providence

August 24, 2006

Design Review Committee
Cliff's Edge, LLC
C/O LANDTEK, LLC
3455 Cliff Shadows Parkway, Suite 290
Las Vegas, NV 89129

Subject: Picerne at Providence Apartments- variance for parking requirements

To whom it may concern:

The combining of phase I and phase II has created a shortage of 11 parking spaces overall, per City of Las Vegas standards. The project is 516 apartment units. The parking required is 937 spaces, and the parking provided is 926 spaces, which is a deficit of just slightly over 1%.

Picerne has been actively developing and managing apartments in the Las Vegas market for the last 20 years and we are very comfortable with both the parking count and parking distribution for the project.

Please consider the above information in providing us with an approval for the project.

Sincerely,

Kevin Reis
Vice President

12/21/06 PC
SDR-17128

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

PARKING COMPARISON

PROPERTY	TOTAL UNITS	PARKING RATIO
Maryland Pkwy. & Pyle	582	1.8
Rainbow & Robindale	578	1.9
Rainbow & Robindale Phase II	472	1.8
Southern Highlands	584	1.9

Submitted at Planning Commission

Date 12/21/06 Item 17 + 18

BELMONT Parking Ratios

1. Parking required: per unit (by Ordinance): 1: 1.79

3. Parking required: per bedroom (by Ordinance): 1: 1.05

4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls): 1: 1.05

5. Direct access garage parking provided: per unit 1: N/A

6. Direct access garage parking provided: per bedroom 1: N/A

7. Detached garage parking provided: per unit 1: 0.24

8. Detached garage parking provided: per bedroom 1: 0.14

1 Bedroom units =	<u>130</u>	=	<u>130</u>	Bedrooms
2 Bedroom units =	<u>178</u>	=	<u>356</u>	Bedrooms
3 Bedroom units =	<u>32</u>	=	<u>96</u>	Bedrooms
TOTAL UNITS =	<u>340</u>	=	<u>582</u>	TOTAL BEDROOMS

Required parking = 609
 Provided parking = 614 (Includes 0 direct access & 83 detached garages)

Direct Access Garage Units:

8 B4A, 8 B4B, 8 B4C (all 2 bedroom units) =	<u>0</u> units	<u>0</u> bedrooms
8 Loft (all 2 bedroom units) =	<u>0</u> units	<u>0</u> bedrooms
	<u>0</u> TOTAL	<u>0</u> TOTAL

Detached Garage Units: 340 units 582 bedrooms

1. 609 / 340 =	1.791176
2. 614 / 340 =	1.805882
3. 609 / 582 =	1.046392
4. 614 / 582 =	1.054983
5. 00 / 00 =	N/A
6. 00 / 00 =	N/A
7. 83 / 340 =	0.244118
8. 83 / 582 =	0.142612

BOULDERS

Parking Ratios

1. Parking required: per unit (by Ordinance): 1: 1.73

3. Parking required: per bedroom (by Ordinance): 1: 1.06

4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls): 1: 1.06

5. Direct access garage parking provided: per unit 1: N/A

6. Direct access garage parking provided: per bedroom 1: N/A

7. Detached garage parking provided: per unit 1: 0.21

8. Detached garage parking provided: per bedroom 1: 0.12

1 Bedroom units =	<u>160</u>	=	<u>160</u>	Bedrooms
2 Bedroom units =	<u>192</u>	=	<u>384</u>	Bedrooms
3 Bedroom units =	<u>32</u>	=	<u>96</u>	Bedrooms
TOTAL UNITS =	<u>384</u>	=	<u>640</u>	TOTAL BEDROOMS

Required parking = 664
 Provided parking = 681 (Includes 0 direct access & 79 detached garages)

Direct Access Garage Units:

8 B4A, 8 B4B, 8 B4C (all 2 bedroom units) =	<u>0</u> units	<u>0</u> bedrooms
8 Loft (all 2 bedroom units) =	<u>0</u> units	<u>0</u> bedrooms
	<u>0</u> TOTAL	<u>0</u> TOTAL

Detached Garage Units: 384 units 640 bedrooms

1. 664 / 384 =	1.729167
2. 681 / 384 =	1.773438
3. 664 / 640 =	1.0375
4. 681 / 640 =	1.064063
5. 00 / 00 =	N/A
6. 00 / 00 =	N/A
7. 79 / 384 =	0.205729
8. 79 / 640 =	0.123438

RAINBOW & ROBINDALE

Parking Ratios

1. Parking required: per unit (by Ordinance):	1: 1.56
2. Parking required: per unit (includes all garages, covered & uncovered stalls):	1: 1.56
3. Parking required: per bedroom (by Ordinance):	1: 0.97
4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls):	1: 1.19
5. Direct access garage parking provided: per unit	1: 2
6. Direct access garage parking provided: per bedroom	1: 1
7. Detached garage parking provided: per unit	1: 0.14
8. Detached garage parking provided: per bedroom	1: 0.09

1 Bedroom units =	<u>156</u>	=	<u>156</u>	Bedrooms
2 Bedroom units =	<u>187</u>	=	<u>374</u>	Bedrooms
3 Bedroom units =	<u>16</u>	=	<u>48</u>	Bedrooms
TOTAL UNITS =	<u>359</u>	=	<u>578</u>	TOTAL BEDROOMS

Required parking =	<u>559</u>	
Provided parking =	<u>685</u>	(Includes <u>14</u> direct access & <u>51</u> detached garages)

Direct Access Garage Units:

7 Loft (all 2 bedroom units) =	<u>7</u> units	<u>14</u> bedrooms
	<u>7</u> TOTAL	<u>14</u> TOTAL

Detached Garage Units:

<u>352</u> units	<u>564</u> bedrooms
------------------	---------------------

1. $559 / 359 =$	1.557103
2. $685 / 359 =$	1.908078
3. $559 / 578 =$	0.967128
4. $685 / 578 =$	1.185121
5. $14 / 7 =$	2
6. $14 / 14 =$	1
7. $51 / 352 =$	0.144886
8. $51 / 564 =$	0.090426

RAINBOW & ROBINDALE PHASE II

Parking Ratios

1. Parking required: per unit (by Ordinance):	1: 1.78
2. [REDACTED]	[REDACTED]
3. Parking required: per bedroom (by Ordinance):	1: 1.09
4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls):	1: 1.15
5. Direct access garage parking provided: per unit	1: 1.64
6. Direct access garage parking provided: per bedroom	1: 1.00
7. Detached garage parking provided: per unit	1: 0.11
8. Detached garage parking provided: per bedroom	1: 0.07

1 Bedroom units =	<u>136</u>	=	<u>136</u>	Bedrooms
2 Bedroom units =	<u>126</u>	=	<u>252</u>	Bedrooms
3 Bedroom units =	<u>28</u>	=	<u>84</u>	Bedrooms
TOTAL UNITS =	<u>290</u>	=	<u>472</u>	TOTAL BEDROOMS

Required parking =	<u>516</u>	
Provided parking =	<u>542</u>	(Includes <u>36</u> direct access spaces & <u>30</u> detached garage spaces. Maint. counts as <u>2</u> garage spaces.) (Detached garage spaces include <u> </u> oversized)

Direct Access Garage Units:

10 Loft (1 bedroom units) =	<u>10</u> units	<u>10</u> bedrooms
4 B1U (2 bedroom units) =	<u>4</u> units	<u>8</u> bedrooms
2 C1L (2 bedroom units) =	<u>2</u> units	<u>4</u> bedrooms
4 C2U (2 bedroom units) =	<u>4</u> units	<u>8</u> bedrooms
2 D1L (3 bedroom units) =	<u>2</u> units	<u>6</u> bedrooms
	<u>22</u> TOTAL	<u>36</u> TOTAL

Detached Garage Units:	<u>268</u> units	<u>436</u> bedrooms
------------------------	------------------	---------------------

1. 516 / 290 =	1.77931
2. 542 / 290 =	1.868966
3. 516 / 462 =	1.09322
4. 542 / 462 =	1.148305
5. 36 / 22 =	1.636364
6. 36 / 36 =	1
7. 60 / 268 =	0.11194
8. 30 / 426 =	0.068807

Per plans dated 10/22/03

SOUTHERN HIGHLANDS

Parking Ratios

1. Parking required: per unit (by Ordinance):	1: 1.74
2. Parking provided: per unit (includes all garages, covered & uncovered stalls):	
3. Parking required: per bedroom (by Ordinance):	1: 1.01
4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls):	1: 1.12
5. Direct access garage parking provided: per unit	1: 1.25
6. Direct access garage parking provided: per bedroom	1: 0.63
7. Detached garage parking provided: per unit	1: 0.10
8. Detached garage parking provided: per bedroom	1: 0.06

1 Bedroom units =	<u>128</u>	=	<u>128</u>	Bedrooms
2 Bedroom units =	<u>180</u>	=	<u>360</u>	Bedrooms
3 Bedroom units =	<u>32</u>	=	<u>96</u>	Bedrooms
TOTAL UNITS =	<u>340</u>	=	<u>584</u>	TOTAL BEDROOMS

Required parking =	<u>591</u>	
Provided parking =	<u>652</u>	(Includes <u>40</u> direct access & <u>30</u> detached garages)

Direct Access Garage Units:

8 B4A, 8 B4B, 8 B4C (all 2 bedroom units) =	<u>24</u> units	<u>48</u> bedrooms
8 Loft (all 2 bedroom units) =	<u>8</u> units	<u>16</u> bedrooms
	<u>32</u> TOTAL	<u>64</u> TOTAL

Detached Garage Units:	<u>308</u> units	<u>520</u> bedrooms
------------------------	------------------	---------------------

1. 591 / 340 =	1.738235
2. 652 / 340 =	1.917647
3. 591 / 584 =	1.011986
4. 652 / 584 =	1.116438
5. 40 / 32 =	1.25
6. 40 / 64 =	0.625
7. 30 / 308 =	0.097403
8. 30 / 520 =	0.057692

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VARIANCE

VAR-17871 - PUBLIC HEARING - APPLICANT: DEJA VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND JEAN M. GRANT - Request for a Variance TO ALLOW A PROPOSED 80-FOOT DOUBLE FACE 2,470 SQUARE-FOOT FREESTANDING SIGN WHERE 720 SQUARE FEET IS THE MAXIMUM ALLOWED on 2.46 acres at 1508 Western Avenue (APN 162-04-602-010), M (Industrial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Submitted after final agenda - Protest letter by Stephen Grogan
5. Backup referenced from the 12-21-06 Planning Commission Meeting Item 35

Motion made by GARY REESE to Hold in Abeyance Item 128 [VAR-17871] and Item 129 [SDR-17312] to 2/07/2007

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

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

NOTE: MAYOR GOODMAN disclosed he and ATTORNEY JAY BROWN have a shared interest in property on Charleston Boulevard; therefore, he would abstain from voting on this matter. He then submitted a letter of opposition from the Scotch 80s association that he had received.

CITY COUNCIL MEETING OF: JANUARY 17, 2007

Minutes:

MAYOR GOODMAN declared the Public Hearing open and disclosed his abstention.

COUNCILWOMAN TARKANIAN noted that she was aware that a resident, MR. PARKER, sent in his letter as well, but the City Clerk's office had not received it.

ATTORNEY JAY BROWN, 520 South 4th Street, appeared with DARRYL SHOCK, Vision Signs, 3625 South Polaris Avenue, and stated that the square footage of the sign is 1,235 feet and the request for the variance is needed, as only 720 square feet is the maximum allowed. MR. SHOCK has advised him on the requirements relative to square footage of signage and explained that if the lineal footage of the freeway frontage, a variance would not be required. Because the address is on Western Avenue, that portion of lineal footage in the front has to be applied; thus, the variance is needed.

MARGO WHEELER, Director of Planning and Development, clarified that the freeway is not considered a street so the lineal footage of that area is irrelevant. Regarding the maximum sign area, the 1,235 square feet is one face; the subject sign is double face, therefore, the calculation is doubled as staff noted.

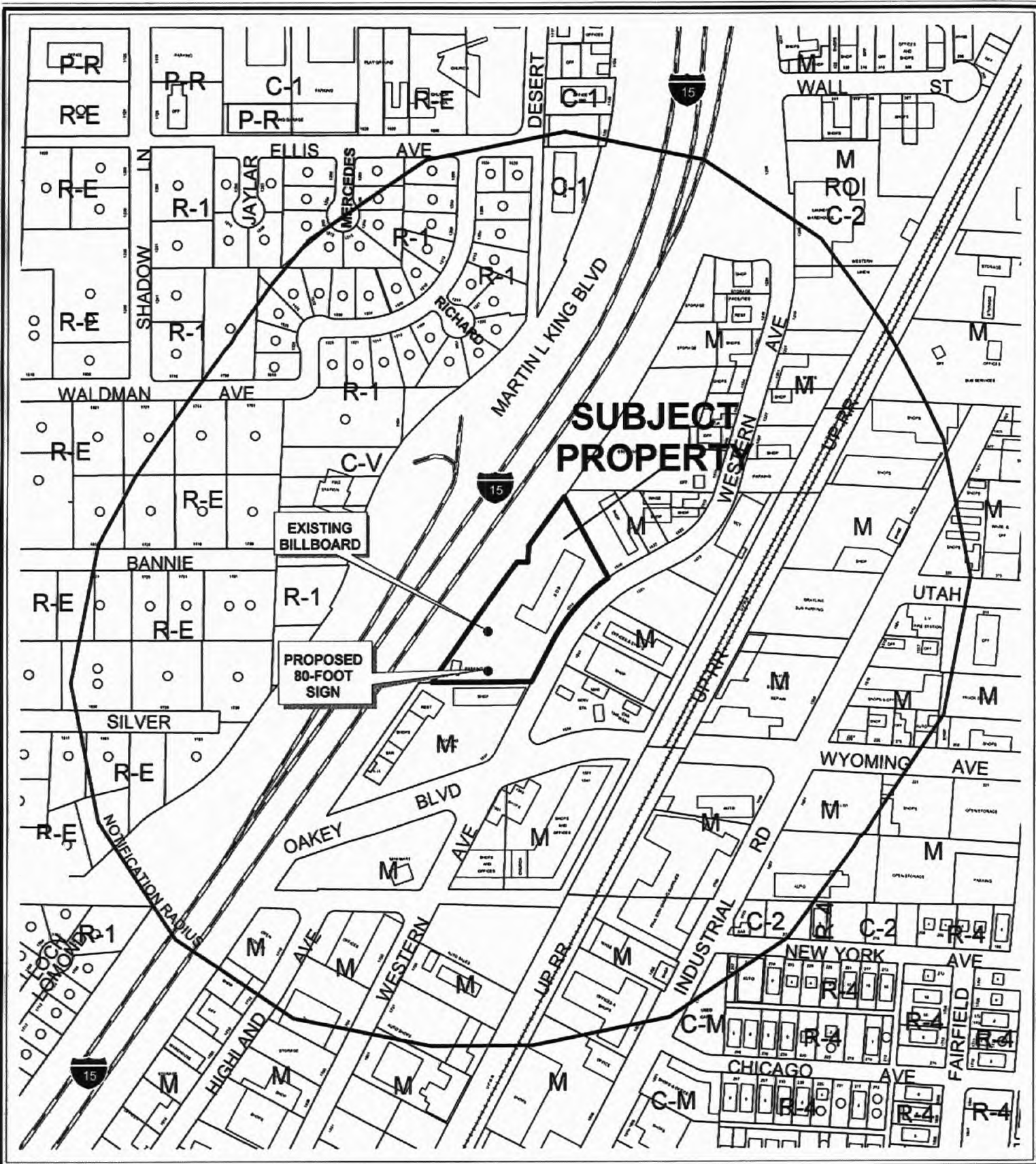
MR. SHOCK stated he spoke with Planning staff regarding the sign and its square footage. He has been in the sign business since 1989 and he understood the calculation to be different.

MS. WHEELER informed him that one written protest from the neighborhood and one protest from the adjacent neighbor was received. MR. SHOCK informed MAYOR PRO TEM REESE that there is an existing 65-foot tall free standing sign on site. The intention is to replace the proposed sign with the existing one, as it will be an upgraded version.

After brief discussion, MAYOR PRO TEM REESE decided to hold the items in abeyance until February 7, 2007, as he had concerns with the proposed signage and preferred to discuss the issue further before a decision was made.

COUNCILWOMAN TARKANIAN noted that the top of the signage can be seen from MR. PARKER'S street.

MAYOR PRO TEM REESE declared the Public Hearing closed.



CASE: VAR-17871

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-17871 - APPLICANT: DÉJÀ VU'S LITTLE DARLINGS -
OWNER: ARTHUR G. AND JEAN M. GRANT**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-17312) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The application is a request for a Variance to allow a proposed 80-foot high double face 1,235 square-foot freestanding sign where 720 square feet is the maximum allowed on a 2.46 acre site located at 1508 Western Avenue, east of the Interstate 15 corridor and Western Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/06	The Planning Commission recommended approval of companion item SDR-17312 concurrently with this application. The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #35/ja).
<i>Pre-Application Meeting</i>	
09/20/06	A Pre-application meeting was held with the applicant. The applicant was informed of the Title 19 – Section 19.14.060 sign regulations related to sign quantity, area, height, setbacks, and separation.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held for this type of application nor is one required.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.46 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Adult Entertainment	LI/R – Light Industrial/Research	M (Industrial)
North	Commercial Industrial	C (Commercial)	M (Industrial)
South	Commercial Industrial	C (Commercial)	M (Industrial)
East	Commercial Industrial	C (Commercial) LI/R (Light Industrial/Research)	M (Industrial)
West	Commercial Industrial	C (Commercial)	M (Industrial)

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

DEVELOPMENT STANDARDS

Freestanding Signs: [type in sign reference]				
Standards	Ratio	Allowed	Provided	Compliance
Maximum Number	1 sign / 200 Lineal feet of Street frontage	1 sign	1 sign	Y
Maximum Area	2 SF of sign area /lineal foot of Street frontage	720 SF	1,235 SF	N
Maximum Height	40 Feet (maximum 30-feet above nearest elevated freeway near proposed freestanding sign)		80 Feet	Y
Minimum Setback	5 Feet		5 Feet	Y
Illumination	200 feet from single- family residential		N/A	N/A

ANALYSIS

The project requests a Variance to allow for an 80-foot freestanding sign with a 1,235 square foot sign face where 720 square feet is the maximum allowed per Title 19 Sign Standards.

- General Plan/Zoning

The General Plan land use category for the project site is LI/R (Light Industrial/Research) and is situated within a designated revitalization area. Additionally, the site is within the M (Industrial) zone and freestanding signage is permitted within this zone classification.

- Site Plan

The project would involve installation of one 80-foot tall freestanding sign located near the southern property line. Title 19 Sign Standards limits the maximum number of signs to 1 sign for every 200 lineal feet of street frontage. The eastern property line fronting Western Avenue contains 360 lineal feet therefore 1 sign is the maximum permitted for this site.

- Elevations

The freestanding sign would be a double faced illuminated pylon display installed within an existing surface parking lot of a sexually oriented business. Title 19 Sign Standards limits the total maximum area of freestanding signage to no greater than 2 square feet of sign area for each lineal foot of street frontage. The street frontage for the subject parcel is 360 lineal feet and as such the sign face is limited to 720 square feet.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship with the excessive design of the proposed sign face. A reduced project alternative that meets or exceeds the applicable Title 19 sign face threshold (at or below 720 square feet) would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances. Staff recommends denial of the Variance request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 111 by City Clerk

APPROVALS 0

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17871** APN: 162-046-020-10

Name of Property Owner: Arthur & Jean Grant

Name of Applicant: Deja Vu's Little Darlings

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: _____

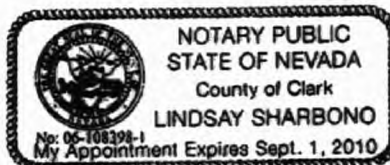
Signature of Property Owner: Jean M. Grant

Print Name: JEAN M. GRANT

Subscribed and sworn before me

This 26th day of October, 2006

Lindsay Sharbono
Notary Public in and for said County and State



SITE PLAN

1"=60'



AERIAL VIEW N.T.S.

VAR-17871

12/21/06 PC

SITE

OCT 31 2006

TOTAL SQ. FT.
1235 SQ. FT.

RACEWAY
G.P.A. RACEWAY W/ CHASE
INCANDESCENT LAMPS 6"
O.C. W/ 25 WATTS CLEAR
LAMPS

50 SQ. FT.

34'-0"
32'-2"
8'-0"

FLEX FACE CABINET
METAL CABINET & RETAINERS
PAINTED WHITE - WHITE FLEX
FACE W/ GRAPHICS APPLIED.
ILLUM W/ T-12 FLUORESCENT
LAMPS AS REQ'D.

AS PER
REQ'D.

METAL CABINET
SAND FINISH TEX-COTE PAINT
TO MATCH #230-78 VIVID ROSE.
RETURN OF CABINET TO BE
DECKING 12" O.C.

SCROLL
PAINT WHITE W/ EXPOSE
WHITE NEON ILLUM.

LITTLE DARLINGS
OPEN PAN CHANNEL LTRS.
PAINT WHITE INSIDE & PAINT
OUTSIDE RETURN WHITE W/
DT PINK NEON ILLUM.

TOTALLY NUDE
OPEN PAN CHANNEL LTRS.
PAINT TO MATCH #230-167 BLUE
VINYL INSIDE & PAINT OUTSIDE
RETURN WHITE W/ DT CLEAR BLUE
NEON ILLUM.

EXPOSE CLEAR BLUE NEON
STEADY BURN.

2" x
17'-10" x 32'-2" PRO-STAR
VIDEO

Little
Darlings
TOTALLY NUDE



575 SQ. FT.

EXPOSE CLEAR BLUE NEON
STEADY BURN.

PYLON COVER
METAL SAND FINISH TEX-COTE
POLE COVER AND CAPS PTD TO
MATCH #230-78 VIVID ROSE.
SMOOTH PAINT STRIPE DOWN
THE CENTER WHITE.

END VIEW

VAR-17871
12/21/06 PC

D/F ILLUMINATED PYLON DISPLAY

1/8" = 1'-0"

(1) REQ'D.

001

REVISED	DATE	BY	REASON
001	01-08-2006	DEBICK	SHOCK
002	01-08-2006	DEBICK	SHOCK
003	01-08-2006	DEBICK	SHOCK
004	01-08-2006	DEBICK	SHOCK
005	01-08-2006	DEBICK	SHOCK
006	01-08-2006	DEBICK	SHOCK
007	01-08-2006	DEBICK	SHOCK
008	01-08-2006	DEBICK	SHOCK
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010	01-08-2006	DEBICK	SHOCK
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100	01-08-2006	DEBICK	SHOCK

103668	01-08-2006	DEBICK	SHOCK
103669	01-08-2006	DEBICK	SHOCK
103670	01-08-2006	DEBICK	SHOCK
103671	01-08-2006	DEBICK	SHOCK
103672	01-08-2006	DEBICK	SHOCK
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103680	01-08-2006	DEBICK	SHOCK
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103693	01-08-2006	DEBICK	SHOCK
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103698	01-08-2006	DEBICK	SHOCK
103699	01-08-2006	DEBICK	SHOCK
103700	01-08-2006	DEBICK	SHOCK

VISION SIGN

103668 01-08-2006 DEBICK SHOCK

103669 01-08-2006 DEBICK SHOCK

103670 01-08-2006 DEBICK SHOCK

103671 01-08-2006 DEBICK SHOCK

103672 01-08-2006 DEBICK SHOCK

103673 01-08-2006 DEBICK SHOCK

103674 01-08-2006 DEBICK SHOCK

103675 01-08-2006 DEBICK SHOCK

103676 01-08-2006 DEBICK SHOCK

103677 01-08-2006 DEBICK SHOCK

103678 01-08-2006 DEBICK SHOCK

103679 01-08-2006 DEBICK SHOCK

103680 01-08-2006 DEBICK SHOCK

103681 01-08-2006 DEBICK SHOCK

103682 01-08-2006 DEBICK SHOCK

Little
Darlings

1914 WESTERN AVE

80' FREEWAY
PYLON SIGN

Scotch 80's Home Owners Association

2121 Silver Avenue
Las Vegas, NV 89102

Monday, January 19, 1007

Dear Mayor and Council Members,

Our association is opposed to the proposed new signage for the 'Little Darlings' establishment.

We have gone on record of being opposed to signage that may environmentally impact on a neighborhoods esthetics.

It is our understanding that this sign may be viewed by residents in the Scotch 80's neighborhood. We find this totally unacceptable.

We have seen no engineering that provides a 'cast off' impact to surrounding businesses and neighborhoods. This should be provided by the applicant before this matter is further considered.

Again, we ask this issue to be tabled or to be removed from consideration.

Thank you.

Respectfully submitted,



Stephen Grogan, President
Scotch 80's Home Owners Association
759-0001

Protest

2007 JAN 16 P 4:58

RECEIVED
CITY CLERK

Continued Entry

Date 1/16/07 Item # 128

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

December 11, 2006

City of Las Vegas Planning Commission
City Council Chambers
400 Stewart Avenue
Las Vegas, NV 89101

In re: **Objections to SDR-17312 and VAR-17871**

Dear City Commissioners:

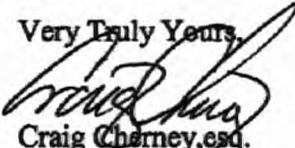
I would like to tender a formal **objection** to the aforementioned matters on behalf of myself and my wife Aubree Cherney. We reside at 1720 Bannie Avenue, in the Scotch 80's Neighborhood which lies directly west of the proposed signage.

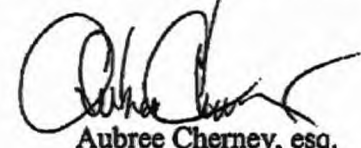
While every business is entitled to signage, the enormous size of the proposed "Little Darlings" sign is completely unacceptable.

While our neighborhood lies next to these kinds of businesses, I don't believe it's fair that a new sign, which will become an ENORMOUS BEACON to all passers-by for this Little Darlings establishment would benefit the city, its residents, or people like us who will live under the shadow of this signage.

Please compel the applicant to build a sign that conforms with normal city code.

Very Truly Yours,


Craig Cherney, esq.
1720 Bannie Ave
Las Vegas, NV 89102


Aubree Cherney, esq.
1720 Bannie Ave
Las Vegas, NV 89102

Renee Poole
Not Just Antiques Mart
1422 Western Avenue
Las Vegas, NV 89102

December 15, 2006

RE: SDR-17312 AND VAR-17871 Little Darlings Déjà vu's Sign Applications

Dear Council:

I am OPPOSED to both of these plans passing. I have property adjacent to this address, which is a retail establishment. The neighborhood has long been known for its nudey bars, And many who live in Las Vegas and tourists, do not travel in this neighborhood because of the reputation that it has gotten. Western Avenue and the adjacent neighborhood is just beginning to see the arrival of new retail businesses, art galleries, and building promotions.

I think a sign of that size will mislead passer-bys; especially those on the freeway, and will discourage potential customers from seeking our retail businesses. Although, I am not in opposition to this type of business, I don't feel that the promotion of this with a 80 foot sign is necessary, and may actually hurt the small businesses that are in this area.

I am hopeful that you will vote no on this matter.

Renee Poole

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-17871

SDR-17312 - PUBLIC HEARING - APPLICANT: DÉJÀ VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND JEAN M. GRANT - Request for a Site Development Plan Review FOR A PROPOSED 80-FOOT HIGH FREESTANDING SIGN on 2.46 acres at 1508 Western Avenue (APN 162-04-602-010), M (Industrial) Zone, Ward 3 (Reese). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Backup referenced from the 12-21-06 Planning Commission Meeting Item 36

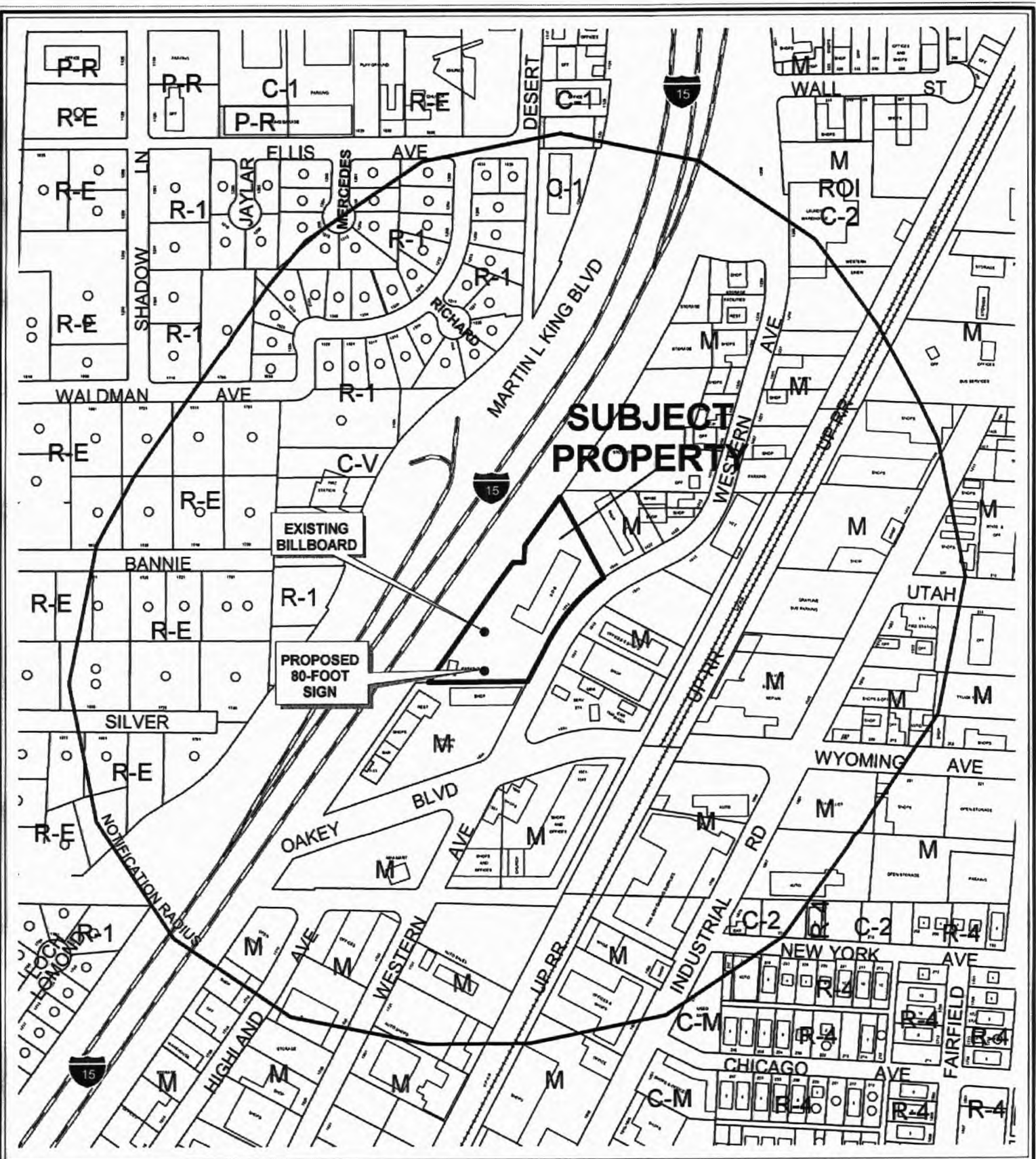
Motion made by GARY REESE to Hold in Abeyance Item 128 [VAR-17871] and Item 129 [SDR-17312] to 2/07/2007

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

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

Minutes:

See Item 129 for related discussion.



CASE: **SDR-17312**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **SDR-17312**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-17312 - APPLICANT: DÉJÀ VU'S LITTLE DARLINGS -
OWNER: ARTHUR G. AND JEAN M. GRANT**

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, and sign elevations date stamped 10/3/06, except as amended by conditions herein.
3. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a proposed 80-foot high 2,470 square-foot freestanding sign on 2.46 acres at 1508 Western Avenue, between Interstate 15 and Western Avenue. A companion Variance (VAR-17871) shall be considered with this application.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/06	The Planning Commission recommended approval of companion item VAR-17871 concurrently with this application. The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #36/ja).
<i>Pre-Application Meeting</i>	
09/20/06	A Pre-application meeting was held with the applicant. The applicant was informed of the Title 19 – Section 19.14.060 sign regulations related to sign quantity, area, height, setbacks, and separation.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held for this type of application nor is one required.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.46 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Sexually Oriented Business	LI/R (Light Industrial/Research)	M (Industrial)
North	Commercial Industrial	C (Commercial)	M (Industrial)
South	Commercial Industrial	C (Commercial)	M (Industrial)
East	Commercial Industrial	C (Commercial) and LI/R (Light Industrial/Research)	M (Industrial)
West	Commercial Industrial	C (Commercial)	M (Industrial)

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

DEVELOPMENT STANDARDS

Freestanding Signs: [type in sign reference]				
Standards	Ratio	Allowed	Provided	Compliance
Maximum Number	1 sign / 200 Lineal feet of Street frontage	1 sign	1 sign	Y
Maximum Area	2 SF of sign area /lineal foot of Street frontage	720 SF	2,470 SF	N
Maximum Height	40 Feet (maximum 30-feet above nearest elevated freeway near proposed freestanding sign)		80 Feet (I-15 Highway is elevated 50- feet above project site)	Y
Minimum Setback	5 Feet		5 Feet	Y
Illumination	200 feet from single- family residential		N/A	N/A

ANALYSIS

The project request is for the removal of an existing 55-foot tall double face freestanding sign with electric matrix display and construction of a new double face freestanding 80-foot high illumination and pylon sign with video display. The new sign will serve to advertise the location of a sexually oriented business at the subject property.

Development surrounding the project site includes commercial and light industrial uses to the south, east, and north, and Interstate Highway 15 (I-15) to the west. Other existing signage on-site includes an 85-foot tall double face approximately 20-feet by 40-feet commercial billboard near the southwest corner of the property; and illuminated wall, roof, and awning signage.

- General Plan/Zoning

The General Plan land use category for the project site is LI/R (Light Industrial/Research) and is situated within a designated revitalization area. Additionally, the site is within the M (Industrial) zone and freestanding signage is permitted within this zone classification.

- Site Plan

The freestanding sign will be located within a paved surface parking lot near the southern property line and within 100 feet of the Interstate 15 (I-15) corridor. An approximately 85 foot tall billboard located east of the I-15 highway and west of the proposed sign location exists on the project site. The proposed sign will be installed more than 100 feet (measured on center) from the billboard as required per Title 19 signage distance separation requirements. All other existing signage for the sexually oriented business was reviewed for conformance to current Title 19 Sign Standards. Scaled plans of all existing signage was requested of the applicant by Planning staff however a complete set of drawings was not submitted for review. Staff estimated that current signage complies with Title 19 sign standards.

- Sign Elevation

The sign would be a freestanding illuminated display constructed of metal and with pylon cover featuring neon and incandescent lighting, video screen, and open pan channel lettering. The sign will be 80-feet high installed approximately 100 feet east of an elevated state public right-of-way. Which (I-15) rises approximately 50-feet above the adjacent surface parking lot. Title 19 – Section 19.14 Sign Standards permits the construction of freestanding signage within 200 feet of the right-of-way line of an elevated freeway or highway to which it is oriented, and may be erected up to 30 feet above the elevation of an elevated freeway or highway nearest the sign.

FINDINGS

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

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

The proposed sign is a permitted use within the industrial zone district.

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 sign is consistent with the General Plan land use and Title 19 Sign Standards.

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

The project will not adversely affect street operations on Western Avenue.

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

The sign structure is designed to complement the existing sexually oriented business and will utilize materials that will provide structural stability.

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 architectural design of the structure will blend well with the exterior building design as well as with surrounding uses by utilizing modern design elements.

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

Implementation of the proposed project will not result in substantial risk to human health and public safety.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 111 by Planning and Development Dept

APPROVALS 0

PROTESTS 2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17312** APN: 162-046-020-10

Name of Property Owner: Arthur & Jean Grant

Name of Applicant: Deja Vu's Little Darlings

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: N/A

Partner(s): _____

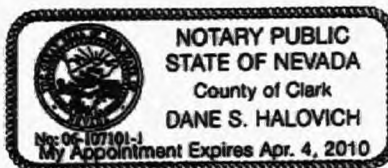
APN _____

Signature of Property Owner: Jean Grant

Print Name: JEAN GRANT

Subscribed and sworn before me

This 01 day of AUGUST, 2006
[Signature]
Notary Public in and for said County and State



80' FREEWAY SIGN

5' MIN SETBACK
FROM P/L

I-15

WESTERN AVE

SITE PLAN

1"=60'



EXISTING SIGN
TO BE REMOVED

RECEIVED

OCT 03 2006



80' FREEWAY SIGN



AERIAL VIEW N.T.S.

Little Darlings

1514 WESTERN AVE

SITE PLAN

VISION SIGN

3425 S. Pahriss Ave. Las Vegas, Nevada 89103
Phone: (702) 895-7474

These plans are prepared and submitted by the
contractor as an exemption to NRS 632.310
for work under contractor license category
authorized under NRS 634.
NV CONTRACTOR LICENSE #42776

THIS DOCUMENT WAS PREPARED BY AND IS THE PROPERTY
OF VISION SIGN, INC. ANY UNAUTHORIZED USE OR SALE,
IN WHOLE OR PART IS PROHIBITED.

plan no. 10366a
date 02-08-2006
owner DERRICK
user SHOCK
rev notes LD10366a.CDR
notes

REVISIONS MADE
04-20-06 DN ADJUST SIZES OF SIGN
& LED UNIT

SITE

SDR-17312

12/21/06 PC

[illegible]

44-0
32-2
VIDEO

AS PER
REQUIRE

Little Darlings

TOTALLY NUDE

O.A. HT

575 SQ. FT.

-PYLON COVER
METAL SAND FINISH TEX-COTE
POLE COVER AND CAPS PTD TO
MATCH #230-78 VIVID ROSE.
SMOOTH PAINT STRIPE DOWN
THE CENTER WHITE.

SDR-17312

12/21/06 PC

100

Little Darlings
1514 WESTERN AVE
80' FREEWAY
PYLON SIGN

VISION SIGN

These plans are prepared and reviewed by the contractor as an inspection to NYS 613.330. For work under Contract Documents, Items category is indicated under Items 614.

NY CONTRACTOR LICENSE # 43776

THIS ADVERTOR WAS PREPARED BY AND IS THE PROPERTY OF VISION BOLD, INC. ANY UNAUTHORIZED USE OR REUSE IN WHOLE OR IN PART IS PROHIBITED.

PRE 10366A
 DATE 02-08-2006
 PROGRAM DEMOCR
 SNOUT SHOCK
 END INPUT LD10366A.CDR
 INJECT

REVISIONS PAGE	
64-20-65 DM	ADJUST SIZES OF SIGN
	A LED UNIT
64-24-66 DM	ENLARGE SIZES OF SIGN
	A LED UNIT

[illegible]



VAR-17871 & SDR-17312 - APPLICANT: DEJA VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND
JEAN M. GRANT
1508 WESTERN AVENUE
DECEMBER 21, 2006 PLANNING COMMISSION

11/28/06



VAR-17871 & SDR-17312 - APPLICANT: DEJA VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND
JEAN M. GRANT
1508 WESTERN AVENUE
DECEMBER 21, 2006 PLANNING COMMISSION

11/28/06



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VAR-17871 & SDR-17312 - APPLICANT: DEJA VU'S LITTLE DARLINGS - OWNER: ARTHUR G. AND
JEAN M. GRANT
1508 WESTERN AVENUE
DECEMBER 21, 2006 PLANNING COMMISSION

11/28/06

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

December 11, 2006

City of Las Vegas Planning Commission
City Council Chambers
400 Stewart Avenue
Las Vegas, NV 89101

In re: Objections to SDR-17312 and VAR-17871

Dear City Commissioners:

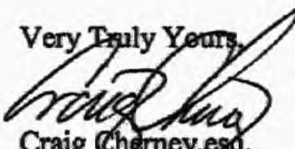
I would like to tender a formal **objection** to the aforementioned matters on behalf of myself and my wife Aubree Cherney. We reside at 1720 Bannie Avenue, in the Scotch 80's Neighborhood which lies directly west of the proposed signage.

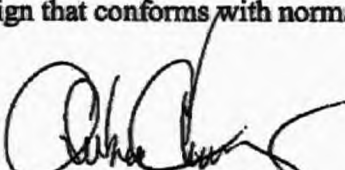
While every business is entitled to signage, the enormous size of the proposed "Little Darlings" sign is completely unacceptable.

While our neighborhood lies next to these kinds of businesses, I don't believe it's fair that a new sign, which will become an **ENORMOUS BEACON** to all passers-by for this Little Darlings establishment would benefit the city, its residents, or people like us who will live under the shadow of this signage.

Please compel the applicant to build a sign that conforms with normal city code.

Very Truly Yours,


Craig Cherney, esq.
1720 Bannie Ave
Las Vegas, NV 89102


Aubree Cherney, esq.
1720 Bannie Ave
Las Vegas, NV 89102

Renee Poole
Not Just Antiques Mart
1422 Western Avenue
Las Vegas, NV 89102

December 15, 2006

RE: SDR-17312 AND VAR-17871 Little Darlings Déjà vu's Sign Applications

Dear Council:

I am OPPOSED to both of these plans passing. I have property adjacent to this address, which is a retail establishment. The neighborhood has long been known for its nudey bars, And many who live in Las Vegas and tourists, do not travel in this neighborhood because of the reputation that it has gotten. Western Avenue and the adjacent neighborhood is just beginning to see the arrival of new retail businesses, art galleries, and building promotions.

I think a sign of that size will mislead passer-bys; especially those on the freeway, and will discourage potential customers from seeking our retail businesses. Although, I am not in opposition to this type of business, I don't feel that the promotion of this with a 80 foot sign is necessary, and may actually hurt the small businesses that are in this area.

I am hopeful that you will vote no on this matter.

Renee Poole

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-17739 - PUBLIC HEARING - APPLICANT: JL PARADISE, LLC - OWNER: MANIJEH DANESHFOROOZ - Request for a Special Use Permit FOR A PROPOSED MASSAGE ESTABLISHMENT AND WAIVERS TO ALLOW A DISTANCE SEPARATION OF 180 FEET FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS THE MINIMUM REQUIRED AND TO ALLOW NO SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS THE MINIMUM SEPARATION REQUIRED at 2205 South Paradise Road (APN 162-03-413-017), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda - Abeyance request from LAS Consulting, Inc.

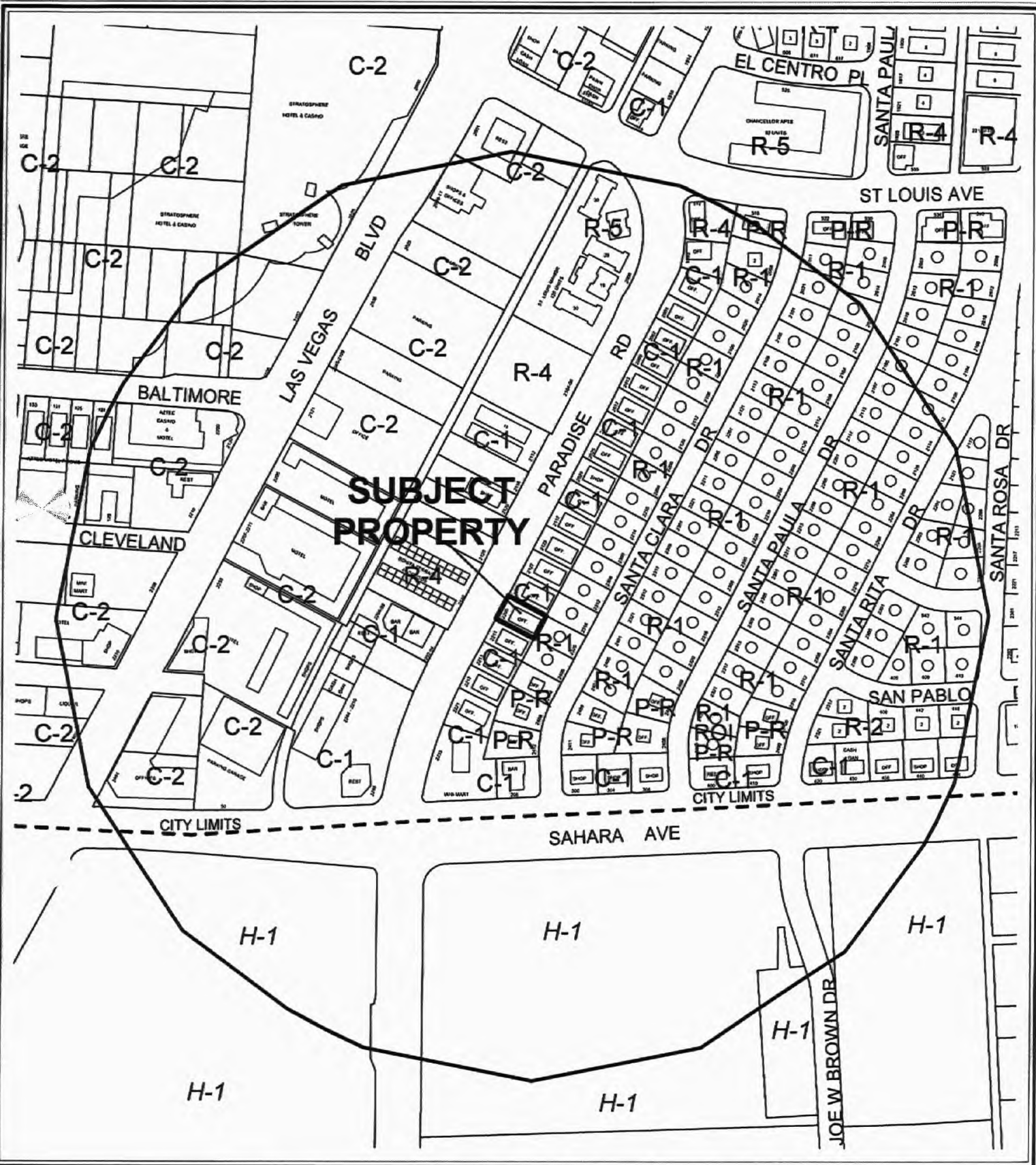
Motion made by GARY REESE to Hold in Abeyance Item 92 [GPA-16511], Item 93 [ZON-16519], Item 94 [VAR-16525], Item 95 [SDR-16522], Item 101 [ZON-17740], Item 102 [VAR-17741], Item 103 [VAR-17742], Item 104 [VAR-17743], Item 105 [VAC-17744], Item 106 [SDR-17745], Item 116 [SDR-15747], Item 117 [ROC-18341] and Item 130 [SUP-17739] to 2/07/2007; Item 82 [1919 Fremont Street], Item 118 [ZON-16179], Item 119 [VAR-16181], Item 120 [VAR-17191], Item 121 [SDR-16180], Item 122 [ZON-17242], Item 123 [VAR-17244], Item 124 [SDR-17247], Item 131 [SUP-18037] and Item 132 [SDR-18034] to 2/21/2007

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

CITY COUNCIL MEETING OF: JANUARY 17, 2007

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

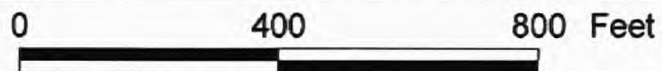


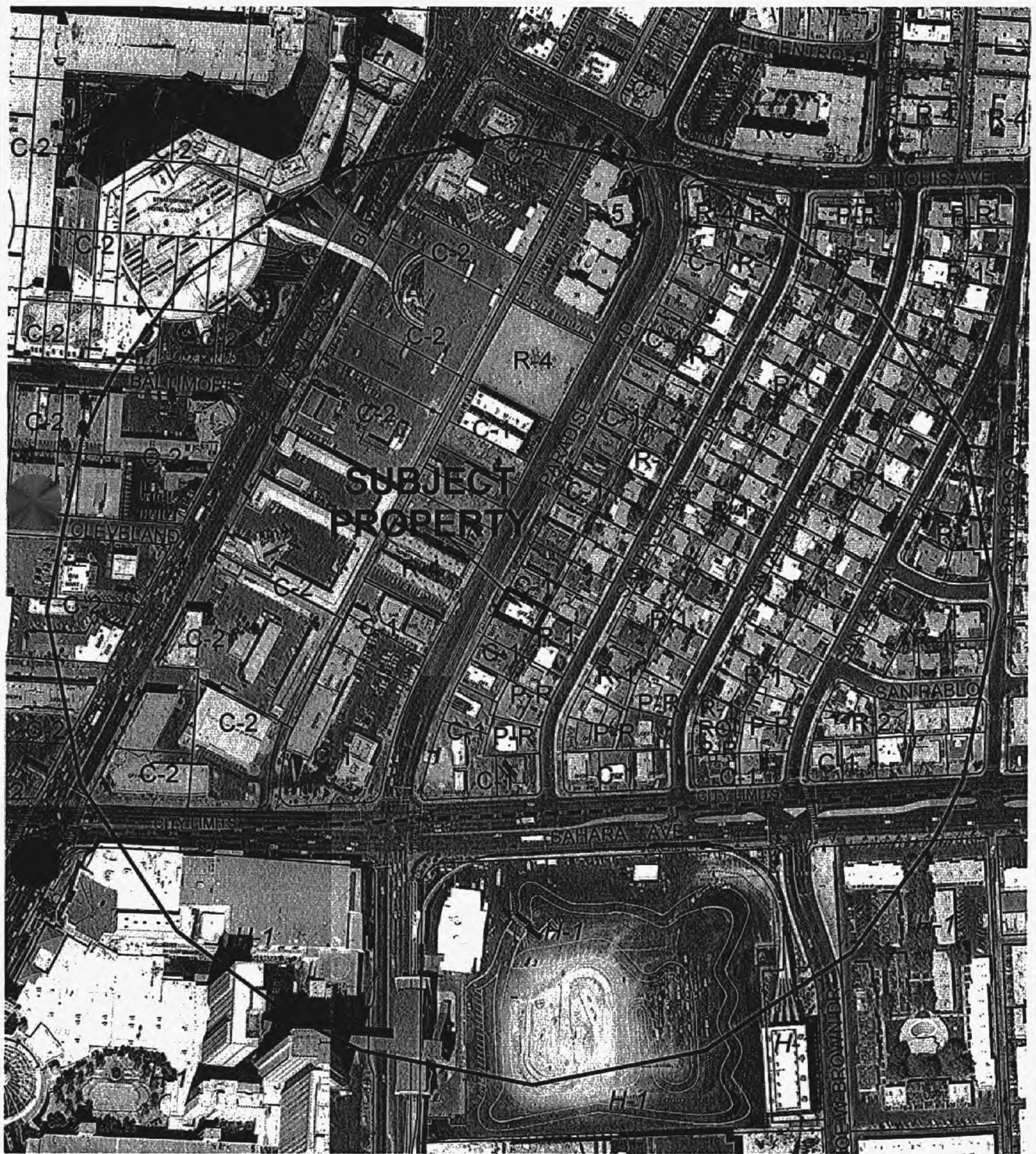


CASE: SUP-17739

RADIUS: 1000 FT

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

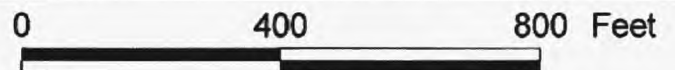




CASE: **SUP-17739**

RADIUS: 1000 FT

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-17739 - APPLICANT: JL PARADISE, LLC - OWNER: MANIJEH DANESHFOROOZ

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-0-1/d vote) recommends APPROVAL, subject to:

Planning and Development

1. One year Required Review after the issuance of a business license as a public hearing at the Planning Commission.
2. Hours of operation shall be limited to 8am to 9pm.
3. Conformance to the conditions for Rezoning (Z-0027-97), if approved.
4. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant seeks approval for a Massage Establishment at 2205 Paradise Road. The proposal seeks to renovate an existing 1,740 square-foot building to accommodate four massage tables. A request for waivers to the 400-foot separation requirement from residentially zoned property and the 1,000-foot separation requirement from an existing massage establishment.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/27/97	The City Council approved a request for Rezoning (Z-0002-76) on property located at 2205 Paradise Road from P-R (Professional Office & Parking) to C-1 (Limited Commercial) for a 1,609 square foot salon.
12/21/06	The Planning Commission voted 4-0-1/d to recommend APPROVAL (PC Agenda Item #24/mh).
<i>Related Building Permits/Business Licenses</i>	
NA	NA
<i>Pre-Application Meeting</i>	
08/30/06	A pre-application conference was held and the applicant was informed of the requirements for submitting a Special Use Permit. The applicant was informed of the 200-foot residential setback requirements and the 1,000-foot distance requirement from an established Massage Establishment.
<i>Neighborhood Meeting</i>	
NA	A neighborhood meeting was not required nor was there one held

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

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	C (Commercial)	C-1 (Limited Commercial)
North	Office	C (Commercial)	C-1 (Limited Commercial)
South	Office	C (Commercial)	C-1 (Limited Commercial)
East	Single Family Dwelling	L (Low Density Residential)	R-1 (Single Family Residential)
West	Apartments	C (Commercial)	R-4 (igh Density Residential)

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

Redevelopment Plan Area

The subject site is located within the Redevelopment Plan Area, so designated in 1986. Within the Redevelopment Plan Area, the subject property has a Commercial designation. This general designation does not place any additional development standards on the site above those listed per Title 19, but it allows the site to be eligible for a variety of funding opportunities for activities that promote the modern, orderly development of the area.

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

- 1) Any Special Use Permit within 500-Feet of unincorporated Clark County.

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.

The Planning Commission shall consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

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	
Massage Establishme nt	Four Tables	2 Spaces per Table, Chair, or Room with a min 6 required	8 spaces	1	9	1	
TOTAL			8	1	9	1	Y

Waivers		
Request	Requirement	Staff Recommendation
To allow a distance separation of 180 feet from an existing massage establishment.	1,000 feet from an existing massage establishment	Denial
To allow a zero-foot separation from a residential use.	400 feet from residentially zoned property	Denial

ANALYSIS

This request is not supported on the grounds that it violates the distance separation required from residential properties and previously approved massage establishments. There are five existing massage establishments within 1,000 feet of this proposal.

Title 19.04 lists the following as the Conditional Requirements for a Massage Establishment:

- (1) The use shall comply with all applicable requirements of LVMC Title 6.
- (2) The use must be located on a secondary thoroughfare or larger.
- (3) The use may not be located within four hundred feet of any church, synagogue, school, city park, child care facility, or any parcel zoned for residential use.
- (4) The use may not be located within one thousand feet of any other massage establishment.
- (5) The hours of operation shall be limited to the period between eight a.m. and nine p.m.

As the proposal is unable to meet conditions #3 and #4, we cannot support approval of this request.

FINDINGS

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

1. "The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."
2. "The subject site is physically suitable for the type and intensity of land use proposed."
3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."
4. "Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."
5. The use meets all of the applicable conditions per Title 19.04.

In regard to "1":

The proposed use is incompatible with surrounding land uses and is located in an area that is overly saturated with massage establishments.

In regard to "2":

The subject site is capable of accommodating a massage use. However, an additional approval would contribute to the intensity of existing five massage uses established in the surrounding area.

In regard to "3":

The site is served by Paradise Road, listed as a Major Street. This 60-foot wide street is capable of accommodating the minor increase in traffic flow from the proposed use.

In regard to "4":

The proposal does not meet the overall objectives of the General Plan in that it does not provide adequate accommodation for the performance of massage services at the subject site.

In regard to "5":

The proposal does not meet the conditions as listed by Title 19.04 for a Massage Establishment. Staff is recommending denial, as two of the minimum requirements would need to be waived in order to approve this request.

PLANNING COMMISSION ACTION

Conditions 1 and 2 were added by the Planning Commission.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 158 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-17739 APN: 162-03-413-017

Name of Property Owner: MANIJEH DANESHFOROZ

Name of Applicant: JL PARADISE, 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: _____

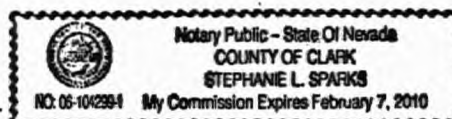
Signature of Property Owner: [Signature]

Print Name: MANIJEH DANESHFOROZ

Subscribed and sworn before me

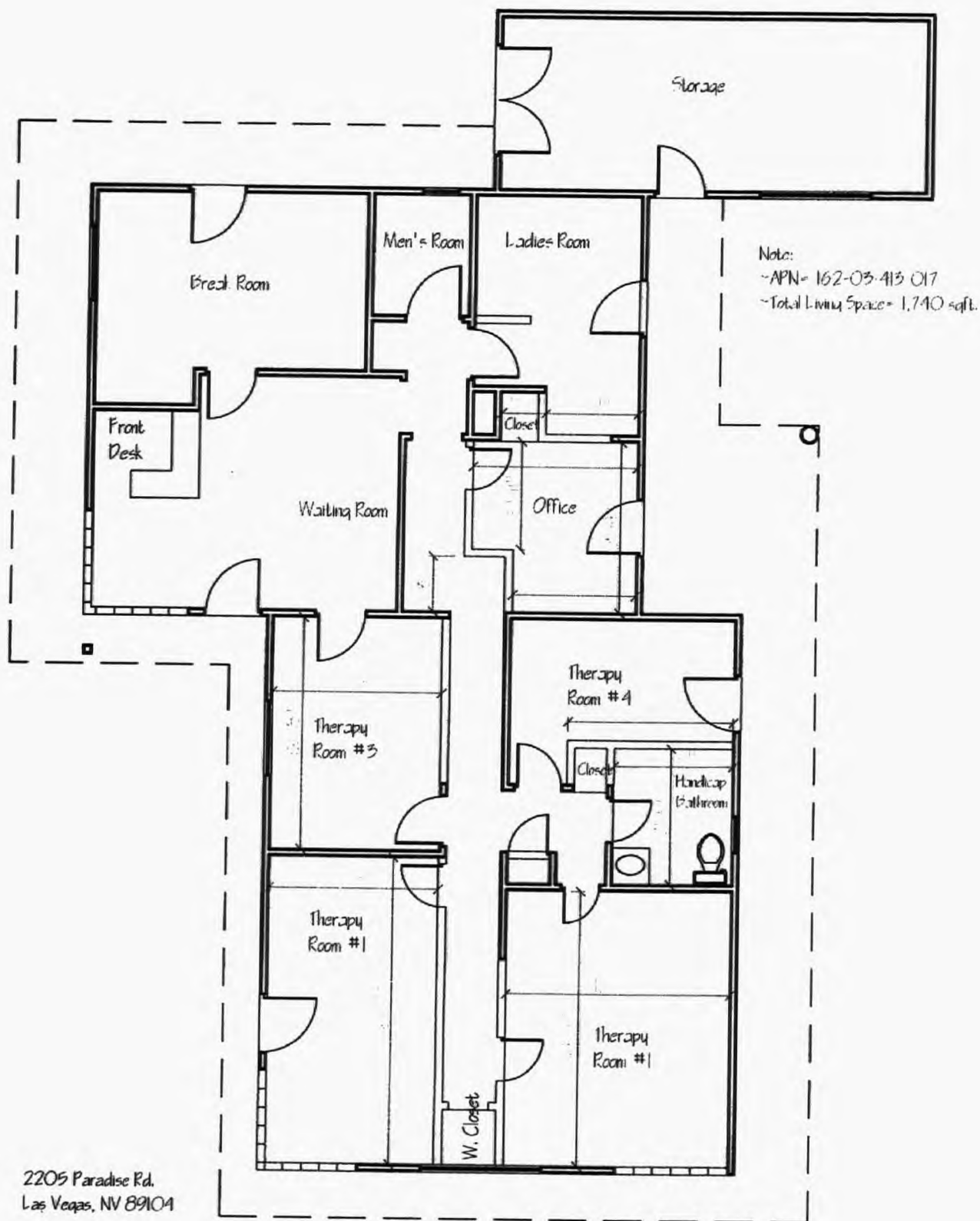
This 17th day of October, 2006

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



Site plan of the Northrup Building. The plan shows the layout of the existing building and the proposed addition. The existing building is labeled "Existing Building" and the proposed addition is labeled "Proposed Addition". The plan includes numbered rooms (1-10) and a central corridor. Dimensions are provided for various sections, including a 60.00' wide section and a 48.8' wide section. The plan is oriented with North at the top.

OCT 24 2006



New Floor Plan 1/8" = 1'

SUP-17739
12/21/06 PC

RECEIVED
OCT 24 2006





*LAS Consulting, Inc.
856 E. Sahara #201
Las Vegas, NV 89104
(702) 499-6469-Cell
(702) 341-8489-fax*

October 23, 2006

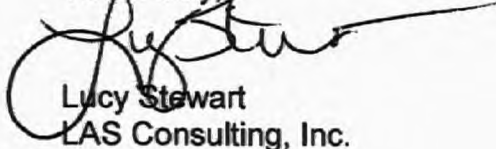
City of Las Vegas
Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101

RE: APN 162-03-413-017/ 2205 Paradise.

Dear Sir or Madam:

Please accept this letter as our request for a use permit for a massage establishment, located at 2205 Paradise Rd. My client would like to convert an existing building (former office building, prior to that a house) into a therapeutic massage establishment. Acupuncture and acupressure will be offered along with Chinese massage. The interior configuration will remain the same as when it was an office with the exception of the conference room. That will be divided into two therapy rooms. The parking and driveway will remain the same, however the outside of the building will be cleaned up to create a better appearance for the area. There are four existing massage establishments within 1000 feet of this site, however, they are massage and not designed for therapeutic massage. The majority of the therapists will be male and will be licensed for therapeutic massage. This business will be a legitimate therapeutic massage establishment, Mr. Li, the licensee, has a privilege license in Clark County and cannot jeopardize that license by allowing any illegal activity on this site. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Yours truly,



Lucy Stewart
LAS Consulting, Inc.

**SUP-17739
12/21/06 PC**

LAS Consulting, Inc.
856 E. Sahara #201
Las Vegas, NV 89104
(702) 499-6469-Cell
(702) 341-8489-fax

RECEIVED
CITY CLERK

2007 JAN 17 A 8:07

January 17, 2007

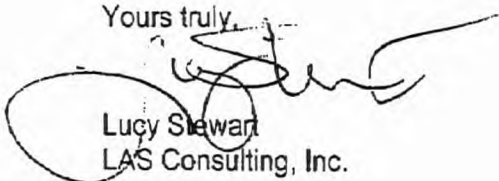
Barbara Jo (Roni) Ronemus
City Clerk
City Hall, First Floor
400 Stewart Avenue
Las Vegas, NV 89101
Phone: (702) 229-6311
Fax: (702) 382-4803

RE: SUP 17739-Use Permit for Massage Establishment
1/17/07 City County Agenda item # 130

Dear Ms. Ronemus:

Please accept this letter as our request to hold the above referenced application until the February 7th City Council meeting. My client would like additional time to review the plans for the project. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Yours truly,



Lucy Stewart
LAS Consulting, Inc.

Cc
Mayor Pro Tem Gary Reese
Fax (702) 382-8558
Ms. Margo Wheeler, AICP, Director
Fax (702) 474-7463

Date 1/17/07 Item # 130

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SPECIAL USE PERMIT

SUP-18037 - PUBLIC HEARING – APPLICANT: CAROLLO'S TROPICAL MOTORS, INC.
- OWNER: EP DECATUR, LP - Request for a Special Use Permit FOR A PROPOSED
MOTOR VEHICLE SALES (USED) ESTABLISHMENT at 2025 South Decatur Boulevard
(APNs 163-01-708-001 and 002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). The
Planning Commission (4-1 vote) recommends DENIAL. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-1 vote) recommends DENIAL. Staff recommends APPROVAL,
subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda - Abeyance request from Carollo Falconi Super Car Store for Items 131 and 132

Motion made by GARY REESE to Hold in Abeyance Item 92 [GPA-16511], Item 93 [ZON-16519], Item 94 [VAR-16525], Item 95 [SDR-16522], Item 101 [ZON-17740], Item 102 [VAR-17741], Item 103 [VAR-17742], Item 104 [VAR-17743], Item 105 [VAC-17744], Item 106 [SDR-17745], Item 116 [SDR-15747], Item 117 [ROC-18341] and Item 130 [SUP-17739] to 2/07/2007; Item 82 [1919 Fremont Street], Item 118 [ZON-16179], Item 119 [VAR-16181], Item 120 [VAR-17191], Item 121 [SDR-16180], Item 122 [ZON-17242], Item 123 [VAR-17244], Item 124 [SDR-17247], Item 131 [SUP-18037] and Item 132 [SDR-18034] to 2/21/2007

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

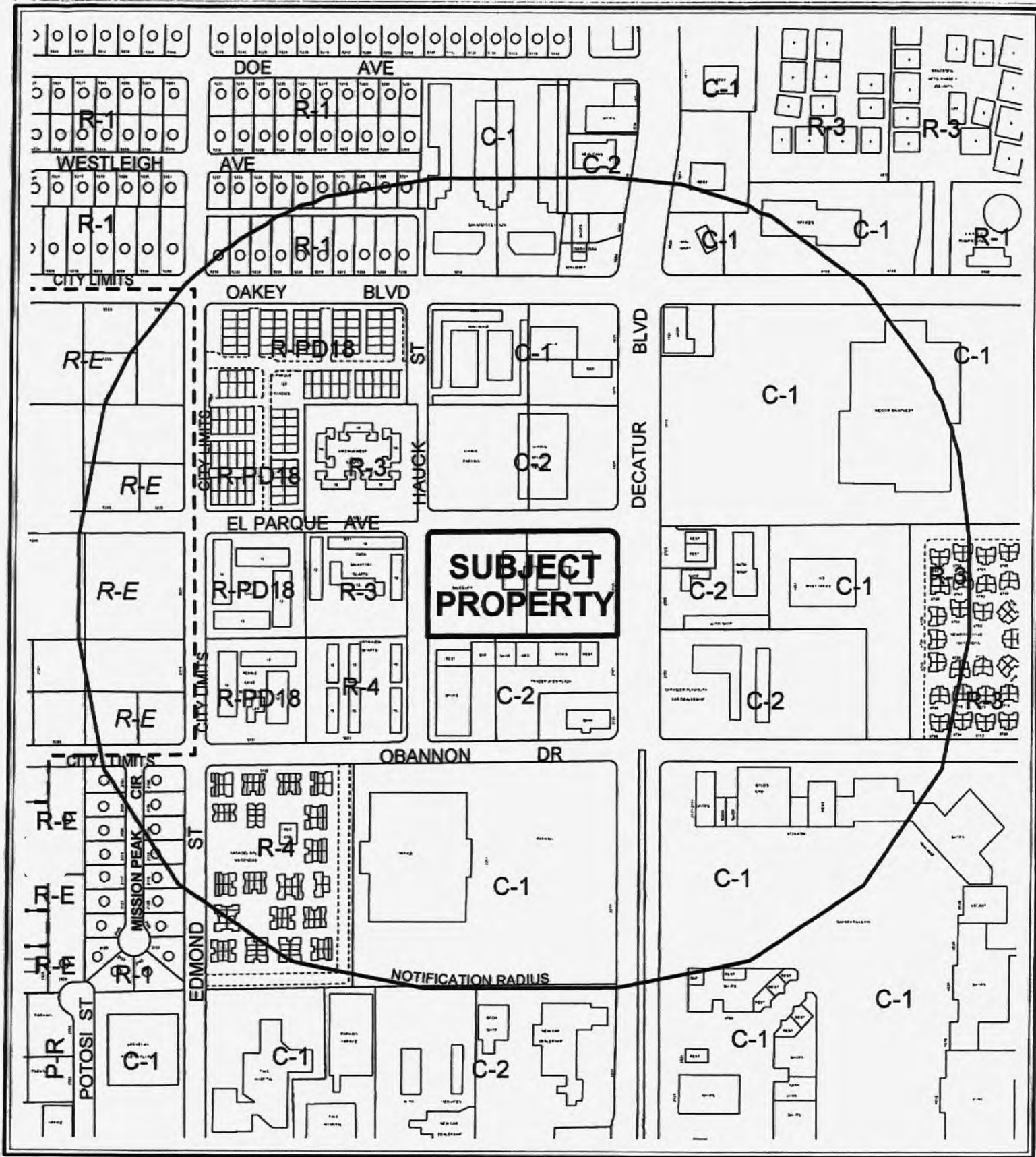
LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

CITY COUNCIL MEETING OF: JANUARY 17, 2007

Minutes:

Subsequent to the meeting, it was determined that Item 131 [SUP-18037] and Item 132 [SDR-18034] should have been held in abeyance to 2/07/2007 rather than 2/21/2007. Renotification was mailed for both items as well as republished for public hearing on 2/07/2007.





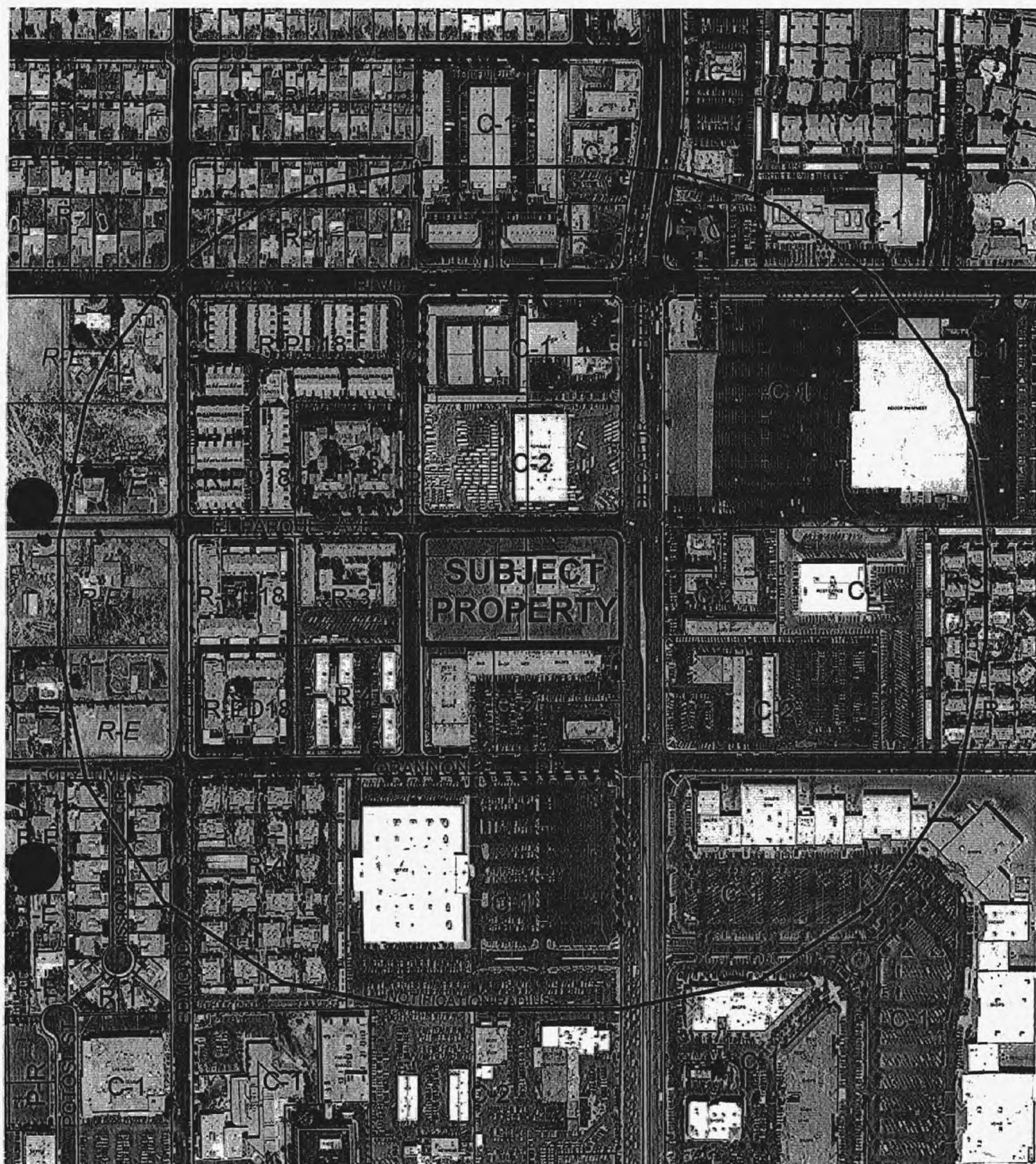
CASE: SUP-18037

RADIUS: 1000 FT

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

0 100200 Feet





CASE: **SUP-18037**

RADIUS: 1000 FT

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

0 100200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-18037 – APPLICANT: CAROLLO'S TROPICAL MOTORS, INC. - OWNER: EP DECATUR, LP

**** CONDITIONS ****

The Planning Commission (4-1/sd vote) recommends DENIAL. Staff recommends APPROVAL subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-18034), 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. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Special Use Permit to allow Motor Vehicle Sales (Used) on 3.74 acres at 2025 South Decatur Boulevard. A Site Development Plan Review application, SDR-18034, to site the addition of a proposed 1,680 square-foot office building to an existing Motor Vehicle Sales (New) establishment is also for the subject site and will be considered concurrently.

The applicant indicates that this location is intended to be occupied by them for two years while the business locates a permanent location. This request is because of the loss of their current lease on premises in the county. The C-2 (General Commercial) zoning on the site is suitable for this use and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/06	The Planning Commission recommended denial of companion item SDR-18034 concurrently with this application. The Planning Commission voted 4-1/sd to recommend DENIAL (PC Agenda Item #44/rts).
<i>Related Building Permits/Business Licenses</i>	
03/01/06	A building permit application for tenant improvement work, plan check L-3087-06, was submitted 02/02/06. The permit was issued 03/01/06. The Planning and Development Department review began and recorded approval.
09/18/06	A business license for an A16 (Automobile Sales - Automobile sales - new and used) category license was processed in on 05/25/06 by the Department of Finance and Business Services. This license (A16-01269) was approved by planning, on 06/07/06. This license has been issued.
<i>Pre-Application Meeting</i>	
10/23/06	A pre-application meeting was held and elements of this application were discussed. It was noted that a wavier of perimeter landscape buffer requirements would be needed. Additionally, the parking standards and minimum requirements for the motor vehicle sale (used) use were talked about. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	3.74

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
North	Truck Rental/Storage	GC (General Commercial)	C-2 (General Commercial)
South	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
East	Shopping Center	GC (General Commercial)	C-2 (General Commercial)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.04 and 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	
Motor Vehicle Sales (Used)	1680 SF	1 space / 500 SF of GFA	4	1	5	1	Y
TOTAL (including handicap)	1,680 SF	1 space / 500 SF of GFA	4		5		Y

ANALYSIS

The proposed Motor Vehicle Sales (Used) use is allowed with the approval of a special use permit in the C-2 (General Commercial) zoning district. Motor Vehicle Sales (Used) is defined in Title 19 as a facility or area used primarily for the display and sale or lease of used automobiles, motorcycles, and motor scooters. This use also includes service bays and auto body shops that are incidental and accessory to the sales use. There are no base conditions for approval of a Special Use Permit for a Motor Vehicle Sales (Used) use. These projects are evaluated on a case-by-case basis and conditions are imposed as needed.

This is an existing, operating auto dealership, Motor Vehicle Sales (New) use, which is leasing the applicant the space as indicated on the proposed site plan. The proposed Motor Vehicle Sales (Used) use requires four parking spaces, including one handicap accessible space. The submitted site plan indicates five spaces will be provided, including the handicap space depicted as van accessible. To ensure that parking is properly calculated for the entire site a condition has been added to the companion site development plan review case, SDR-18034, requiring a revised site plan that shows and tabulates parking for the entire site.

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Motor Vehicle Sales (Used) use, and this is an existing auto dealership, Motor Vehicle Sales (New) use, site.

The C-2 (General Commercial) zoning on the site is appropriate for this use and compatible with other commercial uses along South Decatur Boulevard. Staff is recommending approval of this application. However, staff is recommending denial of companion site development plan review case, SDR-18034, due to the applicant's request for waivers to the code requirements for perimeter landscape buffering widths, materials and parking lot landscaping.

FINDINGS

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

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

The proposed Motor Vehicle Sales (Used) use will be located on two lots that already contain an automotive related business and the surrounding land uses are commercial and medium density residential in character. The proposed use will be compatible with the surrounding land uses.

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

The subject site contains an existing auto dealership, Motor Vehicle Sales (New) use, and is physically suitable for this proposed use.

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

The subject site is adjacent to South Decatur Boulevard, a 120-foot wide primary arterial that should be adequate to support the proposed use. Per the proposed site plan the site has additional access off of El Parque Ave, a 60-foot wide local right-of-way. These roadways will be adequate to meet the demand of the uses on the site.

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

The businesses on the subject site are routinely inspected for compliance to applicable codes; therefore, the public health, safety, and general welfare will be safeguarded.

PLANNING COMMISSION ACTION

There was one speaker in protest, specifically due to test driving in neighborhoods.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT

3

SENATE DISTRICT

11

NOTICES MAILED

283 by City Clerk

APPROVALS

0

PROTESTS

0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18037** APN: 163-01-708-001

Name of Property Owner: LP Investor LP

Name of Applicant: Carroll's Tropical Motors Inc

Name of Representative: Peter R. Carroll

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: Jeff Sosa

Subscribed and sworn before me

This 17 day of Nov, 2006

Notary Public in and for said County and State





• EL PARQUE



VICINITY MAP

(COMMERCIAL BUILDINGS)

STEVE PISKIN, ARCHITECT, INC.
3303 SPRING MT. RD., #32
LAS VEGAS, NV 89102 ph. 277-4493

CAROLLO USED CARS
DECATUR & EL PASO
LAS VEGAS, CLARK CO, NV.

REVISED

SWP-18057	502-18054	12/21/00	PC	S-F-E
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**SITE PLAN
FLOOR PLAN
BUILDING ELEVATIONS**

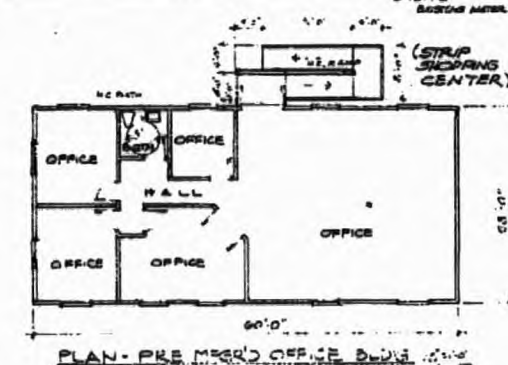
2

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NOV 28

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NOV 20 20

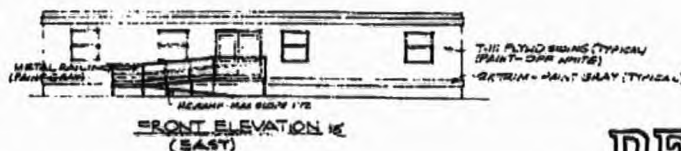
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NOV 20 2006

SDR-18034 SUP-18037
REVISED 12/21/06 PC



SITE PLAN 1" = 30'-0"

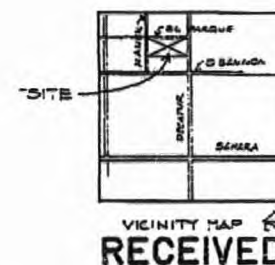
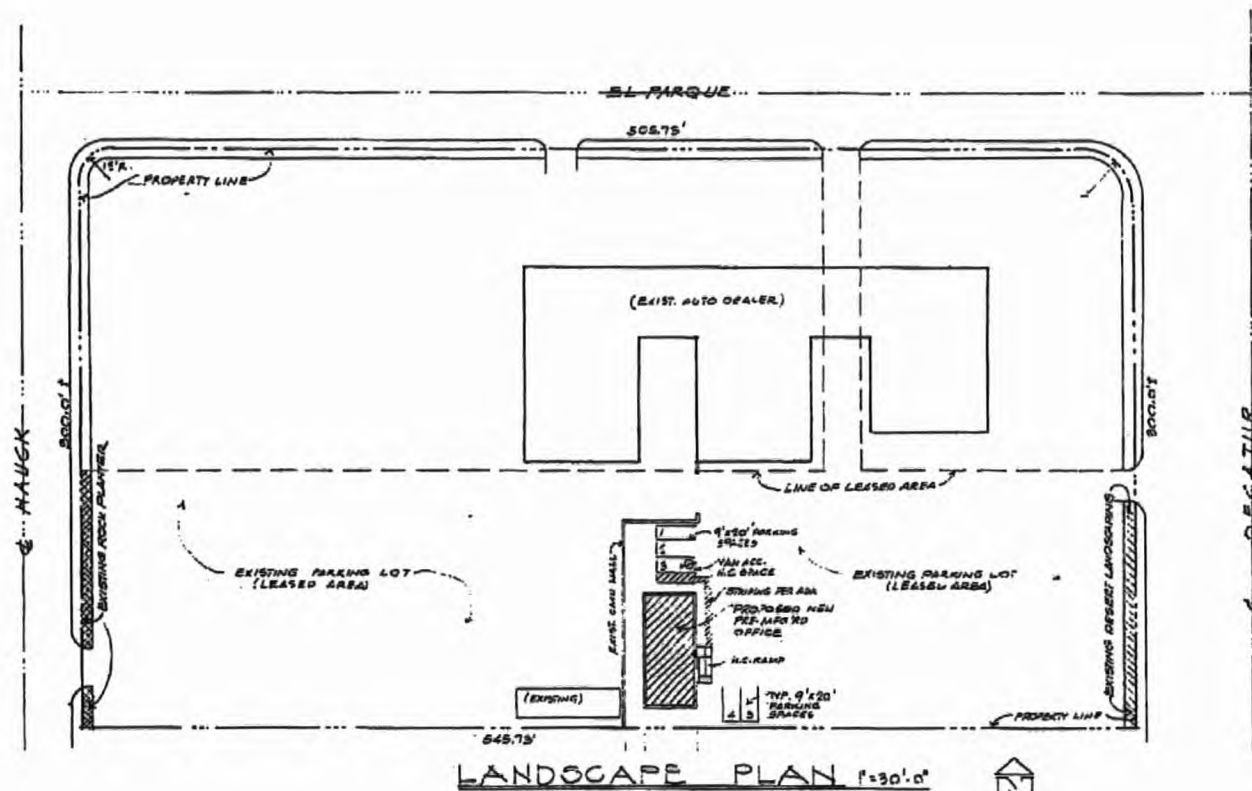
PARKING REQUIRED : $25 \times 0.1 = 2.50 \div 0.25 = 9.96 (4) \text{ SPACES}$
PARKING PROVIDED : 6 SPACES



REAR ELEVATION W
(WEST)

BIGHT ELEV. 121
(SOUTH)

LEFT ELEV. IN
(NORTH)



SUP-18037
12/21/06 PC

NOV 7 2006

STEVE PISKIN, ARCHITECT, INC
 3306 SPRING MT. RD., #32
 LAS VEGAS, NV 89102 ph. 227-4493

CARLO LOIJO CARE
 DECATUR & EL PARQUE
 LAS VEGAS, NV

LANDSCAPE PLAN

L1

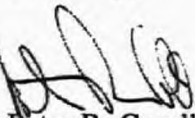
CAROLLO • FALCONI

SUPER CAR STORE

November 17, 2006

This is a request to operate a used auto sales facility at 2025 S. Decatur for no more than a two year period starting January, 2007. We also request that you accept the existing landscape at this location. Carollo's Tropicana Motors, INC. dba Carollo Falconi Super Car Store has operated successfully in the Las Vegas area for over eighteen years. We have lost our lease at the current location of 4845 W. Tropicana. This reason has prompted the request to relocate to 2025 S. Decatur.

Sincerely,



Peter R. Carollo
President

SUP-18037
12/21/06 PC

CEIVED
NOV 20 2006

CAROLLO FALCONI

SUPER CAR STORE

January 9, 2007

City Clerk
Barbara Jo Ronemus

RE: Carollo Tropicana Motors Inc.
SUP-18037 SDR-18034

RECEIVED
CITY CLERK
2007 JAN 16 P 2:42

At the request of City Councilwoman Lois Tarkanian we would like to abbeey the above item from the January 17, 2007 meeting to February 07, 2007.

Any questions regarding this matter please feel free to notify me at 702-367-9600


Peter Carollo
President

PLEASE NOTE OUR NEW ADDRESS:

5420 S. CAMERON STREET #109 LAS VEGAS, NV 89118 (702) 367-9600 FAX (702) 367-8209

Date 1/16/07 Item #131x132

Jan. 16 2007 03:57PM P2

FAX NO. : 7023678203

FROM : CAROLLO/FALCONI

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-18037

SDR-18034 - PUBLIC HEARING – APPLICANT: CAROLLO’S TROPICAL MOTORS, INC.
- OWNER: EP DECATUR, LP - Request for a Site Development Plan Review FOR THE
ADDITION OF A PROPOSED 1,680 SQUARE-FOOT OFFICE BUILDING TO AN
EXISTING MOTOR VEHICLE SALES (NEW) ESTABLISHMENT AND A WAIVER OF
THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A ZERO FOOT
LANDSCAPE BUFFER WHERE 15 FOOT AND EIGHT FOOT LANDSCAPE BUFFERS
ARE REQUIRED on 3.74 acres at 2025 South Decatur Boulevard (APNs 163-01-708-001 and
002), C-2 (General Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (4-1
vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (4-1 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

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

Motion made by GARY REESE to Hold in Abeyance Item 92 [GPA-16511], Item 93 [ZON-16519], Item 94 [VAR-16525], Item 95 [SDR-16522], Item 101 [ZON-17740], Item 102 [VAR-17741], Item 103 [VAR-17742], Item 104 [VAR-17743], Item 105 [VAC-17744], Item 106 [SDR-17745], Item 116 [SDR-15747], Item 117 [ROC-18341] and Item 130 [SUP-17739] to 2/07/2007; Item 82 [1919 Fremont Street], Item 118 [ZON-16179], Item 119 [VAR-16181], Item 120 [VAR-17191], Item 121 [SDR-16180], Item 122 [ZON-17242], Item 123 [VAR-17244], Item 124 [SDR-17247], Item 131 [SUP-18037] and Item 132 [SDR-18034] to 2/21/2007

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

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

CITY COUNCIL MEETING OF: JANUARY 17, 2007

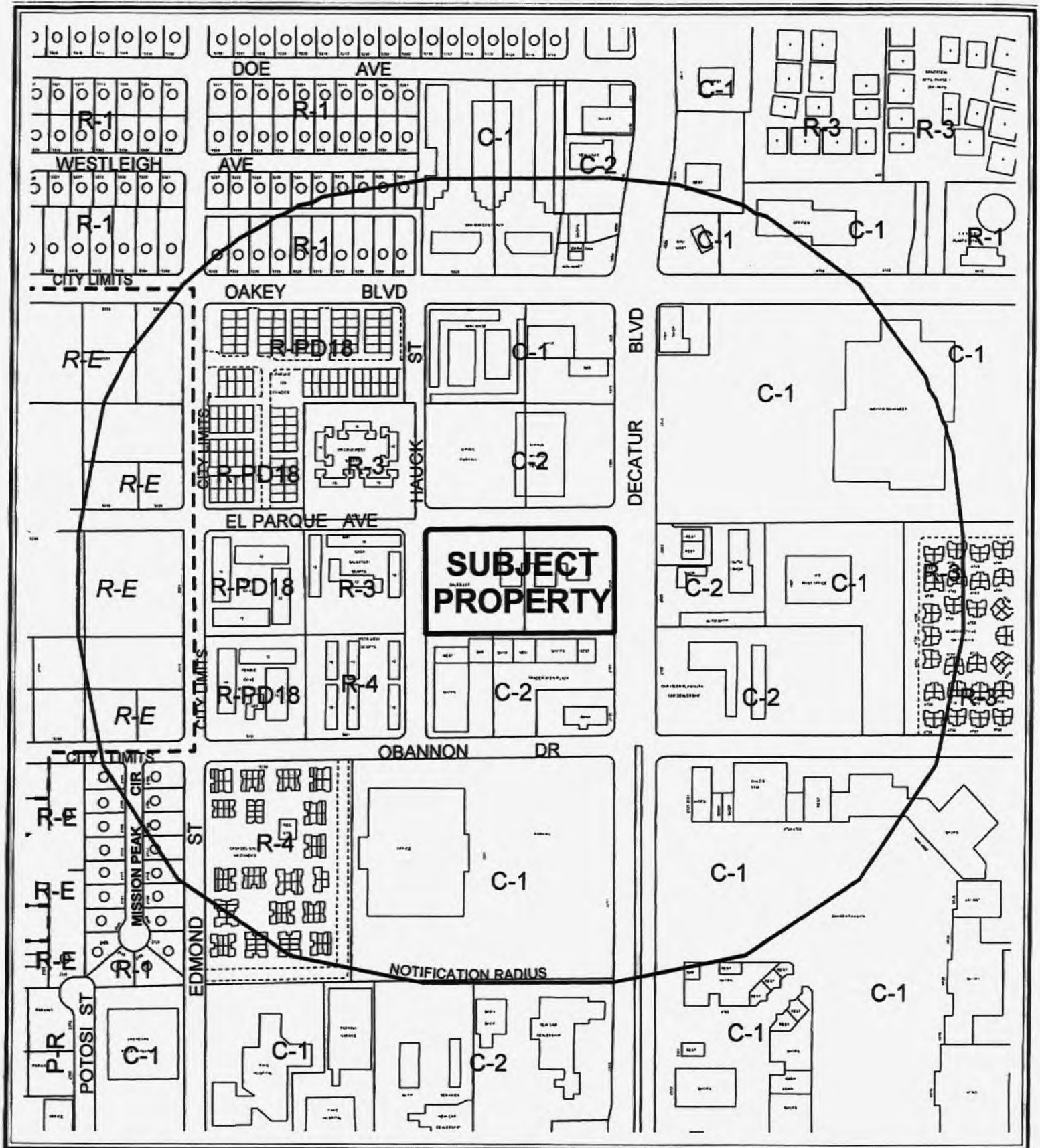
Minutes:

Subsequent to the meeting, it was determined that Item 131 [SUP-18037] and Item 132 [SDR-18034] should have been held in abeyance to 2/07/2007 rather than 2/21/2007. Renotification was mailed for both items as well as republished for public hearing on 2/07/2007.

Minutes:

See Item 131 for related backup.





CASE: **SDR-18034**

RADIUS: 1000 FT

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

0 100200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-18034 – APPLICANT: CAROLLO'S TROPICAL MOTORS, INC. - OWNER: EP DECATUR, LP

**** CONDITIONS ****

The Planning Commission (4-1 vote) and staff recommend DENIAL.

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-18037), 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 11/20/06, and landscape plan, date stamped 11/07/06, except as amended by conditions herein.
4. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.
5. A Waiver from LVMC Title 19.10 is hereby approved, to allow zero landscaping planters in the parking lot where one is required for each six parking spaces.
6. A Waiver from LVMC Title 19.12 is hereby approved, to allow a zero foot perimeter landscape buffer along the southern interior lot line where eight feet is required and zero trees in the perimeter landscape buffer where 38 trees are required.
7. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the entire site with all parking shown and tabulated to reflect total site compliance with LVMC Title 19.04 and Title 19.10 for parking requirements for all uses.
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. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
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 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. Coordinate with the City Engineer's Office regarding the Decatur Boulevard project to determine impacts to this site, if any, prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
17. The driveway located adjacent to Decatur Boulevard shall be designed, located and constructed in accordance with Standard Drawing #222a.
18. 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.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review to site the addition of a proposed 1,680 square-foot office building to an existing Motor Vehicle Sales (New) establishment for use as a separate Motor Vehicle Sales (Used) use. The applicant requests a waiver of the perimeter landscape buffer requirements and the parking lot landscaping standards, on 3.74 acres at 2025 South Decatur Boulevard. A Special Use Permit application, SUP-18037, to allow the Motor Vehicle Sales (Used) use is also for the subject site and will be considered concurrently.

The applicant indicates that this location is intended to be occupied by them for two years while the business locates a permanent location. This request is because of the loss of their current lease on premises in the county. Due to the extent of the landscaping waivers, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/06	The Planning Commission recommended denial of companion item SUP-18037 concurrently with this application. The Planning Commission voted 4-1/sd to recommend DENIAL (PC Agenda Item #45/rts).
<i>Related Building Permits/Business Licenses</i>	
03/01/06	A building permit application for tenant improvement work, plan check L-3087-06, was submitted 02/02/06. The Planning and Development Department review began and recorded approval on 02/24/06. This permit was issued.
09/18/06	A business license for an A16 (Automobile Sales - Automobile sales - new and used) category license was processed in on 05/25/06 by the Department of Finance and Business Services. This license (A16-01269) was approved by planning, on 06/07/06. This license has been issued.
<i>Pre-Application Meeting</i>	
10/23/06	A pre-application meeting was held and elements of this application were discussed. It was noted that a wavier of perimeter landscape buffer requirements would be needed. Additionally, the parking standards and minimum requirements for the motor vehicle sale (used) use were talked about. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	3.74

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
North	Truck Rental/Storage	GC (General Commercial)	C-2 (General Commercial)
South	Shopping Center	SC (Service Commercial)	C-2 (General Commercial)
East	Shopping Center	GC (General Commercial)	C-2 (General Commercial)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
Special Districts/Zones	Yes	No	Compliance
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

Pursuant to Title 19.08, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100	300	Y
Min. Setbacks			
• Front	20	20	Y
• Side	10	10	Y
• Corner	15	15	Y
• Rear	20	20	Y
Max. Lot Coverage	50%	<50%	Y
Max. Building Height	n/a	11	Y

Setbacks, lot widths, and lot coverage are based on the entire site not just the portion indicated for this use.

Pursuant to Title 19.10 and Title 19.12, the following development standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree / 6 Spaces	1 Tree	0 Trees	N
Buffer: Min. Trees	1 Tree / 30 Linear Feet	38 Trees	0 Trees	N
TOTAL		39 Trees	0 Trees	N
Min. Zone Width	15 Feet at ROWs and 8 Feet at Interior Property Line		15' at ROWs & 0' Interior P/L	N

Pursuant to Title 19.04 and Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (Used)	1,680 SF	1 Space / 500 SF of GFA	4	1	5	1	Y
TOTAL (including handicap)	1,680 SF	1 Space / 500 SF of GFA	4		5		Y

Waivers		
Request	Requirement	Staff Recommendation
To provide zero feet of perimeter landscape buffer along the southern interior lot line	8 FT	Denial
To provide no landscaping planter in the parking lot	1 - 5FT Planter w/ 1 - 24" Min. Box Tree	Denial
To provide no trees in the existing perimeter landscape buffers along the ROWs	38 - 24" Min. Box Trees	Denial

ANALYSIS

The proposed Motor Vehicle Sales (Used) use is allowed with the approval of a special use permit in the C-2 (General Commercial) zoning district. Motor Vehicle Sales (Used) is defined in Title 19 as a facility or area used primarily for the display and sale or lease of used automobiles, motorcycles, and motor scooters. This use also includes service bays and auto body shops that are incidental and accessory to the sales use. There are no base conditions for approval of a Special Use Permit for a Motor Vehicle Sales (Used) use. These projects are evaluated on a case-by-case basis and conditions are imposed as needed.

This site was annexed into the City of Las Vegas in 1984 and there has been no city land use case heard since that time.

- Site Plan

The proposed Motor Vehicle Sales (Used) use requires four parking spaces, including one handicap accessible space. The submitted site plan indicates five spaces will be provided, including the handicap space depicted as van accessible. To ensure that parking is properly calculated for the entire site a condition has been added to the requiring a revised site plan that shows and tabulates parking for the entire site prior to the issuance of any building permits.

The site encompasses two parcels with an existing building built across the lot line. Additionally, should the parcels in the future become separate sites the siting of the proposed office places it out of conformance with development standards for the C-2 (General Commercial) zoning district. For this reason a conditions has been added that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Motor Vehicle Sales (Used) use, and this is an existing auto dealership, Motor Vehicle Sales (New) use, site.

- Landscape Plan

The applicant is leasing the space from an established auto dealership, Motor Vehicle Sales (New) use, and requests that the existing perimeter landscaping buffer along the right-of-ways be considered adequate. The landscape plan submitted indicates that this is currently a desert rock planter. As a part of this review the applicant requests a wavier of the parking lot landscaping requirement to allow zero parking lot landscaping where a minimum of one five-foot wide landscape planter finger for every six spaces is required. Additionally, the applicant has requested a wavier of the perimeter landscape buffer requirements to allow zero feet of landscaping along the southern interior lot line where eight feet the minimum required is. This wavier also requests that zero trees be required where one tree per 30 linear feet is the requirement. If granted, these waivers would reduce the planting requirements for this site from 38 trees to zero within the perimeter landscape buffers.

- Elevations/Floor Plan

The building elevations depict a one-story building of a pre-manufacture design with an attached access ramp and a flat roof. The floor plan shows space for restroom facilities and five offices.

The C-2 (General Commercial) zoning on the site is appropriate for this use. Staff is recommending approval of the required Special Use Permit, SUP-18037. However, due to the applicant's request for waivers to the code requirements for perimeter landscape buffering widths, materials and parking lot landscaping staff is recommending denial of this site development plan review.

FINDINGS

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

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

The proposed development is not compatible with adjacent development along the South Decatur Corridor and surrounding area due to landscaping wavier requests.

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 proposed site plan is in compliance with the general plan designation of GC (General Commercial) and zoning of C-2 (General Commercial) on the site. However, the site is not consistent with Title 19.10 and Title 19.12 landscaping requirements.

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

The subject site is adjacent to South Decatur Boulevard, a 120-foot wide primary arterial that should be adequate to support the proposed use. The site has additional access off of El Parque Avenue, a 60-foot wide local right-of-way.

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

The building elevations depict design and materials that will provide an aesthetically acceptable building and are compatible with the surrounding commercial uses.

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

The proposed Motor Vehicle Sales (Used) use will be compatible with other commercial development in the area along South Decatur Boulevard.

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

The Motor Vehicle Sales (Used) use will be subject to regular inspections for licensing and therefore will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 3

SENATE DISTRICT 11

NOTICES MAILED 285 by Planning and Development Dept

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18034** APN: 163-01-108-001
Name of Property Owner: EP Investor LP
Name of Applicant: Casallo's Tropical Motors Inc
Name of Representative: Peter P. Casallo

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: Jeff Sosa

Subscribed and sworn before me:

This 17 day of NOV, 2006

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



STATEMENT OF FINANCIAL INTEREST

Name of Applicant: James Abell - Peter CARLLO

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: _____

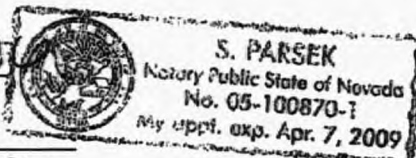
Signature of Property Owner: 

Print Name: _____

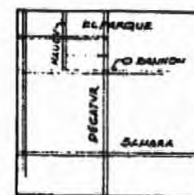
Subscribed and sworn before me

This 7 day of NOV, 2001

Notary Public in and for said County and State



• EL PARQUE

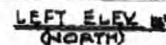
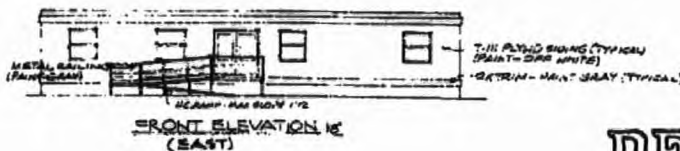


VICINITY MAP

(COMMERCIAL BUILDINGS)



PARKING REQUIRED : $25 \times 0.1, 250 \div 500 = 0.50 (4) \text{ SPACES}$
PARKING PROVIDED : 5 SPACES



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SDR-18034 SUP-18037
REVISED 12/21/06 PC



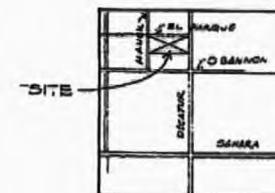
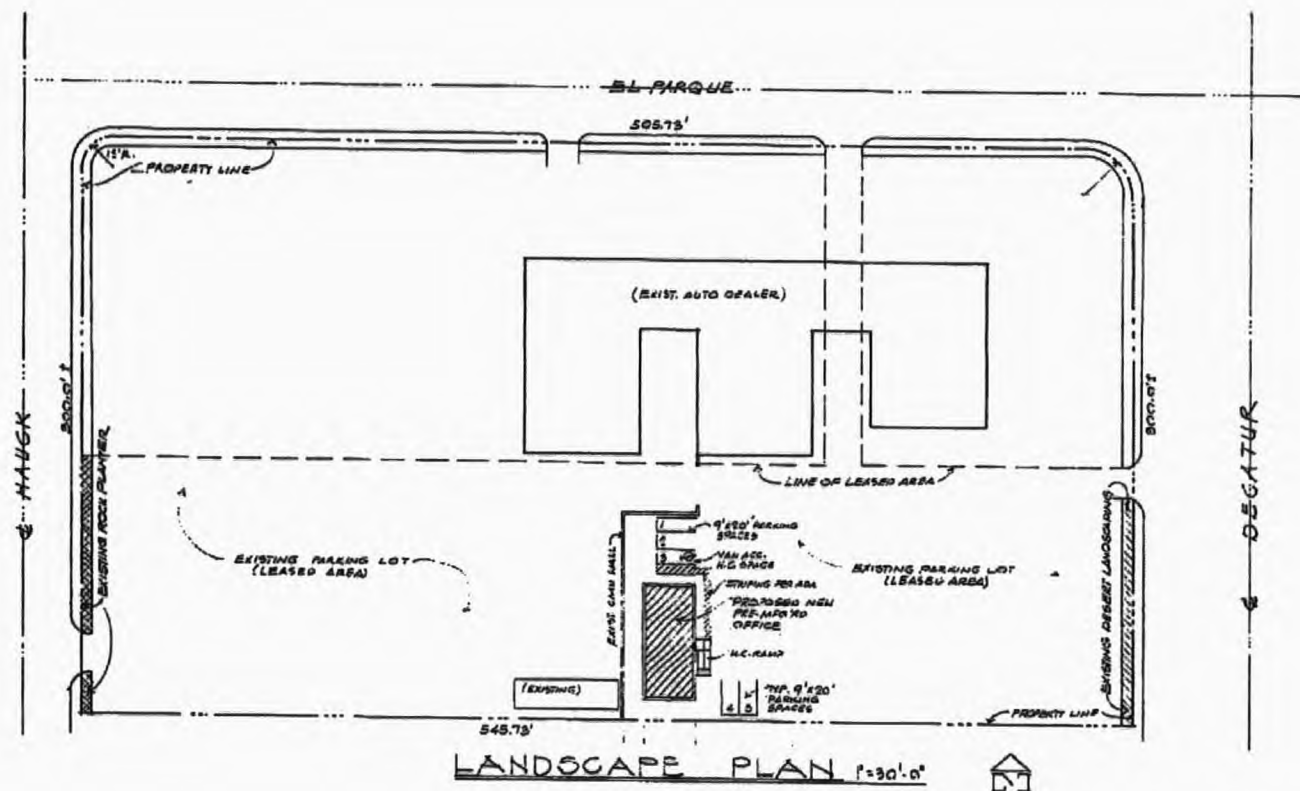
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NOV 20 1960

CAROLLO USED CARS
DISCANTUR & EL PASO
LAS VEGAS, CLARK CO, NV.

**SITE PLAN
FLOOR PLAN
BUILDING ELEVATIONS**

STEVE FISKIN, ARCHITECT, INC.
3305 SPRING MT. RD., #32
LAS VEGAS, NV 89102 ph. 727-4493

SUP-18057 SDZ-18061 12/21/00 PC 3 - F - E REVISED



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SDR-18034
12/21/06 PC

NOV 7 2006

STEVE FISKIN, ARCHITECT, INC.
3305 SPRING MT. RD., #32
LAS VEGAS, NV 89102 ph. 227-4493

CAROLLO USED CARS
DECATUR & EL PARQUE
LAS VEGAS, NV

LANDSCAPE PLAN

L1

SDR 18034				
Carollo's Tropicana Motors, Inc.				
WS Decatur, S of El Parque				
Proposed 1.68 thousand square foot used car sales.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	1.68	33.34	56
AM Peak Hour			2.05	3
PM Peak Hour			2.64	4
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: Counts not available for El Parque				
Decatur Boulevard				
Average Daily Traffic (ADT)	47,999			
PM Peak Hour	3840			
<i>(heaviest 60 minutes)</i>				
O'Bannon Drive				
Average Daily Traffic (ADT)	3,798			
PM Peak Hour	304			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Decatur Boulevard	51700			
O'Bannon Drive	16200			
This project will add approximately 56 trips per day on Decatur, El Parque and O'Bannon. This will increase expected volumes by less than one percent on Decatur and about one percent on O'Bannon. Decatur is at about 93 percent of capacity and O'Bannon is at about 23 percent of capacity. Counts are not available for El Parque, but it is believed to be under 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.				



SUP-18037 & SDR-18034 - APPLICANT/OWNER: EP DECATUR, LP
2025 SOUTH DECATUR BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/27/06



SUP-18037 & SDR-18034 - APPLICANT/OWNER: EP DECATUR, LP
2025 SOUTH DECATUR BOULEVARD
DECEMBER 21, 2006 PLANNING COMMISSION

11/27/06

CAROLLO • FALCONI

SUPER CAR STORE



November 17, 2006

This is a request to operate a used auto sales facility at 2025 S. Decatur for no more than a two year period starting January, 2007. We also request that you accept the existing landscape at this location. Carollo's Tropicana Motors, INC. dba Carollo Falconi Super Car Store has operated successfully in the Las Vegas area for over eighteen years. We have lost our lease at the current location of 4845 W. Tropicana. This reason has prompted the request to relocate to 2025 S. Decatur.

Sincerely,



Peter R. Carollo
President

SDR-18034

12/21/06 PC

RECEIVED

20 2006

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VACATION

VAC-18045 - PUBLIC HEARING - APPLICANT/OWNER: THE AQUITANIA CORPORATION - Petition to Vacate a 24-foot section of a public right-of-way radius corner generally located at the northeast corner of Main Street and Bonanza Road, Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

Motion made by LAWRENCE WEEKLY to Approve Subject to Conditions

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ATTORNEY MARILYN PERRY, 300 South 4th Street, appeared on behalf of the applicant and indicated that although the application has been before the Council several times, she hoped that the applicant's continued persistence and investment demonstrates their desire to create an innovative project to the downtown area. Some delays beyond the applicant's control has pushed the project back; however, it has allowed the opportunity to see what other developers are doing and upgrade their project as well. ATTORNEY PERRY explained the project while showing diagrams, which included a rooftop restaurant, balconies on the side of the building, a dog run and a lap pool. The highest elevation is along the restaurant to the rear of the building;

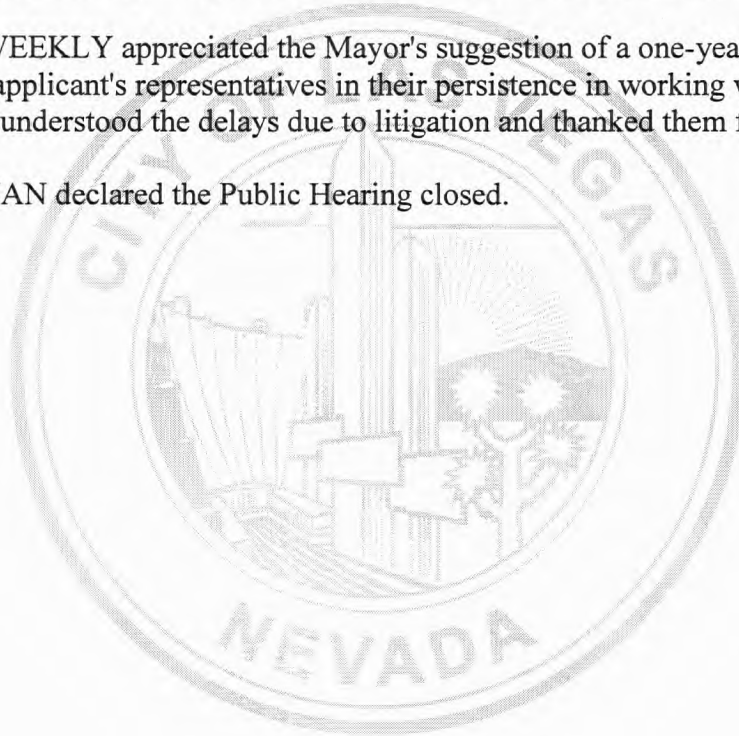
CITY COUNCIL MEETING OF: JANUARY 17, 2007

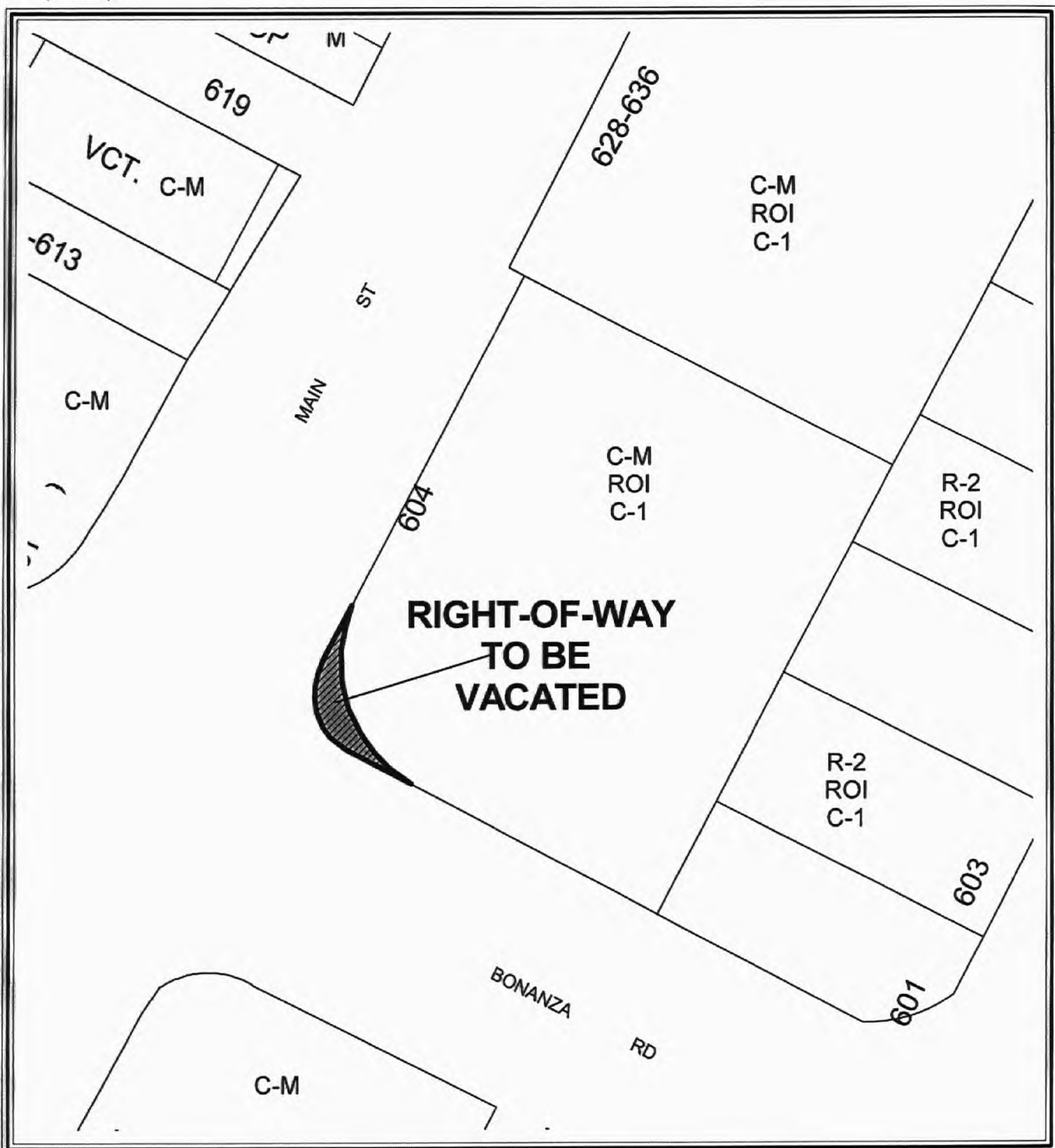
the elevation decreases as it gets closer to First Street. The requested Vacation will only vacate a portion of corner and not the road itself. To her knowledge, no protests were received. She informed Council that the subject building obtained Green building standards for commercial buildings including the residential portion; the site has an overage of parking; and there is a bus turn-out. She informed MAYOR PRO TEM REESE that a previous lawsuit has been dismissed.

GERALD SHAFER, Euro Web Company, informed MAYOR GOODMAN that financing is in progress, as several offers are pending and their intent is to go forward. The Mayor believed the project was great but expressed concern for giving entitlements whereby property values escalate, but the development changes. He hoped that COUNCILMAN WEEKLY will consider the one-year review that has been placed with other projects, which will allow for updates on how these projects are coming along. He looked forward to seeing the fruition of this project.

COUNCILMAN WEEKLY appreciated the Mayor's suggestion of a one-year review and complimented the applicant's representatives in their persistence in working with him and the neighborhood. He understood the delays due to litigation and thanked them for their work.

MAYOR GOODMAN declared the Public Hearing closed.





CASE: VAC-18045





CASE: VAC-18045

0 20 40 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-18045 - APPLICANT/OWNER: THE AQUITANIA CORPORATION

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.
4. The limits of this Petition of Vacation shall be defined as a reduction of an existing 54-foot public right-of-way radius corner located at the northeast corner of Main Street and Bonanza Road to a 30-foot radius corner.
5. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
6. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a petition to vacate a 24-foot section of a public right-of-way radius corner generally located at the northeast corner of Main Street and Bonanza Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/02/05	The City Council reviewed and approved a request for a Site Development Plan Review (SDR-8649) for a mixed-use development with 296 Residential Units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner, side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249-feet from residential property is the minimum required. Planning Commission and staff recommended approval.
08/24/06	The Planning Commission reviewed and approved a request for a Tentative Map (TMP-15044) for a mixed-use subdivision consisting of 296 residential condominium units and one commercial lot on 2.47 acres at the northeast corner of Main Street and Bonanza Road. Staff recommended approval.
12/21/06	The Planning Commission recommended approval of companion item SDR-18025 concurrently with this application. The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #47/ja).
<i>Pre-Application Meeting</i>	
A Pre-application meeting is not required for this type of application nor was one held.	
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting is not required for this type of application nor was one held.	

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant - Undeveloped	MXU (Mixed-Use)	C-M (Commercial Industrial)
North	Vacant - Undeveloped	MXU (Mixed-Use)	C-M (Commercial Industrial)
South	Surface Parking Lot	Commercial and Residential	C-M (Commercial Industrial)
East	Vacant - Undeveloped	MXU (Mixed-Use)	C-M (Commercial Industrial) R-2 (Medium Low Density residential)
West	Vacant Land and Industrial	Commercial	C-M (Commercial Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown North Land Use Plan	Y		Y
Las Vegas Redevelopment Plan	Y		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		N	Y
Trails		N	Y
Rural Preservation Overlay District		N	Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

DETAILS OF APPLICATION REQUEST

The property is legally described as the Northwest Quarter (NW¼) of the Southeast Quarter (SE¼) of the South Half (S½) of Section 27, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

- Planning

Planning staff has no objection to the vacation request. No adverse affects to traffic circulation or site access would result with the proposed vacation. Future development of the site is proposed as a mixed-use commercial-residential structure.

- Public Works

A. Does this vacation request result in uniform or non-uniform right-of-way widths?
Uniform, as this application is to vacate a portion of a radius corner.

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No.*

C. Does it appear that the vacation request involves only excess right-of-way? *The vacation is for the reduction of a radius corner that the adjacent developer wishes to incorporate into his site.*

D. Does this vacation request coincide with development plans of the adjacent parcels?
Yes, the Aquitania site: SDR-8649 and TMP-15044.

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

F. Does this vacation request result in a conflict with any existing City requirements? *No.*

G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 3 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-18045** APN: 139-27-707-008
139-27-810-001 to 004, 046-051

Name of Property Owner: The Aquitania Corp

Name of Applicant: The Aquitania Corp

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: _____

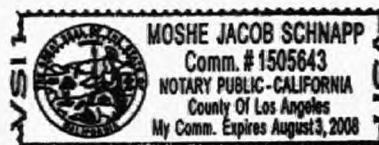
Signature of Property Owner: _____

Print Name: Darren Dunkel

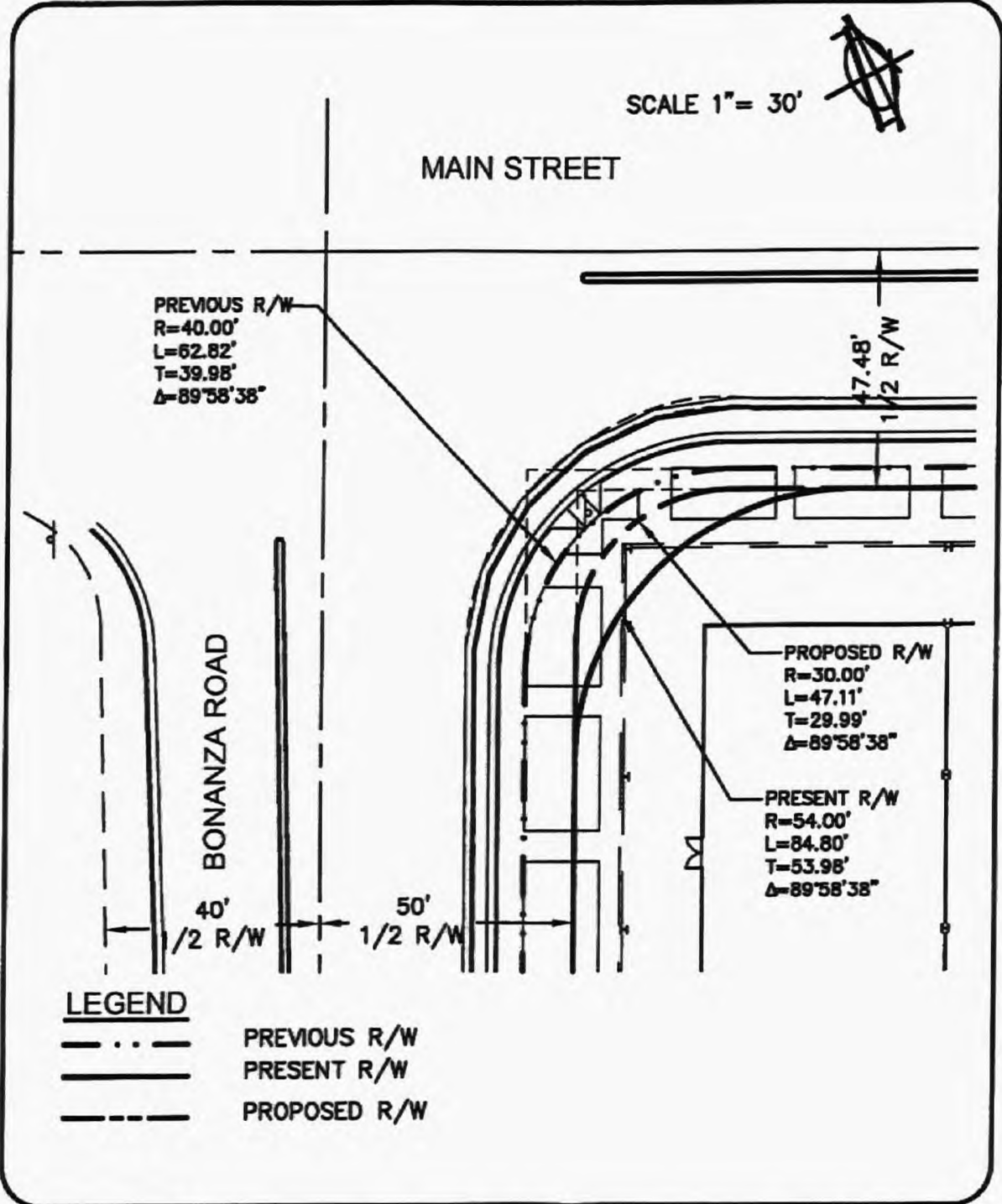
Subscribed and sworn before me

This 2 day of November, 2006

Notary Public in and for said County and State



1:50 AM, 10/21/06
VAC-18045
RIGHT OF WAY EXHIBITS
10/21/06



PROJECT NUMBER U-P	 BAUGHMAN & TURNER, INC. CIVIL ENGINEER LAND SURVEYOR 1220 HUNTER STREET LAS VEGAS, NEVADA 89102 PH. (702) 870-8771 FAX (702) 870-8888	AO HOLDING THE AQUITANIA	27-20-61
DRAWN BY CLP SCALE 1"=30'		TITLE OF DRAWING RIGHT OF WAY EXHIBITS	DRAWING NO. 1

PRINT DATE
10/04/06

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NOV 21 2006
VAC-18045
12/21/06 PC



VAC-18045 - APPLICANT/OWNER: THE AQUITANIA CORPORATION
NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06



VAC-18045 - APPLICANT/OWNER: THE AQUITANIA CORPORATION
NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.

PHONE (702) 870-8771

LAS VEGAS, NEVADA 89102-1604

FAX (702) 878-2695

November 7, 2006

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

**RE: THE AQUATANIA
VACATION OF 24FT OF RIGHT OF WAY – RADIUS OF INTERSECTION
MAIN & BONANZA**

To Whom it May Concern;

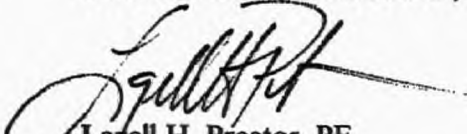
Please find an attached a figure showing south east quadrant of the intersection of Main & Bonanza. Baughman & Turner is requesting a vacation of 24ft of the radius, reducing the radius from 54ft to 30ft as depicted. This reduction in radius has been discussed with and reviewed by Planning and Traffic Department staff.

The vacation is requested due to the nature of the structure proposed, and the ability of the site location to accommodate the proposed traffic configuration and associated appurtenances within the smaller radius.

The site is a mixed use mid-rise structure, having retail on the main floor with residences above. The vacation does not have any affect upon the proposed use or accessibility of the project. Please feel free to contact me if you have any questions with regard to this letter or the project.

Sincerely,

BAUGHMAN & TURNER, INC



Lazell H. Preator, PE
Director of Engineering

**VAC-18045
12/21/06 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO VAC-18045

SDR-18025 - PUBLIC HEARING - APPLICANT/OWNER: THE AQUITANIA CORPORATION - Request for a Major Modification to an approved Site Development Plan Review (SDR-8649) FOR A PROPOSED ADDITION OF A 2,600 SQUARE-FOOT RESTAURANT AND AN ADDITION OF 40 FEET IN HEIGHT OF AN APPROVED MIXED-USE DEVELOPMENT AND TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 57 FEET WHERE 375 FEET IS THE MINIMUM REQUIRED on 2.87 acres at the northeast corner of Main Street and Bonanza Road (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008, 046 through 051), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Planning Commission (5-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

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

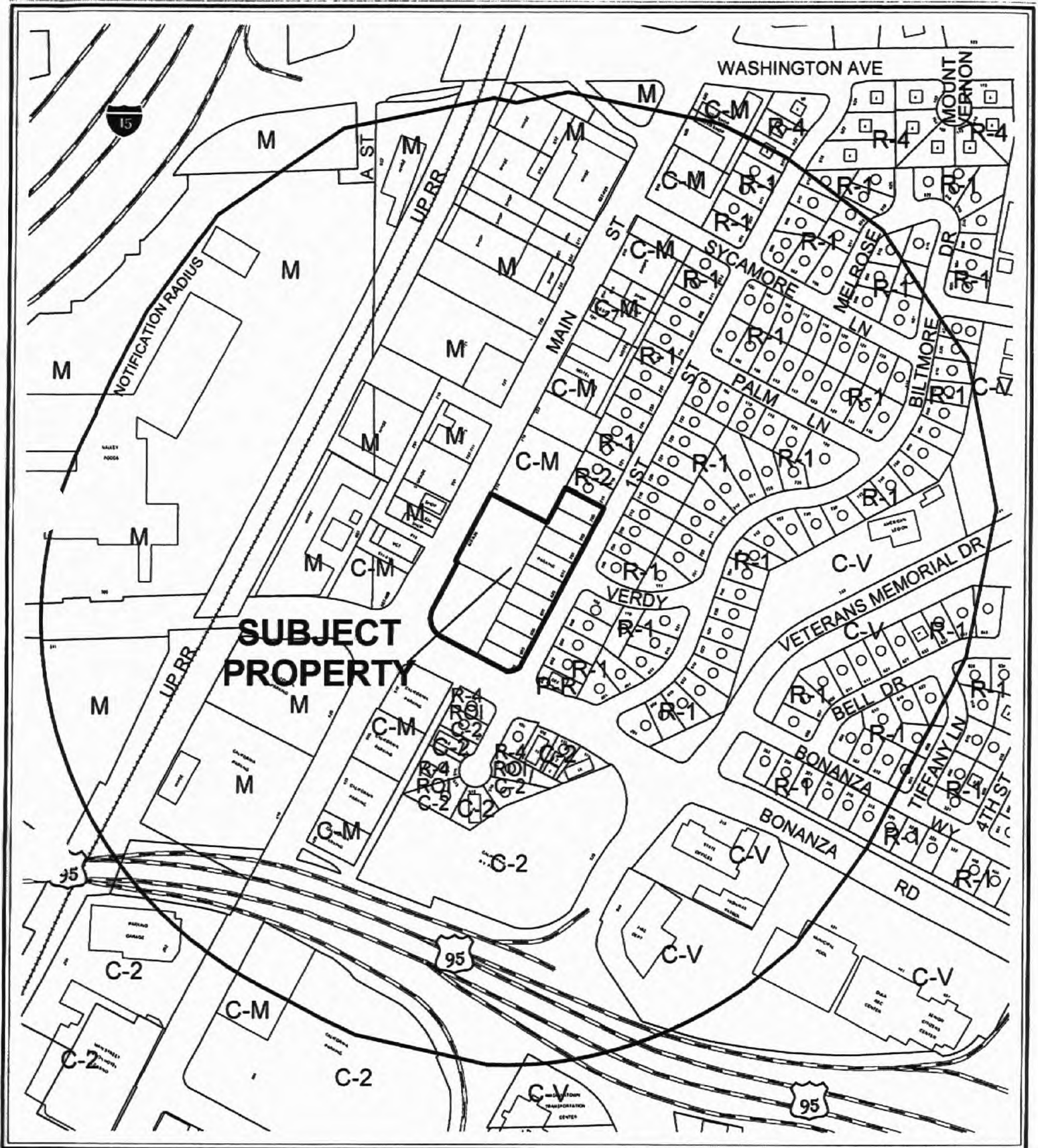
Motion made by LAWRENCE WEEKLY to Approve Subject to Conditions

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

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

Minutes:

See Item 133 for related discussion.



CASE: **SDR-18025**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-18025 - APPLICANT/OWNER: THE AQUITANIA CORPORATION

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-8649), Variance (VAR-8651), and Special Use Permit (SUP-8814), 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 11/07/06, except as amended by conditions herein.
4. A Waiver from residential adjacency requirements is hereby approved, a residential adjacency setback of 57 feet where 375 feet is the minimum required.
5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. 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.
9. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

10. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
11. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
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. An update to the previously approved 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 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.
15. Site development to comply with all applicable conditions of approval for SDR-8649 and all other applicable site-related actions
16. The proposed building shall be designed and constructed such that there are no balconies or other permanent structures within the public right-of-way.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Modification to an approved Site Development Plan Review (SDR-8649) a proposed addition of a 2,600 square-foot restaurant and an addition of 40 feet in height of an approved mixed-use development and to allow a residential adjacency setback of 57 feet where 375 feet is the minimum required.

The proposed changes to the project include the addition of a 2,600 square-foot restaurant to the top of the proposed development, adding additional height to the building of 40 feet. Also the first floor is 18 feet in height rather than the 13.5 feet that was part of the original approval and the addition of space between floors for construction purposes, adding balconies to the proposed project as well as a dog run area and pool to the roof. The change in height affects the residential adjacency requirements. The changes are considered appropriate and an enhancement to the proposed mixed-use project. Approval of this project is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/20/02	The City Council approved a Rezoning (Z-0046-02) to C-1 (Limited Commercial), a Special Use Permit (U-0114-02) for a multi-family senior apartment complex, a Variance to allow lot coverage in excess of 50% for a senior apartment complex, and a Site Development Plan Review [Z-0046-02(1)] for a 256-unit multi-family senior apartment complex with 20,000 square feet of commercial development on the subject property. The Planning Commission and staff recommended approval.
11/17/04	The City Council approved an extension of Time (EOT-5402) for a Rezoning (Z-0046-02) to C-1 (Limited Commercial); an Extension of Time (EOT-5404) for a Special Use Permit (U-0114-02), which allowed a multi-family senior apartment complex; and an Extension of Time (EOT-5403) for a Site Development Plan Review [Z-0046-02(1)] for a 256-unit multi-family senior apartment complex with 20,000 square feet of commercial development on the subject property.
11/02/05	The City Council approved a Site Development Plan Review (SDR-8649) for a mixed-use development with 296 residential units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249-feet from residential property is required, a variance (VAR-8651) to allow no step back where a 1:1 step back ratio is required above 35 feet, and a special use permit (SUP-8814) for a proposed mixed-use development at this location. The Planning Commission and staff recommended approval.

08/24/06	The Planning Commission approved a Tentative Map for a mixed-use subdivision consisting of 296 residential condominium units and one commercial lot. Staff recommended approval.
09/20/06	The City Council approved an Extension of Time of an approved Rezoning (Z-0046-02) from R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) to C-1 (Limited Commercial). Staff recommended approval.
12/21/06	The Planning Commission recommended approval of companion item VAC-18045 concurrently with this application. The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #48/ng).

Related Building Permits/Business Licenses

There are no permits or licenses related to the proposed development.

Pre-Application Meeting

10/31/06	A pre-application meeting was held. It was noted that this would be a major amendment to the approved Site Development Plan Review (SDR-8649) and that the site would have to meet parking requirements.
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Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

Details of Application Request

Site Area

Net Acres	2.87
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	R-2 (Medium Low Density Residential) and C-M (Commercial/Industrial) under Resolution of Intent to C-1 (Limited Commercial)
North	Shops and single-family residences	MXU (Mixed-Use) and C (Commercial)	R-2 (Medium Low Density Residential) and C-M (Commercial/Industrial)
South	Single-family residences and a parking lot	MXU (Mixed-Use) and C (Commercial)	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) and C-M (Commercial/Industrial)

East	Single-family residences and an office	MXU (Mixed-Use)	R-1 (Single-Family Residential) and P-R (Professional Office and Parking)
West	Shops and industrial uses	C (Commercial)	C-M (Commercial/Industrial) and M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown North Land Use Plan Area	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200-foot)	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Per Title 19.08:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 feet	272 feet	Y
Min. Setbacks			
• Front	20 feet	12 feet	N
• Side	10 feet	10 feet	Y
• Corner	15 feet	7 feet	N
• Rear	20 feet	19 feet	N
Max. Building Height	N/A	125 feet	Y

Per Title 19.08.060

<i>Residential Adjacency Standards</i>
Residential Adjacency standards do apply to the subject proposal. These requirements were addressed with a waiver as part of the original Site Development Plan Review (SDR-8649). The proposed addition will increase the height of the building; a new waiver has been requested as part of this application request to address the change to this deviation from standards. The proposed addition is to the area of the building that is furthest away from residential development.

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	34,700 SF	1:250	139	5			
Residential:							
1 bedroom	188 units	1.25/unit	235				
2 bedroom	73 units	1.75/unit	128				
3 bedroom	35 units	2/unit	70				
guests		1/6 units	50				
Proposed Restaurant	1,265 SF	1:50	26				
	1,235 SF	1:200	7	2			
Sub-Total			655	7	670	12	Y
TOTAL			655		670		Y

ANALYSIS

There are several changes associated with this application request. The primary change is the addition of a 2,600 square-foot restaurant to the top of the proposed development. Secondly the applicant is adding additional height to the building by altering the first floor height to 18 feet rather than the 13.5 feet that was part of the original approval and the addition of space between floors for construction purposes. Balconies have been added to the proposed project. A dog run area and pool are also being placed on the roof. The change in height affects the residential adjacency requirements.

The addition of the restaurant along with the additional height added to the first floor and between floors will bring the overall height of the building to a total of 125 feet. The previously approved height was 83.5 feet. This is an increase of 41.5 feet. The portion of the building that is 125 feet tall is limited to a small area along Main Street. The building is designed to step down the closer it gets to First Street.

Regarding the addition of the 2,600 square-foot restaurant to the roof of this development will not have a negative effect on the area. The restaurant will be located adjacent to the Main Street side of the development. This is furthest away from single-family residential development. The restaurant will provide additional dining for the downtown area. The design will match the previously approved structure. The parking requirements for the development will still be met as the project will now provide 15 spaces more than required. The restaurant will feature 1,265 square feet of seating area and 1,235 square feet of preparatory area.

With the previous approval a waiver of residential adjacency requirements was requested and approved. This was defined to allow a 241-foot residential adjacency setback where 249-feet from residential property is required. This does not appear to have been correctly defined. The changes now require a residential adjacency setback of 57 feet where 375 feet is the minimum required. This makes the change seem more severe than it actually is. The only change to the building near the single-family residential development across First Street is the addition of less than ten feet in height and a balcony. The majority of the height that was added to the building is to the western side of the development along Main Street.

The addition of balconies, a dog run, and a pool will provide residents of this development with additional amenities. The balconies also enhance the design and aesthetics of the project. Balconies are present on floors two through seven. These additions will not have a negative affect on the surrounding area and approval of this project is recommended.

FINDINGS

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

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

The proposed development is considered to be compatible with the surrounding area. The development is a mixed-use mid-rise and the proposed changes will enhance the aesthetics of the development and provide additional services to the community.

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

The proposed development requires a waiver of residential adjacency requirements. This waiver is supported as there was a previous waiver approved with the original Site Development Plan Review (SDR-8649) and the proposed addition is located away from the adjacent single-family residential.

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

The subject property is located along Main Street and Bonanza Road; both are 100-foot Primary Arterials. The site also has frontage along First Street. These roads provide adequate access to and from the subject property.

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

Building and landscape materials remain unchanged from the approval of SDR-8649 and are considered appropriate for the area and the City of Las Vegas.

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

Elevations and design characteristics are not unsightly or obnoxious in appearance. The addition of balconies provides an additional enhancement over the previous elevations. The proposed development will be harmonious and compatible with surrounding development.

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

13

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 169 by Planning and Development Dept

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18025** APN: 139-27-707-008; 139-27-810-001 to 04, 046 to 051

Name of Property Owner: THE AQUITANIA CORP

Name of Applicant: THE AQUITANIA CORP

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: _____

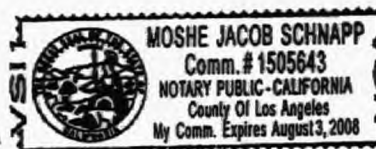
Signature of Property Owner: _____

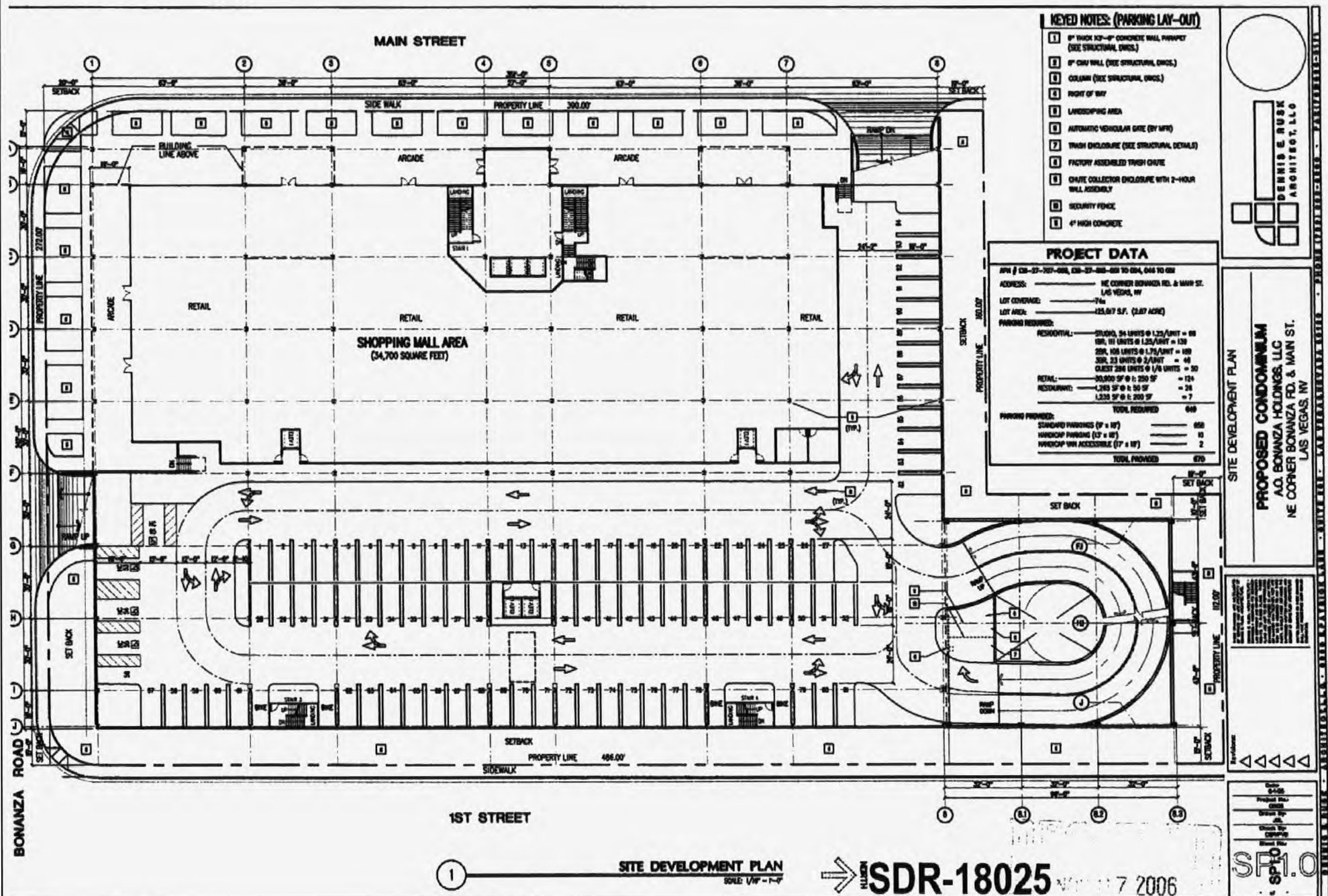
Print Name: DARREN DUNCKER

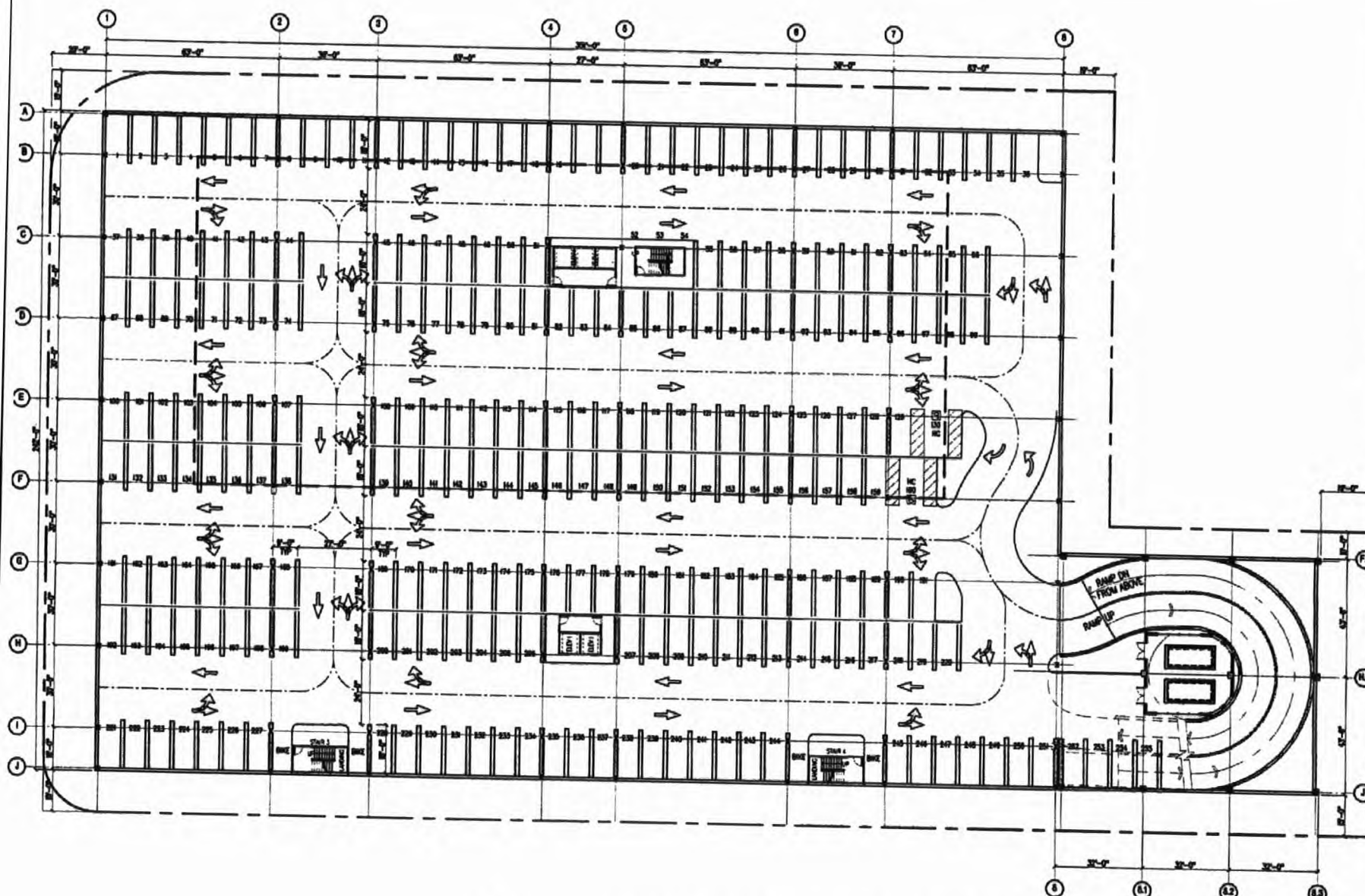
Subscribed and sworn before me

This 12 day of OCTOBER, 2006

Notary Public in and for said County and State



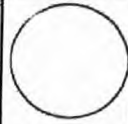




1 BASEMENT LEVEL 1 PARKING PLAN
SCALE: 1/8" = 1'-0"

SDR-18025
12/21/06 PC

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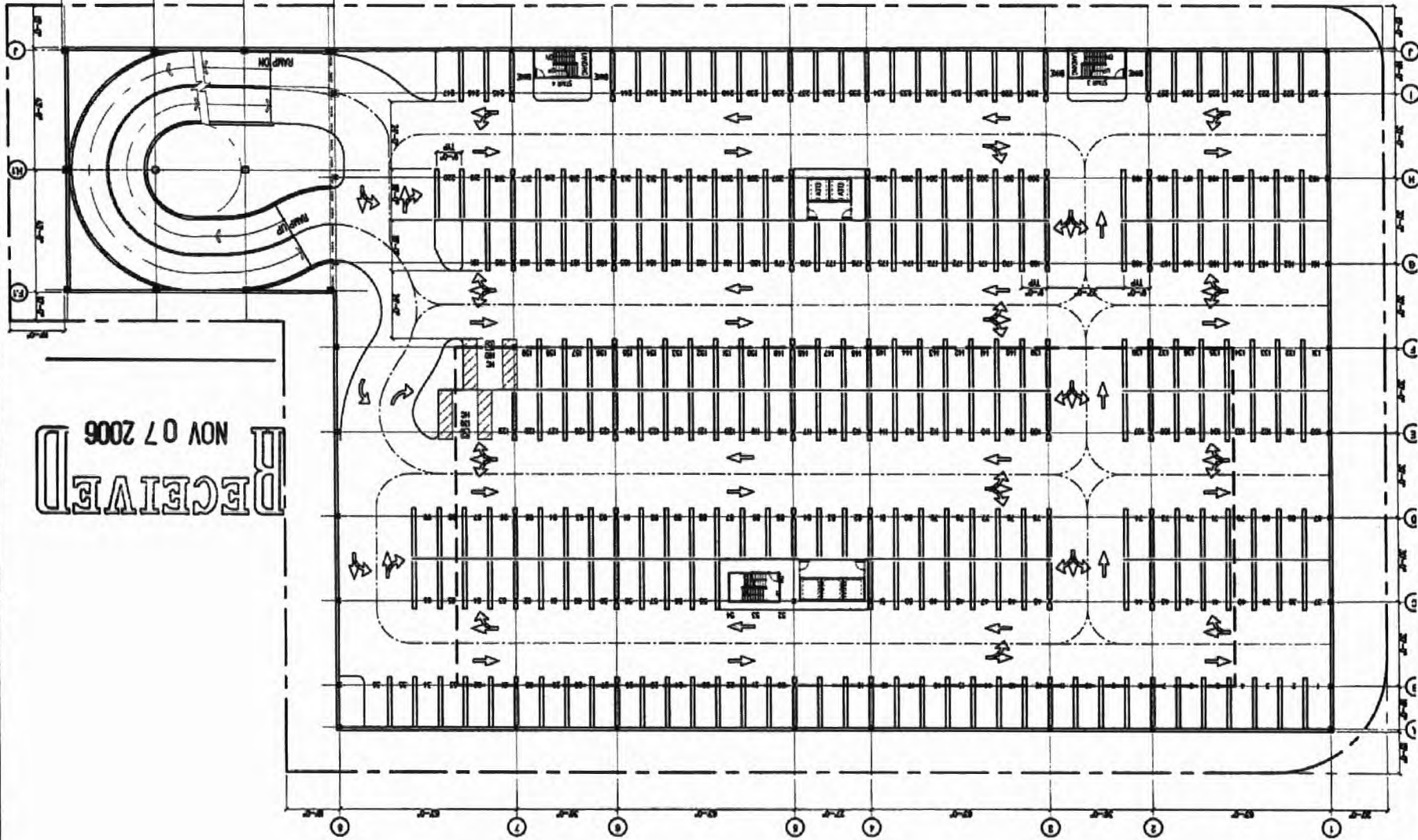
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BASEMENT LEVEL 1 PARKING PLAN									
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12/21/06 PC

SDR-18025

BASEMENT LEVEL 2 PARKING PLAN
SCALE: 1/8" = 1'-0"

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BASEMENT LEVEL 2 PARKING PLAN

PROPOSED CONDOMINIUM

A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

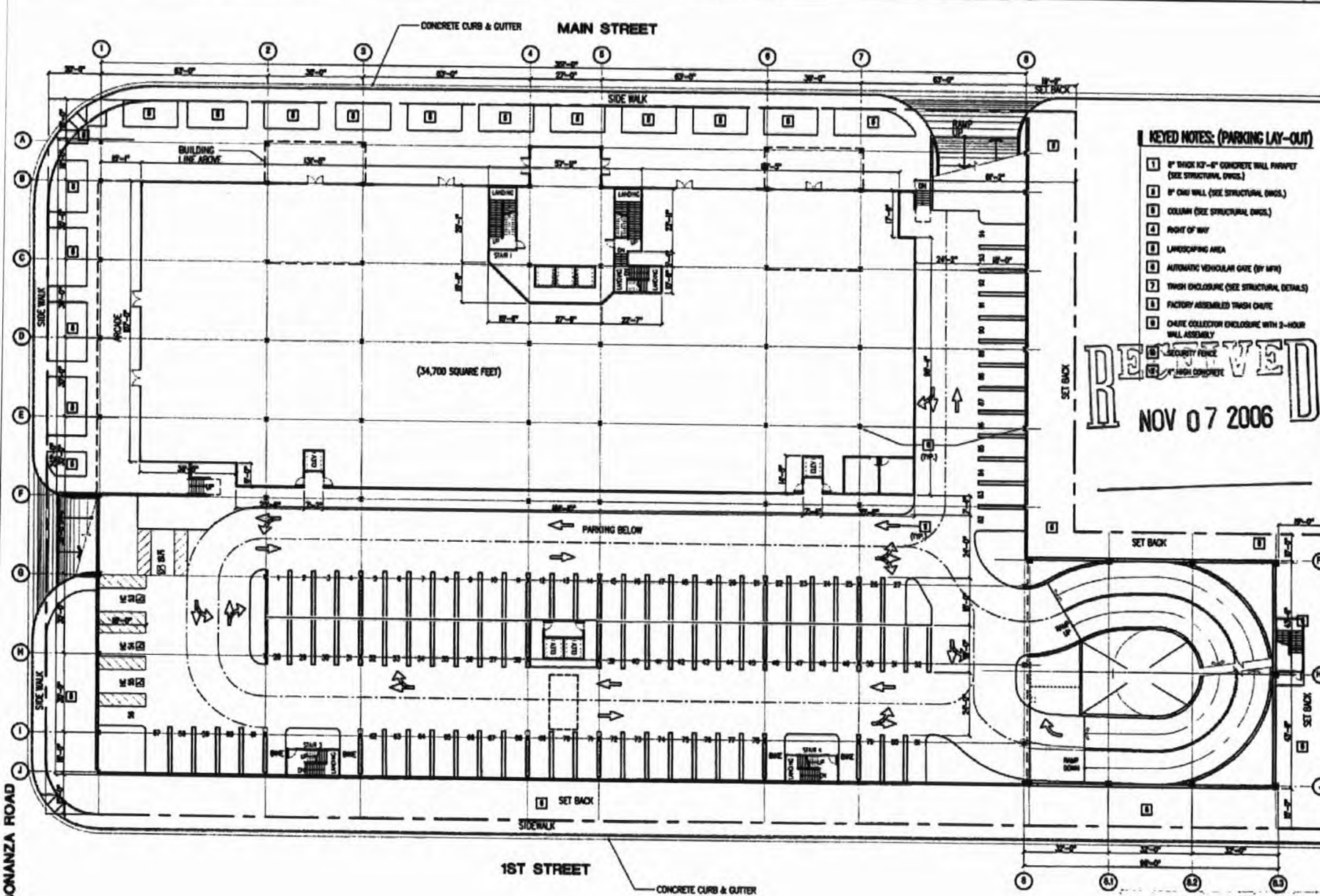


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ARCHITECTS, LLC

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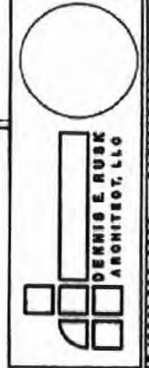
BONANZA ROAD



KEYED NOTES: (PARKING LAY-OUT)

- 1 8" THICK 10'-0" CONCRETE WALL PARAPET (SEE STRUCTURAL DWGS.)
- 2 8" CHD WALL (SEE STRUCTURAL DWGS.)
- 3 COLUMN (SEE STRUCTURAL DWGS.)
- 4 RIGHT OF WAY
- 5 LANDSCAPING AREA
- 6 AUTOMATIC VEHICULAR GATE (BY MFR)
- 7 TRASH ENCLOSURE (SEE STRUCTURAL DETAILS)
- 8 FACTORY ASSEMBLED TRASH CHUTE
- 9 CHUTE COLLECTOR ENCLOSURE WITH 3-HOUR WALL ASSEMBLY
- 10 SECURITY FENCE
- 11 4" THICK CONCRETE

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MALL FLOOR PLAN & BASEMENT
LEVEL 3 PARKING PLAN
PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

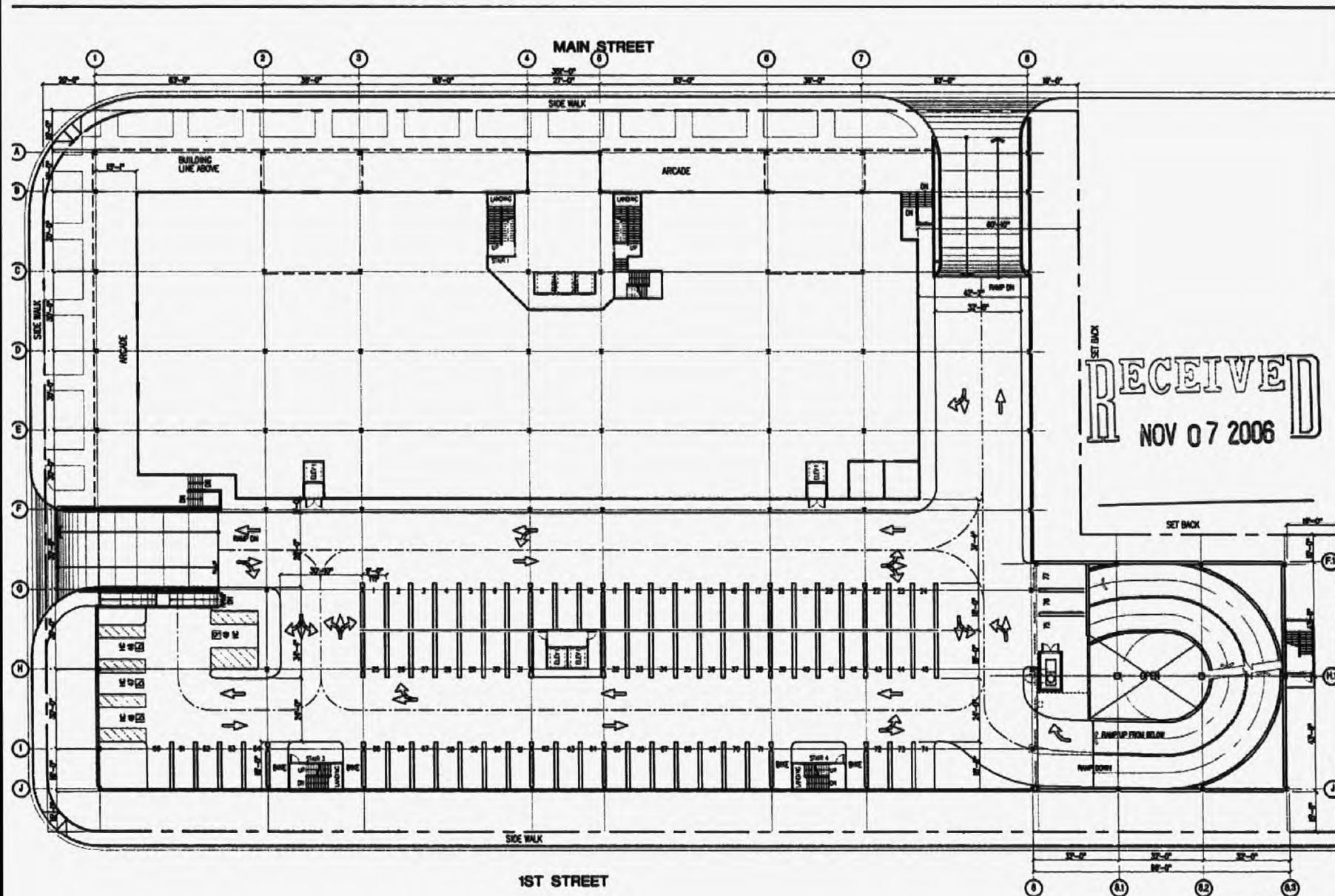
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1 MALL FLOOR PLAN & BASEMENT LEVEL 3 PARKING PLAN
SCALE: 1/8" = 1'-0"

SDR-18025
12/21/06 PC

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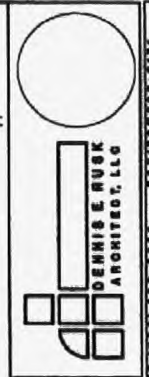
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MEZZANINE LEVEL PARKING PLAN
SCALE: 1/8" = 1'-0"

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MEZZANINE LEVEL PARKING PLAN
PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

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PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
ONE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

For more information, contact the National Center for the Study of the History of the U.S. Navy, 1000 Naval Station, Washington, D.C. 20374. Tel: 202/691-6000. Fax: 202/691-6001. E-mail: ncshs@navy.mil. Web: <http://www.history.navy.mil>.

Revisions

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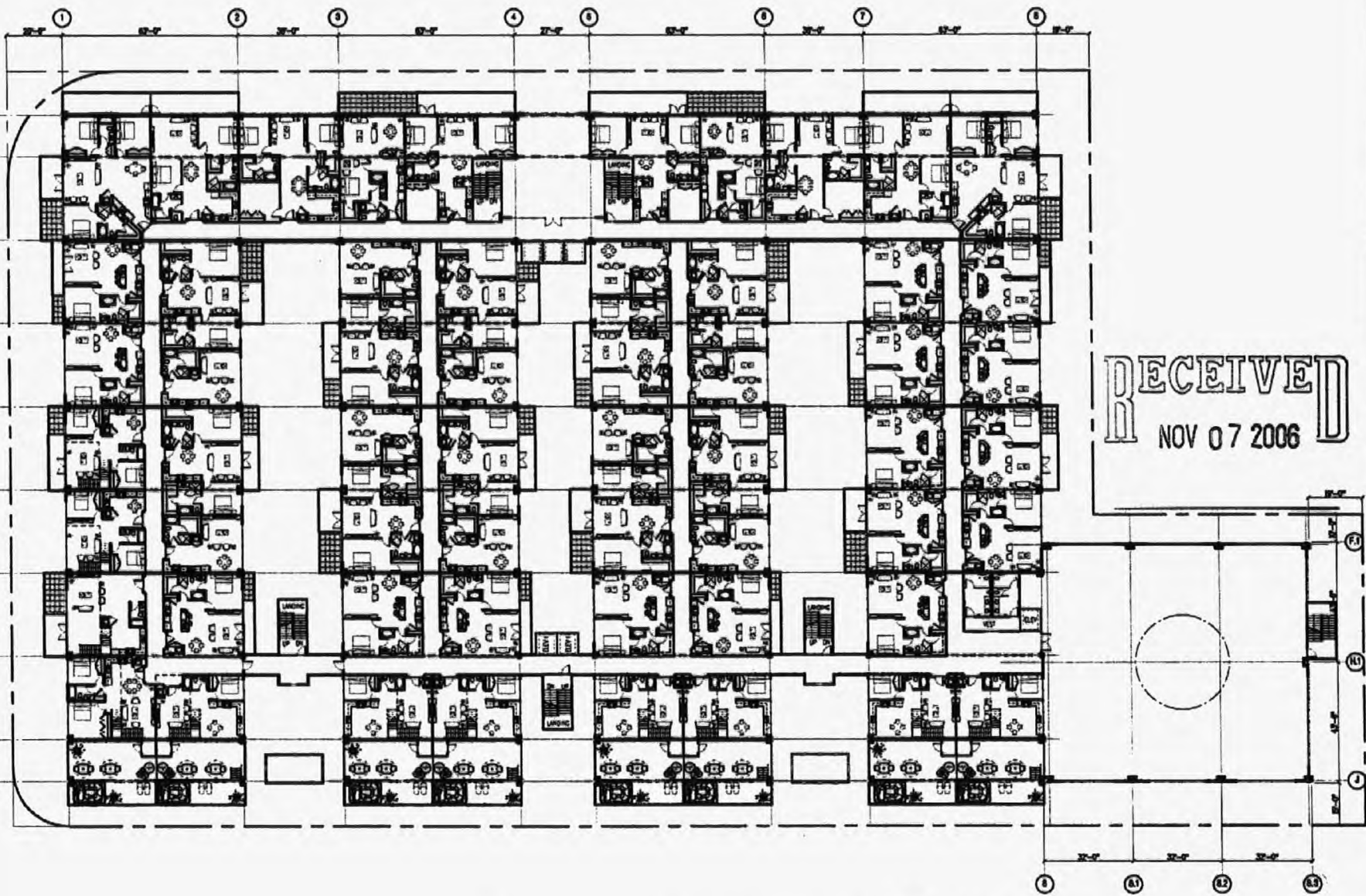
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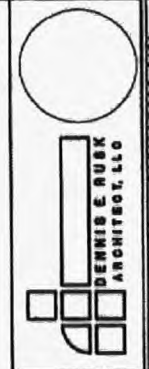
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LEVEL 2 UNITS FLOOR PLAN
SCALE 1/8" = 1'-0"

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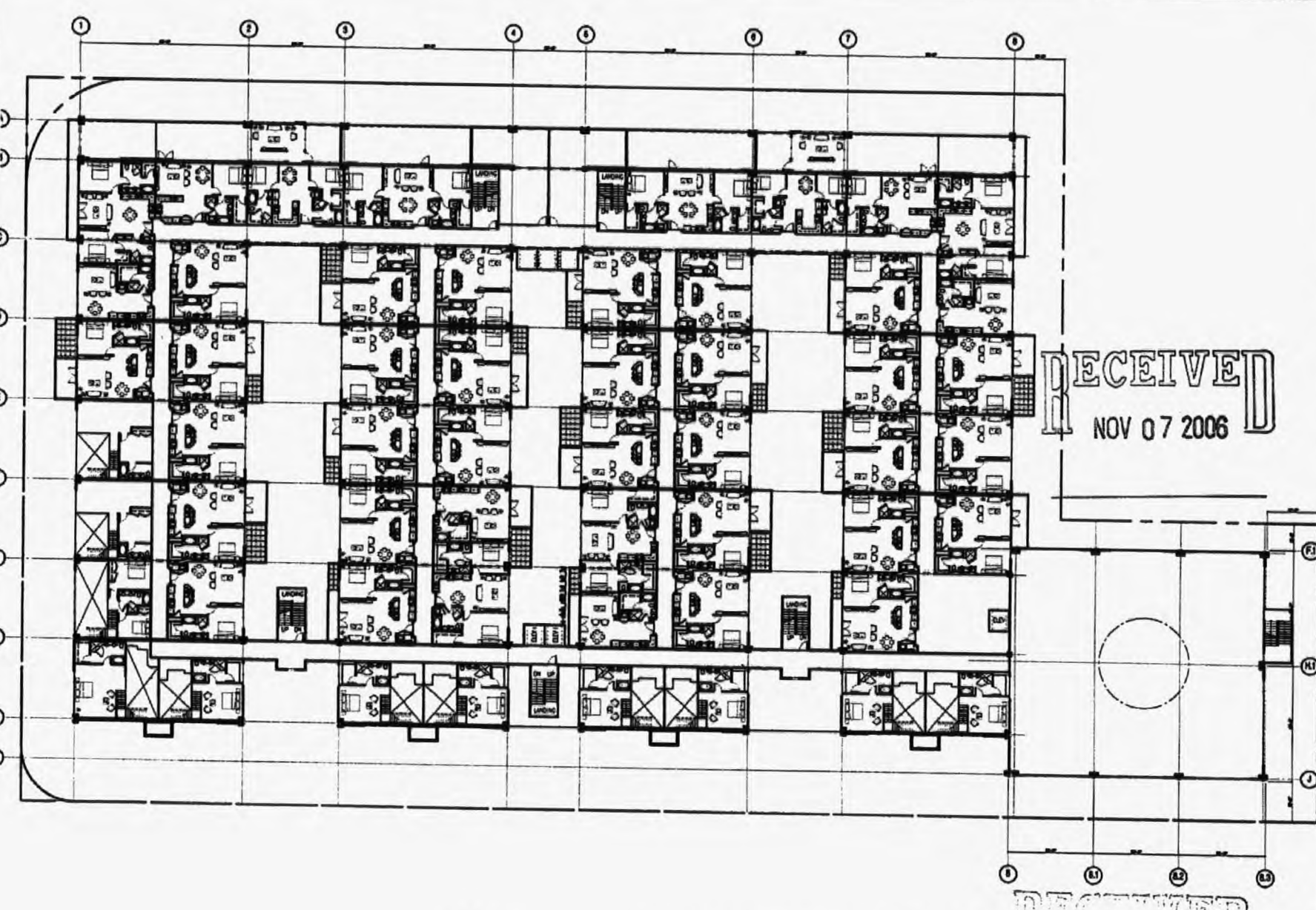
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LEVEL 2 UNITS FLOOR PLAN
PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

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LEVEL 3 UNITS FLOOR PLAN
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12/21/06 PC

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DENNIS E. RUSK
ARCHITECT, LLC

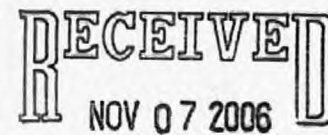
LEVEL 3 UNITS FLOOR PLAN

PROPOSED CONDOMINIUM
A.G. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

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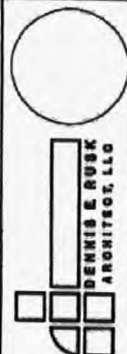
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LEVEL 4 UNITS FLOOR PLAN

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A.O. BONANZA HOLDINGS, LLC
ONE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV



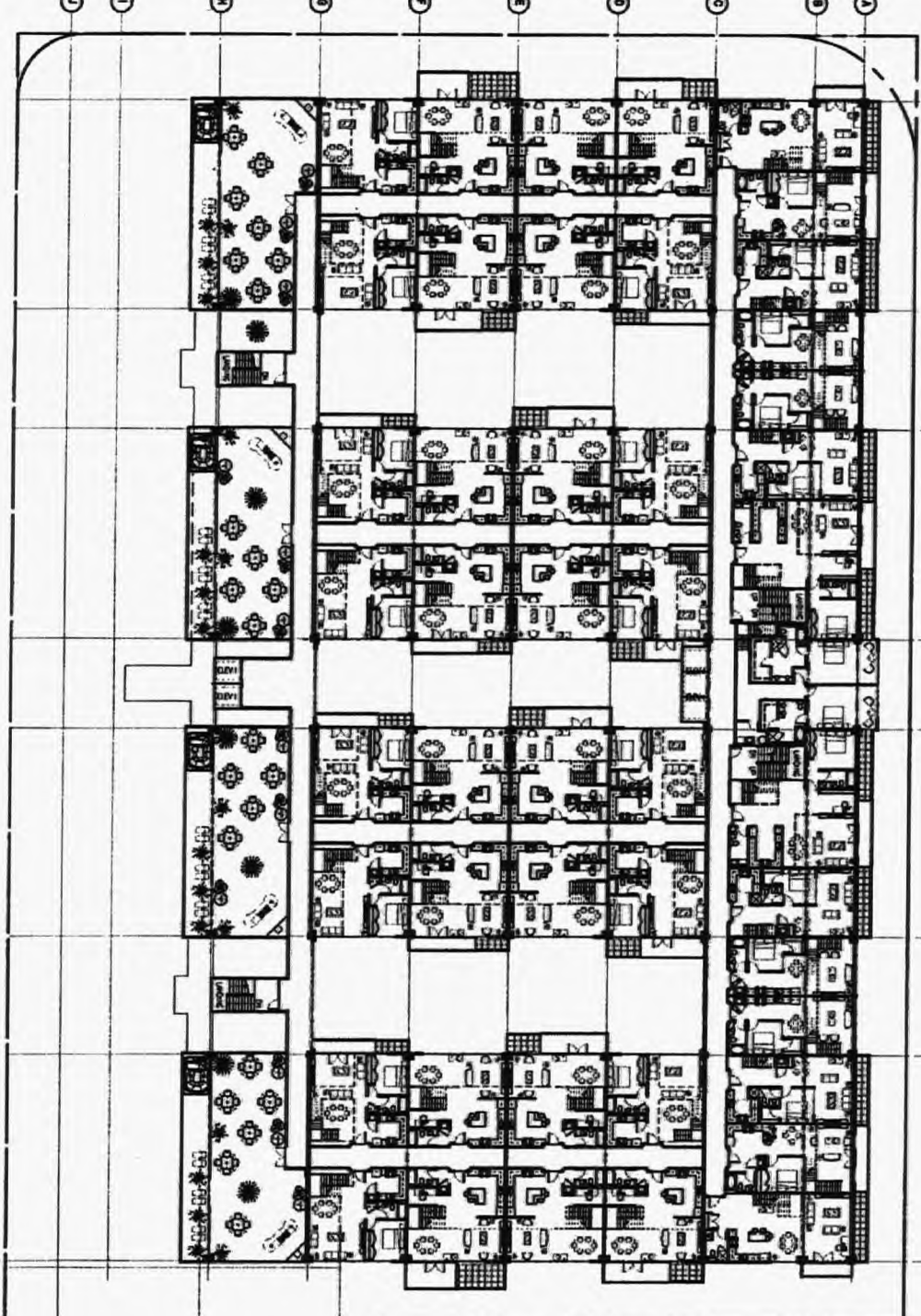
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1 LEVEL 6 UNITS FLOOR PLAN SDR-18025

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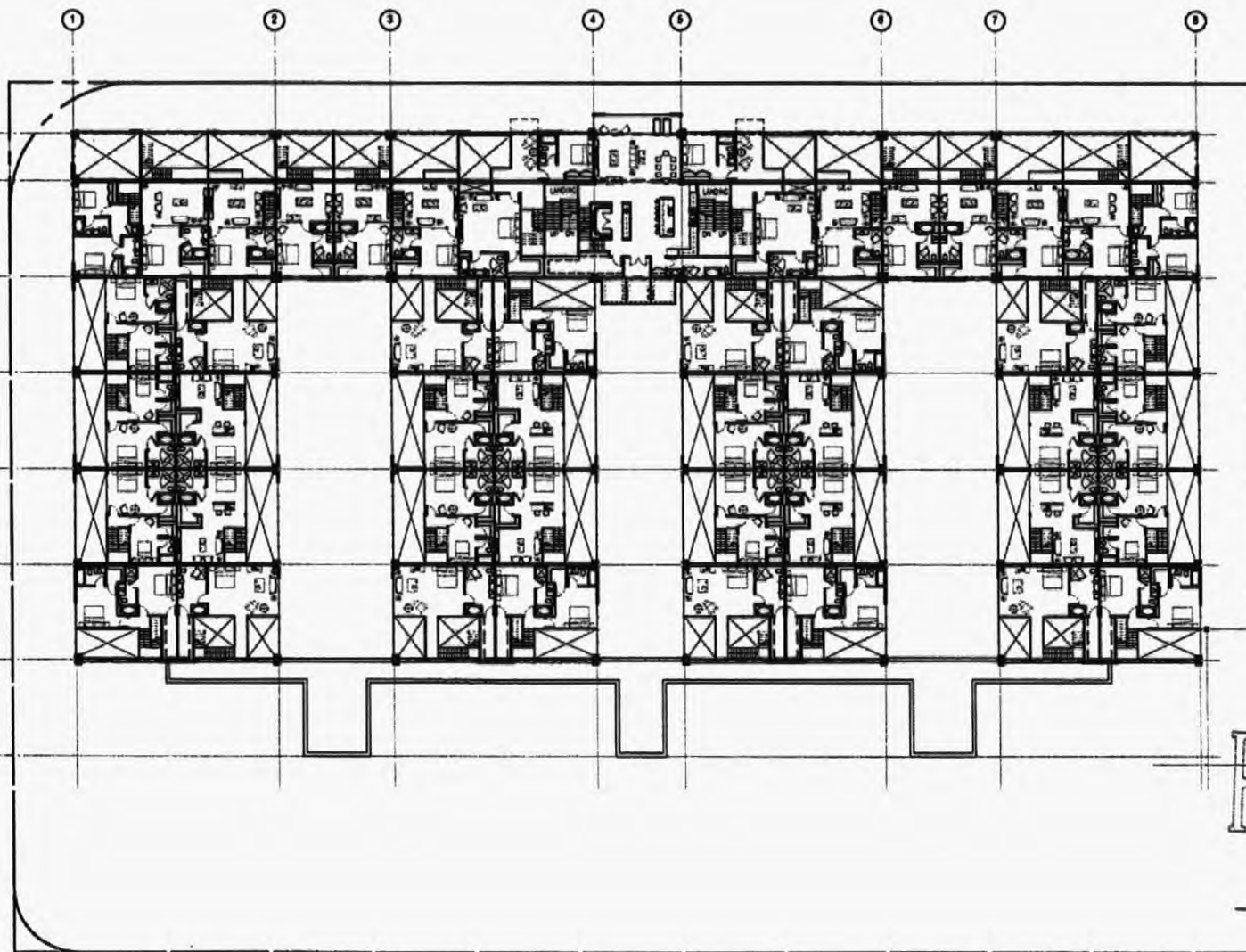
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LEVEL 6 UNITS FLOOR PLAN
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A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

DENNIS E. RUSK
ARCHITECT, LLC

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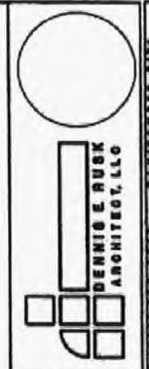


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LEVEL 7 Left FLOOR PLAN
SCALE 1/8" = 1'-0"

SDR-18025
12/21/06 PC



LEVEL 7 LEFT FLOOR PLAN
PROPOSED CONDOMINIUM
A.O. BONAZZA HOLDINGS, LLC
NE CORNER BONAZZA RD. & MAIN ST.
LAS VEGAS, NV

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BUILDING ELEVATIONS

PROPOSED CONDOMINIUM
A.Q. BONANZA HOLDINGS, LLC
ONE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS, NV

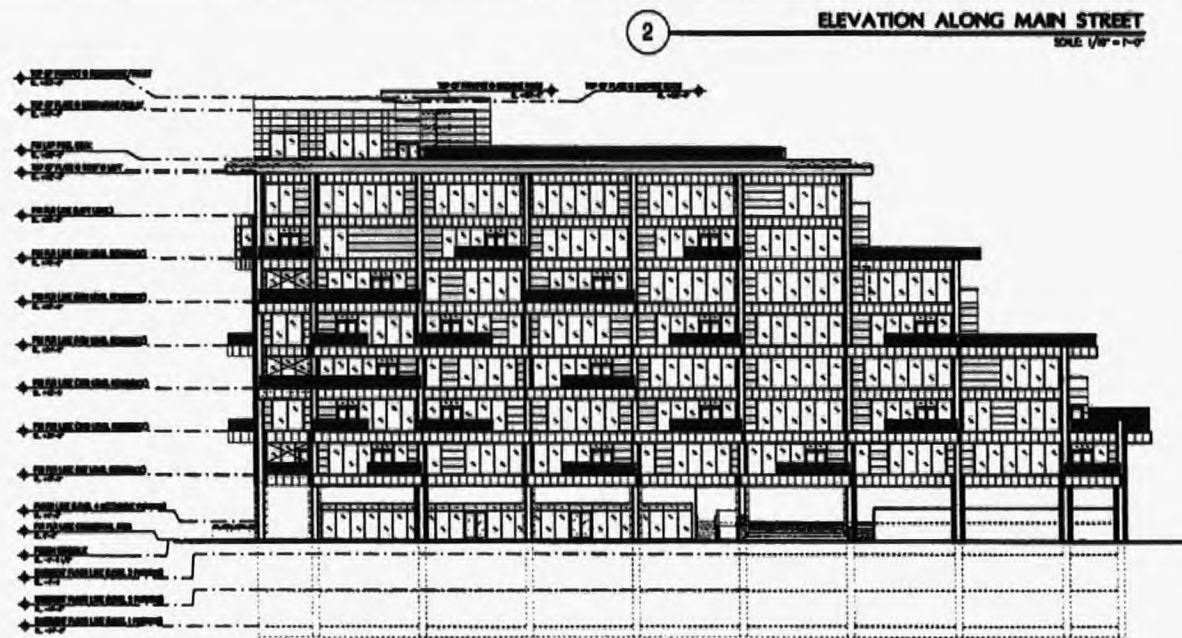
THE UNIVERSITY OF MICHIGAN

Services

Date: 8-1-05
 Printed By: C0005
 Drawn By: JN
 Check By: C0005
 Sheet No: A3.0

DATE	DESCRIPTION	AMOUNT	CHECK NO.	BANK	INITIALS
12/15/2011	DEPOSIT	100.00		CHASE	
12/16/2011	PAYROLL	50.00	101	CHASE	
12/17/2011	RENT	200.00	102	CHASE	
12/18/2011	UTILITIES	25.00	103	CHASE	
12/19/2011	FOOD	15.00	104	CHASE	
12/20/2011	TRANSPORT	30.00	105	CHASE	
12/21/2011	ENTERTAINMENT	40.00	106	CHASE	
12/22/2011	SALES TAX	10.00	107	CHASE	
12/23/2011	INCOME TAX	150.00	108	CHASE	
12/24/2011	SALES TAX	10.00	109	CHASE	
12/25/2011	INCOME TAX	150.00	110	CHASE	
12/26/2011	SALES TAX	10.00	111	CHASE	
12/27/2011	INCOME TAX	150.00	112	CHASE	
12/28/2011	SALES TAX	10.00	113	CHASE	
12/29/2011	INCOME TAX	150.00	114	CHASE	
12/30/2011	SALES TAX	10.00	115	CHASE	
12/31/2011	INCOME TAX	150.00	116	CHASE	
12/31/2011	SALES TAX	10.00	117	CHASE	
12/31/2011	INCOME TAX	150.00	118	CHASE	
12/31/2011	SALES TAX	10.00	119	CHASE	
12/31/2011	INCOME TAX	150.00	120	CHASE	
12/31/2011	SALES TAX	10.00	121	CHASE	
12/31/2011	INCOME TAX	150.00	122	CHASE	
12/31/2011	SALES TAX	10.00	123	CHASE	
12/31/2011	INCOME TAX	150.00	124	CHASE	
12/31/2011	SALES TAX	10.00	125	CHASE	
12/31/2011	INCOME TAX	150.00	126	CHASE	
12/31/2011	SALES TAX	10.00	127	CHASE	
12/31/2011	INCOME TAX	150.00	128	CHASE	
12/31/2011	SALES TAX	10.00	129	CHASE	
12/31/2011	INCOME TAX	150.00	130	CHASE	
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12/31/2011	INCOME TAX	150.00	132	CHASE	
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12/31/2011	SALES TAX	10.00	159	CHASE	
12/31/2011	INCOME TAX	150.00	160	CHASE	
12/31/2011	SALES TAX	10.00	161	CHASE	
12/31/2011	INCOME TAX	150.00			

RECEIVED
NOV 07 2006



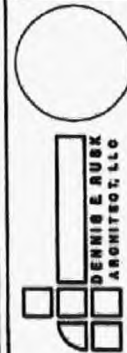
SDR-18025 ①
12/21/06 PC

ELEVATION ALONG BONANZA ROAD

101 - 50000

PAINT, FINISH AND MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE
R1	DRYVIT OVERHANG/FASCIA	FIELSTONE (DRYVIT)	304	
P1	DRYVIT PANEL	STATE FAIR (DRYVIT)	315	
P2	DRYVIT PANEL	STATE FAIR (DRYVIT)	315	
P3	EXTERIOR COLLAR	VISTA PAINT POWDERHORN MANOR	8742	
P4	DOOR & WINDOW FRAME	VISTA PAINT ROMANTIC MOORE	8263	
P5	BALCONY RAILING & FRAME	VISTA PAINT ROMANTIC MOORE	8263	
P6	PERIMETER ROOF TRELIS	VISTA PAINT POWDERHORN MANOR	8742	



ELEVATION, PAINT FINISH AND MATERIAL SCHEDULE

PROPOSED CONDOMINIUM
A.O. BONANZA HOLDINGS, LLC
NE CORNER BONANZA RD. & MAIN ST.
LAS VEGAS NV

RECEIVED
NOV 07 2006



SDR-18025
12/21/06 PC

1

ELEVATION ALONG MAIN STREET
SCALE 1/8" = 1'-0"

REVISIONS
DATE
BY
DESCRIPTION
1
12/21/06
PC
A-111

PAINT, FINISH AND MATERIAL SCHEDULE

DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE
DRYVIT OVERHANG/FASCIA	FIELDSTONE (DRYVIT)	304	
DRYVIT PANEL	STATE FAIR (DRYVIT)	315	
DRYVIT PANEL	STATE FAIR (DRYVIT)	315	
EXTERIOR COLUMN	VISTA PAINT POWDERHORN MANOR	8742	
DOOR & WINDOW FRAME,	VISTA PAINT ROMANTIC MODE	8263	
BALCONY RAILING & FRAME	VISTA PAINT ROMANTIC MODE	8263	
PERIMETER ROOF TRELLIS	VISTA PAINT POWDERHORN MANOR	8742	

SDR-18025

12/21/06 PC

NOV 07 2006

SDR 18025				
The Aquitania Corporation				
NEC Bonanza & Main				
Proposed 5 thousand square foot restaurant addition.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	5	127.15	636
AM Peak Hour			11.52	58
PM Peak Hour <i>(heaviest 60 minutes)</i>			10.92	55
Existing traffic on all nearby streets:				
Bonanza Road				
Average Daily Traffic (ADT)	27,839			
PM Peak Hour <i>(heaviest 60 minutes)</i>	2227			
Main Street				
Average Daily Traffic (ADT)	22,129			
PM Peak Hour <i>(heaviest 60 minutes)</i>	1770			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Bonanza Road	32585			
Main Street	32585			
This project will add approximately 636 trips per day on Bonanza and Main. This will increase expected volumes by about two percent on Bonanza and about three percent on Main. Bonanza is at about 85 percent of capacity and Main is at about 68 percent of capacity.				
Based on Peak Hour use, this development will add roughly 55 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-18025 - APPLICANT/OWNER: THE AQUITANIA CORPORATION
NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06



SDR-18025 - APPLICANT/OWNER: THE AQUITANIA CORPORATION
NORTHEAST CORNER OF MAIN STREET AND BONANZA ROAD
DECEMBER 21, 2006 PLANNING COMMISSION

11/22/06

Architecture

DENNIS E. RUSK ARCHITECT

November 1, 2006

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

Re: Proposed Condominium
Northeast Corner Main St. and Bonanza Ave.

JUSTIFICATION LETTER

We are requesting for a Major Amendment to SDR-8649 to add approximately 2,600 square feet of rooftop Restaurant which increases the building to 125 feet in height. The rooftop also includes a lap pool and dog run. This doesn't impact the parking as the parking is still over parked where 649 is required and 670 is provided.

Thank you

Dennis E. Rusk, Architect

SDR-18025
12/21/06 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REVIEW OF CONDITION RELATED TO VAC-18045 and SDR-18025

ROC-18046 - PUBLIC HEARING - APPLICANT/OWNER: THE AQUATANIA CORP. - Request for a Review of Condition Number 3 of an approved Rezoning (Z-0046-02) TO ALLOW A RADIUS OF 30 FEET WHERE 54 FEET WAS REQUIRED ON THE NORTHWEST CORNER OF BONANZA ROAD AND MAIN STREET (APNs 139-27-810-001, 002, 003, 004 and 139-27-707-008 and 139-27-712-046 through 051, C-1 (Limited Commercial) Zone, Ward 5 (Weekly). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for Z-0046-02

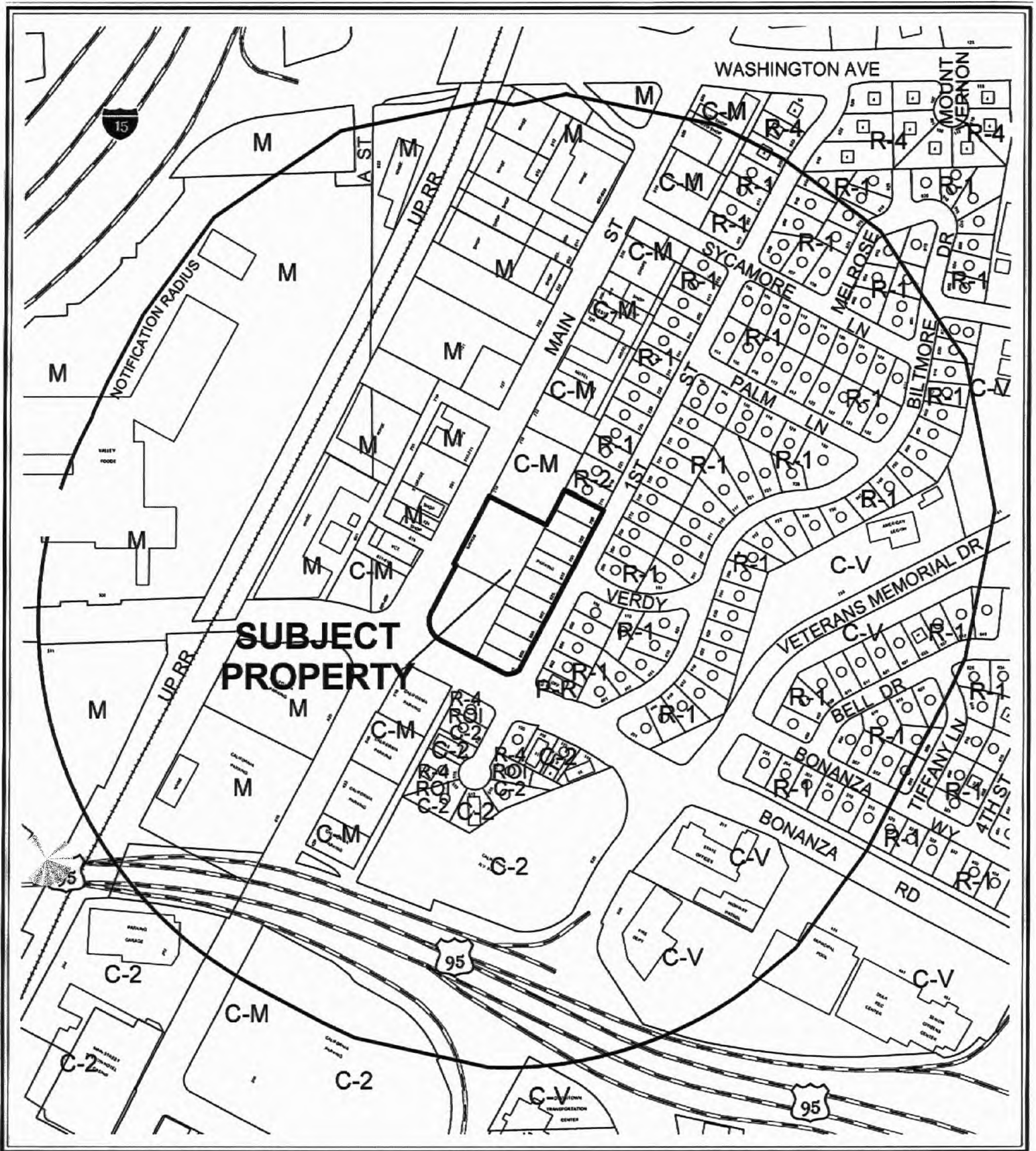
Motion made by LAWRENCE WEEKLY to Approve Subject to Conditions

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

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

Minutes:

See Item 133 for related discussion.



CASE: ROC-18046

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)



CASE: ROC-18046

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

**R-2 (MEDIUM-LOW DENSITY RESIDENTIAL) AND C-M (COMMERCIAL/INDUSTRIAL) UNDER
RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)**

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-18046 - APPLICANT/OWNER: THE AQUATANIA CORP.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Public Works

1. Dedicate an additional 10 feet of right-of-way adjacent to this site for Bonanza Road, an additional 4 feet for Main Street, and a 25-foot radius on the northwest corner of Bonanza Road and First Street prior to the issuance of any permits. Additional public street dedications may be required if so determined in the approved Traffic Impact Analysis. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition Number 3 of an approved Rezoning (Z-0046-02) to allow a radius of 30 feet where 54 feet was required on the northwest corner of Bonanza Road and Main Street.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/20/02	The City Council approved a Rezoning (Z-0046-02) to C-1 (Limited Commercial), a Special Use Permit (U-0114-02) for a multi-family senior apartment complex, a Variance to allow lot coverage in excess of 50% for a senior apartment complex, and a Site Development Plan Review [Z-0046-02(1)] for a 256-unit multi-family senior apartment complex with 20,000 square feet of commercial development on the subject property. The Planning Commission and staff recommended approval.
11/17/04	The City Council approved an extension of Time (EOT-5402) for a Rezoning (Z-0046-02) to C-1 (Limited Commercial); an Extension of Time (EOT-5404) for a Special Use Permit (U-0114-02), which allowed a multi-family senior apartment complex; and an Extension of Time (EOT-5403) for a Site Development Plan Review [Z-0046-02(1)] for a 256-unit multi-family senior apartment complex with 20,000 square feet of commercial development on the subject property.
11/02/05	The City Council approved a Site Development Plan Review (SDR-8649) for a mixed-use development with 296 residential units and 34,700 square feet of commercial space and waivers in building placement; street and foundation landscape standards; front, corner side, and rear yard setback requirements; and to allow a 241-foot residential adjacency setback where 249-feet from residential property is required, a variance (VAR-8651) to allow no step back where a 1:1 step back ratio is required above 35 feet, and a special use permit (SUP-8814) for a proposed mixed-use development at this location. The Planning Commission and staff recommended approval.
08/24/06	The Planning Commission approved a Tentative Map for a mixed-use subdivision consisting of 296 residential condominium units and one commercial lot. Staff recommended approval.
09/20/06	The City Council approved an Extension of Time of an approved Rezoning (Z-0046-02) from R-2 (Medium-Low Density Residential) and C-M (Commercial/Industrial) to C-1 (Limited Commercial). Staff recommended approval.

12/21/06	The Planning Commission approved a request for a Major Modification to an approved Site Development Plan Review (SDR-8649) a proposed addition of a 2,600 square-foot restaurant and an addition of 40 feet in height of an approved mixed-use development and to allow a residential adjacency setback of 57 feet where 375 feet is the minimum required on 2.87 acres at the northeast corner of Main Street and Bonanza Road. Staff recommended approval. This item will be heard at the 01/17/06 City Council meeting.
Related Building Permits/Business Licenses	
There are no permits or licenses related to this request.	
Pre-Application Meeting	
A pre-application meeting is not required, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Net Acres	2.87

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	R-2 (Medium Low Density Residential) and C-M (Commercial/Industrial) under Resolution of Intent to C-1 (Limited Commercial)
North	Shops and single-family residences	MXU (Mixed-Use) and C (Commercial)	R-2 (Medium Low Density Residential) and C-M (Commercial/Industrial)
South	Single-family residences and a parking lot	MXU (Mixed-Use) and C (Commercial)	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial) and C-M (Commercial/Industrial)
East	Single-family residences and an office	MXU (Mixed-Use)	R-1 (Single-Family Residential) and P-R (Professional Office and Parking)
West	Shops and industrial uses	C (Commercial)	C-M (Commercial/Industrial) and M (Industrial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Downtown North Land Use Plan Area	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200-foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The Department of Public Works has no objection to the Request for a Review of Condition application related to Zoning Reclassification Z-0046-02, Condition No. 3 that required a 54-foot radius dedication on the northwest corner of Bonanza Road and Main Street. The City Engineer and Traffic Engineer have approved the radius to go from 54 feet to 30 feet. For that reason the Department of Public Works agrees to revise Condition No. 3. If approved, The Department of Public Works recommends that Condition No. 3 be revised as follows:

3. Dedicate an additional 10 feet of right-of-way adjacent to this site for Bonanza Road, an additional 4 feet for Main Street, and a 25-foot radius on the northwest corner of Bonanza Road and First Street prior to the issuance of any permits. Additional public street dedications may be required if so determined in the approved Traffic Impact Analysis. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.

The Planning Department does not have any objections to this request as this involves the public right-of-way and does not have a negative effect on the proposed project at this location. The proposed changes to the radius corner at the northwest corner of Bonanza Road and Main Street will not endanger the public health or the general welfare and are considered appropriate.

Previous Conditions of Approval from Rezoning (Z-0046-02)

1. Resolution of Intent with a two-year time limit.

2. A Site Development Plan review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading and all development activity for the site.

3. Dedicate an additional 10 feet of right-of-way adjacent to this site for Bonanza Road, an additional 4 feet for Main Street, an additional 14 feet for a total radius of 54 feet on the northeast corner of Bonanza Road and Main Street, and a 25 foot radius on the northwest corner of Bonanza Road and 1st Street prior to the issuance of any permits. Additional public street dedications may be required if so determined in the approved Traffic Impact Analysis. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
4. Construct all incomplete half-street improvements on 1st Street, Bonanza Road and Main Street, if any, adjacent to this site concurrent with development of this site. Also, 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.
5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A, unless otherwise allowed by City Traffic Engineer. Also, any new driveways or modifications to existing driveways along Main Street and Bonanza Road shall receive approval from the Nevada Department of Transportation.
6. 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, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, 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 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, whichever may occur first, if allowed by the City Engineer.
8. Landscape and maintain all unimproved right-of-way on 1st Street, Bonanza Road and Main Street adjacent to this site.
9. Submit an Encroachment Agreement or obtain an Occupancy Permit, as appropriate, for all private improvements located in the 1st Street, Bonanza Road and Main Street public rights-of-way adjacent to this site prior to occupancy of this site.

FINDINGS

The amendment to Condition Number 3 to allow a radius of 30 feet where 54 feet was required on the northwest corner of Bonanza Road and Main Street is appropriate. The condition shall be modified as stated by the Department of Public Works.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 169

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ROC-18046** APN: 139-27-707-008
139-27-810-001 to 004, 046-051

Name of Property Owner: The Aquitania Corp

Name of Applicant: The Aquitania Corp

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: _____

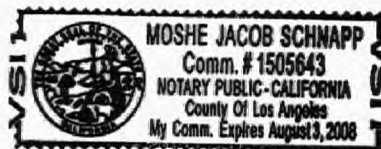
Signature of Property Owner: _____

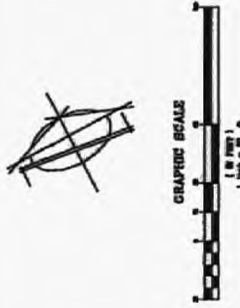
Print Name: Darren Dunkel

Subscribed and sworn before me

This 2 day of November 2006

Notary Public in and for said County and State



[illegible]

LEGAL DESCRIPTION:

DATE: _____

LETTER (C) MEMORANDUM (D) INCLUDING IN BLOCK (E) OF THE ABOVE ADDRESS TO THE CITY OF LAS VEGAS AS SHOWN BY THE NUMBER OF THE CITY OF LAS VEGAS, ALL IN THE OFFICE OF THE COUNTY CLERK OF CLARK COUNTY, NEVADA.

EXEMPTED FROM THE PROVISIONS OF THE LAS VEGAS, NEVADA, AS SHOWN BY THE NUMBER OF THE CITY OF LAS VEGAS, ALL IN THE OFFICE OF THE COUNTY CLERK OF CLARK COUNTY, NEVADA.

PLACE THE CD

RECEIVED
JAN 10 1978

[illegible]

STANDARD & LINDEN has a large staff of experienced accountants, tax specialists, and attorneys. We have a reputation for providing the highest quality service to our clients. We are currently seeking experienced individuals to join our team. If you are interested, please contact us at (415) 774-1234 or visit our website at www.sandl.com.

NAME: _____
 ADDRESS: _____
 CITY: _____
 STATE: _____
 ZIP: _____

[illegible][illegible]

POLICE: IN
LAST PART OF THE INVESTIGATION ONLY 1/3 OF THE INVESTIGATOR MANIFESTED THE
LACK OF INTEREST IN THE CASE. THE OTHER 2/3 OF THE INVESTIGATOR MANIFESTED THE
INTEREST IN THE CASE. THE INVESTIGATOR MANIFESTED THE INTEREST IN THE CASE.

THE **NEW** **YORK** **PUBLIC** **LIBRARY**

THAT MOST OF THE MONUMENTS DATED 200 YEARS OF THE MONTECALAPASTRO FOR
 THAT A NOTICE OF 200 YEARS OF THE MONTECALAPASTRO FOR

1/4) of income as compared to 1974, about 10 percent, than in 1973, when it increased by 10 percent.

[illegible]

INTRODUCTION

0201120

Abstract

© 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681

Notes

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ROC-18046

WILLIAM A. HARRIS

01-17-07 CC

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1-4

104

211E MAP
A - METAL & MINERAL CONCENTRATES
20 SOUTH RIMMIE ST EAST, U.S.A. 11
REYNOLD

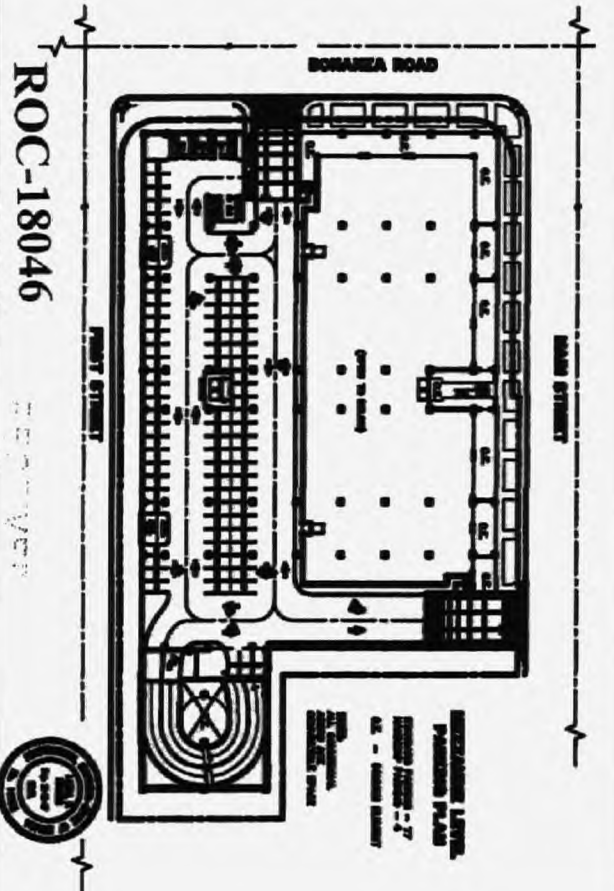
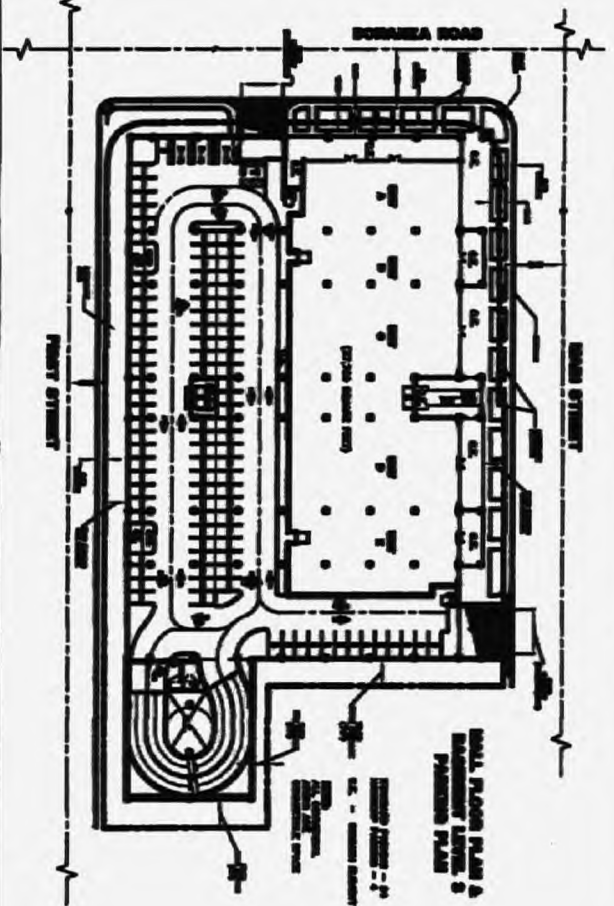
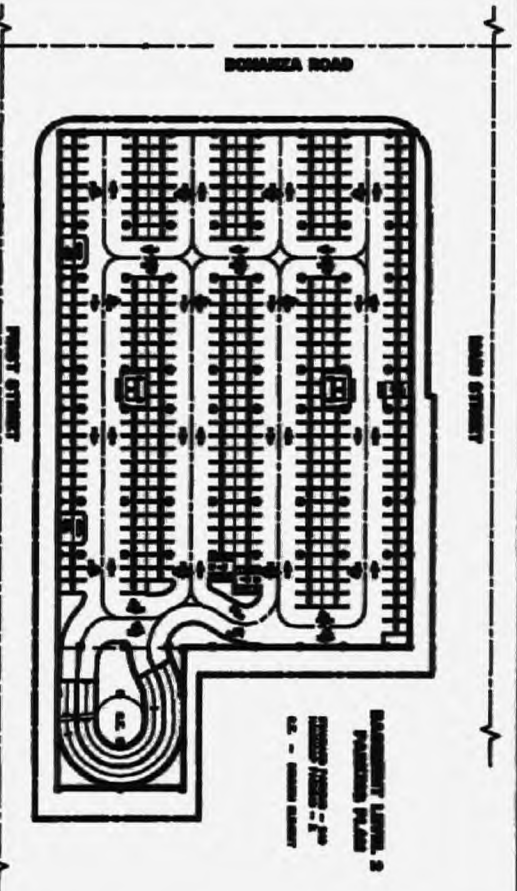
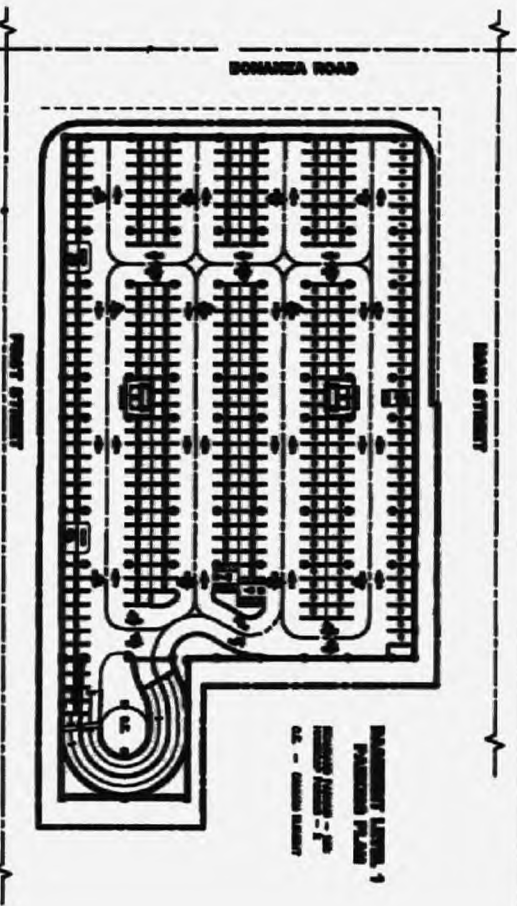


BRADSHAW & TOWN, INC.
LAND SURVEYORS
LAS VEGAS, NEVADA
PHONE (702) 639-8771
FAX (702) 639-2965 80102

[illegible]

6/27	2003	6/28

PARKING STRUCTURE - THE AQUATANA



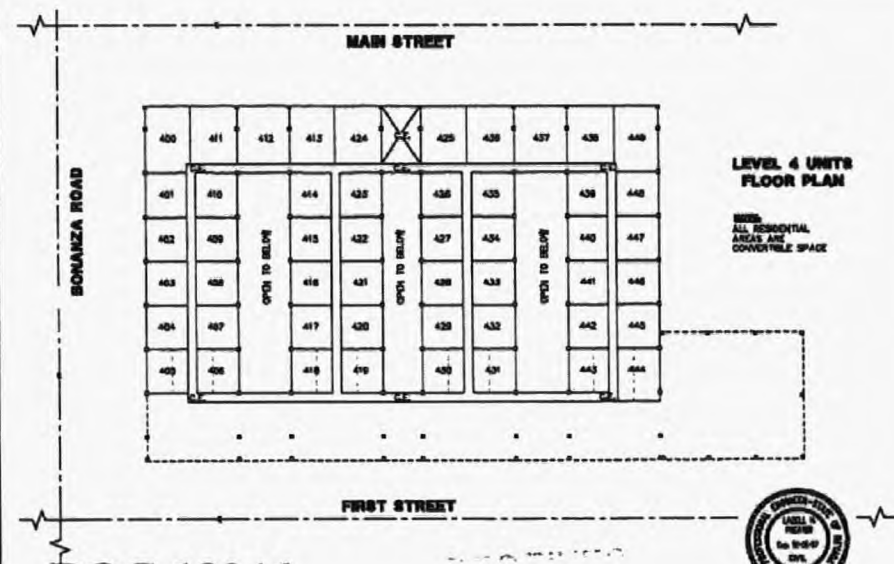
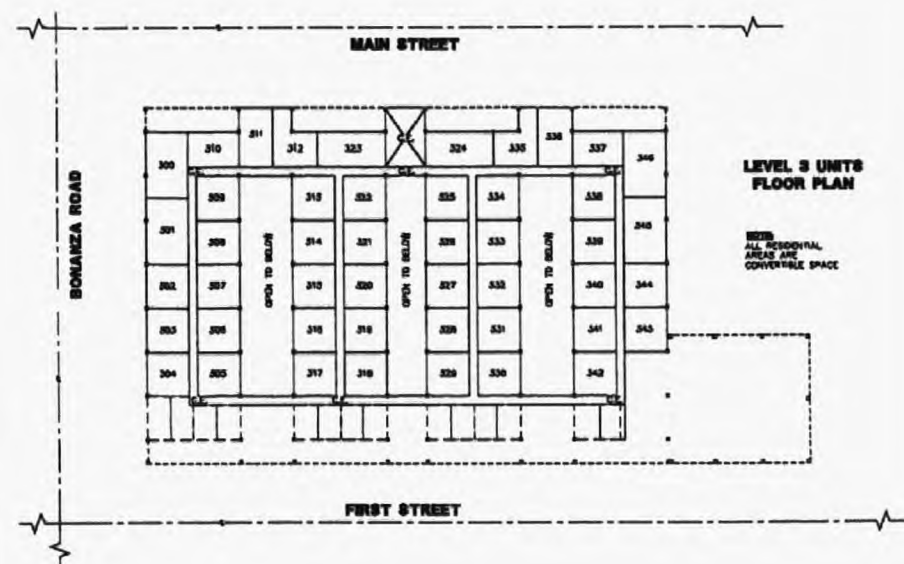
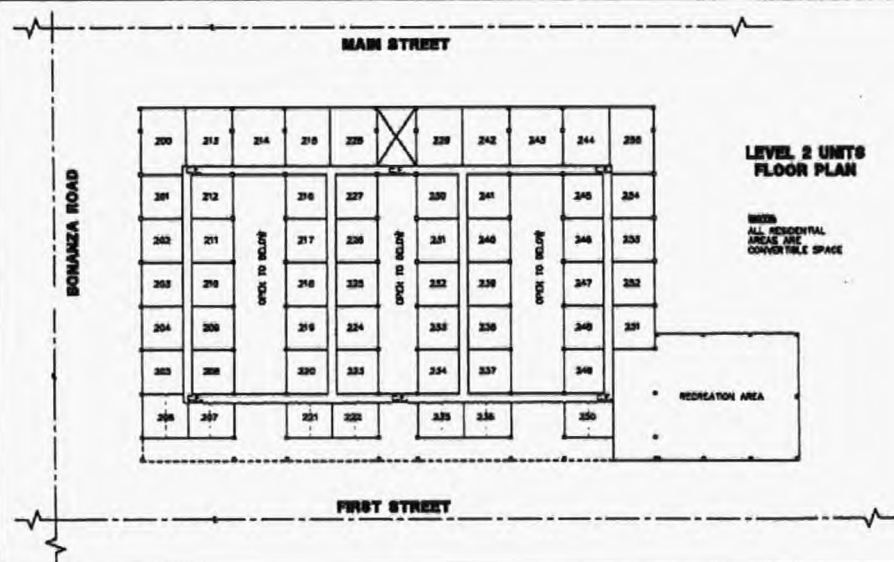
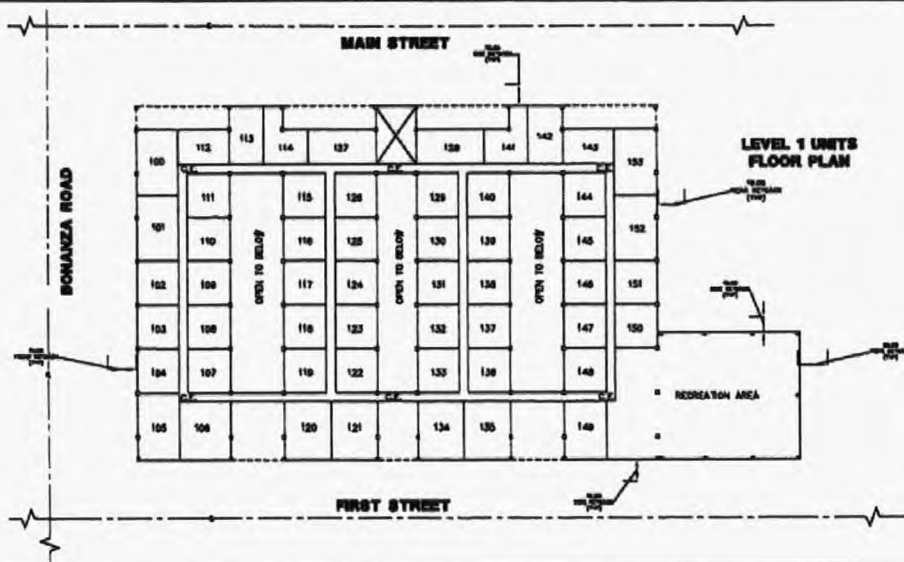
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RESIDENTIAL UNITS - THE AQUITANIA

GRAPHIC SCALE



ROC-18046
01-17-07 CC

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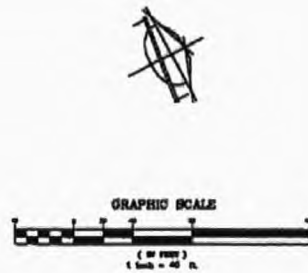


BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS
1215 WILSON STREET
LAS VEGAS, NEVADA 89102
PHONE (702) 878-3771 FAX (702) 878-3772

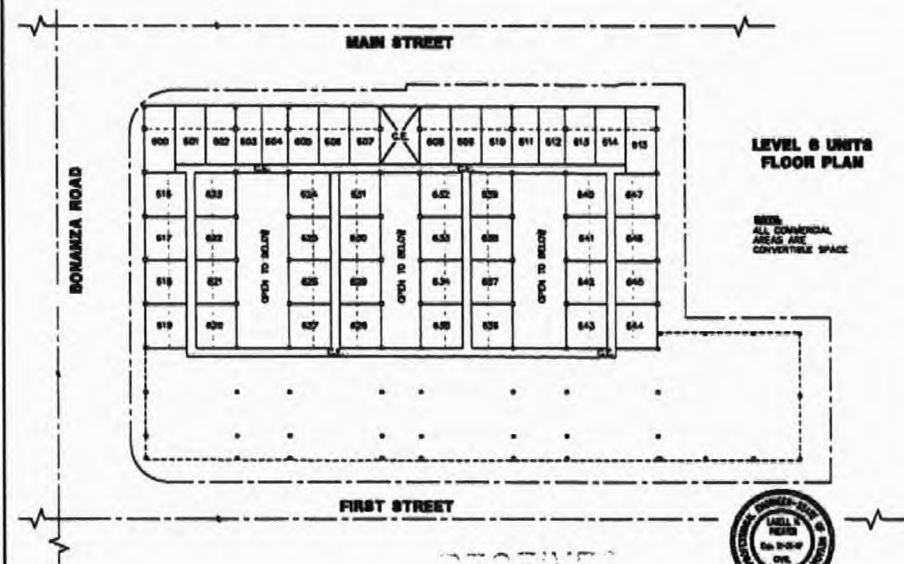
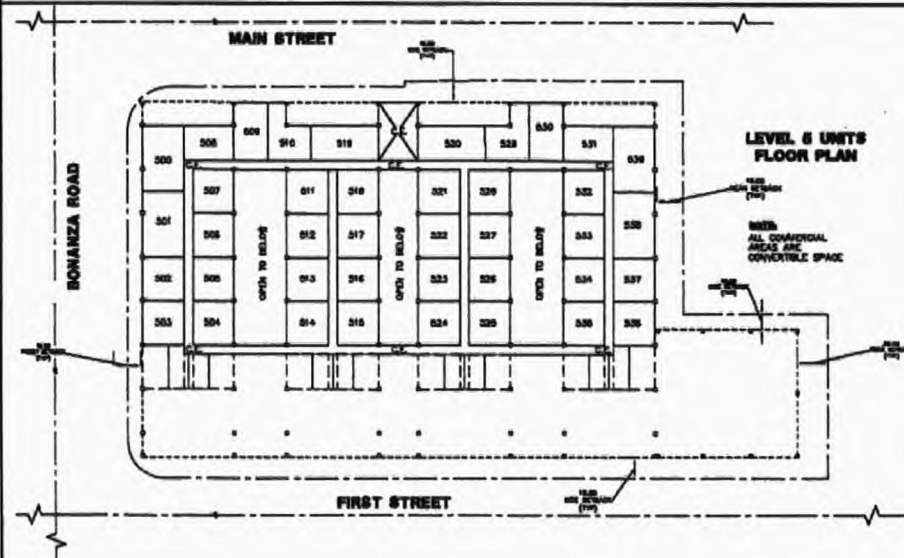
LA JUANITA HOLDINGS, LLC
1215 WILSON STREET
LAS VEGAS, NEVADA 89102
PHONE (702) 878-3771 FAX (702) 878-3772

SITE MAP
THE AQUITANIA - A MODS ONE DEVELOPMENT
SITE MAP
1215 WILSON STREET
LAS VEGAS, NEVADA 89102
CITY OF LAS VEGAS
BONANZA AND MAIN

ST3
3 - 4



RESIDENTIAL UNITS - THE AQUITANIA



ROC-18046
01-17-07 CC

NOV 9 7 2006



PROJECT NO. 1
A.A. BARRAZA HOLDING, LLC
1000 W. BARRAZA, SUITE 100
DALLAS, TEXAS 75201
Tel: (214) 241-1111
Fax: (214) 241-1112
www.aabarraza.com

DATE: 11/07/06
BY: [Signature]
CHECKED: [Signature]
SCALE: 1/4" = 1'-0"

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS
LAND PLANNERS
AND SURVEYORS
1000 W. BARRAZA, SUITE 100
DALLAS, TEXAS 75201
Tel: (214) 241-1111
Fax: (214) 241-1112
www.bturner.com



SITE PLAN
THE AQUITANIA - A MIXED USE DEVELOPMENT
SECTION 07, TOWNSHIP 20 SOUTH, RANGE 01 EAST, N.D.A. 10
CITY OF LAS VEGAS, NEVADA
BONANZA AND MAIN

SHEET
ST4
4-4
DATE: 11/07/06
BY: [Signature]
CHECKED: [Signature]

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771
FAX (702) 878-2695

November 7, 2006

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

**RE: THE AQUATANIA
REVISION TO ZONING CONDITION – RADIUS OF INTERSECTION
MAIN & BONANZA**

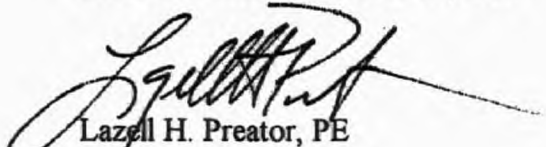
To Whom it May Concern;

Please find attached a figure showing south east quadrant of the intersection of Main & Bonanza. Baughman & Turner is requesting a reduction of the radius from 54ft to 30ft as depicted. This reduction in radius has been discussed with and reviewed by Planning and Traffic Department staff.

The reduction is requested due to the nature of the structure proposed, and the ability of the site location to accommodate the proposed traffic configuration and associated appurtenances within the smaller radius.

Please feel free to contact me if you have any questions with regard to this letter or the project.

Sincerely,
BAUGHMAN & TURNER, INC


Lazell H. Preator, PE
Director of Engineering

**ROC-18046
01-17-07 CC**



MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
DOUGLAS A. SELBY

November 21, 2002

Mr. Sam Oved
Bonanza Realty Inc.
18607 Ventura Boulevard, Suite #314
Tarzana, California 91356

RE: Z-0048-02 - REZONING
CITY COUNCIL MEETING OF NOVEMBER 20, 2002
Related to U-0114-02, V-0072-02 & Z-0048-02(1)

Dear Mr. Oved:

The City Council at a regular meeting held November 20, 2002 APPROVED the request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) TO: C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), PROPOSED USE: MIXED USE SENIOR APARTMENT AND COMMERCIAL DEVELOPMENT. The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 2002. This approval is subject to:

Planning and Development

1. Resolution of Intent with a two-year time limit.
2. A Site Development Plan review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading and all development activity for the site.

Public Works

3. Dedicate an additional 10 feet of right-of-way adjacent to this site for Bonanza Road, an additional 4 feet for Main Street, an additional 14 feet for a total radius of 54 feet on the northeast corner of Bonanza Road and Main Street, and a 25 foot radius on the northwest corner of Bonanza Road and 1st Street prior to the issuance of any permits. Additional public street dedications may be required if so determined in the approved Traffic Impact Analysis. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
4. Construct all incomplete half-street improvements on 1st Street, Bonanza Road and Main Street, if any, adjacent to this site concurrent with development of this site. Also, 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.

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

VOICE 702.229.8011
TTY 702.386.8108
www.ci.las-vegas.nv.us

10112-012-0/02

ROC-18046
01-17-07 CC

Mr. Sam Oved
Page Two - Z-0046-02
November 21, 2002

5. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A, unless otherwise allowed by City Traffic Engineer. Also, any new driveways or modifications to existing driveways along Main Street and Bonanza Road shall receive approval from the Nevada Department of Transportation.
6. 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, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this 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 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, 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 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, whichever may occur first, if allowed by the City Engineer.

ROC-18046
01-17-07 CC

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PLANNING & DEVELOPMT

PAGE 04/04

Mr. Sam Oved
Page Three - Z-0046-02
November 21, 2002

8. Landscape and maintain all unimproved right-of-way on 1st Street, Bonanza Road and Main Street adjacent to this site.
9. Submit an Encroachment Agreement or obtain an Occupancy Permit, as appropriate, for all private improvements located in the 1st Street, Bonanza Road and Main Street public rights-of-way adjacent to this site prior to occupancy of this site.

Sincerely,



Doreen Araujo
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Rich Moreno
300 S. Fourth Street, Suite #1500
Las Vegas, Nevada 89101

ROC-18046
01-17-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 17, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

REVIEW OF CONDITION

ROC-18953 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: SVS PROPERTIES, LTD, LLC - Request for a Review of Condition to delete Condition Number 4 of an approved Site Development Plan Review (SDR-17211) which stated that AN ADDITIONAL TWO LOADING SPACES SHALL BE ADDED TO THE SITE IN ACCORDANCE WITH TITLE 19.10 STANDARDS on 1.46 acres at 700 East Charleston Boulevard (APN 162-03-501-003), P-R (Professional Office and Parking) Zone, Ward 3 (Reese). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-17211

Motion made by GARY REESE to Approve Subject to Conditions

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

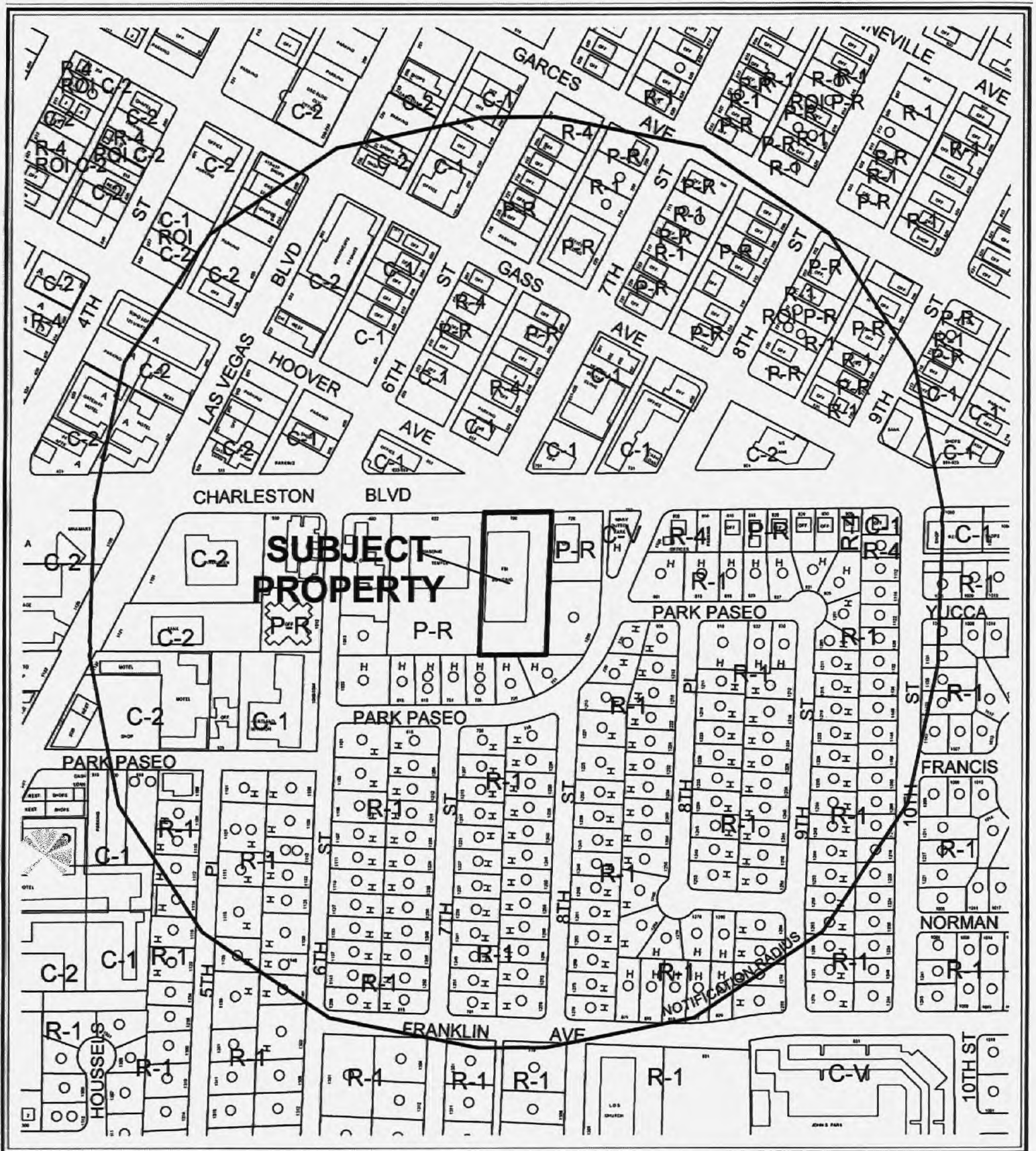
DAVE TRUMAN, Pennacle Architectural Studios, appeared on behalf of the owner and was prepared to answer questions.

CITY COUNCIL MEETING OF: JANUARY 17, 2007

At MAYOR PRO TEM REESE'S request, MARGO WHEELER, Director of Planning and Development, clarified that the requirement for the additional loading space is not necessary; therefore, staff supports the review of condition.

MAYOR GOODMAN declared the Public Hearing closed.





CASE: **ROC-18953**

RADIUS: 1000 FT

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

0 200 400 Feet





CASE: ROC-18953

RADIUS: 1000 FT

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

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: JANUARY 17, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ROC-18953 - APPLICANT: CITY OF LAS VEGAS - OWNER:
SVS PROPERTIES, LTD, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Condition #4 of the approved Site Development Plan Review (SDR-17211) is hereby deleted.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Review of Condition to delete Condition Number 4 of an approved Site Development Plan Review (SDR-17211) which stated that an additional two loading spaces shall be added to the site in accordance with title 19.10 standards on 1.46 acres at 700 East Charleston Boulevard.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/27/72	The Board of City Commissioners approved a Rezoning (Z-0096-72) from R-1 (Single Family Residential) to PR (Professional Office and Parking) for the property located on the south side of East Charleston. Planning Commission recommended approval.
04/12/73	The Board of City Commissioners approved a Plot Plan Review (Z-0096-72) for a professional office for the property located on the south side of East Charleston. Planning Commission recommend approval.
06/17/74	The Board of City Commissioners approved a Reinstatement and Extension of Time (Z-0062-86) for the property located on the East Charleston.
12/05/86	The City Council approved the request for a Variance (V-0087-86) to allow the servicing of vehicles for various federal agencies in a proposed building which will also contain an office facility for the Federal Bureau of Investigation, and to allow the proposed office building to a height of 3 stories where 2 stories are the maximum permitted, on property located at 700 East Charleston Boulevard.
03/24/87	The Planning Commission approved a plot plan (Z-0096-72) to permit a 65,341 square-foot office building at 700 East Charleston Boulevard. Planning Commission approved as Final Action.
12/20/06	The City Council approved a Site Development Plan Review (SDR-17211) for a 3,560 square-foot addition to an existing office building and a waiver to allow a reduction of perimeter landscape buffer width requirements. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this site.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for a Review of Condition, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for a Review of Condition, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.46

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office Building	C (Commercial)	P-R (Professional Office and Parking)
North	Office Building	C (Commercial)	C-1 (Limited Commercial)
South	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Office Building	C (Commercial)	P-R (Professional Office and Parking)
West	Non-Profit	C (Commercial)	P-R (Professional Office and Parking)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
John S. Park Historic Neighborhood	X		Y
Redevelopment Plan Area	X		Y
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

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office (new expansion)	3,560 GFA	1:300	12	1	14	1	Y
Office (Parking Impaired)	40,000 GFA	100	109*		109		Y
Sub-Total			121		118	5	Y
Compact		30%			36		Y
Standard		70%			87		Y
TOTAL			121				123
Loading Spaces			3				2

*Z-0096-72 existing requirement - parking impaired

ANALYSIS

The original Site Development Plan Review (SDR-17211) was heard at the Planning Commission meeting held 11/16/06. As part of this discussion the applicant requested that condition number four be deleted. However; through the course of discussion and motion the condition was modified incorrectly rather than deleted. This application is intended to correct this issue and delete the condition as requested. Due to the Planning Commission and staff agreeing to delete the condition and an error occurring due to miscommunication, approval of this request is recommended.

FINDINGS

The applicants request to delete condition number four of Site Development Plan Review (SDR-17211) will not have a negative effect on the site or surrounding properties and as this is a corrective action, approval of this request is recommended.

Condition number four stated:

4. An additional two loading spaces shall be added to the site in accordance with title 19.10 standards.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED 390

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ROC-18953 APN: 162-03-501-003

Name of Property Owner: SVS Properties, Ltd.

Name of Applicant: Sam Ventura

Name of Representative: _____

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: _____

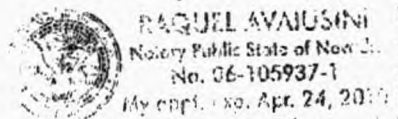
Signature of Property Owner: [Signature]

Print Name: Sam Ventura

Subscribed and sworn before me

This 29 day of December, 2006

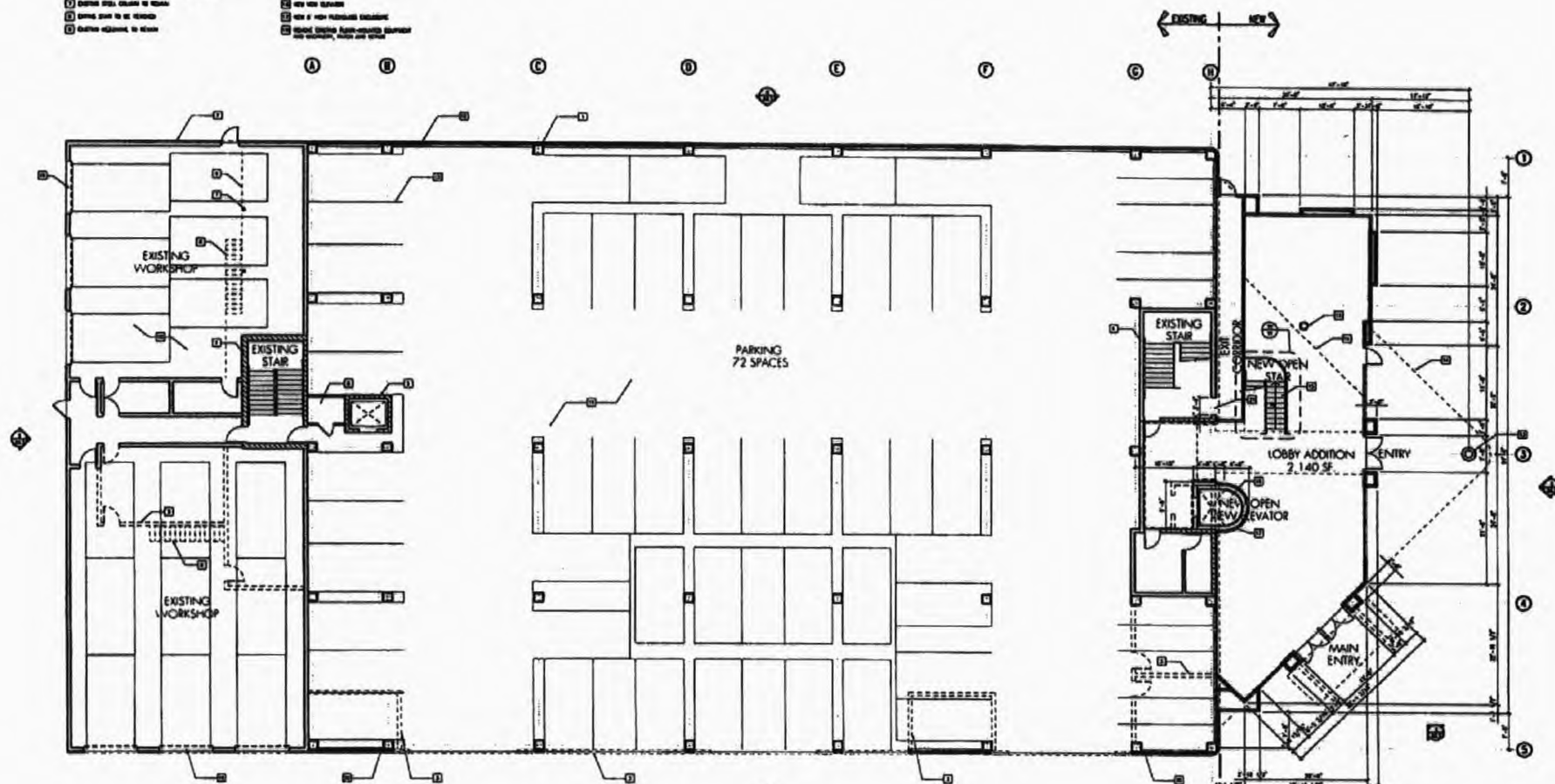
Raquel Avaiusini
Notary Public in and for said County and State
(CLARK COUNTY), NEVADA



- 1) Explain, identify, define to know
- 2) Explain, call, tell to know
- 3) Explain and provide information to be known
- 4) Explain and evaluate to know
- 5) Explain, explain and evaluate to know
- 6) Explain, explain, explain and make to know
- 7) Explain, explain, explain to know
- 8) Explain, plan to be known
- 9) Explain, explain, to know

- 23. DURING EXISTING WALK TO STAIRS
- 24. REMOVE ALL EXISTING FLOORING STOPS
- 25. NEW 4" FLOORING FLOORING STOP
- 26. NEW CHAIRS - REFER TO STRUCTURAL
- 27. REMOVE LANE AND/OR COMPLETION AREA
- 28. NEW EXISTING STAIR
- 29. NEW NEW STAIRS
- 30. NEW 4" NEW FLOORING STAIRS
- 31. REMOVE EXISTING FLOORING STAIRS
- 32. NEW EXISTING STAIRS

- 101. Which of the following is not a type of cancer?
- 102. Which of the following is not a type of cancer?
- 103. Which of the following is not a type of cancer?



1 1ST FLOOR PLAN 24,543 sq ft
SCALE: 1/8" = 1'-0" LOBBY ADDITION: 2,140 sq ft - TOTAL: 26,683

ROC-18953
01-17-07 CC

RECEIVED
OCT 16 2006

[illegible]

LV CORPORATE CENTER
FOR S V S PROPERTIES LTD LLC
PO BOX 208352 • LAS VEGAS, NV
70457 FLOOR PLAN

PINNACLE ARCHITECTURAL STUDIO, INC.
DESIGN & CONSTRUCTION
1000 W. 10TH AVE.
SUITE 100
DENVER, CO 80202
(303) 733-1111

A2.1

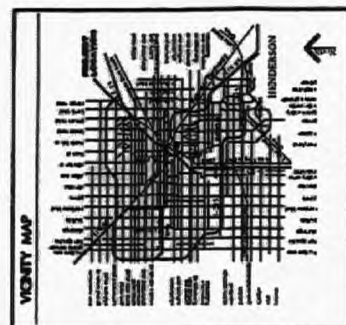
A1.1

09-18
09-17
09-16
09-15

SCALE DRAWING NOTE	
1/4" = 1'-0"	1/8" = 1'-0"
1/8" = 1'-0"	1/16" = 1'-0"
1/16" = 1'-0"	1/32" = 1'-0"

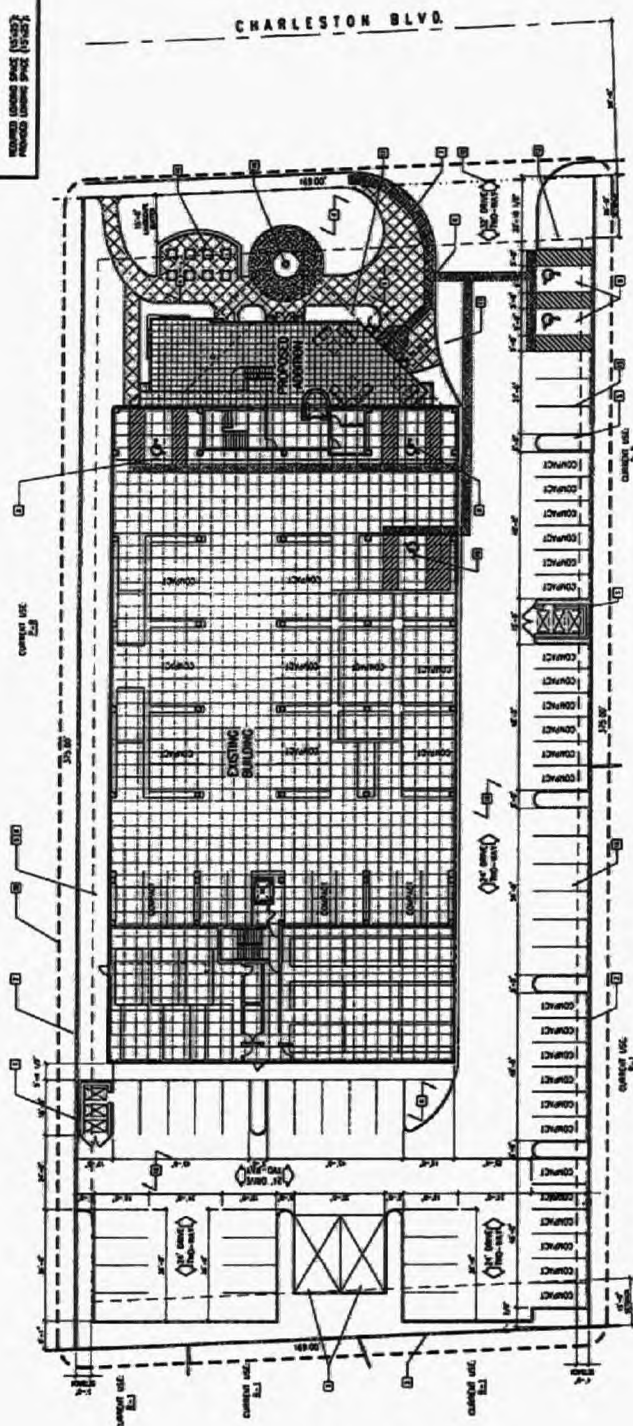
1 V CORPORATE CENTER FOR S V S PROPERTIES LTD LLC DESIGN REVIEW	SEE PLAN 10% FIRST COMPARISONAL MAP, AND RECORD 274
---	--

Pinnacle Architectural Studio, Inc.
 2040 N. 10th St., Suite 100
 Phoenix, Arizona 85016
 (602) 955-1100
 Fax: (602) 955-1101
 Telex: 154141 PNST
 E-mail: info@pinnaclestudio.com
 Website: www.pinnaclestudio.com



ROC-18953
01-17-07 CC

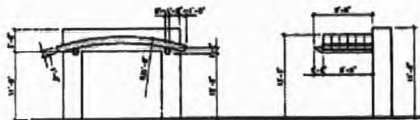
SITE PLAN
SCALE 1/16"



ON-SITE PLAN KEYNOTES

- [illegible]

[illegible]

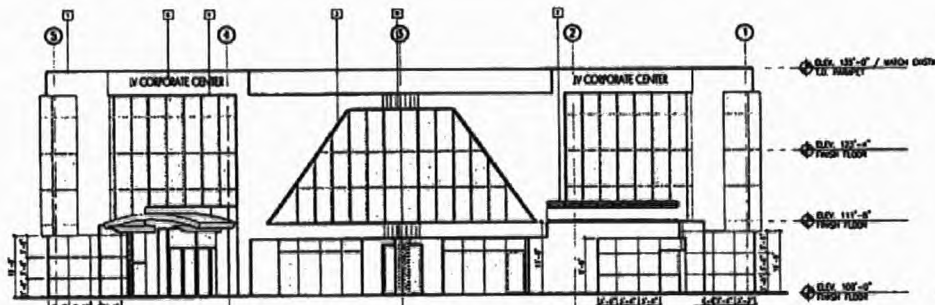


5 MAIN ENTRY ELEVATION

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

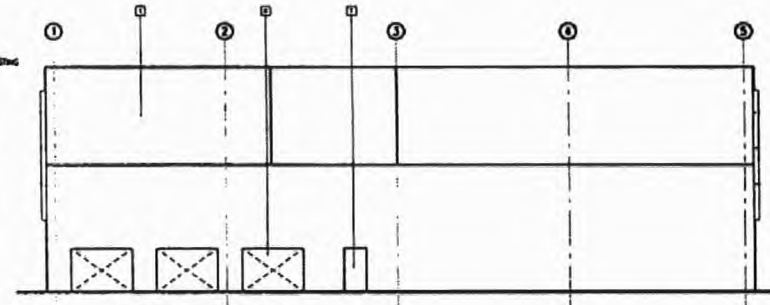
ELEVATION KEYNOTES

- 1 NEW EXTERIOR ROOFING FLASHING - METAL SHEET
- 2 EXISTING ROOF FLASHING - METAL SHEET
- 3 EXISTING ROOF FLASHING - METAL SHEET
- 4 NEW ROOF FLASHING - METAL SHEET
- 5 NEW ROOF FLASHING - METAL SHEET
- 6 NEW ROOF FLASHING - METAL SHEET
- 7 NEW ROOF FLASHING - METAL SHEET
- 8 NEW ROOF FLASHING - METAL SHEET
- 9 NEW ROOF FLASHING - METAL SHEET
- 10 NEW ROOF FLASHING - METAL SHEET
- 11 NEW ROOF FLASHING - METAL SHEET
- 12 NEW ROOF FLASHING - METAL SHEET
- 13 NEW ROOF FLASHING - METAL SHEET
- 14 NEW ROOF FLASHING - METAL SHEET
- 15 NEW ROOF FLASHING - METAL SHEET
- 16 NEW ROOF FLASHING - METAL SHEET
- 17 NEW ROOF FLASHING - METAL SHEET
- 18 NEW ROOF FLASHING - METAL SHEET
- 19 NEW ROOF FLASHING - METAL SHEET
- 20 NEW ROOF FLASHING - METAL SHEET



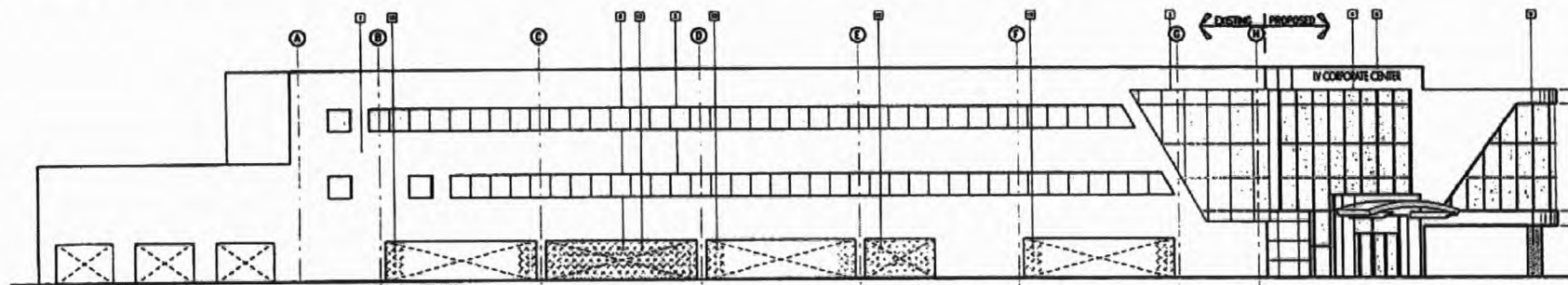
1 NORTH ELEVATION (FACING CHARLESTON)

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



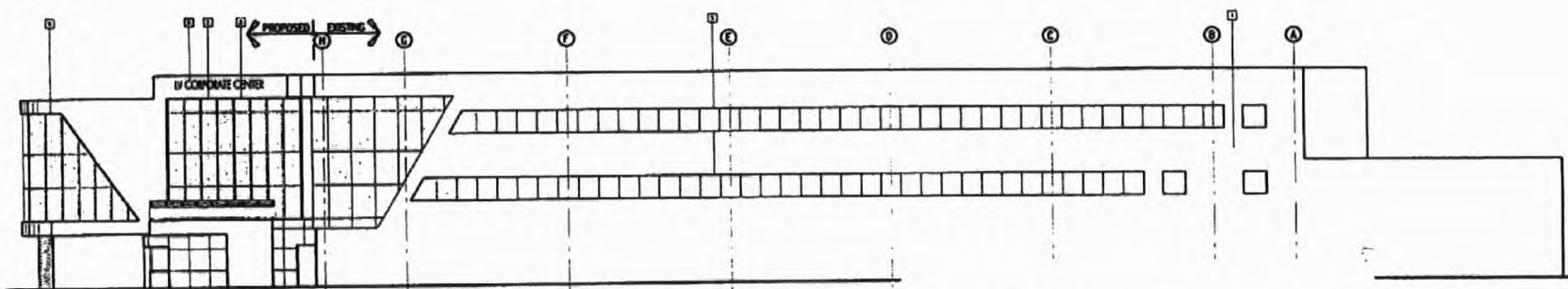
2 SOUTH ELEVATION

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



3 EAST ELEVATION

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



4 WEST ELEVATION

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

ROC-18953
01-17-07 CC

NOV 03 2006

PINNACLE ARCHITECTURAL STUDIO, INC.
ARCHITECTS
1111 11th Street, Suite 1111
New York, NY 10003
Tel: 212 691 1111
Fax: 212 691 1111
www.pinnaclearchitect.com

I/V CORPORATE CENTER
FOR S V S PROPERTIES LTD LLC
DESIGN REVIEW
BUILDING 1 EXTERIOR ELEVATIONS

SCALE DRAWING NOT
TO BE USED FOR CONSTRUCTION
DATE: 01-17-07

Project: ROC-18953
Client: S V S PROPERTIES LTD LLC
Architect: PINNACLE ARCHITECTURAL STUDIO, INC.
Date: 01-17-07

A4.1

FAX from Pinnacle Architectural Studio

To:	Jim Marshall, CLV Planning	From:	Dave Truman
Fax:	385-7268	Pages:	1
Phone:		Date:	12/26/06
Re:	Ventura Office/FBI Bldg.	CC:	

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Jim,

We received a copy of the Notice of Final Action on SDR-17211 for the former FBI building, and noticed that the error regarding the number of loading spaces has been carried forward from the Planning Commission notes. You will remember that we asked for, and were granted, permission to provide only 2 loading spaces, where 3 are required for a building this size. Our justification was that if this were a retail or commercial use, 3 spaces would make sense, but since this is only an office building, with minor loading and delivery needs, 2 spaces is adequate. This was discussed at the Planning Commission meeting and approved at that time, based on leeway included in Title 19.

If you read Item #4 in the Planning and Development section of the Notice of Final Action, you will see that it still says "Two additional loading spaces shall be added. . .", which would result in a total of 4 spaces. The sentence should say something to the effect that "Where 3 spaces are technically required by Title 19, a reduction by one space is allowed, for a total of 2 spaces." Will you please make the correction to the Conditions, and send us a revised copy? Thanks.

Dave Truman



Pinnacle Architectural Studio, Inc.

ROC-18953
01-17-07 CC

6755 W. Charleston Blvd. - Las Vegas, NV 89117
702.943.6920 phone / 702.943.6921 fax / www.chpas.com



December 21, 2006

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

Mr. Sam Ventura
SVS Properties, Limited
4431 South Eastern Avenue, Suite 32
Las Vegas, Nevada 89119

RE: SDR-17211 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 20, 2006

Dear Mr. Ventura:

The City Council at a regular meeting held December 20, 2006 APPROVED the request for a Site Development Plan Review FOR A 3,560 SQUARE-FOOT ADDITION TO AN EXISTING OFFICE BUILDING AND A WAIVER TO ALLOW A REDUCTION OF PERIMETER LANDSCAPE BUFFER WIDTH REQUIREMENTS on 1.46 acres at 700 East Charleston Boulevard (APN 162-03-501-003), P-R (Professional Office and Parking) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2006. This approval is 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 and landscape plan date stamped 10/16/06, and building elevations date stamped 09/29/06 and 11/03/06 except as amended by conditions herein.
3. A Waiver to reduce perimeter landscape buffer requirements is hereby approved, to allow three feet along the south property line, zero feet along the east property line and five feet along the west property line.
4. An additional two loading spaces shall be added to the site in accordance with Title 19.10 standards.
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
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

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01-17-07 CC

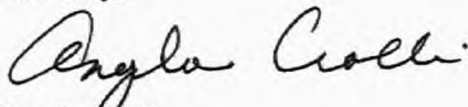
Mr. Sam Ventura
SDR-17211 – Page Two
December 21, 2006

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets..
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off 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.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. 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.
13. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. 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.

Sincerely,



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

cc: See Attached List

ROC-18953
01-17-07 CC

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 17, 2007

SUBJECT:

SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS, CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

Minutes:

AB 5953 Round Castle Street, AB North of 804 Sunny Place, AB 629 W. McWilliams Avenue, AB 1405 S. Casino Center Boulevard and AB 1913 S. 11th Street; SUP-17739, SUP-18001, SUP-18032 and SUP-18037; VAR-16181, VAR-17127, VAR-17197, VAR-17244, VAR-17871 and VAR-17998; VAC-18045



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: JANUARY 17, 2007

SUBJECT:

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

Minutes:

MAYOR GOODMAN asked if there were any homeless in the audience; one individual declined assistance.

DOROTHY BARNES, Las Vegas resident, stated she visited Scottsdale, AZ; she reiterated her concerns about her rights being violated. She showed MAYOR GOODMAN photos someone allegedly took of her without permission.

AL HESSER, retired Navy veteran, commented on a featured article in the U.S. Today. It was his opinion that COUNCILMAN WEEKLY needed to extend his efforts to lift some of the African American community. He was also displeased with the Council's track record relative to affordable housing. He questioned where the movers and shakers were when it comes to the needs of this City. He stressed that individuals desire to have safe streets, safe neighborhoods and affordable housing.

ANTHONY HODGES questioned when the country will wake up and be the "sleeping giant", which he felt were young women. He was appalled and gravely concerned at how they are being treated, particularly by pedophiles. He expressed great respect for women and felt they are a masterpiece. Regarding having a professional sports team in Nevada, he did not believe that the San Diego Chargers would ever leave California.

ROSHAND JOSHUA COLLINS, homeless advocate and minister, acknowledge God's great works through the assistance of individuals, such as Gail Sacko, Doug and Scott. He invited others to participate and gave Gail Sacko and his contact information. He expressed concern for the promotion of sin in Las Vegas and how it is affecting individuals.

GAIL SACKO, homeless advocate and Las Vegas resident for 18 years. She thanked the staff of MAYOR GOODMAN, COUNCILMAN BROWN and COUNCILMAN REESE, Tara and Stacey in Neighborhood Services, for assisting in preventing a women with four children from becoming homeless. She was displeased at the service by the County and commended the City's service. She suggested the services of the City and the County should be 24 hours, including a 24-hour help line.

DA DOWNEY spoke of an upcoming event being held February 10th, which he is presenting in

CITY COUNCIL MEETING OF: JANUARY 17, 2007

recognition of Black History Month. This year's honoree will be King Charles. He requested a proclamation be done in honoring King Charles on this day, which was the first act with the Ringling Brothers Barnum and Bailey Circus. MR. DOWNEY also stated that recruitment is taking place and asked for the Mayor's autograph. MAYOR GOODMAN responded that there is an existing proclamation that recognizes Black History Month and suggested he contact the Council's office for further assistance.

Adjourned 4:48 p.m.

