

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ **Consent** ☐ **Discussion**

SUBJECT:

EXTENSION OF TIME - REZONING

EOT-18955 - APPLICANT: WAGNER HOMES, INC. - OWNER: DAY STAR VENTURES, LLC - Request for an Extension of Time of an approved Rezoning (ZON-4623) FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), Ward 6 (Ross). 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 Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for ZON-4623

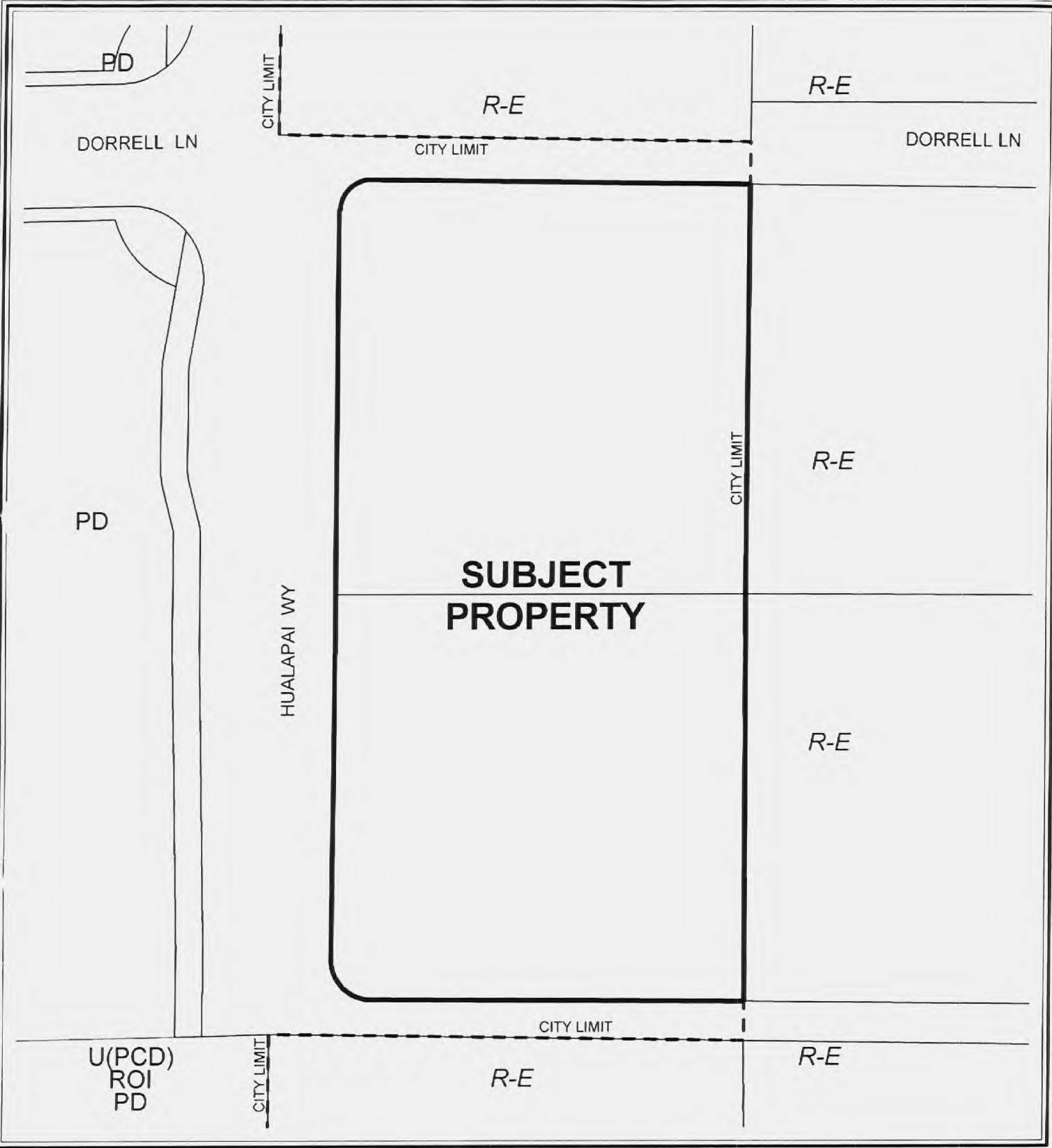
Motion made by GARY REESE to Approve Subject to Conditions Item 75 [EOT-18955], Item 76 [EOT-18954], Item 77 [EOT-18952], Item 78 [EOT-18956], Item 79 [EOT-18957], Item 80 [EOT-18741], Item 81 [EOT-18740] and Item 87 [EOT-18647]

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

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

Minutes:

MAYOR GOODMAN requested that Consent Items 82 through 86 and Item 88 be brought forward for consideration.



CASE: **EOT-18955**

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [R(RURAL DENSITY RESIDENTIAL)] UNDER RESOLUTION OF INTENT
TO R-PD3(RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PERACRE)



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-18955 - APPLICANT: WAGNER HOMES, INC. –

OWNER: DAY STAR VENTURES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on January 19, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Rezoning (ZON-4623) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Rezoning (ZON-4623) from U (Undeveloped) [R (Rural Density Residential) General Plan designation] to R-PD3 (Residential Planned Development - 3 units per acre) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/22/04	The Planning Commission approved a General Plan Amendment [GPA-4621] to be withdrawn without prejudice that would have amended a portion of the Centennial Hills Sector Plan of the General Plan from R (Rural Density Residential) to L (Low Density Residential) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane. (APN: 125-19-201-001 and 003).
08/04/04	The City Council approved an Annexation [ANX-4451] of property located on the southeast corner of Hualapai Way and Dorrell Lane, containing approximately 5.0 acres (APN: 125-19-201-001 and 003). The annexation became effective on 08/13/04.
01/19/05	The City Council approved a Rezoning [ZON-4623] for the reclassification of property from U (Undeveloped) [R (Rural Density Residential) General Plan designation] to R-PD3 (Residential Planned Development - 3 units per acre), a Variance [VAR-5377] to allow no open space where 13,633 square feet is the minimum required and a Site Development Plan Review [SDR-4626] for a 19-lot single family residential development on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane. (APN 125-19-201-001 and 003). The Planning Commission recommended approval on 12/16/04. Staff recommended denial.
04/06/05	The City Council approved a Waiver of Title 18.12.160 [WVR-6035] to allow 209 feet between street intersections where 220 feet is the minimum distance separation required for a single family residential development on 5.35 acres adjacent to the southeast corner of Dorrell Lane and Hualapai Way (APN 125-19-201-001 and -003). The Planning Commission and staff recommended approval on 03/10/05.
06/09/05	The Planning Commission approved a Tentative Map [TMP-6601] for a 19-lot single family residential subdivision on 5.36 acres on the southeast corner of Hualapai Way and Dorrell Lane (125-19-201-001 & 003). Staff recommended approval.

09/07/05	The City Council approved a Vacation [VAC-7657] that allowed the vacation of a U.S. Government Patent Easements generally located on Hualapai Way between Dorrell Lane and Haley Avenue. The Planning Commission and staff recommended approval on 08/11/05.
02/07/07	The City Council will consider an Extension of Time [EOT-18954] of an approved Variance (VAR-5377) that allowed no open space where 13,633 square feet is the minimum required and an Extension of Time [EOT-18952] of an approved Site Development Plan Review (SDR-4626) that allowed a 19-lot single family residential development on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003). Staff is recommending approval.

Related Building Permits/Business Licenses

04/20/06	Civil improvement plans [HANSEN Project #12773] were reviewed by the City staff and comments returned to the engineer. No mylars have been submitted for final signatures as of yet.
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Pre-Application Meeting

NONE	A pre-application conference is not required for this type of application.
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Neighborhood Meeting

NONE	A pre-application conference is not required for this type of application.
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Details of Application Request

Site Area

Gross Acres	5.35
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential)	U (Undeveloped)) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 units per acre)
North	Undeveloped	R (Rural Density Residential)	Clark County
South	Undeveloped	R (Rural Density Residential)	Clark County
East	Undeveloped	RNP (Rural Neighborhood Preservation)	Clark County
West	392-unit multi-family residential development	PCD (Planned Community Development)	PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

ANALYSIS

This is the first Extension of Time for the subject Rezoning (ZON-4623), which was approved by the City Council on 01/19/05. A Rezoning is exercised by means of the recordation of a final subdivision map or by the commencement of actual construction. No Final Map has been submitted at this time, as well as no building permits have been issued for the proposed development; however civil improvement plans [HANSEN Project #12773] were reviewed on 04/20/06 and are pending the submittal of mylars for final signatures. The applicant indicates that the Extension of Time is needed so that they may complete the design phase of the project and process their Final Map(s) to recordation.

FINDINGS

Staff supports the subject Extension of Time for the approved Rezoning. The approved Rezoning continues to conform to the use and density classifications of the General Plan, as well as remains consistent with the surrounding area and the pattern of development in the area. In addition the applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

22.01.14/6.2.3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-18955 APN: 125-19-201-001, 003

Name of Property Owner: Day Star Ventures LLC

Name of Applicant: Wagner Homes Inc.

Name of Representative: Frank Navarrete

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

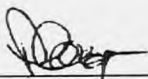
☒ No

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: Paul Wagner

Subscribed and sworn before me

This 22nd day of December, 2006

Larae Obenauf
Notary Public in and for said County and State

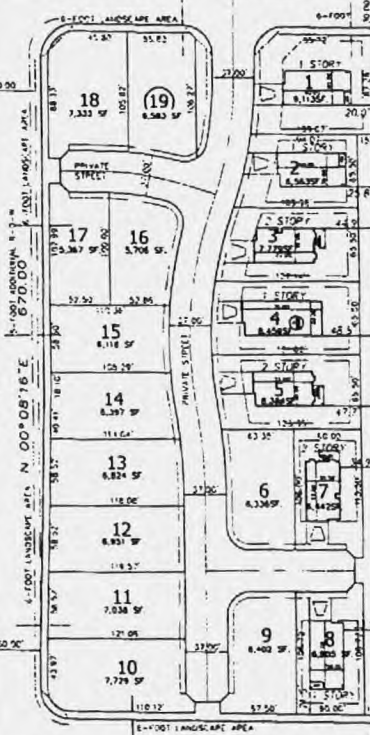


PAT#1233314

DORRELL LANE
S 89°23'25"E 347.44'

HUALAPAI WAY

30'-0" (12'-0") STREET IMPROVEMENT

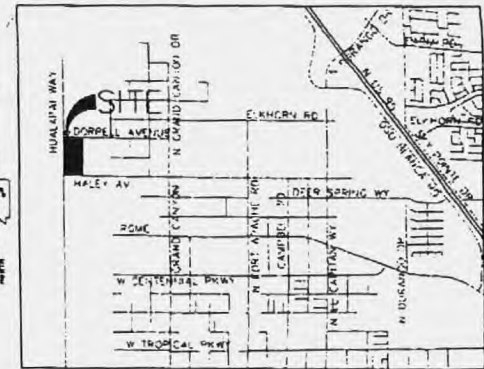


HALEY AVENUE
N 89°25'41"W 349.60'

APN#125-19-201-006

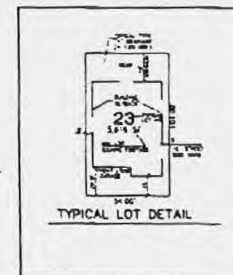
GENERAL NOTES

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "as recorded information". The "as recorded" boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.



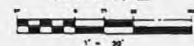
LOCATION MAP

PROJECT SUMMARY	
PROJECT NAME	LOT 8-19, HUALAPAI WAY
CLIENT	NEVADA HOMES GROUP
DESIGNER	VTM
DATE	12/06/06
PROJECT NO.	125-19-201-006
PROJECT NAME	LOT 8-19, HUALAPAI WAY
CLIENT	NEVADA HOMES GROUP
DESIGNER	VTM
DATE	12/06/06
PROJECT NO.	125-19-201-006
PROJECT NAME	LOT 8-19, HUALAPAI WAY
CLIENT	NEVADA HOMES GROUP
DESIGNER	VTM
DATE	12/06/06
PROJECT NO.	125-19-201-006



TYPICAL LOT DETAIL

GRAPHIC SCALE



RECEIVED
DEC 2006

OWNER/DEVELOPER
NEVADA HOMES GROUP
2025 W. SAMARA AVENUE, SUITE 100
LAS VEGAS, NEVADA 89117
(702) 270-8700
CONTACT: PAUL WADLER

SITE DEVELOPMENT PLAN FOR

HUALAPAI/DORRELL

DATE: 12/06/06
DESIGNED BY: [signature]
CHECKED BY: [signature]
PROJECT NO: 125-19-201-006
SCALE: AS SHOWN

SHEET 01 OF 2 SHEETS
DRAWING NO: E435-CLV

EOT-18955
02-07-07 CC



CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

December 27, 2006
W.O. 6438

City of Las Vegas Planning & Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Day Dawn Ridge - Extension of Time for Zone Change
ZON-4623

On behalf of our client, Wagner Homes, VTN Nevada respectfully submits this letter and application for a 2 year Extension of Time for the above Zone change. The additional time is necessary to complete the design phase for this project and process our final maps to recordation

This site will be developed as a single family residential subdivision located at the corner of Hualapai Way and Dorrell Lane. Extension of time applications are also being filed on related VAR-5377 and SDR-4626 for this project.

We appreciate your consideration of this application. Should you have any questions please do not hesitate to contact me.

Sincerely,

VTN NEVADA

Kathy Dancho
Process Coordinator

EOT-18955
02-07-07 CC



JAN 24 2005

January 21, 2005

10438

Hualapai
Dorrell

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
VRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Mr. Joseph Bonifatto
Hualapai Nevada, Limited Liability Company
8350 West Sahara Avenue, Suite #290
Las Vegas, Nevada 89117

RE: ZON-4623 - REZONING
CITY COUNCIL MEETING OF JANUARY 19, 2005
Related to VAR-5377 and SDR-4626

Dear Mr. Bonifatto:

The City Council at a regular meeting held January 19, 2005 APPROVED the request RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003). The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2005. This approval is subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-4626) 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. A Variance (VAR-5377) for a reduction in required open space approved by the Planning Commission and City Council.

Public Works

4. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary. Comply with the recommendations of the City Surveyor.
5. Construct half-street improvements including appropriate overpaving on Dorrell Lane, Hualapai Way and Haley Avenue adjacent to this site 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). Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

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

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov

18112-001-6/04

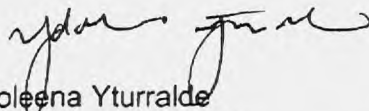
EOT-18955

02-07-07 CC

Mr. Joseph Bonifatto
ZON-4623 – Page Two
Januar 21, 2005

6. If not already constructed at the time of development provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.
7. Extend public sewer in Haley Avenue to the west edge 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. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the 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.
9. Grant a Traffic Signal Chord Easement at the southeast corner of Hualapai Way and Dorrell Lane.
10. Dedicate 5-feet of additional right-of-way along Hualapai Way adjacent to this site in accordance with Standard Drawing #201.1, unless otherwise allowed by the City Traffic Engineer.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

EOT-18955
02-07-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ **Consent** ☐ **Discussion**

SUBJECT:

EXTENSION OF TIME - VARIANCE

EOT-18954 - APPLICANT: WAGNER HOMES, INC. - OWNER: DAY STAR VENTURES, LLC - Request for an Extension of Time of an approved Variance (VAR-5377) THAT ALLOWED NO OPEN SPACE WHERE 13,633 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 19 LOT SINGLE-FAMILY DEVELOPMENT on 5.35 acres adjacent to the southwest corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), Ward 6 (Ross). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

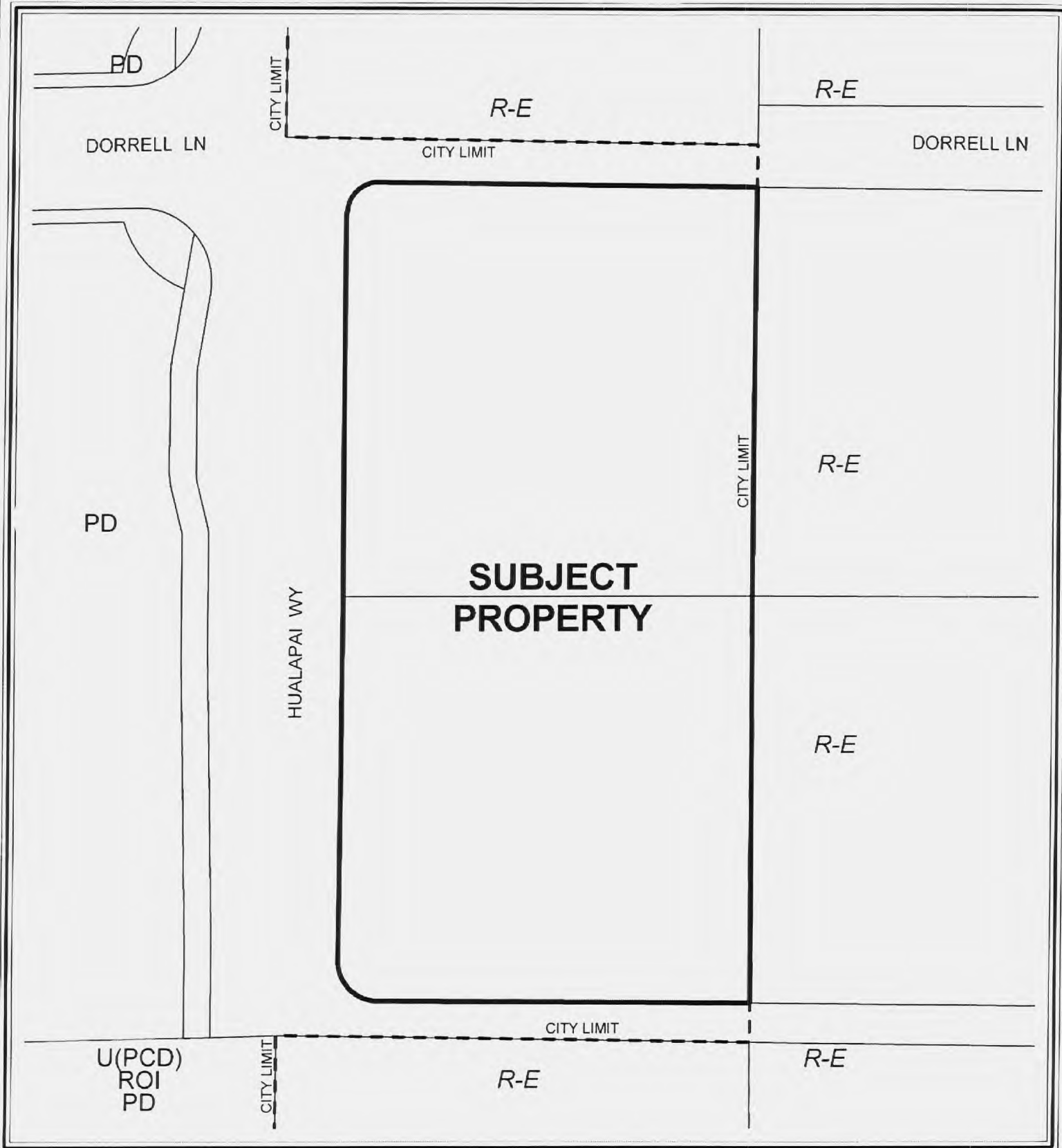
BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for VAR-5377

Motion made by GARY REESE to Approve Subject to Conditions Item 75 [EOT-18955], Item 76 [EOT-18954], Item 77 [EOT-18952], Item 78 [EOT-18956], Item 79 [EOT-18957], Item 80 [EOT-18741], Item 81 [EOT-18740] and Item 87 [EOT-18647]

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: **EOT-18954**

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [R(RURAL DENSITY RESIDENTIAL)] UNDER RESOLUTION OF INTENT
TO R-PD3(RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PERACRE)



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-18954 - APPLICANT: WAGNER HOMES, INC. –

OWNER: DAY STAR VENTURES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on January 19, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Variance (VAR-5377) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Variance (VAR-5377) that allowed no open space where 13,633 square feet is the minimum required for a proposed 19-lot single family development on 5.35 acres adjacent to the southwest corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/22/04	The Planning Commission approved a General Plan Amendment [GPA-4621] to be withdrawn without prejudice that would have amended a portion of the Centennial Hills Sector Plan of the General Plan from R (Rural Density Residential) to L (Low Density Residential) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane. (APN: 125-19-201-001 and 003).
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Related Building Permits/Business Licenses	
04/20/06	Civil improvement plans [HANSEN Project #12773] were reviewed by the City staff and comments returned to the engineer. No mylars have been submitted for final signatures as of yet.
Pre-Application Meeting	
NONE	A pre-application conference is not required for this type of application.
Neighborhood Meeting	
NONE	A pre-application conference is not required for this type of application.

Details of Application Request	
Site Area	
Gross Acres	5.35

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential)	U (Undeveloped)) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 units per acre)
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East	Undeveloped	RNP (Rural Neighborhood Preservation)	Clark County
West	392-unit multi-family residential development	PCD (Planned Community Development)	PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

ANALYSIS

This is the first Extension of Time for the subject Variance (VAR-5377), which was approved by the City Council on 01/19/05. A Variance is exercised upon approval of a business license to conduct the activity, if one is required, or, otherwise, upon issuance of a certificate of occupancy or approval of a final inspection. The applicant has not been issued a business license or a certificate of occupancy nor have they received a final inspection for the residential subdivision. No Final Map has been submitted at this time, as well as no building permits have been issued for the proposed development; however civil improvement plans [HANSEN Project #12773] were reviewed on 04/20/06 and are pending the submittal of mylars for final signatures. The applicant indicates that the Extension of Time is needed so that they may complete the design phase of the project and process their Final Map(s) to recordation.

FINDINGS

Staff supports the subject Extension of Time for the approved Variance. The applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-18954 APN: 125-19-201-001, 003

Name of Property Owner: Day Star Ventures LLC

Name of Applicant: Wagner Homes Inc.

Name of Representative: Frank Navarrete

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: Paul Wagner

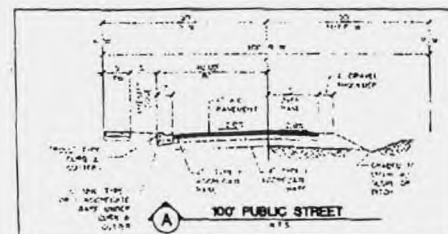
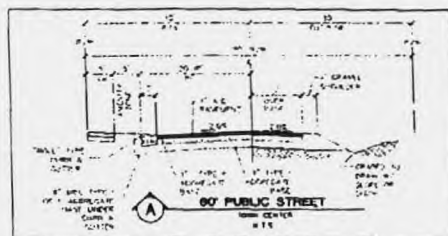
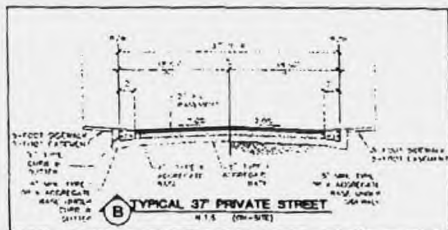
Subscribed and sworn before me

This 22nd day of December, 2016
Larae Obenauf
Notary Public in and for said County and State



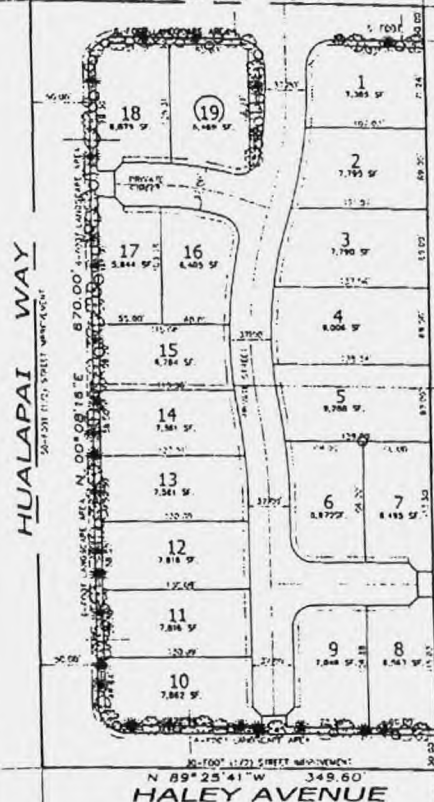
EOT-18954
02-07-07 CC

SYM.	QTY.	SIZE	SPACING	NAME
	18	24" BOX	VARIES	WOMEST ASH
	17	24" BOX	VARIES	WONDEL PINE
	21	VARIES	N/A	DATE PALM
	8	13 GALLON	VARIES	PHOTNIA
	32	15 GALLON	VARIES	FLOWERING PLUM
	7	1 GALLON	VARIES	GROUND SNPUBS

[illegible]

DORRELL LANE

S 89°23'25"E 347.44'

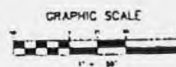


N 89°25'41"W 349.60'
HALEY AVENUE

$$6.4712 \pm 0.0004 \quad (n = 30) \quad = 0.0004$$

GENERAL NOTES :

1. There are no existing structures located within the property boundary.
2. The lot dimensions are preliminary and may vary with the mapping process.
3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
4. Some lot lines and dimensions may change during the final mapping process.

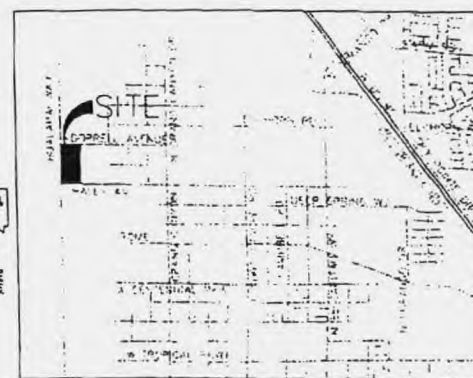


SETBACKS

FRONT (GARAGE)	20
FRONT (HOUSE)	15
SIDE	5
CORNER (SIDE)	10
REAR	15

OWNER/DEVELOPER

100-100000-00000
 100-100000-00000
 100-100000-00000
 100-100000-00000
 100-100000-00000



LOCATION MAP

[illegible]

RECEIVED
DEC 27 2006

NEVADA HOMES GROUP

CONCEPTUAL LANDSCAPE PLAN
FOR

HUALAPAI/DORRELL

10/17/2004

40 010152

DATE: _____

27

2

2

1.35

$\frac{2}{2}$

EOT-18954
02-07-07 CC



CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

December 27, 2006
W.O. 6438

City of Las Vegas Planning & Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Day Dawn Ridge - Extension of Time for Variance
VAR-5377

On behalf of our client, Wagner Homes, VTN Nevada respectfully submits this letter and application for a 2 year Extension of Time for the above Variance. The additional time is necessary to complete the design phase for this project and process our final maps to recordation

This site will be developed as a single family residential subdivision located at the corner of Hualapai Way and Dorrell Lane. Extension of time applications are also being filed on related ZON-4623 and SDR-4626 for this project.

We appreciate your consideration of this application. Should you have any questions please do not hesitate to contact me.

Sincerely,

VTN NEVADA


Kathy Dancho
Process Coordinator

EOT-18954
02-07-07 CC



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
WRENCE WEEKLY

MICHAEL MACK

JANET MONCRIEF

STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

January 21, 2005



Mr. Joseph Bonifatto
Hualapai Nevada, Limited Liability Company
8350 West Sahara Avenue, Suite #290
Las Vegas, Nevada 89117

6438

Hualapai
Dorrell

RE: VAR-5377 - VARIANCE
CITY COUNCIL MEETING OF JANUARY 19, 2005
Related to ZON-4623 and SDR-4626

Dear Mr. Bonifatto:

The City Council at a regular meeting held January 19, 2005 APPROVED the request for a Variance TO ALLOW NO OPEN SPACE WHERE 13,633 SQUARE FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 19 LOT SINGLE-FAMILY DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2005. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4623), and Site Development Plan Review [SDR-4626].
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$54,532 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map, otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

Sincerely,

Ydorena Yturralde
Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

EOT-18954
02-07-07 CC

VOICE 702.229.6011
TDD 702.386.9108

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

Mr. Joseph Bonifatto
VAR-5377 – Page Two
January 21, 2005

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

Mr. Paul Wagner
Nevada Homes Group
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

Mr. John Field
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

EOT-18954
02-07-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ **Consent** ☐ **Discussion**

SUBJECT:

EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW

EOT-18952 - APPLICANT: WAGNER HOMES, INC. - OWNER: DAY STAR VENTURES, LLC - Request for an Extension of Time of an approved Site Development Plan Review (SDR-4626) THAT ALLOWED A 19-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), Ward 6 (Ross). 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.

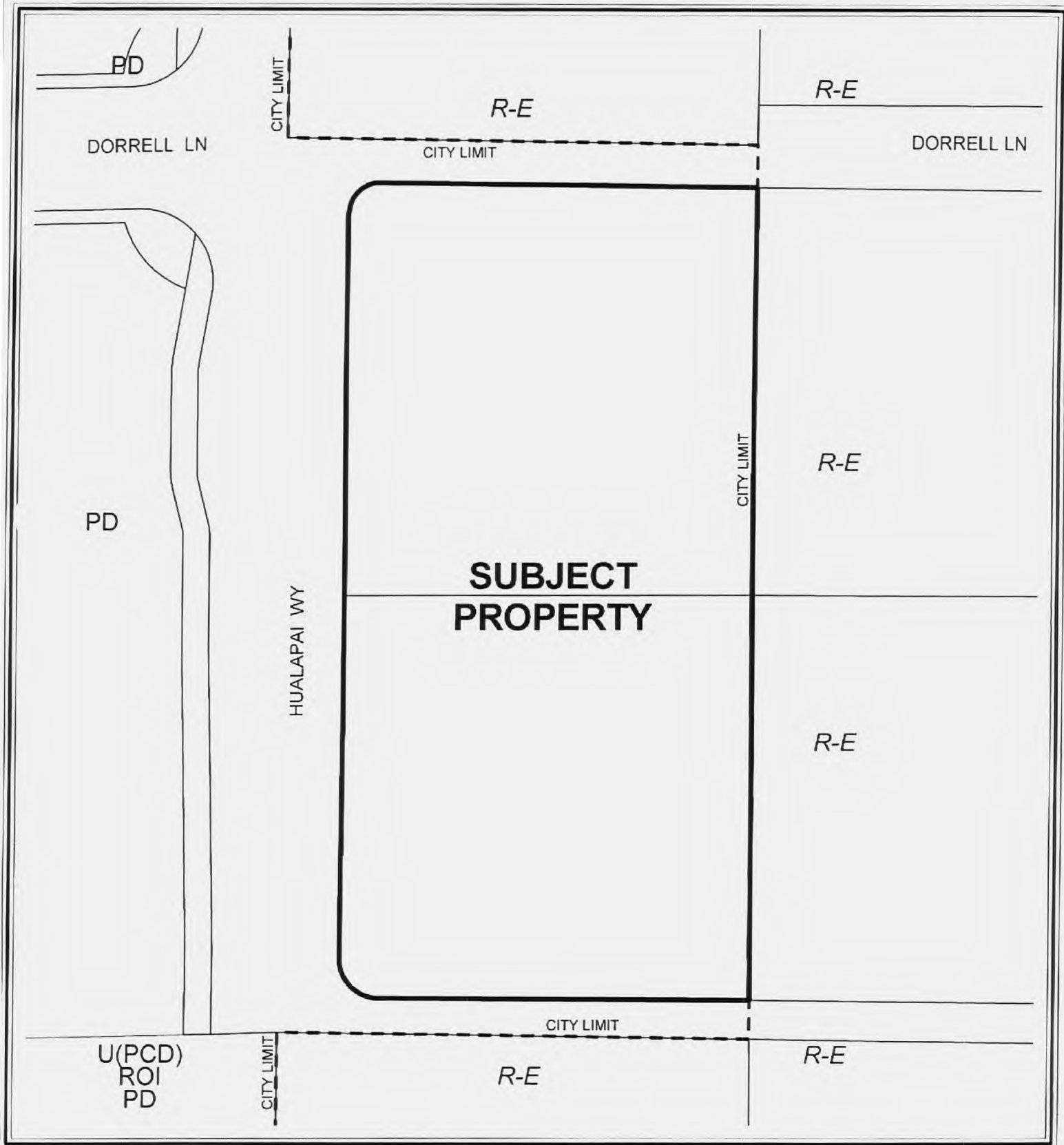
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-4626

Motion made by GARY REESE to Approve Subject to Conditions Item 75 [EOT-18955], Item 76 [EOT-18954], Item 77 [EOT-18952], Item 78 [EOT-18956], Item 79 [EOT-18957], Item 80 [EOT-18741], Item 81 [EOT-18740] and Item 87 [EOT-18647]

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

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



CASE: **EOT-18952**

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [R(RURAL DENSITY RESIDENTIAL)] UNDER RESOLUTION OF INTENT TO R-PD3(RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PERACRE)

0 200 Feet





0 200 Feet

CASE: EOT-18952

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [R(RURAL DENSITY RESIDENTIAL)] UNDER RESOLUTION OF INTENT
TO R-PD3(RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PERACRE)



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-18952 - APPLICANT: WAGNER HOMES, INC. –

OWNER: DAY STAR VENTURES, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on January 19, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-4626) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-4626) that allowed a 19-lot single family residential development on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/22/04	The Planning Commission approved a General Plan Amendment [GPA-4621] to be withdrawn without prejudice that would have amended a portion of the Centennial Hills Sector Plan of the General Plan from R (Rural Density Residential) to L (Low Density Residential) on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane. (APN: 125-19-201-001 and 003).
08/04/04	The City Council approved an Annexation [ANX-4451] of property located on the southeast corner of Hualapai Way and Dorrell Lane, containing approximately 5.0 acres (APN: 125-19-201-001 and 003). The annexation became effective on 08/13/04.
01/19/05	The City Council approved a Rezoning [ZON-4623] for the reclassification of property from U (Undeveloped) [R (Rural Density Residential) General Plan designation] to R-PD3 (Residential Planned Development - 3 units per acre), a Variance [VAR-5377] to allow no open space where 13,633 square feet is the minimum required and a Site Development Plan Review [SDR-4626] for a 19-lot single family residential development on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane. (APN 125-19-201-001 and 003). The Planning Commission recommended approval on 12/16/04. Staff recommended denial.
04/06/05	The City Council approved a Waiver of Title 18.12.160 [WVR-6035] to allow 209 feet between street intersections where 220 feet is the minimum distance separation required for a single family residential development on 5.35 acres adjacent to the southeast corner of Dorrell Lane and Hualapai Way (APN 125-19-201-001 and -003). The Planning Commission and staff recommended approval on 03/10/05.
06/09/05	The Planning Commission approved a Tentative Map [TMP-6601] for a 19-lot single family residential subdivision on 5.36 acres on the southeast corner of Hualapai Way and Dorrell Lane (125-19-201-001 & 003). Staff recommended approval.
09/07/05	The City Council approved a Vacation [VAC-7657] that allowed the vacation of a U.S. Government Patent Easements generally located on Hualapai Way between Dorrell Lane and Haley Avenue. The Planning Commission and staff recommended approval on 08/11/05.

02/07/07	The City Council will consider an Extension of Time [EOT-18955] of an approved Rezoning (ZON-4623) from U (Undeveloped) [R (Rural Density Residential) General Plan designation] to R-PD3 (Residential Planned Development - 3 units per acre) and an Extension of Time [EOT-18954] of an approved Variance (VAR-5377) that allowed no open space where 13,633 square feet is the minimum required for a proposed 19-lot single family development on 5.35 acres adjacent to the southwest corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003). Staff is recommending approval.
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Related Building Permits/Business Licenses

04/20/06	Civil improvement plans [HANSEN Project #12773] were reviewed by the City staff and comments returned to the engineer. No mylars have been submitted for final signatures as of yet.
----------	--

Pre-Application Meeting

NONE	A pre-application conference is not required for this type of application.
------	--

Neighborhood Meeting

NONE	A pre-application conference is not required for this type of application.
------	--

Details of Application Request

Site Area

Gross Acres	5.35
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	R (Rural Density Residential)	U (Undeveloped)) [R (Rural Density Residential) General Plan designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 units per acre)
North	Undeveloped	R (Rural Density Residential)	Clark County
South	Undeveloped	R (Rural Density Residential)	Clark County
East	Undeveloped	RNP (Rural Neighborhood Preservation)	Clark County
West	392-unit multi-family residential development	PCD (Planned Community Development)	PD (Planned Development)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

ANALYSIS

This is the first Extension of Time for the subject Site Development Plan Review (SDR-4626), which was approved by the City Council on 01/19/05. A Site Development Plan Review is exercised upon approval issuance of a building permit for the principle structure on the site. No building permits have been issued for the proposed development; however civil improvement plans [HANSEN Project #12773] were reviewed on 04/20/06 and are pending the submittal of mylars for final signatures. The applicant indicates that the Extension of Time is needed so that they may complete the design phase of the project and process their Final Map(s) to recordation.

FINDINGS

Staff supports the subject Extension of Time for the approved Site Development Plan Review. The applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-18952 APN: 125-19-201-001, 003

Name of Property Owner: Day Star Ventures LLC

Name of Applicant: Wagner Homes Inc.

Name of Representative: Frank Navarrete

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: Paul Wagner

Subscribed and sworn before me

This 22nd day of December, 2006
Larae Obenauf
 Notary Public in and for said County and State

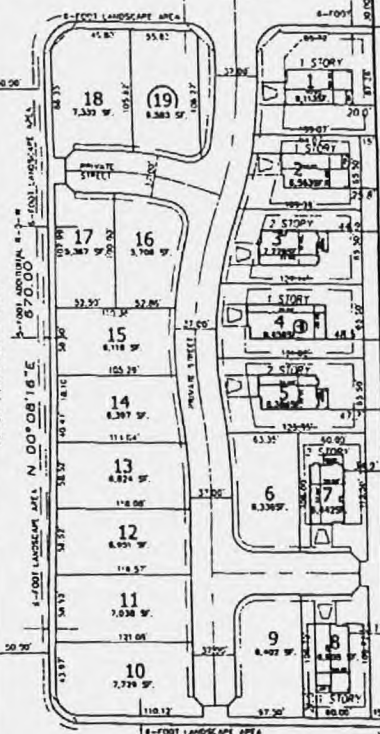


PAT#1233314

DORRELL LANE
S 89°23'25"E 347.44'

HUALAPAI WAY

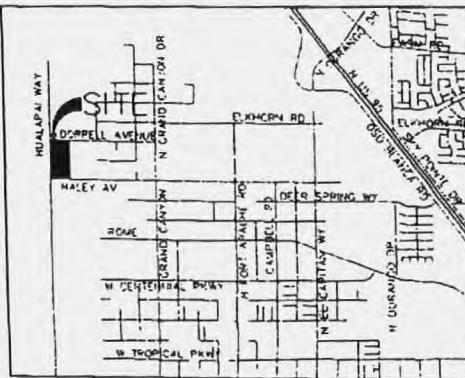
30-FOOT (11/2) STREET IMPROVEMENT



HALEY AVENUE
N 89°25'41"W 349.60'

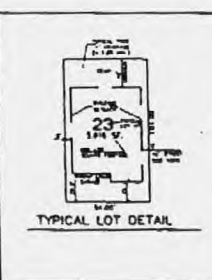
APN#125-19-201-006

- GENERAL NOTES:
1. There are no existing structures located within the property boundary.
 2. The lot dimensions are preliminary and may vary with the mapping process.
 3. The boundary for this project is from "of record information". The of record boundary will most likely differ from the surveyed boundary.
 4. Some lot lines and dimensions may change during the final mapping process.



LOCATION MAP

PROJECT SUMMARY	
PROJECT INFORMATION	APN#125-19-201-006
PROJECT NAME	23 LOTS
OWNER/DEVELOPER	NEVADA HOMES GROUP
DESIGNED BY	PAUL WACHNER
CHECKED BY	PAUL WACHNER
DATE	11/15/04
SCALE	1" = 40'



TYPICAL LOT DETAIL



SETBACKS

- FRONT (GARAGE) : 20'
- FRONT (HOUSE) : 15'
- SIDE : 5'
- CORNER/SIDE : 10'
- REAR : 15'

OWNER/DEVELOPER
NEVADA HOMES GROUP
8855 W. SARAH AVENUE, SUITE # 201
LAS VEGAS, NEVADA 89117
(702) 220-8200
CONTACT: PAUL WACHNER

NEVADA HOMES GROUP

SITE DEVELOPMENT PLAN FOR

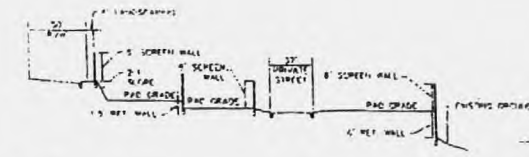
HUALAPAI/DORRELL

DATE: 11/15/04
DESIGNED BY: PAUL WACHNER
CHECKED BY: PAUL WACHNER
PROJECT NO: 01
SCALE: 1" = 40'

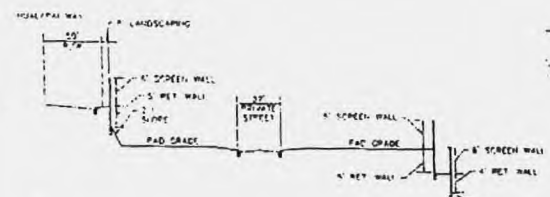
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6438-CLV

EOT-18952
02-07-07 CC

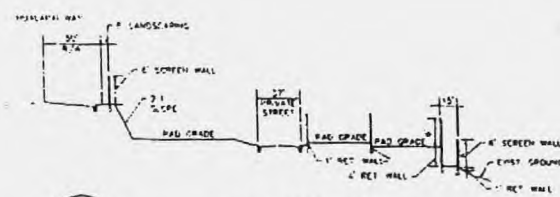
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DEC 27 2006



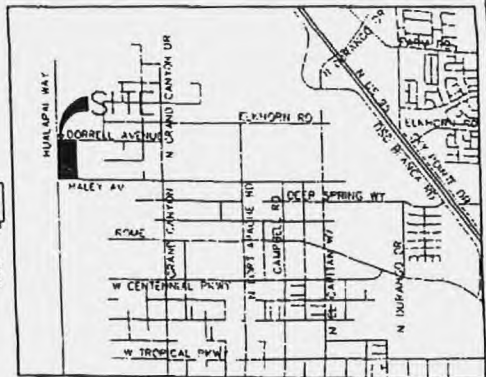
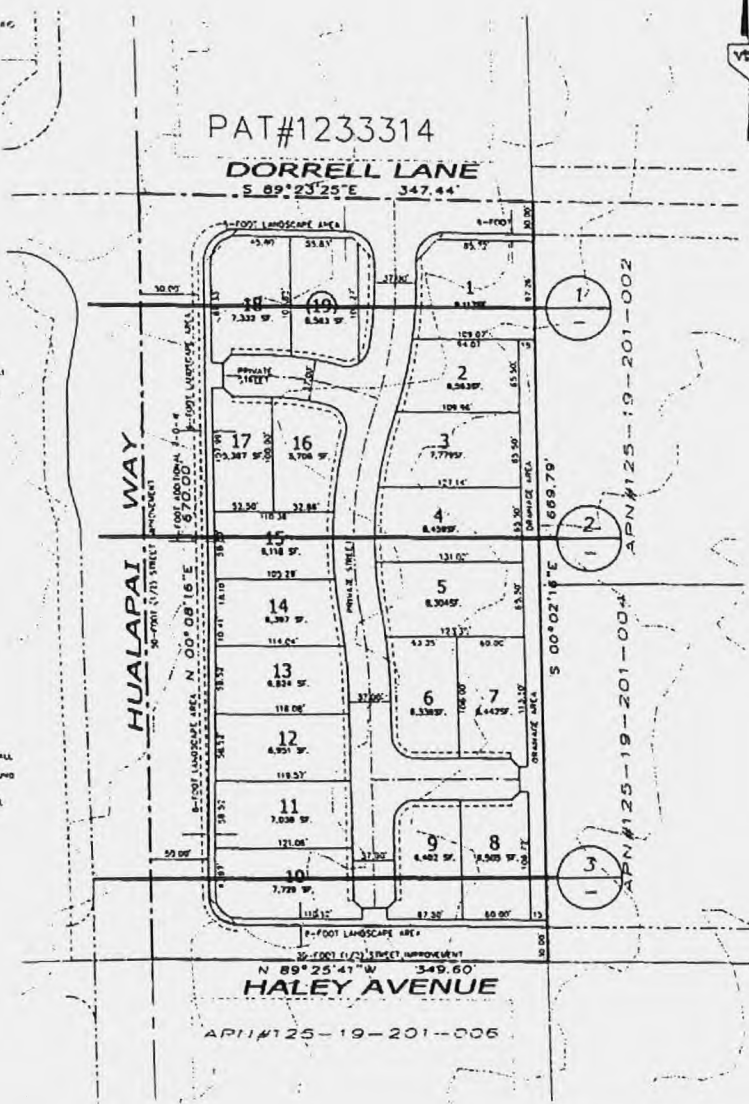
1 CROSS SECTION DETAIL



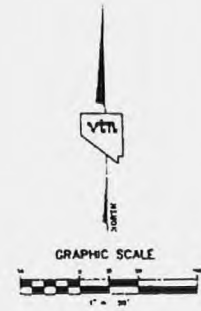
2 CROSS SECTION DETAIL



3 CROSS SECTION DETAIL



LOCATION MAP



OWNER/DEVELOPER
 NEVADA HOMES GROUP
 6905 W SAMARA AVENUE, SUITE # 201
 LAS VEGAS, NEVADA 89117
 (702) 220-6200
 CONTACT: PAUL WACHNER

NEVADA HOMES GROUP		CITY OF LAS VEGAS	
RETAINING WALL EXHIBIT		HUALAPAI/DORRELL	
DATE: 07/07/07	BY: [Signature]	DATE: 07/07/07	BY: [Signature]
DESIGNED BY: [Signature]	SCALE: 1" = 40'	PROJECT NO: 5438-CLV	

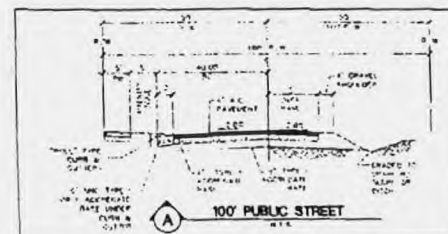
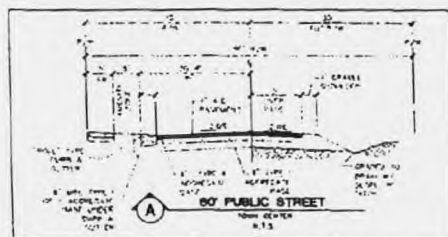
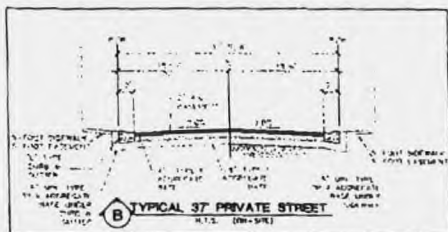
EOT-18952
 02-07-07 CC

RECEIVED
 DEC 15 2004

TREE/PLANT SCHEDULE

SYM.	QTY.	SIZE	SPACING	NAME
☼	19	24" BOX	VARIES	MODESTO ASH
☼	17	24" BOX	VARIES	MONDEL PINE
☼	21	VARIES	N/A	DATE PALM
☼	8	13" CALLOW	VARIES	PHOTMA
☼	32	CALLOW	VARIES	FLOWERING PLUM
☼	2	CALLOW	VARIES	GROUND SHRUBS

GENERAL NOTES:
 1. CONCEPTUAL SITE PLAN FOR THE PROPOSED 29 LOTS, 100' WIDE, 670' DEEP, 1.77 AC. TRACT.
 2. GROUND COVER SHALL BE MAINTAINED TO A MINIMUM OF 50% OF THE UNDISTURBED AREA.
 3. THE PROPOSED LANDSCAPE PLAN SHALL BE SUBMITTED WITH A DETAILED LANDSCAPE PLAN AND A DETAILED TREE SCHEDULE.
 4. THE LANDSCAPE PLAN SHALL BE A PART OF THE FINAL DEVELOPMENT PLAN.
 5. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND PLANTS ON THE TRACT.
 6. THE APPLICANT SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND PLANTS ON THE TRACT.



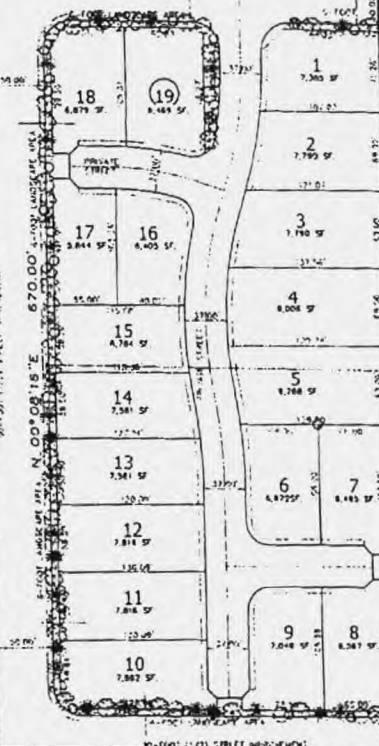
PAT#1233314

DORRELL LANE

S 89°23'25"E 347.44'

HUALAPAI WAY

670.00' 117.71' STREET WIDENING



N 89°25'41"W 349.60'

HALEY AVENUE

GENERAL NOTES:

- There are no existing structures located within the property boundary.
- The lot dimensions are preliminary and may vary with the mapping process.
- The boundary for this project is from "as record information".
- The of record boundary will most likely differ from the surveyed boundary.
- Some lot lines and dimensions may change during the final mapping process.

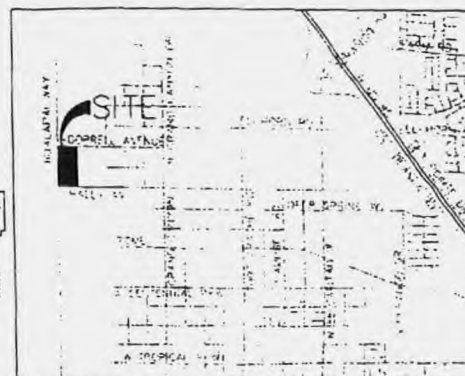


SETBACKS

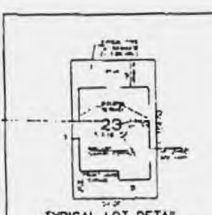
FRONT (GARAGE)	20'
FRONT (HOUSE)	15'
SIDE	10'
CORNER (AS IN RECORD)	15'

OWNER/DEVELOPER

NEVADA HOMES GROUP
 1000 W. HAWAIIAN AVENUE, SUITE 200
 LAS VEGAS, NEVADA 89102
 (702) 735-1234



LOCATION MAP



NO.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	10/1/07
2	FINAL SITE PLAN	10/1/07
3	FINAL SITE PLAN	10/1/07
4	FINAL SITE PLAN	10/1/07
5	FINAL SITE PLAN	10/1/07
6	FINAL SITE PLAN	10/1/07
7	FINAL SITE PLAN	10/1/07
8	FINAL SITE PLAN	10/1/07
9	FINAL SITE PLAN	10/1/07
10	FINAL SITE PLAN	10/1/07
11	FINAL SITE PLAN	10/1/07
12	FINAL SITE PLAN	10/1/07
13	FINAL SITE PLAN	10/1/07
14	FINAL SITE PLAN	10/1/07
15	FINAL SITE PLAN	10/1/07
16	FINAL SITE PLAN	10/1/07
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20	FINAL SITE PLAN	10/1/07
21	FINAL SITE PLAN	10/1/07
22	FINAL SITE PLAN	10/1/07
23	FINAL SITE PLAN	10/1/07
24	FINAL SITE PLAN	10/1/07
25	FINAL SITE PLAN	10/1/07
26	FINAL SITE PLAN	10/1/07
27	FINAL SITE PLAN	10/1/07
28	FINAL SITE PLAN	10/1/07
29	FINAL SITE PLAN	10/1/07

RECEIVED
 DEC 21 2007

CONCEPTUAL LANDSCAPE PLAN FOR

HUALAPAI/DORRELL

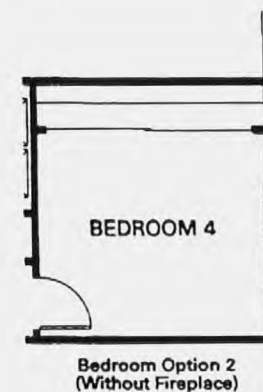
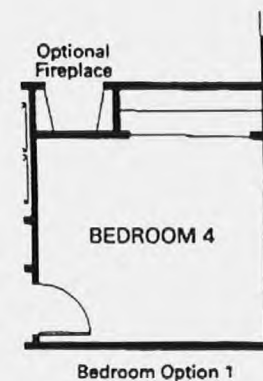
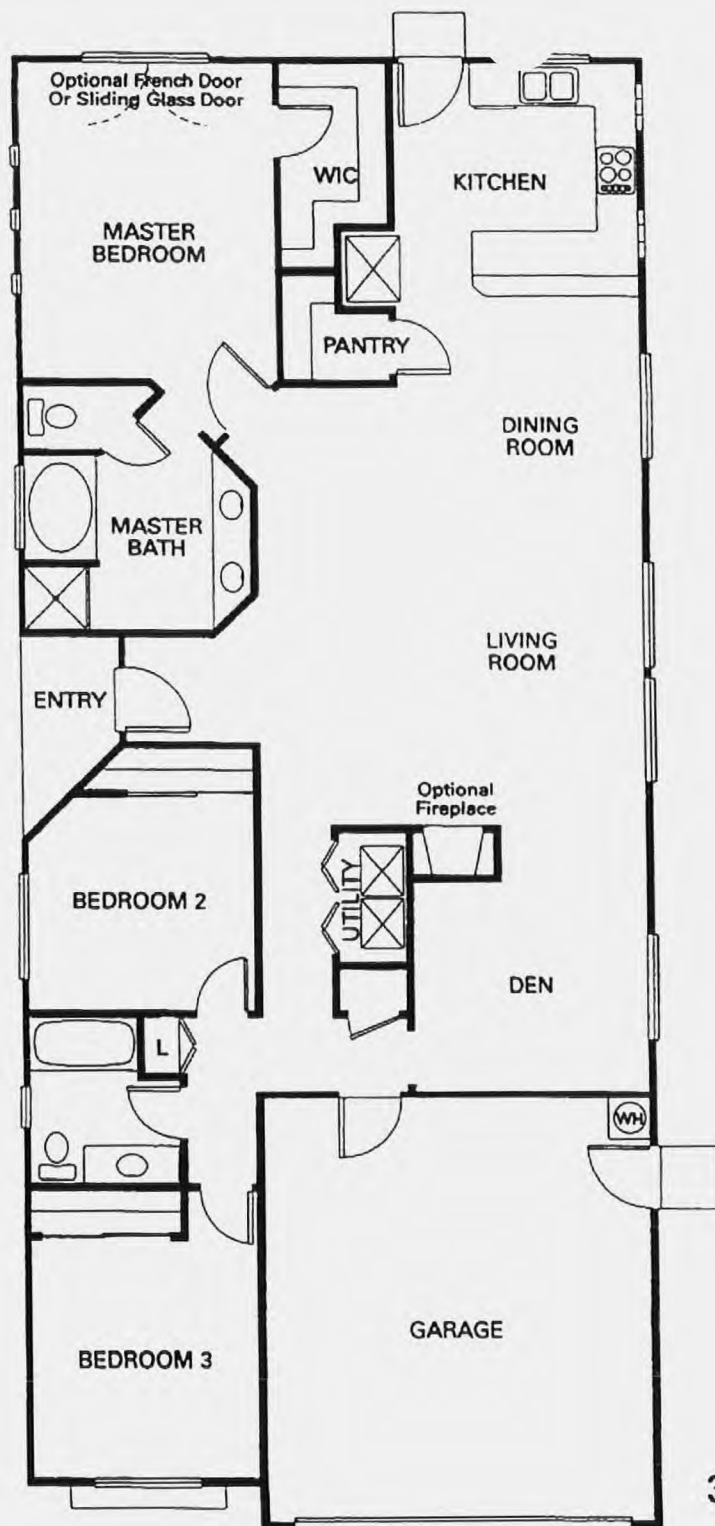
NEVADA HOMES GROUP

CITY OF LAS VEGAS

VTN

1000 W. HAWAIIAN AVENUE, SUITE 200
 LAS VEGAS, NEVADA 89102
 (702) 735-1234

EOT-18952
 02-07-07 CC



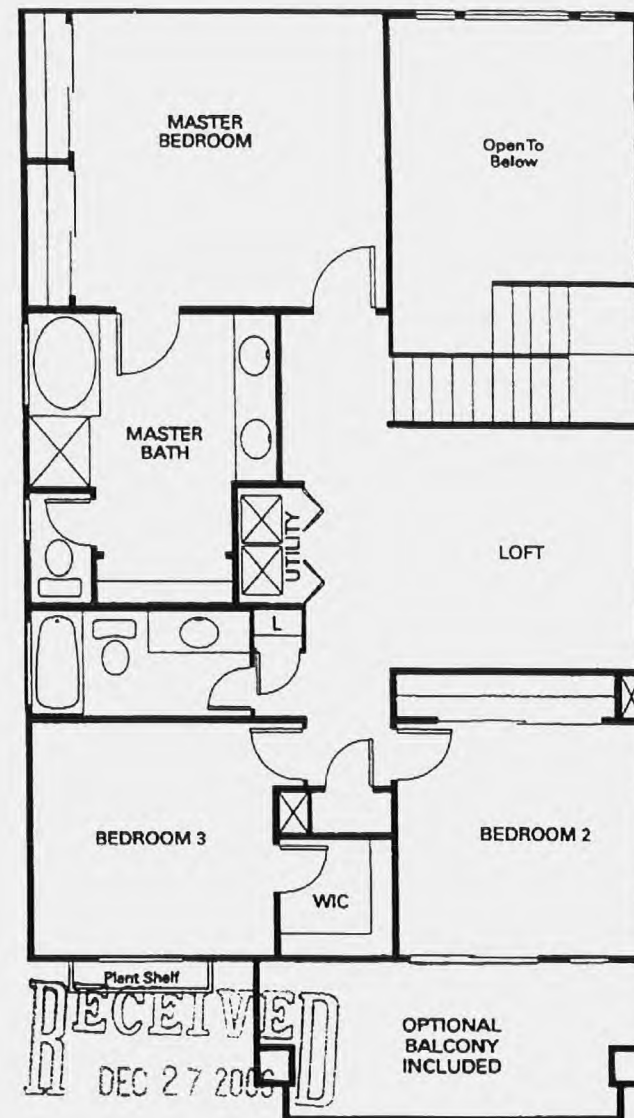
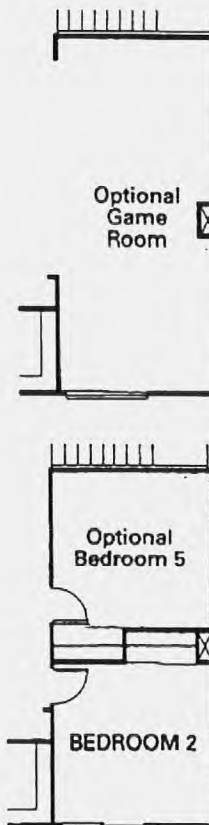
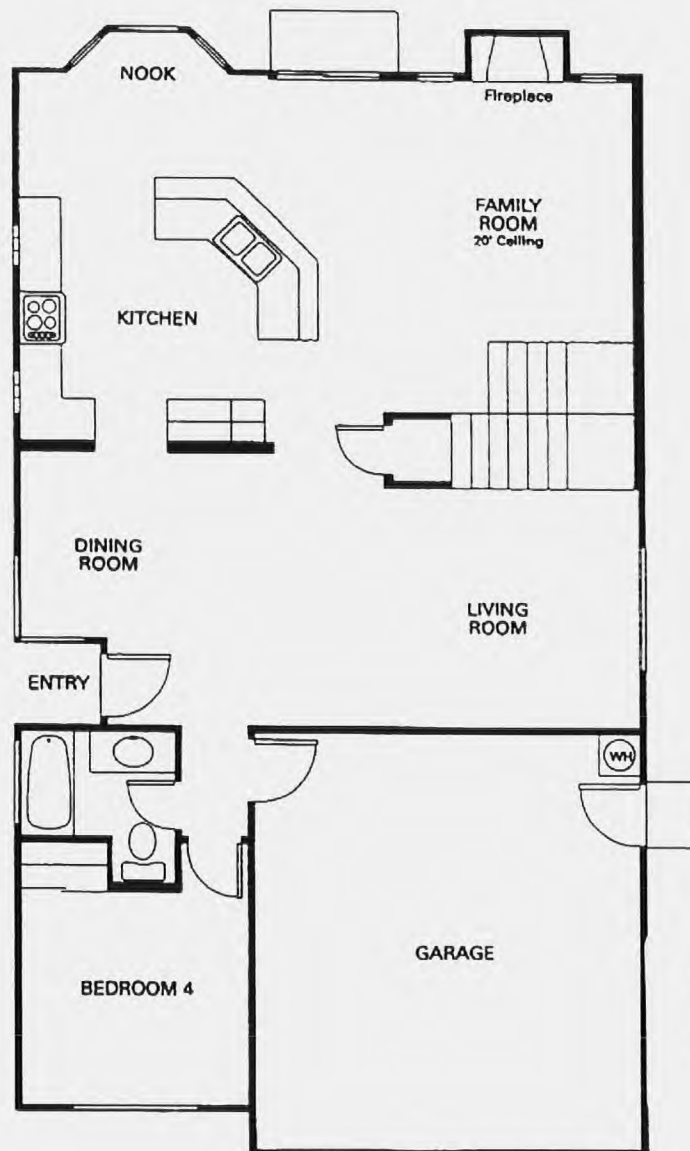
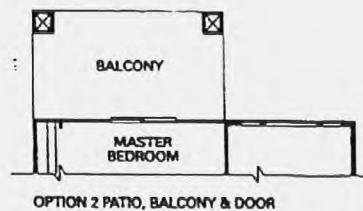
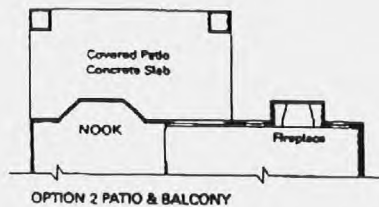
EOT-18952
02-07-07 CC

The Sapphire

Single Story, 1663 Sq. Ft.
3 Bd Rm, Den, 4 Bd Rm, 2 Bath



RECEIVED
DEC 27 2006



EOT-18952

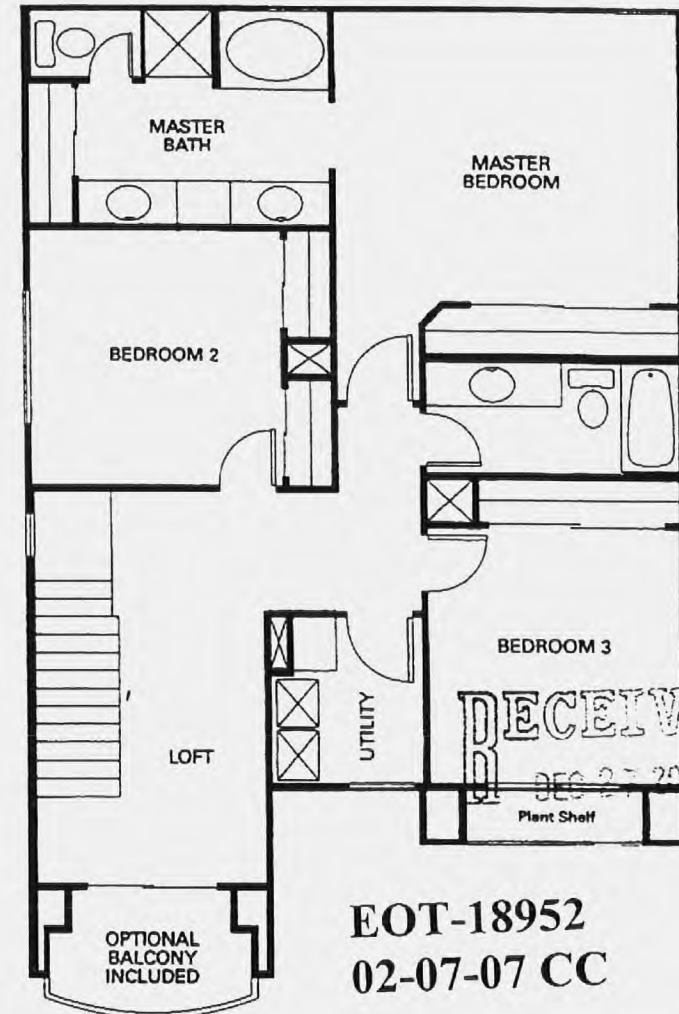
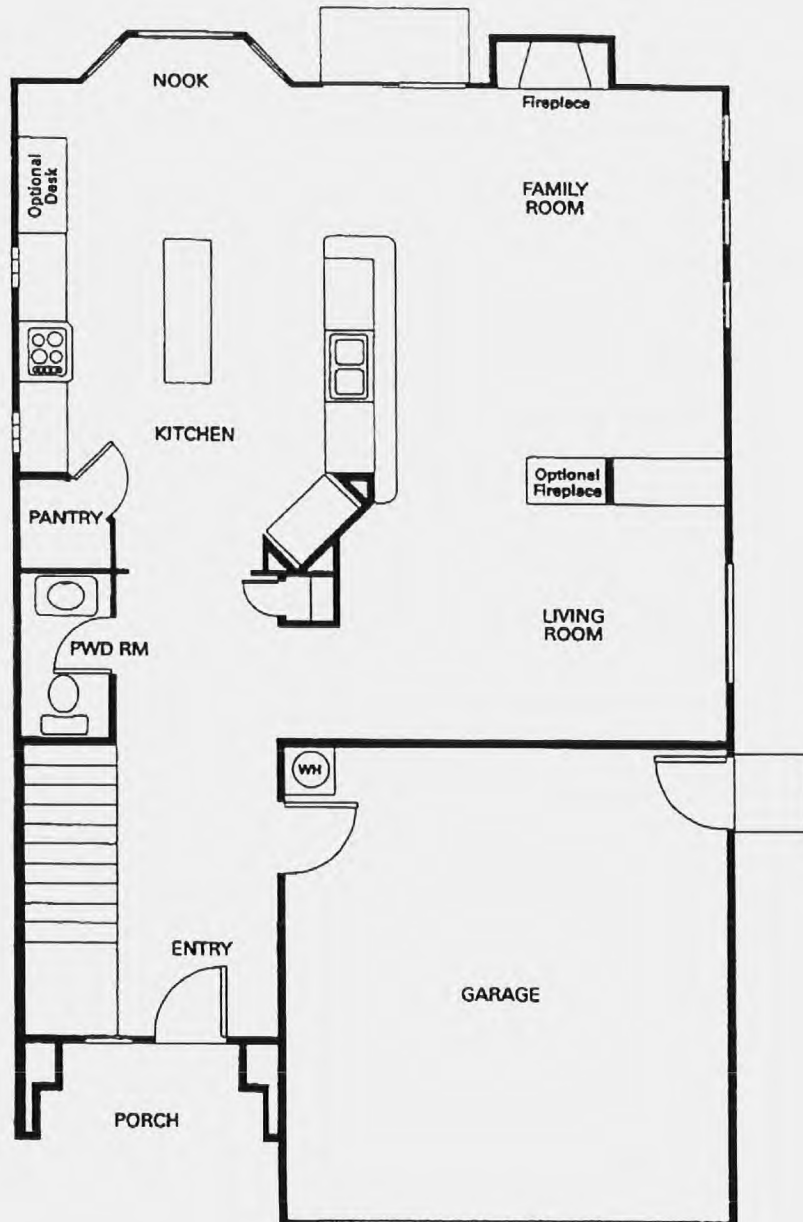
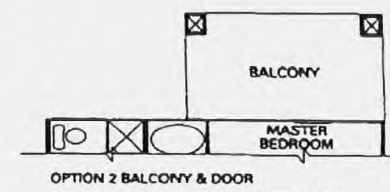
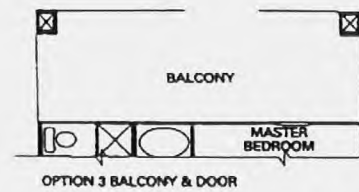
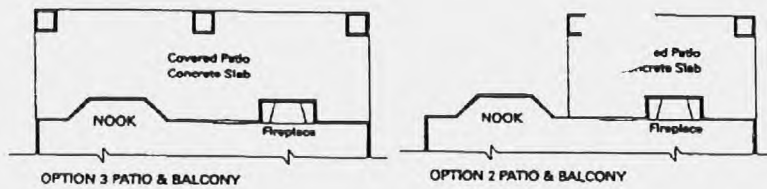
02-07-07 CC

THE DIAMOND

Two Story, 2309 Sq. Ft.
4 Bd Rm, Loft, 5 Bd Rm, 3 Bath

RECEIVED
DEC 27 2006





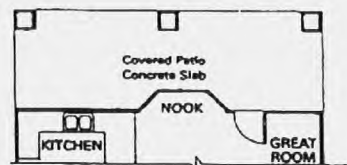
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DEC 27 2006

EOT-18952
02-07-07 CC

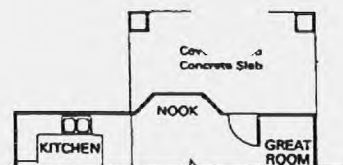
The Emerald

Two Story, 2084 Sq. Ft.
3 Bd. Rm., Loft, 2½ Bath

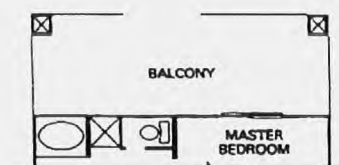




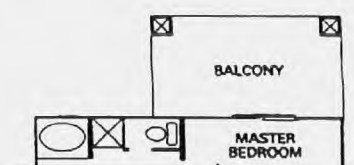
OPTION 3 PATIO & BALCONY



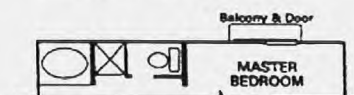
OPTION 2 PATIO & BALCONY



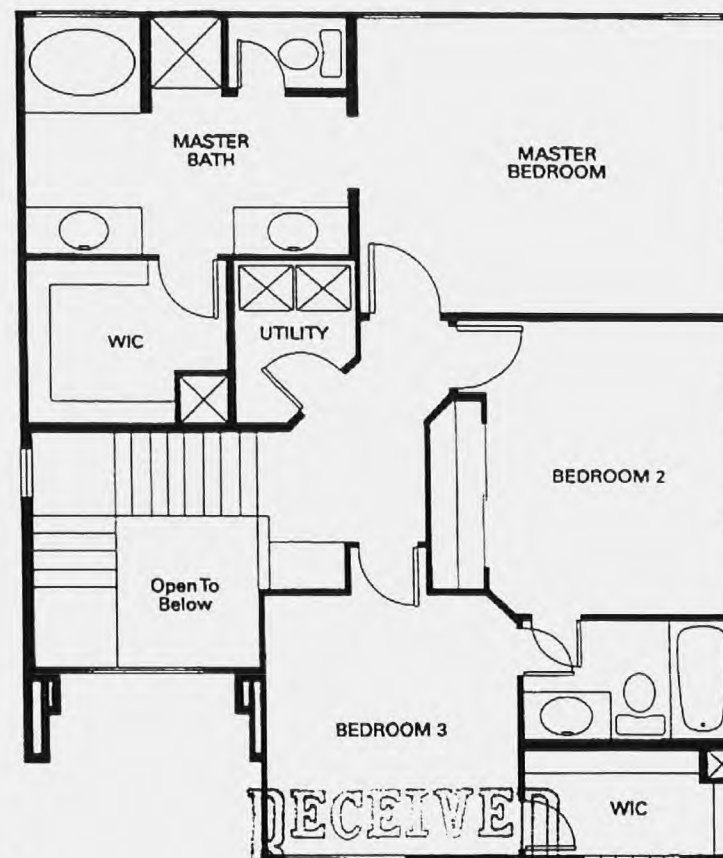
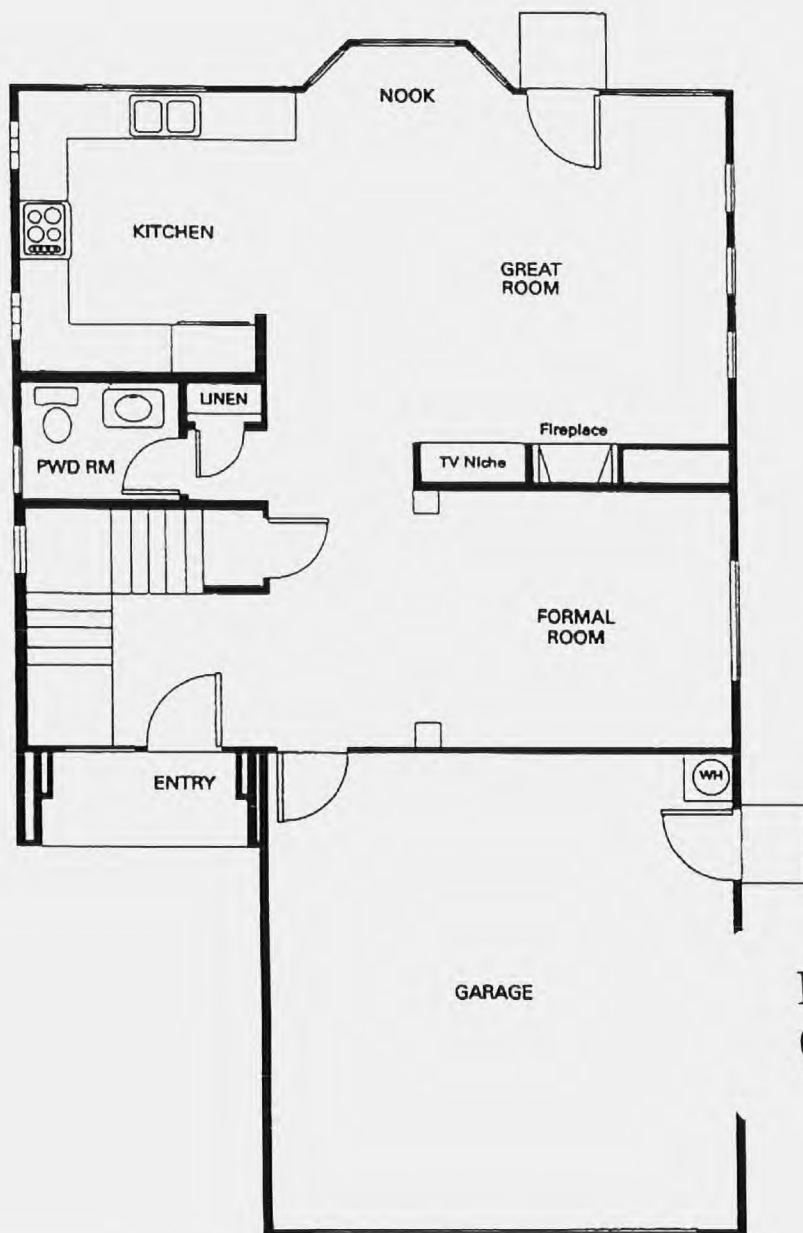
OPTION 3 BALCONY & DOOR



OPTION 2 BALCONY & DOOR



OPTION 1 BALCONY & DOOR



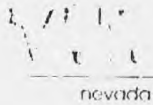
RECEIVED
Freddy Balcony
DEC 27 2006

EOT-18952
02-07-07 CC

THE TOPAZ

Two Story, 1752 Sq. Ft.
3 Bd Rm, 2½ Bath





CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

December 27, 2006
W.O. 6438

City of Las Vegas Planning & Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Day Dawn Ridge - Extension of Time for Site Development Plan Review
SDR-4626

On behalf of our client, Wagner Homes, VTN Nevada respectfully submits this letter and application for a 2 year Extension of Time for the above Site Development Plan Review. The additional time is necessary to complete the design phase for this project and process our final maps to recordation

This site will be developed as a single family residential subdivision located at the corner of Hualapai Way and Dorrell Lane. Extension of time applications are also being filed on related ZON-4623 and VAR-5377 for this project.

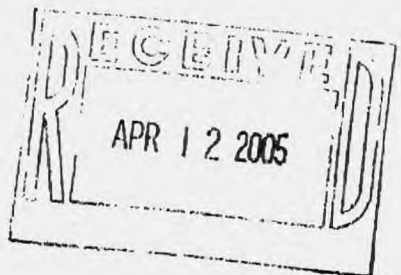
We appreciate your consideration of this application. Should you have any questions please do not hesitate to contact me.

Sincerely,

VTN NEVADA

Kathy Dancho
Process Coordinator

EOT-18952
02-07-07 CC



6438
HUALAPAI/DORRELL

April 7, 2005

S VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY

HAEL MACK
JE WOLFSON

LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER

V HOMES -
-1 2AE-257-7715
ATHY 1-19/05
EN
FFF
RN
ANNOUNCING

Mr. Joseph Bonifatto
Hualapai Nevada, Limited Liability Company
8350 West Sahara Avenue, Suite #290
Las Vegas, Nevada 89117

RE: SDR-4626 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 19, 2005
Related to ZON-4623 and VAR-5377

Dear Mr. Bonifatto:

The City Council at a regular meeting held January 19, 2005 APPROVED the request FOR A SITE DEVELOPMENT PLAN REVIEW FOR A 19-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.35 acres adjacent to the southeast corner of Hualapai Way and Dorrell Lane (APN 125-19-201-001 and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2005. This approval is subject to:

Planning and Development

1. Lot 1 located in the northeast corner of the site shall have a minimum rear yard setback of 35 feet.
2. The applicant shall submit and receive City Council approval of a Waiver of the 220 feet intersection offset distance between this site's proposed entry street and Hualapai Way.
3. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
4. A Rezoning (ZON-4623) to a R-PD3 (Residential Planned Development) Zoning District approved by the City Council.
5. 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.
6. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 12/15/04 and the site plan submitted at the 1/19/05 City Council meeting.

CITY OF LAS VEGAS
4 TEWART AVENUE
AS LAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov
8112-001-1-05
LV 7009

EOT-18952
02-07-07 CC



7. Retaining walls shall be installed pursuant to plans presented on December 16, 2004, except as amended for lot 1, subject to approval of Public Works Department.
8. Lots 1, 2, 4 and 8 as shown on plans date stamped 12/15/04 shall be developed only for single-story homes.
9. The required open space area shall be redesigned and consolidated into a larger usable area.
10. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map.
11. Landscaping and a permanent underground sprinkler system shall be installed as required by Code and shall be permanently maintained in a satisfactory manner.
12. Air conditioning units shall not be mounted on rooftops.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
14. 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.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. All City Code requirements and design standards of all City departments must be satisfied.
17. Prior to approval of any final map, developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be

required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

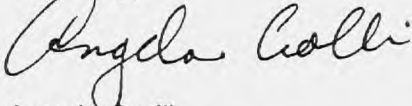
Public Works

18. Private streets and private drives shall be common lots that are offered as a public utility easements (P.U.E), City of Las Vegas public sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
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. Landscape and maintain all unimproved rights-of-way adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.
22. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. Site development to comply with all applicable conditions of approval for ZON-4623 and all other subsequent site-related actions.
24. 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. Approval of this Site Development Plan does not constitute approval of any deviations.

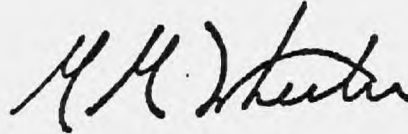
Mr. Joseph Bonifatto
SDR-4626 – Page Four
April 7, 2005

25. 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
Director
Planning and Development Department

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

Mr. Paul Wagner
Nevada Homes Group
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

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

EOT-18952
02-07-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ **Consent** ☐ **Discussion**

SUBJECT:

EXTENSION OF TIME - REZONING

EOT-18956 - APPLICANT/OWNER: WAGNER HOMES, INC. - Request for an Extension of Time of an approved Rezoning (ZON-5488) FROM: U (UNDEVELOPED) [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 5.00 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), Ward 6 (Ross). 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.

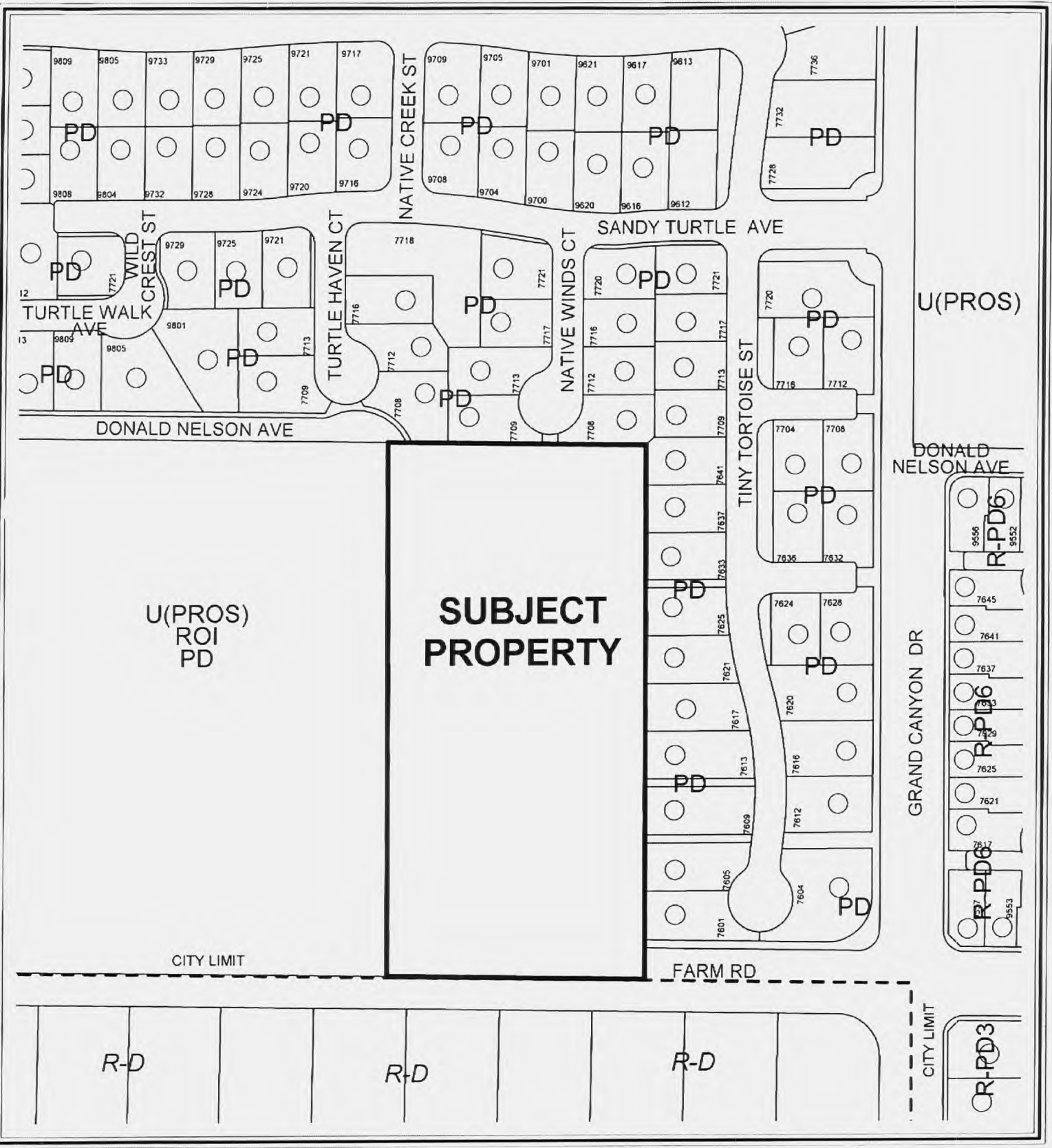
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for ZON-5488

Motion made by GARY REESE to Approve Subject to Conditions Item 75 [EOT-18955], Item 76 [EOT-18954], Item 77 [EOT-18952], Item 78 [EOT-18956], Item 79 [EOT-18957], Item 80 [EOT-18741], Item 81 [EOT-18740] and Item 87 [EOT-18647]

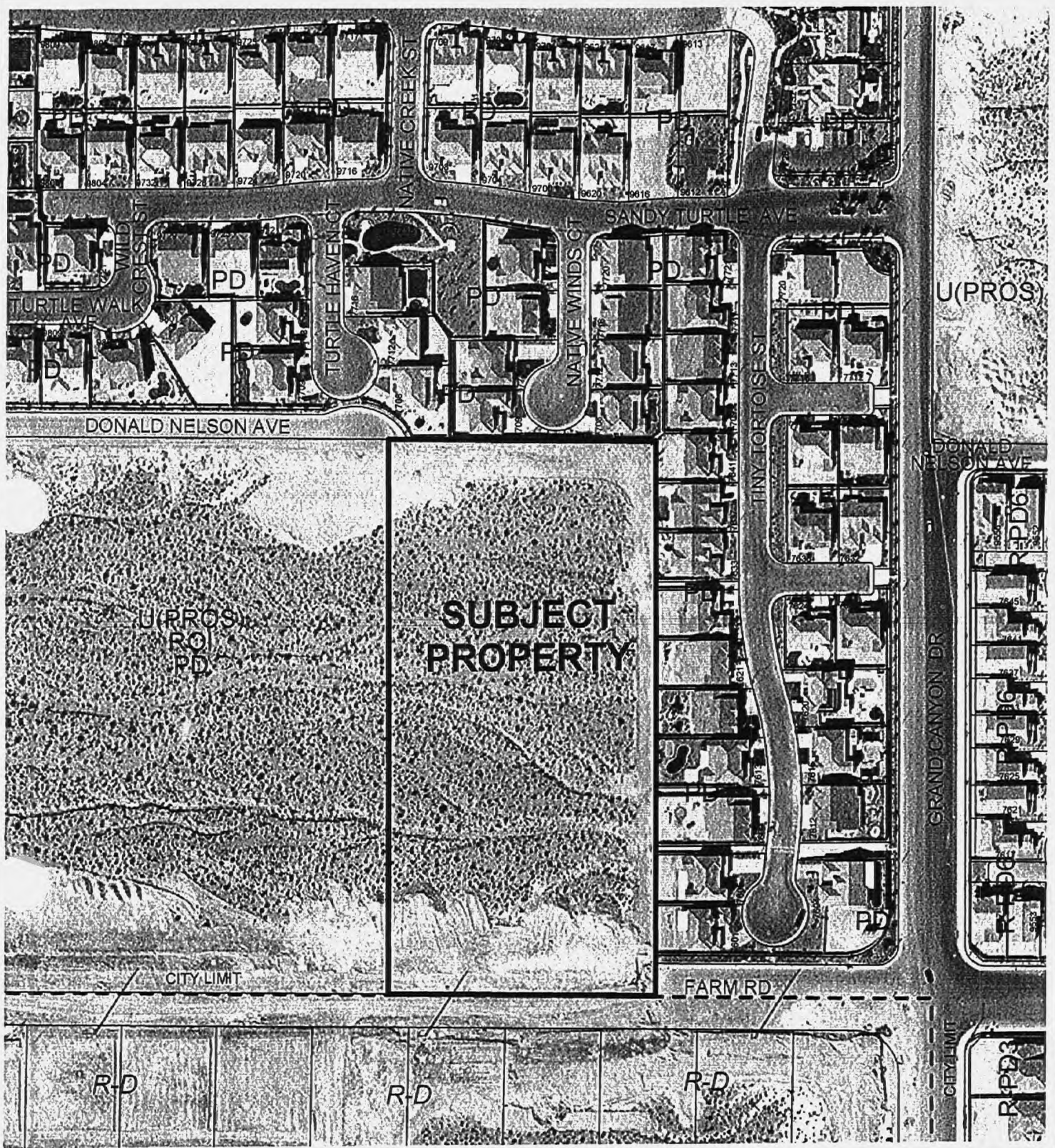
Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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: EOT-18956

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



0 400 Feet

CASE: EOT-18956

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-18956 - APPLICANT/OWNER: WAGNER HOMES, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on January 5, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Rezoning (ZON-5488) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Rezoning (ZON-5488) from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) on 5.00 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/18/04	The City Council approved an Annexation [ANX-4437] of property generally located on the north side of Farm Road, 330 feet west of Grand Canyon Drive, containing 5.0 acres (APN: 125-18-201-008). The annexation became effective on 08/27/04.
01/05/05	The City Council approved a Rezoning [ZON-5488] for the reclassification of property from U(PCD) [Undeveloped (Planned Community Development) General Plan Designation] to PD (Planned Development), a Waiver to Title 18.12.160 [WVR-5603] to allow approximately 180 feet between street intersections where 220 feet is the minimum distance separation required and a Site Development Plan Review [SDR-5490] for a 21 lot single family development on 5 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008). The Planning Commission and staff recommended approval on 12/02/04.
07/20/05	The City Council approved a Vacation [VAC-6646] that allowed the vacation of a U.S. Government Patent Easements generally located west of Grand Canyon Drive, north of Farm Road. The Planning Commission and staff recommended approval on 06/23/05.
09/07/05	The City Council approved a motion to withdraw without prejudice a Waiver of Title 18.08.110 (C)(3) and Title 18.12.510 (A)(1) [WVR-6606] to permit subdivision perimeter walls with retaining walls to exceed a wall height of seven feet ten inches and providing a minimum four foot wide landscaped horizontal off-set adjacent to the northeast corner of Farm Road and Jensen Road (APN 125-18-201-008). The Planning Commission and staff recommended denial on 07/14/05.
11/03/05	The Planning Commission approved a Tentative Map [TMP-6603] for a 21-lot single family residential subdivision on 5.15 acres adjacent to the northeast corner of Jensen Street and Farm Road (APN 125-18-201-008). Staff recommended approval.
02/07/07	The City Council will consider an Extension of Time [EOT-18957] of an approved Site Development Plan Review (SDR-5490) that allowed a 21-lot single family residential development on 5.0 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008). Staff is recommending approval.

Related Building Permits/Business Licenses	
03/15/06	Civil improvement plans [HANSEN Project #12119] were reviewed by the City staff and comments returned to the engineer. No mylars have been submitted for final signatures as of yet.
Pre-Application Meeting	
NONE	A pre-application conference is not required for this type of application.
Neighborhood Meeting	
NONE	A pre-application conference is not required for this type of application.

Details of Application Request	
Site Area	
Gross Acres	5.0

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Single Family Residential Subdivision	PCD (Planned Community Development)	PD (Planned Development)
South	Single Family Residential Subdivision	R (Rural Density Residential)	Clark County
East	Single Family Residential Subdivision	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	PR-OS (Parks/Recreation/Open Space)	U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation] under Resolution of Intent to PD (Planned Development)

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

ANALYSIS

This is the first Extension of Time for the subject Rezoning (ZON-5488), which was approved by the City Council on 01/05/05. A Rezoning is exercised by means of the recordation of a final subdivision map or by the commencement of actual construction. No Final Map has been submitted at this time, as well as no building permits have been issued for the proposed development; however civil improvement plans [HANSEN Project #12119] were reviewed on 03/15/06 and are pending the submittal of mylars for final signatures. The applicant indicates that the Extension of Time is needed so that they may complete the design phase of the project and process their Final Map(s) to recordation.

FINDINGS

Staff supports the subject Extension of Time for the approved Rezoning. The approved Rezoning continues to conform to the use and density classifications of the General Plan, as well as remains consistent with the surrounding area and the pattern of development in the area. In addition the applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-18956 APN: 125-18-201-008

Name of Property Owner: Wagner Homes, Inc.

Name of Applicant: Wagner Homes, Inc.

Name of Representative: Frank Navarrete

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: Paul Wagner

Subscribed and sworn before me

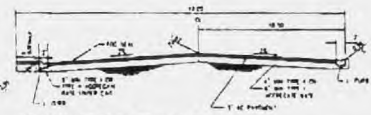
This 22 day of December, 2006

Larae Obenauf

Notary Public in and for said County and State

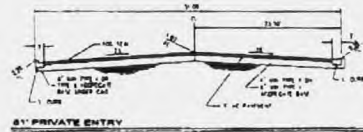


FARM / GRAND CANYON



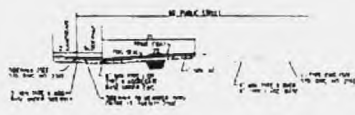
47' PRIVATE STREET SECTION (INTERIOR)

NOT TO SCALE



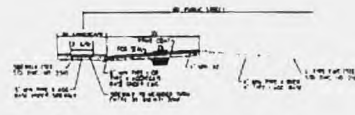
51' PRIVATE ENTRY

NOT TO SCALE



50' PUBLIC STREET HALF-SECTION (JENSEN STREET)

NOT TO SCALE



50' PUBLIC STREET HALF-SECTION (FARM ROAD)

NOT TO SCALE

DONALD NELSON AVE

LANDSCAPING & CONCEPT ONLY. ACTUAL LANDSCAPING WILL BE DETERMINED BY THE CITY OF LAS VEGAS.

JENSEN STREET

MAX 3 DUPLICATES
1 LOT ON
11 ACRES
18 BLOCK

FARM ROAD

APN: 125-18-310
ZONE: P-1
OWNER: JENSEN, ROY

APN: 125-18-301-005
ZONE: P-1
OWNER: JENSEN, ROY

RECEIVED

NOV 09 2004

ZON-5488

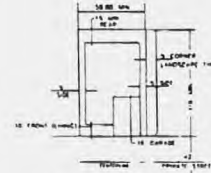
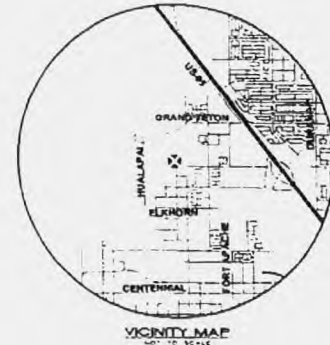
SDR-5490

12-02-04 PC

REVISED 11-09-04

EOT-18956

02-07-07 CC



LOT DETAIL (TYPICAL SETBACKS)

NOT TO SCALE

MAXIMUM LOT SIZE 5,000 SQ. FT. +/-

TYPICAL 47' STRIP

NOT GREATER THAN 150' IN LENGTH

DEVELOPER

ALL INVESTMENT LLC
6150 W. FLAMINGO AVE. #200
LAS VEGAS, NEVADA 89120

OWNER

LAWRENCE LEMMONS & FAMILY
TRUST
8240 DUNE HILL
LAS VEGAS, NEVADA 89120

ASSESSOR'S PARCEL NUMBER:

125-18-301-005

OVERALL TABULATIONS

EXISTING ZONING: P-1 (UPZD)
PROPOSED ZONING: P-1
EXISTING LAND USE: RM
OF UNITS: 21
GROSS AREA: 4.96 ACRES +/-
NET AREA: 4.2 ACRES
OPEN SPACE REQUIRED: 6.21 AC
OPEN SPACE PROVIDED: 20.318 AC

NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
2. ALL LOTS ARE 12' PRIVATELY MAINTAINED ROWS.
3. THE BOUNDARY SURVEY INFORMATION IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY.
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSURED.
5. THE PLANNING PURPOSES REQUIREMENTS WILL BE MET BY TWO CAR GARAGES AND AVAILABLE ON-STREET PARKING.
6. THERE ARE NO KNOWN FAULTS OR FLOODS LOCATED ON-SITE.
7. ALL THE SCENES ARE NOT ASSOCIATED FOR THIS DEVELOPMENT.
8. LANDSCAPE EXISTENCE AREAS TO BE MAINTAINED BY THE LAND OWNER.
9. DOUBLE FRONTAGE LOTS ALONG PARADES WILL ONLY HAVE ACCESS TO REAR DRIVEWAYS.
10. THIS SITE IS NOT A PART OF A MASTER PLAN DEVELOPMENT.
11. LANDSCAPING IS CONCEPTUAL ONLY. ACTUAL LANDSCAPING WILL BE DETERMINED BY THE CITY OF LAS VEGAS.

NOTE: THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSURED.

ALL INVESTMENTS, LLC

SITE PLAN TO ACCOMPANY
SDR / ZC / WAIVER

RS CONSULTING, INC.

FARM / GRAND CANYON
CITY OF LAS VEGAS, NEVADA

PROJECT NO.	0001
DESIGNED BY	DATE
CHECKED BY	DATE
SCALE	1" = 10'
PROJECT NO.	0001
DATE	11-09-04



CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

December 27, 2006
W.O. 6540-A-1

City of Las Vegas Planning & Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Farm / Jensen - Extension of Time for Zone Change
ZON-5488

On behalf of our client, Wagner Homes, VTN Nevada respectfully submits this letter and application for a 2 year Extension of Time for the above Zone change. The additional time is necessary to complete the design phase for this project and process our final maps to recordation

This site will be developed as a single family residential subdivision located at the Northeast corner of Farm Road and Jensen Street. An Extension of time application is also being filed on related SDR-5490 for this project.

We appreciate your consideration of this application. Should you have any questions please do not hesitate to contact me.

Sincerely,

VTN NEVADA

A handwritten signature in cursive script that reads 'Kathy Dancho'.

Kathy Dancho
Process Coordinator

EOT-18956
02-07-07 CC



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER



051678

January 6, 2005

Lawrence Lermusiaux Family Trust, et al
6240 Duneville
Las Vegas, Nevada 89118

RE: ZON-5488 - REZONING
CITY COUNCIL MEETING OF JANUARY 5, 2005
Related to WVR-5603 and SDR-5490

Dear Applicant:

The City Council at a regular meeting held January 5, 2005 APPROVED the request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on 5.00 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008). The Notice of Final Action was filed with the Las Vegas City Clerk on January 6, 2005. This approval is subject to:

Planning and Development

1. A Site Development Plan Review (SDR-5490) and a waiver of intersection offset distance (WVR-5603) applications approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

2. Dedicate 40 feet of right-of-way adjacent to this site for Farm Road, 30 feet for Jensen Street, a 20 foot radius at the northeast corner of Farm Road and Jensen Street and an appropriate radius for the completion of the knuckle at the northwest corner of this site.
3. Construct half-street improvements including appropriate overpaving (if legally able) on Farm Road and Jensen Street adjacent to this site 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 northern and western boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
4. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development.

CC:
KEN
Kathy
Planning
file
Kern

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

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-604

EOT-18956
02-07-07 CC

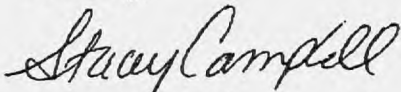
6540
Farm/Jensen
filed By
others

January 6, 2005

Lawrence Lermusiaux Family Trust, et al
ZON-5488 - Page Two

5. 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.

Sincerely,



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

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

Mr. Farus Farmanali
ALL Investment, LLC
6370 West Flamingo, Suite #40
Las Vegas, Nevada 89103

EOT-18956
02-07-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ **Consent** ☐ **Discussion**

SUBJECT:

EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW

EOT-18957 - APPLICANT/OWNER: WAGNER HOMES, INC. - Request for an Extension of Time of an approved Site Development Plan Review (SDR-5490) THAT ALLOWED A 21-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.0 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), Ward 6 (Ross). 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 Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-5490

Motion made by GARY REESE to Approve Subject to Conditions Item 75 [EOT-18955], Item 76 [EOT-18954], Item 77 [EOT-18952], Item 78 [EOT-18956], Item 79 [EOT-18957], Item 80 [EOT-18741], Item 81 [EOT-18740] and Item 87 [EOT-18647]

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

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



ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-18957 - APPLICANT/OWNER: WAGNER HOMES, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on January 5, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-5490) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-5490) that allowed a 21-lot single family residential development on 5.0 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/18/04	The City Council approved an Annexation [ANX-4437] of property generally located on the north side of Farm Road, 330 feet west of Grand Canyon Drive, containing 5.0 acres (APN: 125-18-201-008). The annexation became effective on 08/27/04.
01/05/05	The City Council approved a Rezoning [ZON-5488] for the reclassification of property from U(PCD) [Undeveloped (Planned Community Development) General Plan Designation] to PD (Planned Development) and a Waiver to Title 18.12.160 [WVR-5603] to allow approximately 180 feet between street intersections where 220 feet is the minimum distance separation required and a Site Development Plan Review [SDR-5490] for a 21 lot single family development on 5 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008). The Planning Commission and staff recommended approval on 12/02/04.
07/20/05	The City Council approved a Vacation [VAC-6646] that allowed the vacation of a U.S. Government Patent Easements generally located west of Grand Canyon Drive, north of Farm Road. The Planning Commission and staff recommended approval on 06/23/05.
09/07/05	The City Council approved a motion to withdraw without prejudice a Waiver of Title 18.08.110 (C)(3) and Title 18.12.510 (A)(1) [WVR-6606] to permit subdivision perimeter walls with retaining walls to exceed a wall height of seven feet ten inches and providing a minimum four foot wide landscaped horizontal off-set adjacent to the northeast corner of Farm Road and Jensen Road (APN 125-18-201-008). The Planning Commission and staff recommended denial on 07/14/05.
11/03/05	The Planning Commission approved a Tentative Map [TMP-6603] for a 21-lot single family residential subdivision on 5.15 acres adjacent to the northeast corner of Jensen Street and Farm Road (APN 125-18-201-008). Staff recommended approval.
02/07/07	The City Council will consider an Extension of Time [EOT-18956] Extension of Time of an approved Rezoning (ZON-5488) from U (Undeveloped) [PCD (Planned Community Development) General Plan designation] to PD (Planned Development) on 5.00 acres adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008). Staff is recommending approval.

Related Building Permits/Business Licenses	
03/15/06	Civil improvement plans [HANSEN Project #12119] were reviewed by the City staff and comments returned to the engineer. No mylars have been submitted for final signatures as of yet.
Pre-Application Meeting	
NONE	A pre-application conference is not required for this type of application.
Neighborhood Meeting	
NONE	A pre-application conference is not required for this type of application.

Details of Application Request	
Site Area	
Gross Acres	5.0

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Single Family Residential Subdivision	PCD (Planned Community Development)	PD (Planned Development)
South	Single Family Residential Subdivision	R (Rural Density Residential)	Clark County
East	Single Family Residential Subdivision	PCD (Planned Community Development)	PD (Planned Development)
West	Undeveloped	PR-OS (Parks/Recreation/Open Space)	U (Undeveloped) [PR-OS (Parks/Recreation/Open Space) General Plan designation] under Resolution of Intent to PD (Planned Development)

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

ANALYSIS

This is the first Extension of Time for the subject Site Development Plan Review (SDR-5490), which was approved by the City Council on 01/05/05. A Site Development Plan Review is exercised upon approval issuance of a building permit for the principle structure on the site. No building permits have been issued for the proposed development; however civil improvement plans [HANSEN Project #12119] were reviewed on 03/15/06 and are pending the submittal of mylars for final signatures. Additionally, no Final Map has been submitted at this time. The applicant indicates that the Extension of Time is needed so that they may complete the design phase of the project and process their Final Map(s) to recordation.

FINDINGS

Staff supports the subject Extension of Time for the approved Site Development Plan Review. The applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
--	-----

<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
-------------------------------	-----

<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-18957 APN: 125-18-201-008

Name of Property Owner: Wagner Homes, Inc.

Name of Applicant: Wagner Homes, Inc.

Name of Representative: Frank Navarrete

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?

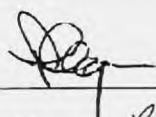
☐ Yes ☒ No

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: 

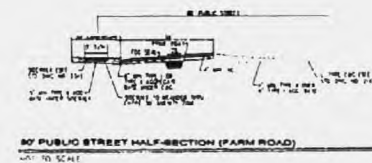
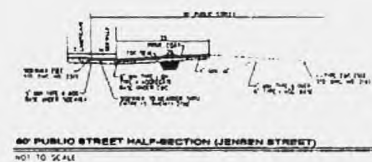
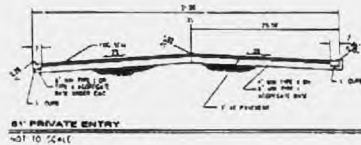
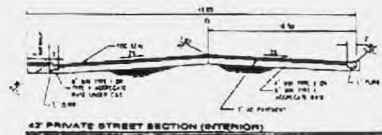
Print Name: Paul Wagner

Subscribed and sworn before me

This 22nd day of December, 2006
Larae Obenauf
Notary Public in and for said County and State



FARM / GRAND CANYON



DONALD
NELSON
AVE

LANDSCAPING IS CONCEPTUAL
ONLY ACTUAL LANDSCAPING
WILL BE SET BY LANDSCAPE
DESIGNER

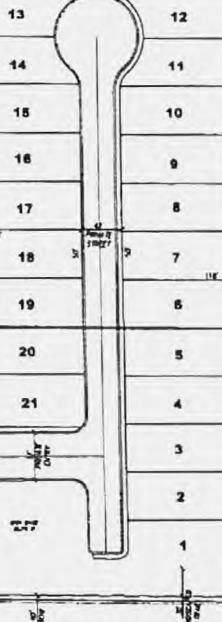
JENSEN STREET

APR 125-18-201-018
SHEET 1 OF 1

MAX 3' DUAL
7.1' ON
2.1' HORIZ
2.8' VERT

APR 125-18-210
SHEET 2 OF 2

APR 125-18-210

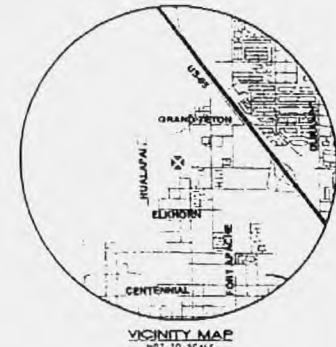
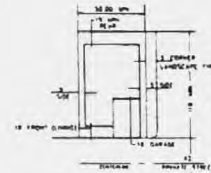


FARM ROAD

APR 125-18-201-008
SHEET 3 OF 3

APR 125-18-201-008

APR 125-18-201-018
SHEET 1 OF 1



DEVELOPER
ALL INVESTMENTS, LLC
6370 W. HANCOCK BLVD. # 40
LAS VEGAS, NEVADA 89118

OWNER
LAWRENCE LEMMONS FARM
7801
8740 DUNE HILL
LAS VEGAS, NEVADA 89118

ASSESSOR'S PARCEL
NUMBER:
123-18-201-008

OVERALL TABULATIONS

EXISTING ZONING	UNZONED
PROPOSED ZONING	P-10
EXISTING LAND USE	BA
# OF UNITS	21
COVERED AREAS	4.86 ACRES +/-
OVERALL DENSITY	4.2 DUA
OPEN SPACE REQUIRED	6.334 AC
OPEN SPACE PROVIDED	28.314 AC

NOTES

1. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE
2. ALL ROWS ARE 47' PRIVATELY MAINTAINED ROWS
3. THE BOUNDARY SURVEY HEREON IS FROM RECORD INFORMATION AND IS NOT INTENDED TO REPRESENT THE RESULTS OF AN ACTUAL BOUNDARY SURVEY
4. THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED
5. THE PLANNING AND DESIGN REQUIREMENTS WILL BE MET BY TWO CAR GARAGES AND AVAILABLE ON-STREET PARKING
6. THERE ARE NO PROPOSED TENTS OR STRUCTURES LOCATED ON-SITE
7. ALL THE CEMETERY ARE NOT ANTICIPATED FOR THIS DEVELOPMENT
8. LANDSCAPE PATIENT AREAS TO BE MAINTAINED BY THE LMA OR HOA
9. DOUBLE FRONTAGE LOTS ALONG PARADISE WILL ONLY HAVE ACCESS TO A REAR DRIVEWAY
10. THIS SITE IS NOT A PART OF A MASTER PLAN DEVELOPMENT
11. LANDSCAPING IS CONCEPTUAL ONLY. ACTUAL LANDSCAPING WILL BE SET BY LANDSCAPE DESIGNER

NOTE: THIS PLAN WAS PREPARED USING RECORD INFORMATION. IT IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY. NO LIABILITY IS ASSUMED.

ALL INVESTMENTS, LLC

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
1333 BRIDGE AVENUE, LAS VEGAS, NV 89102
TEL: 702.734.7700

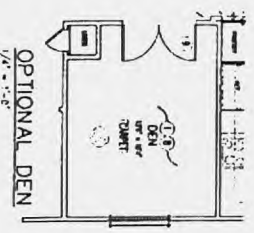
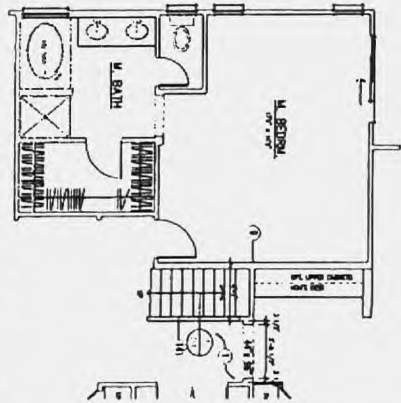
SITE PLAN TO ACCOMPANY
SDR / ZC / WAIVER

FARM / GRAND CANYON
CITY OF LAS VEGAS, NEVADA

DATE	REVISION NO.
DESIGNED BY	8/1/18
DRAWN BY	8/1/18
CHECKED BY	8/1/18
SCALE	1" = 40'
PROJECT NO.	0001
DATE	8/1/18
SHEET	1

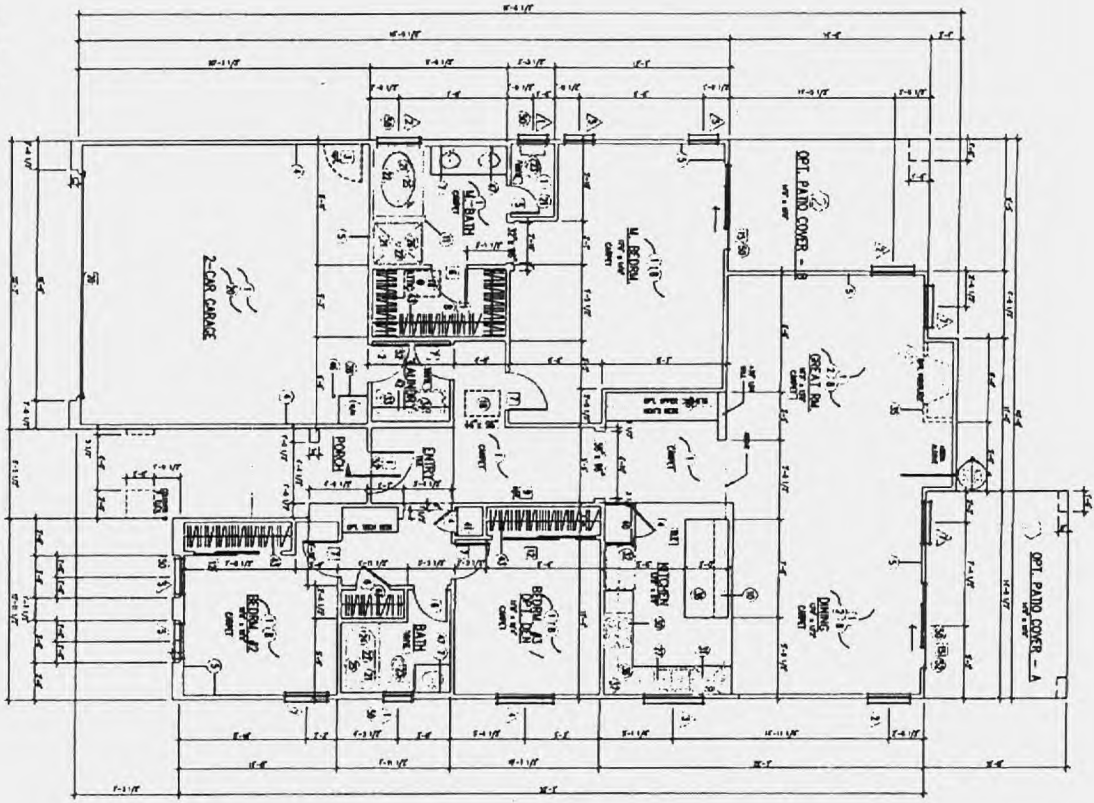
EOT-18957
02-07-07 CC

35 TO OPTIONAL 2ND FLOOR ATTIC.



EOT-18957
02-07-07 CC

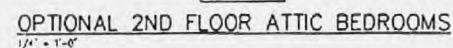
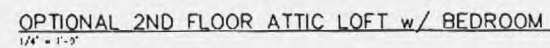
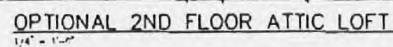
FIRST MAIN FLOOR PLAN
1/8" = 1'-0"



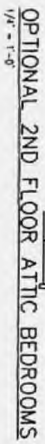
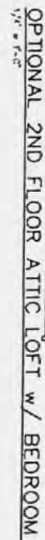
KEYNOTES

DOOR SCHED.

NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
1	1.00 1/2" x 6" x 8" DOOR CASE	11	11.00 1/2" x 6" x 8" DOOR CASE	21	21.00 1/2" x 6" x 8" DOOR CASE
2	2.00 1/2" x 6" x 8" DOOR CASE	12	12.00 1/2" x 6" x 8" DOOR CASE	22	22.00 1/2" x 6" x 8" DOOR CASE
3	3.00 1/2" x 6" x 8" DOOR CASE	13	13.00 1/2" x 6" x 8" DOOR CASE	23	23.00 1/2" x 6" x 8" DOOR CASE
4	4.00 1/2" x 6" x 8" DOOR CASE	14	14.00 1/2" x 6" x 8" DOOR CASE	24	24.00 1/2" x 6" x 8" DOOR CASE
5	5.00 1/2" x 6" x 8" DOOR CASE	15	15.00 1/2" x 6" x 8" DOOR CASE	25	25.00 1/2" x 6" x 8" DOOR CASE
6	6.00 1/2" x 6" x 8" DOOR CASE	16	16.00 1/2" x 6" x 8" DOOR CASE	26	26.00 1/2" x 6" x 8" DOOR CASE
7	7.00 1/2" x 6" x 8" DOOR CASE	17	17.00 1/2" x 6" x 8" DOOR CASE	27	27.00 1/2" x 6" x 8" DOOR CASE
8	8.00 1/2" x 6" x 8" DOOR CASE	18	18.00 1/2" x 6" x 8" DOOR CASE	28	28.00 1/2" x 6" x 8" DOOR CASE
9	9.00 1/2" x 6" x 8" DOOR CASE	19	19.00 1/2" x 6" x 8" DOOR CASE	29	29.00 1/2" x 6" x 8" DOOR CASE
10	10.00 1/2" x 6" x 8" DOOR CASE	20	20.00 1/2" x 6" x 8" DOOR CASE	30	30.00 1/2" x 6" x 8" DOOR CASE



EOT-18957
02-07-07 CC



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W.C. 02/04/00

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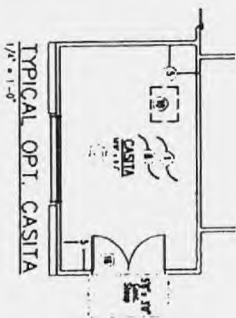
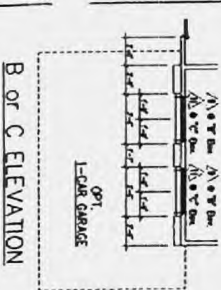
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FLOOR PLAN (OPTIONAL ATTIC)
PLAN #2

RICHMONT
AMERICAN HOMES
CLARK COUNTY, HENDERSON

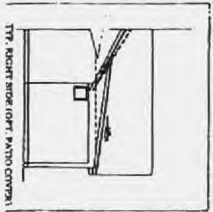
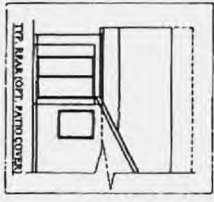
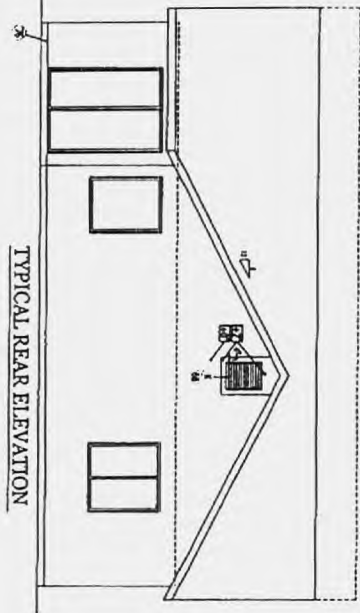
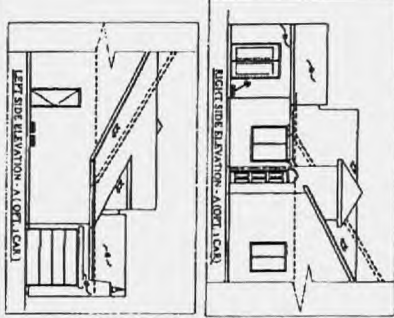
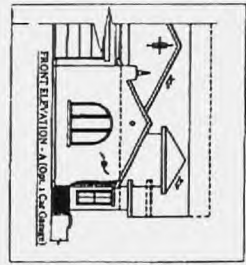
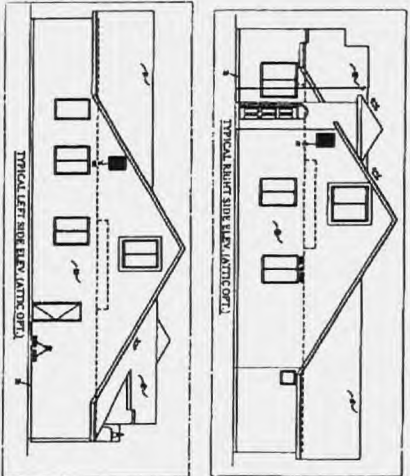
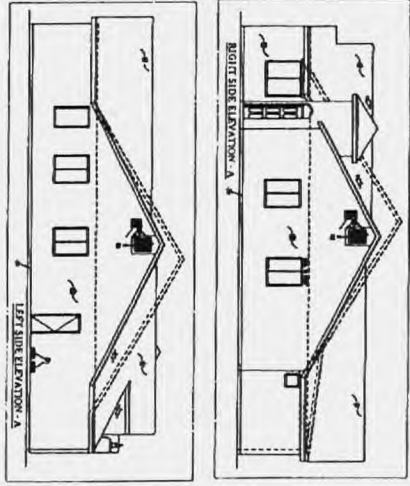
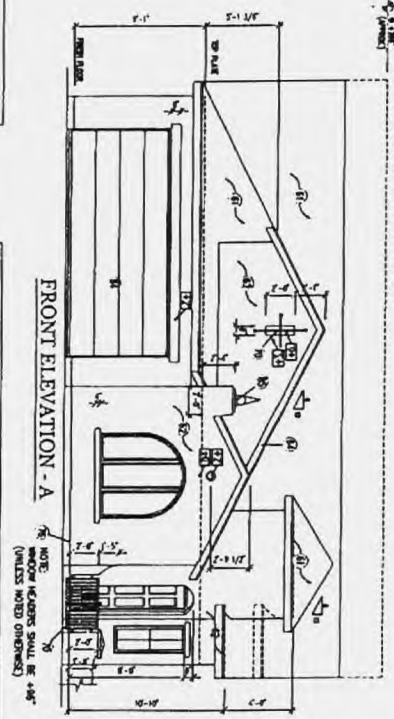
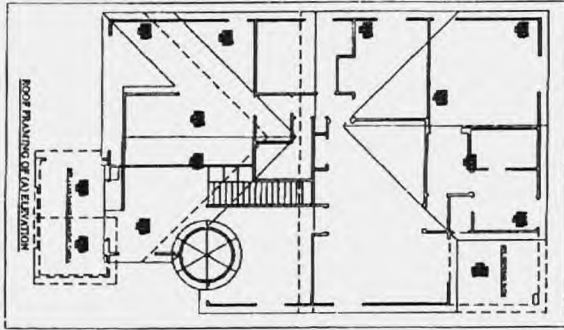
LAS VEGAS DIVISION
7250 West Peak, Suite 212
LAS VEGAS, NV 89128 (702) 340-5600



TYPICAL OPT. CASITA
1/4" x 1-0"

02-07-07 CC

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EOT-18957
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1st FLOOR.
OPT. BEDROOM #4 w/ SHOWER
1/4" = 1'-0"

FIRST FLOOR PLAN (B ELEV.)
1/4" = 1'-0"

FIRST FLOOR PLAN (C ELEV.)
1/4" = 1'-0"

Δ-DINING ROOM NICHE

FIRST FLOOR PLAN
1/4" = 1'-0"

1st FLOOR PLAN "R" ELEVATION



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AMERICAN HOMES

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CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

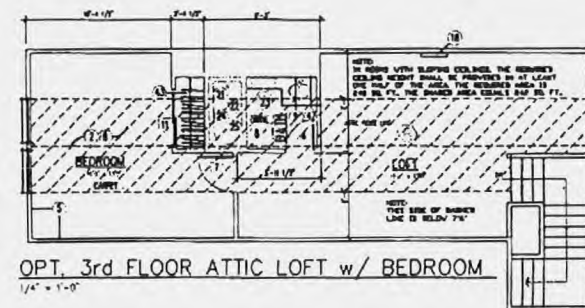
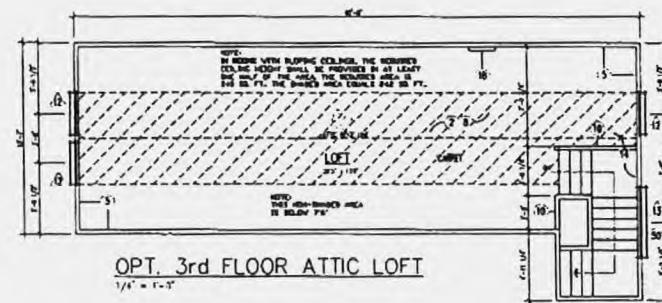
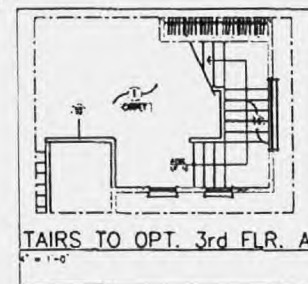
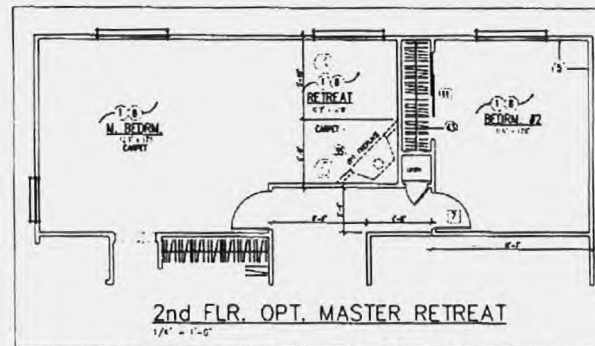
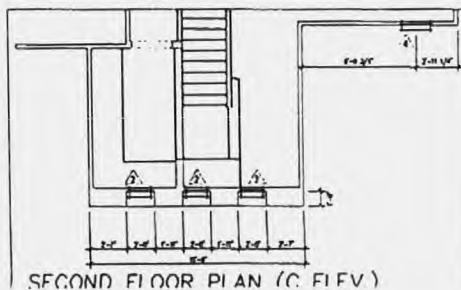
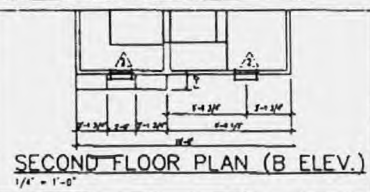
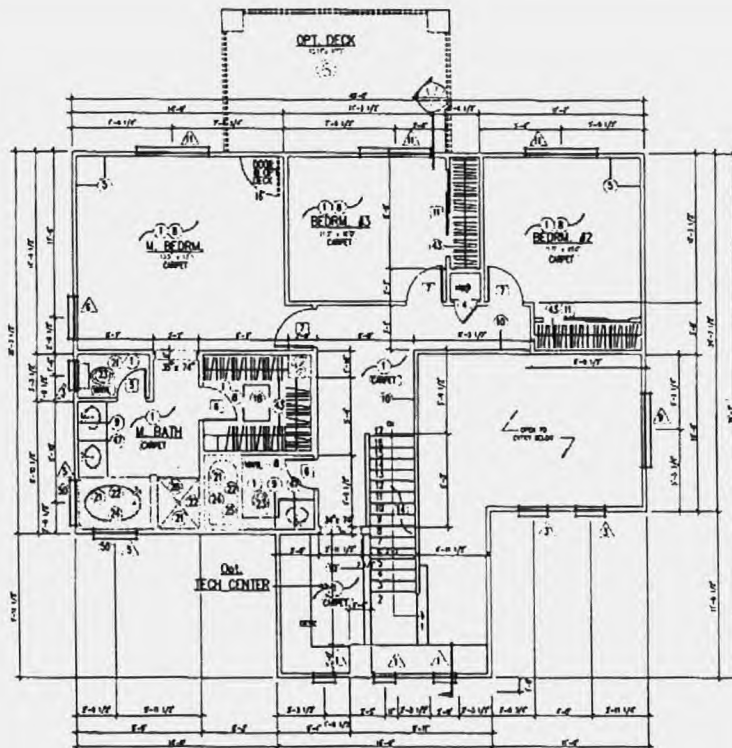

FLOOR PLAN (1st FLOOR)



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02-07-07 CC

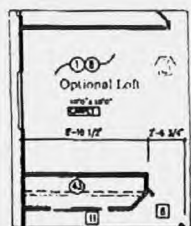
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LAS VEGAS, NV 89128 (702) 240-5600

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CLARK COUNTY, INDEPENDENCE
LAS VEGAS, & NORTH LAS VEGAS

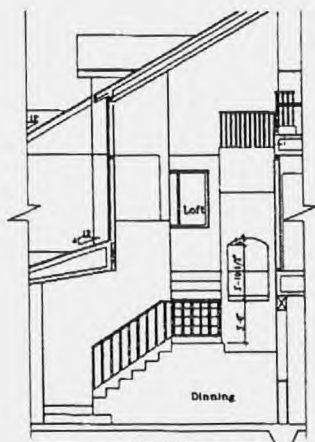
FLOOR PLAN (2nd FLOOR) w/ OPTIONS

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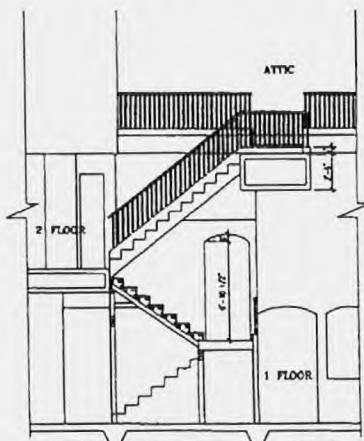
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SHEET 10



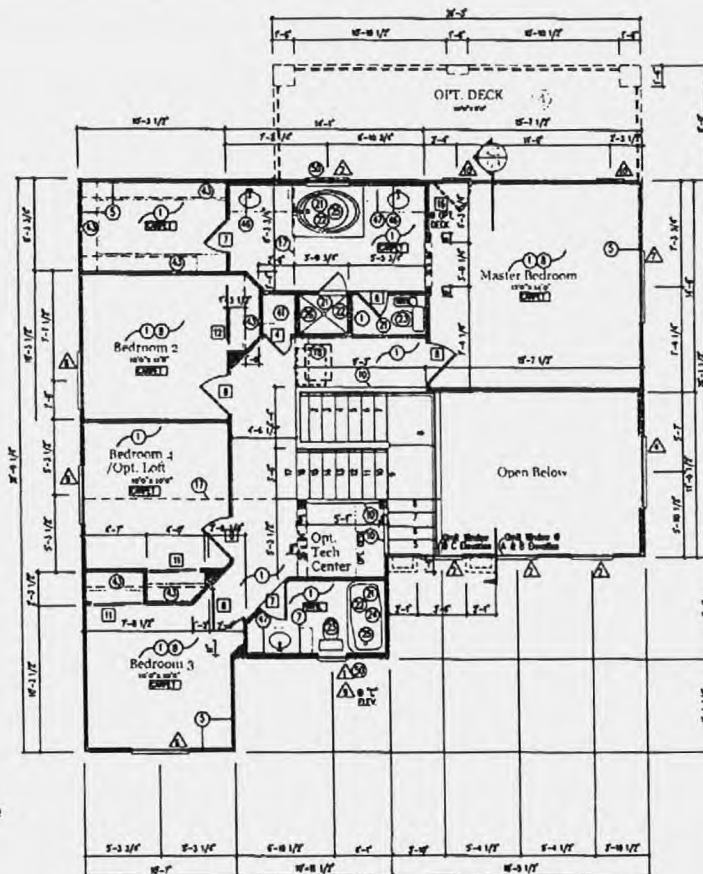
2nd FLOOR (OPT. LOFT)



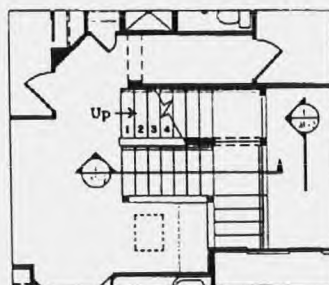
(1)-ATTIC STAIR ELEVATION DETAIL



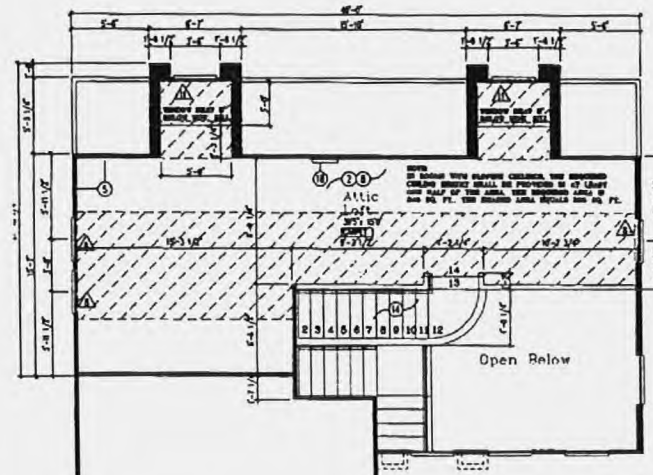
(2) ATTIC STAIR ELEVATION DETAIL



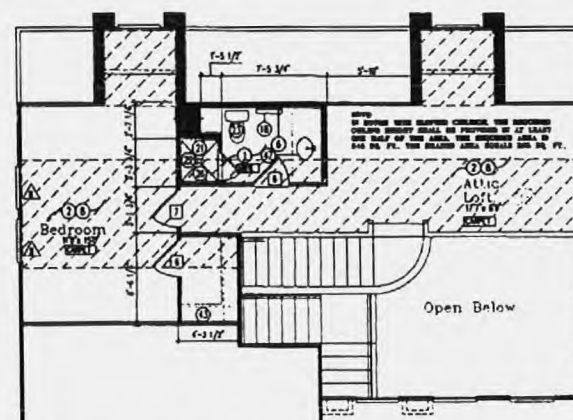
2nd FLOOR (FLOOR PLAN)



STAIRS TO 3RD FLR. OPT. ATTIC



Optional 3rd Floor Attic Loft



Optional 3rd Floor Attic Loft w/ Bedroom

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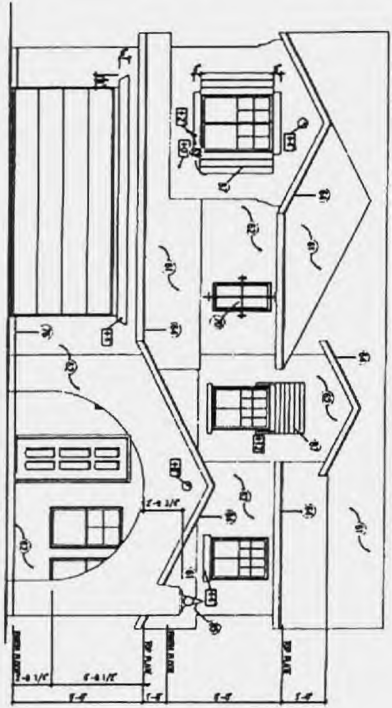
RICHMOND
AMERICAN HOMES
CLARK COUNTY, INDEPENDENT
LAS VEGAS & NORTH LAS VEGAS

FLOOR PLAN (SECOND FLOOR)
FLOOR PLAN (ATTIC OPTION)

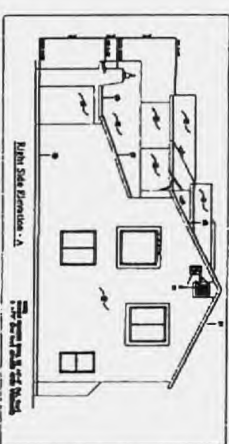
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BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

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SHEET NO.

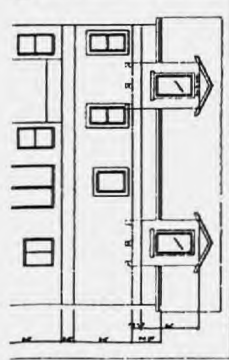
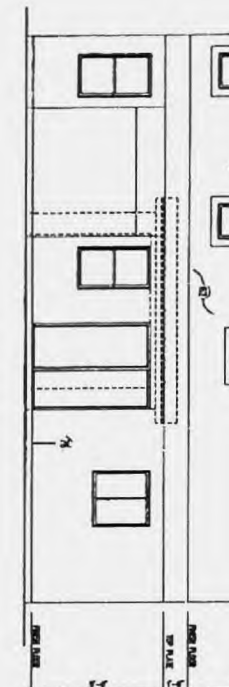
EOT-18957
02-07-07 CC



1st Floor Plan



Left Wing Duxbury A



1. FLOWERS/PLANTS SHALL COME* FOR 2000 PER SECTION 3A18
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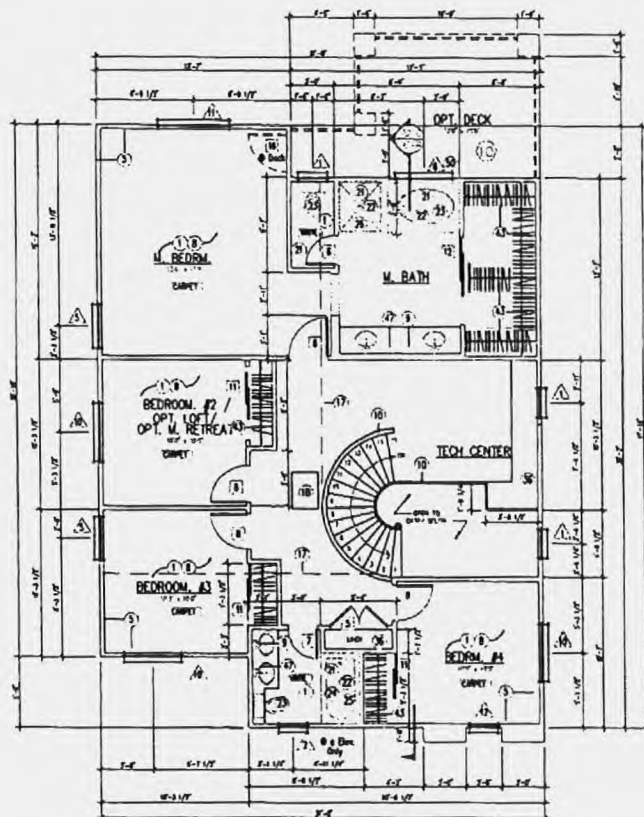
ROOF PLAN / FRONT, REAR, SIDE OF ELEVATION - A
(ATTIC OPTION)

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TIME	08:00
BY	0
NO.	0
NAME	0
ADDRESS	0
CITY	0
STATE	0
ZIP	0
PHONE	0
FAX	0
E-MAIL	0
WEB	0
OTHER	0

PLATE #
4021

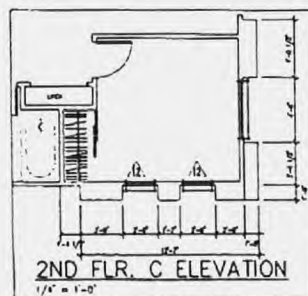
SUBSCRIPTION
CIVANO

402103-A
SHEET NO.



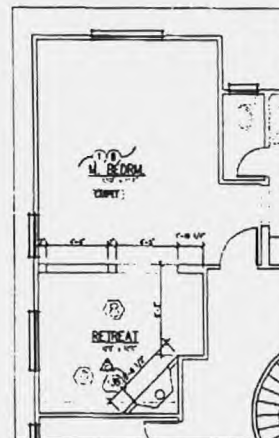
SECOND FLOOR PLAN

1/4" = 1'-0"

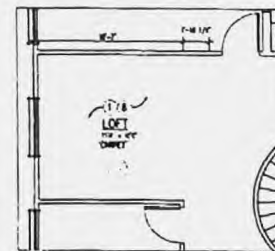


2ND FLR. C ELEVATION

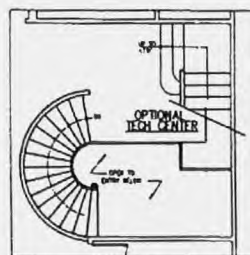
1/4" = 1'-0"



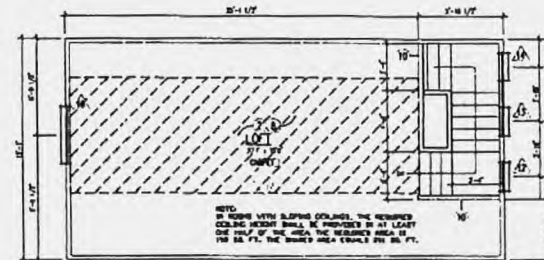
2ND FLOOR OPT. MASTER RETREAT



2ND FLOOR OPT. LOFT

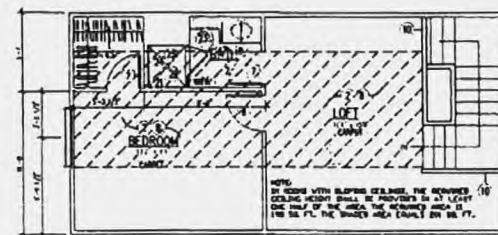


STAIRS TO OPT. 3RD FLR. ATTIC



OPTIONAL 3RD FLR. ATTIC LOFT

1/4" = 1'-0"



OPT. 3RD FLR. ATTIC LOFT w/ BEDROOM

1/4" = 1'-0"

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02-07-07 CC

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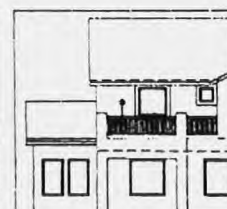
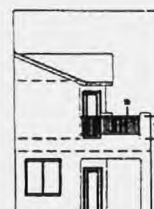
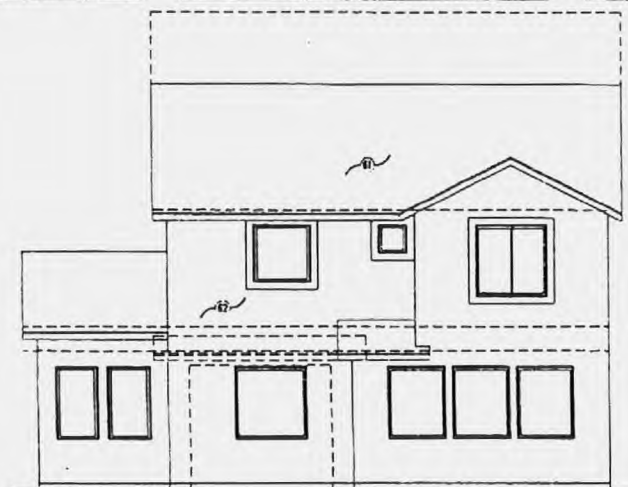
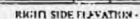
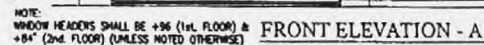
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AMERICAN HOMES
CLARK COUNTY, HENDERSON
LAS VEGAS, & NORTH LAS VEGAS

FLOOR PLAN (2ND FLOOR) w/ OPTIONS

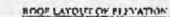
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4	4.0.1	02/07/07
5	5.0.1	02/07/07

4022

402201-2



EOT-18957
02-07-07 CC



RESEARCH DESIGN

- [illegible]

RECENTLY PUBLISHED

1. ROOF VENTILATION SHALL COMPLY PER
2000 IRC - R808
- SEE COVER SHEET FOR INFORMATION
ON REQUIRED ATTIC VENTILATION

A	12-15	B	17-18	C	19-20	D	21-22
E	23-24	F	25-26	G	27-28	H	29-30
I	31-32	J	33-34	K	35-36	L	37-38
M	39-40	N	41-42	O	43-44	P	45-46
Q	47-48	R	49-50	S	51-52	T	53-54
U	55-56	V	57-58	W	59-60	X	61-62
Y	63-64	Z	65-66				

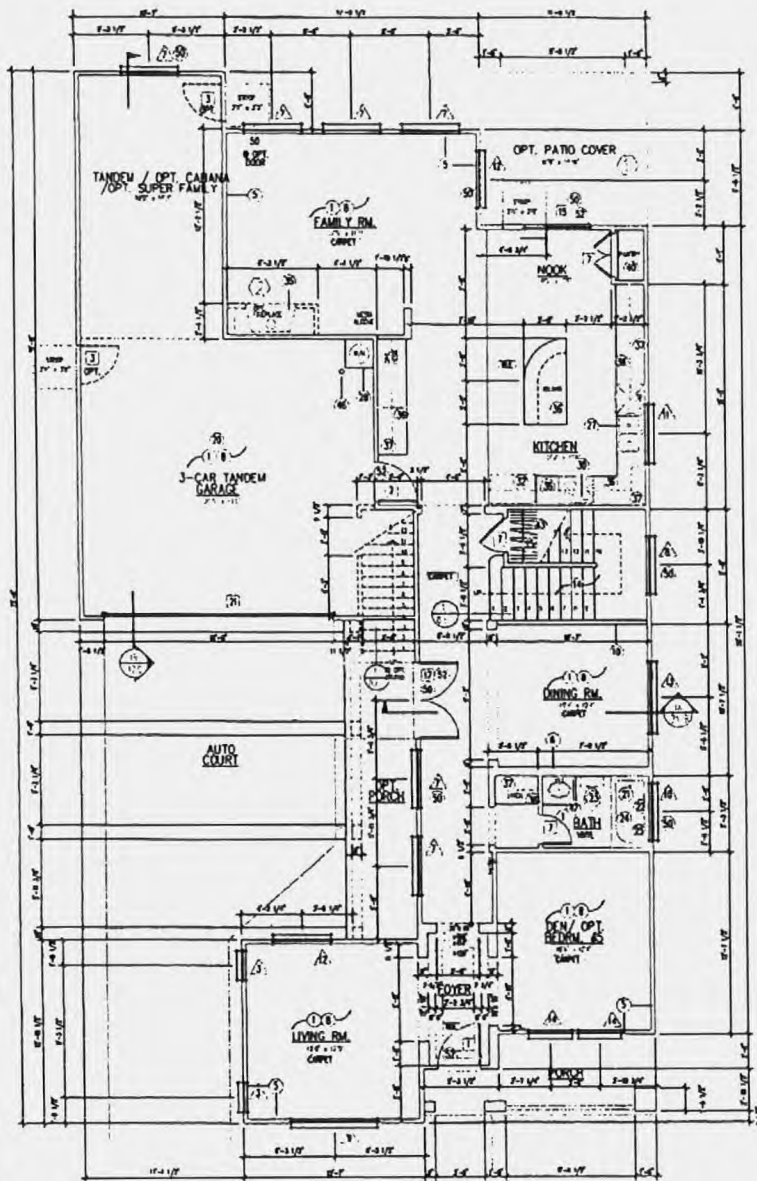
LAS VEGAS DIVISION

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AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS & NORTH LAS VEGAS

ROOF LAYOUT, FRONT REAR & SIDE OF ELEVATION - A

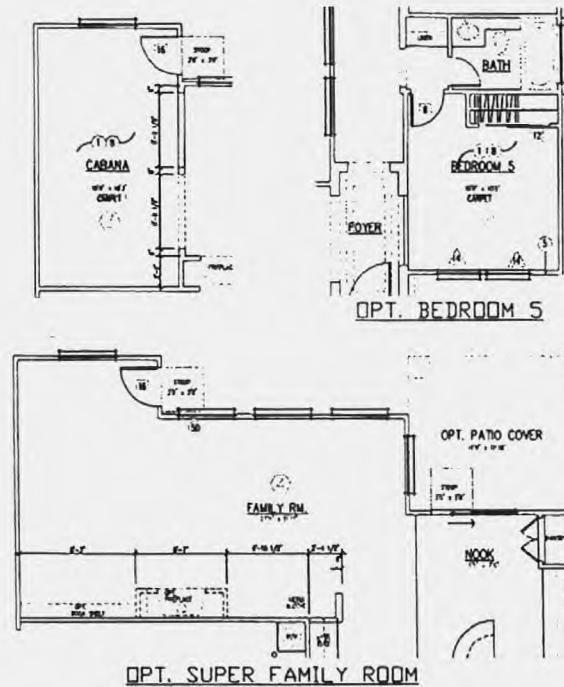
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402202-A
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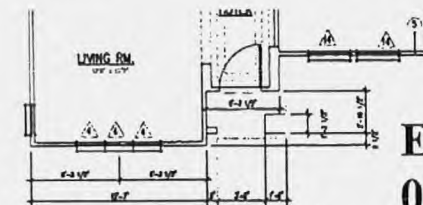
FIRST FLOOR PLAN

1/4" = 1'-0" 1256 5017



FIRST FLOOR PLAN - C

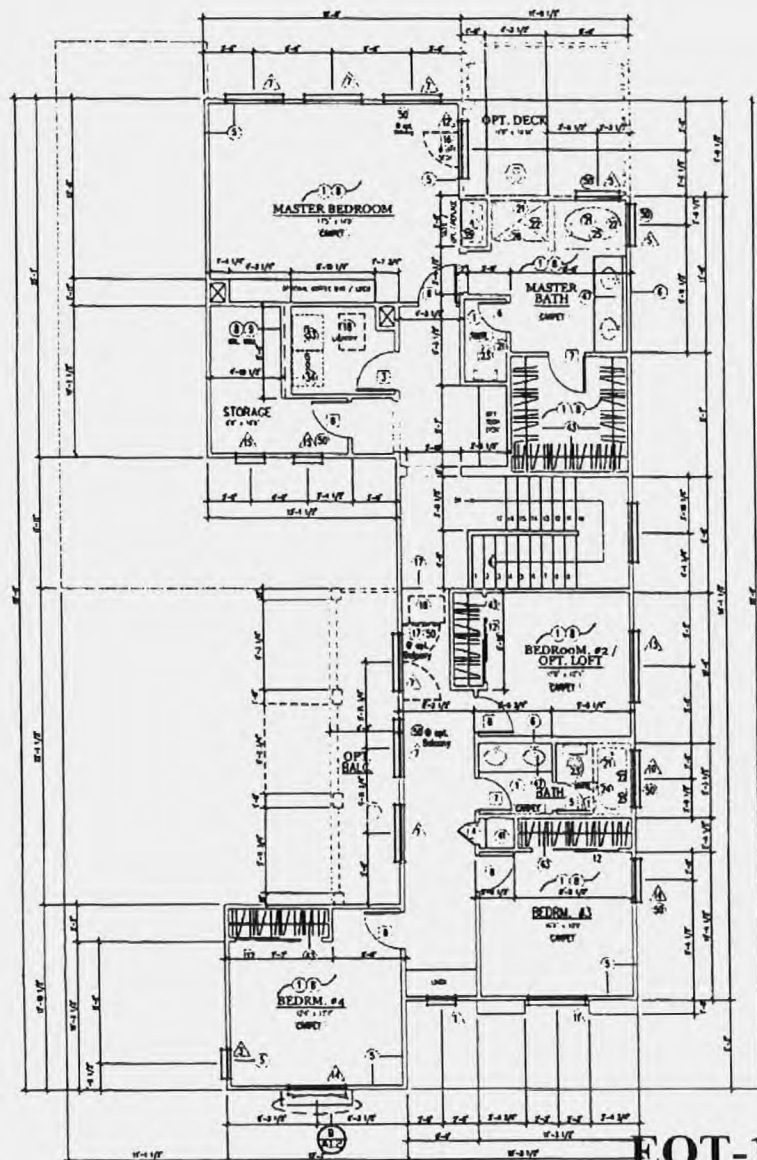
1/4" = 1'-0"



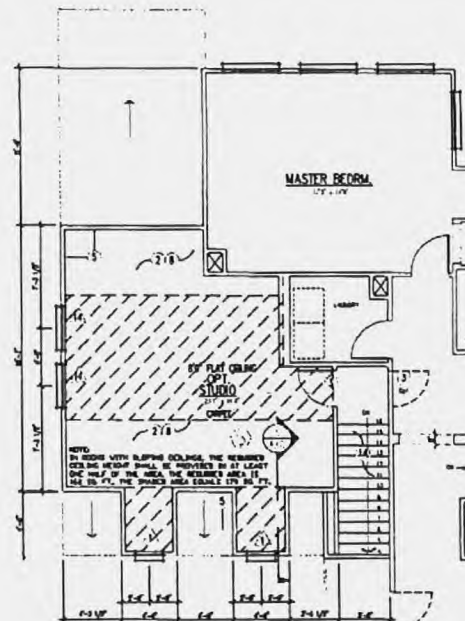
FIRST FLOOR PLAN - B

1/4" = 1'-0"

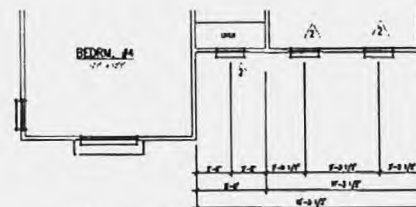
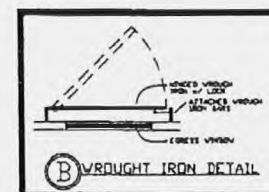
KEYNOTES	DOOR SCHED.
1. LUMBER SHALL BEAR APPROVED STAMP AND MEET ALL 1994 I.B.S. STANDARDS.	A = 1 3/4" SOLID CORE WITH SELF CLOSER AND NOT FITTING THRESHOLD ONE-HOUR FIRE-RESISTIVE MATERIAL ON GARAGE SIDE
2. FROMING - Drywall	B = SOLID CORE -
3. 1/2" PLASTER ON FORM	C = YELLOW CORE
4. 1/2" PLASTER ON FORM	D = TONPORED GLASS - 1-LITE FRENCH
5. 1/2" PLASTER ON FORM	E = TONPORED GLASS - 1-LITE FRENCH
6. 1/2" PLASTER ON FORM	F = GARAGE DOOR (SEE ELEV. APPEARANCE)
7. 1/2" PLASTER ON FORM	G = DETAIL C/D FOR GARAGE DOOR JOIST
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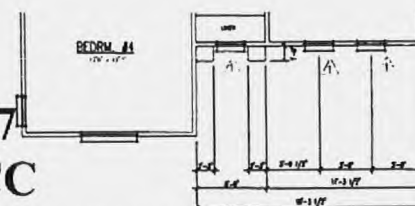
SECOND FLOOR PLAN
1/4" = 1'-0"
1726 SQ. FT.



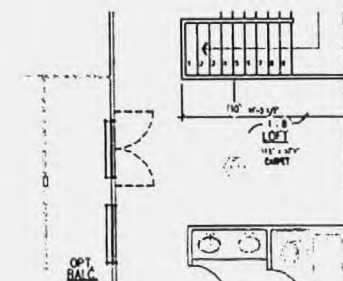
SECOND FLOOR PLAN (OPT. STUDIO)
1/4" = 1'-0"
312 SQ. FT.



SECOND FLOOR PLAN - C
1/4" = 1'-0"



SECOND FLOOR PLAN - B



OPT. 2ND FLOOR LOFT

EOT-18957
02-07-07 CC

LAS VEGAS DIVISION
7550 West Peak, Suite 212
LAS VEGAS, NV 89128 (702) 246-5600

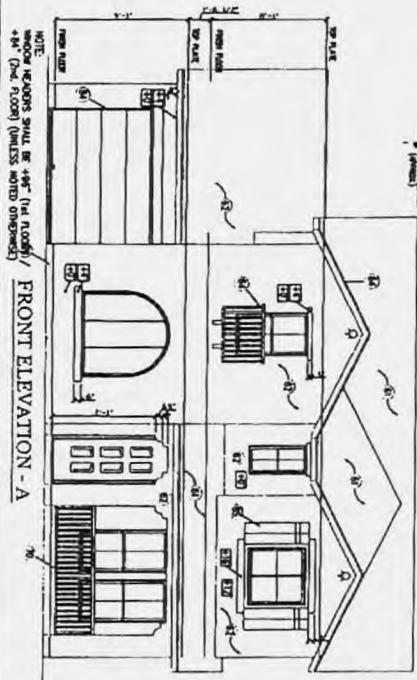
RICHMOND
AMERICAN HOMES
CLARK COUNTY - HENDERSON
LAS VEGAS & NORTH LAS VEGAS

FLOOR PLAN (2ND FLOOR) WITH OPTIONS

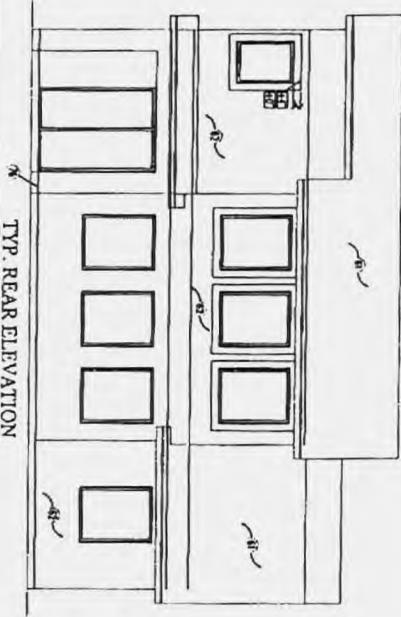
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5	REVISION	

4025

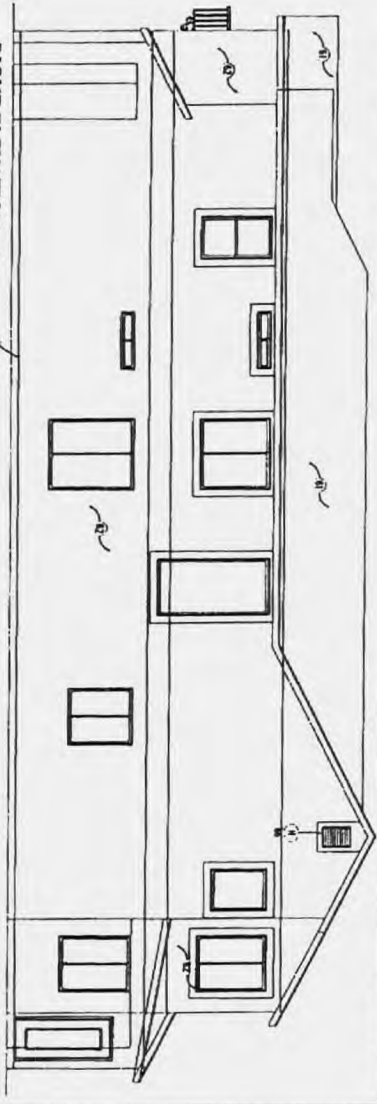
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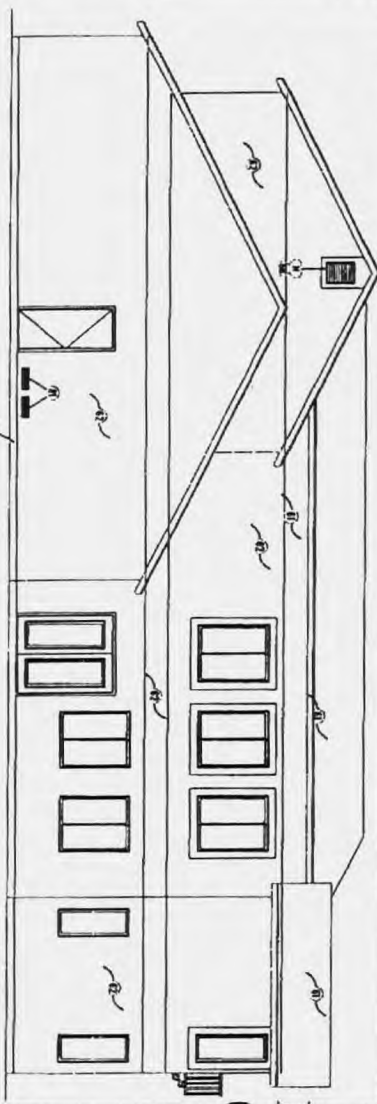
FRONT ELEVATION - A



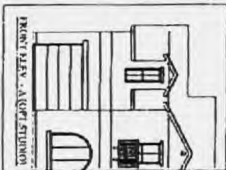
TYP. REAR ELEVATION



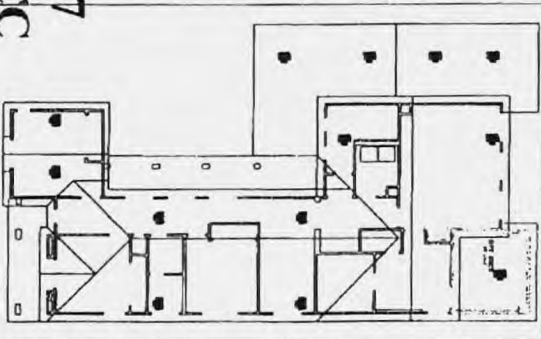
RIGHT ELEVATION - A



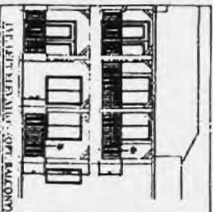
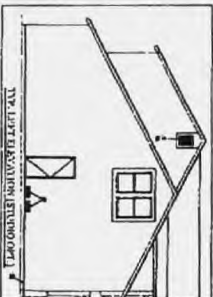
LEFT ELEVATION - A



FRONT PLAN - A (NOT TO SCALE)



EOT-18957
02-07-07 CC



KEYNOTES

1. FINISH MATERIALS SHALL BE AS SHOWN ON SHEET.
2. WINDOW HEIGHTS SHALL BE 6'-0" TO 6'-6" (UNLESS NOTED OTHERWISE).
3. SET COVER SHEET FOR A/C VENTILATION.
4. HALL WIDTH = 8'-0" (MIN.) & 8'-6" (MAX.)
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VENT SCHED.

1. ROOF VENTILATION SHALL COMPLY WITH
2. SET COVER SHEET FOR INFORMATION
ON REQUIRED A/C VENTILATION

A	Q101	B	Q102	C	Q103	D	Q104
E	Q105	F	Q106	G	Q107	H	Q108
I	Q109	J	Q110	K	Q111	L	Q112
M	Q113	N	Q114	O	Q115	P	Q116
Q	Q117	R	Q118	S	Q119	T	Q120
U	Q121	V	Q122	W	Q123	X	Q124
Y	Q125	Z	Q126				
REMARKS							

ROOF LAYOUT: FRONT, REAR, AND SIDE
OF ELEVATION - A

RICHMOND
AMERICAN HOMES
CLARK COUNTY, HENDERSON,
LAS VEGAS, & NORTH LAS VEGAS

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

4025
4025-2-A
CLARK



CONSULTING ENGINEERS • PLANNERS • SURVEYORS
PROVIDING QUALITY PROFESSIONAL
SERVICES SINCE 1960

December 27, 2006
W.O. 6540-A-1

City of Las Vegas Planning & Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101

RE: Farm / Jensen - Extension of Time for Site Development Plan Review
SDR-5490

On behalf of our client, Wagner Homes, VTN Nevada respectfully submits this letter and application for a 2 year Extension of Time for the above Site Development Plan Review. The additional time is necessary to complete the design phase for this project and process our final maps to recordation

This site will be developed as a single family residential subdivision located at the Northeast corner of Farm Road and Jensen Street. An Extension of time application is also being filed on related ZON-5488 for this project.

We appreciate your consideration of this application. Should you have any questions please do not hesitate to contact me.

Sincerely,

VTN NEVADA


Kathy Dancho
Process Coordinator

EOT-18957
02-07-07 CC



053022

6540

*Farm/Jensen
filed by others*

March 22, 2005

Lawrence Lermusiaux Family Trust, et al
6240 Duneville
Las Vegas, Nevada 89118

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY

MICHAEL MACK

STEVE WOLFSON

LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER

RE: SDR-5490 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 5, 2005
Related to ZON-5488 and WVR-5603

Dear Applicant:

The City Council at a regular meeting held January 5, 2005 APPROVED the request for a Site Development Plan Review FOR A 21-LOT SINGLE-FAMILY DEVELOPMENT on 5.00 acres (4.2 units per acre) adjacent to the northeast corner of Farm Road and Jensen Street (APN 125-18-201-008), U (Undeveloped) [PCD (Planned Community Development) General Plan Designation], [PROPOSED: PD (Planned Development)]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 6, 2005. This approval is subject to:

Planning and Development

1. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
2. All development shall be in conformance with the site plan and building elevations, date stamped October 22, 2004, except as amended by conditions herein.
3. A Rezoning (ZON-5488) to a PD (Planned Development) Zoning District and WVR-5603 for intersection offset approved by the City Council.
4. 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.
5. The setbacks for this development shall be a minimum of 12 feet to the front of the house, 18 feet to the front of the garage as measured from back of curb if no sidewalk is provided, 5 feet on the side, 5 feet on the corner side, and 15 feet in the rear.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-1-05

CLV 7009

EOT-18957
02-07-07 CC

CC: KFN

*Vern**Kathy
Planningfile*

6. A revised landscaping plan shall be submitted to Planning and Development prior to the issuance of building permits. The landscape plan shall reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within the buffer along the streets.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
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 walls shall comply with section 3.6 of the Grand Teton Village Master Development Plan and Design Standards. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. All City Code requirements and design standards of all City departments and as outlined in the Grand Teton Village Master Plan and Design Standards must be satisfied.

Public Works

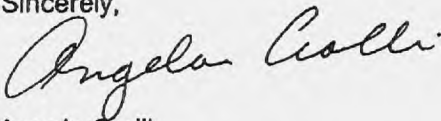
13. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping 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.
15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5488 and all other subsequent site-related actions.

EOT-18957
02-07-07 CC

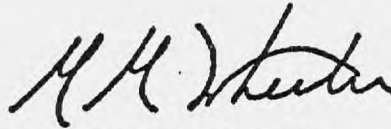
Lawrence Lermusiaux Family Trust, et al
SDR-5490 – Page Three
March 22, 2005

17. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Farus Farmanali
ALL Investment, LLC
6370 West Flamingo, Suite #40
Las Vegas, Nevada 89103

EOT-18957
02-07-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☒ **Consent** ☐ **Discussion****SUBJECT:**

EXTENSION OF TIME - VARIANCE

EOT-18741 - APPLICANT: EDWARD G. RIGGS - OWNER: AZRA COMMERCIAL CENTER, LLC - Request for an Extension of Time of an approved Variance (VAR-8344) THAT ALLOWED 60 PARKING SPACES WHERE 210 SPACES ARE REQUIRED at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

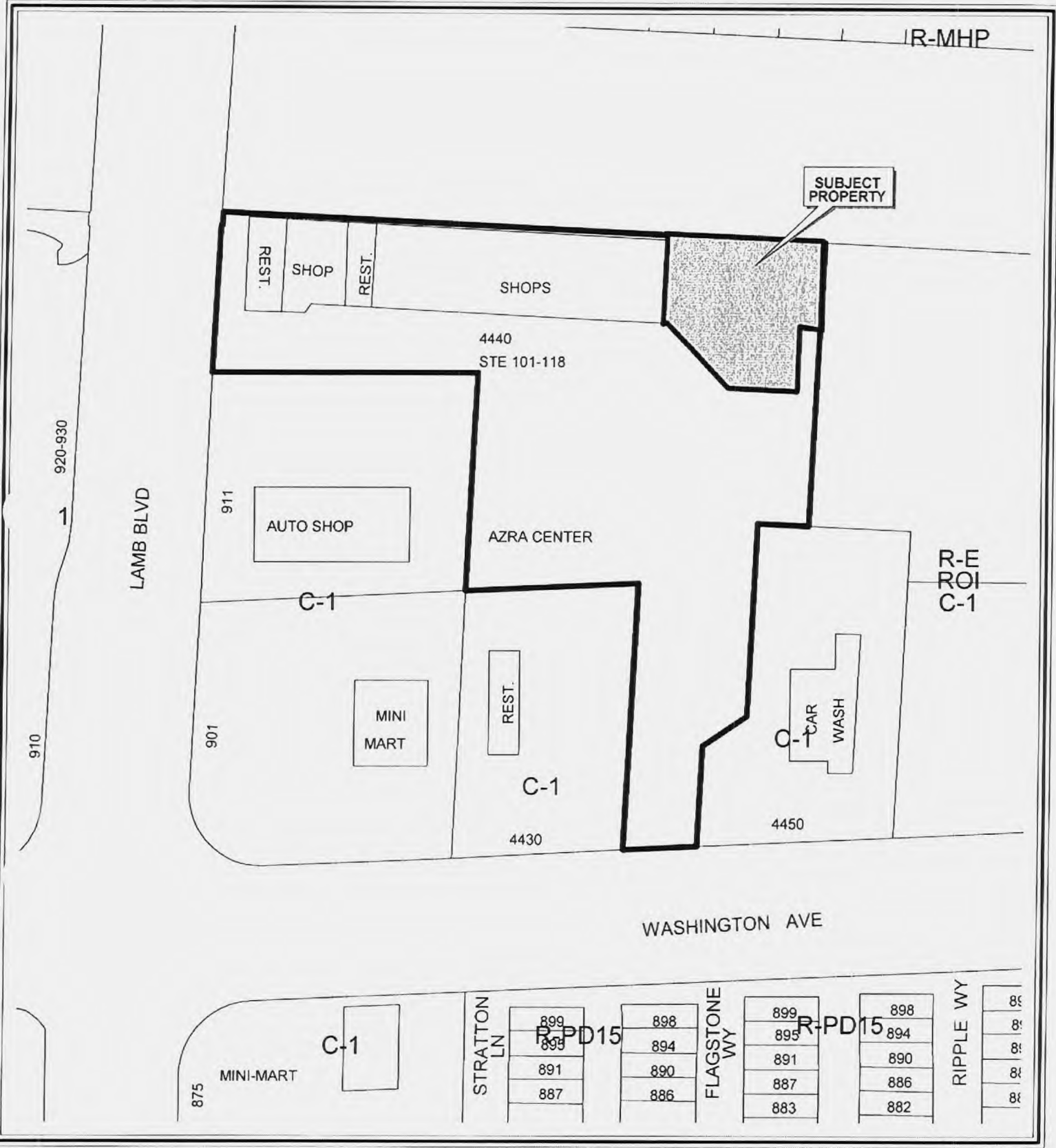
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for VAR-8344

Motion made by GARY REESE to Approve Subject to Conditions Item 75 [EOT-18955], Item 76 [EOT-18954], Item 77 [EOT-18952], Item 78 [EOT-18956], Item 79 [EOT-18957], Item 80 [EOT-18741], Item 81 [EOT-18740] and Item 87 [EOT-18647]

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: EOT-18741

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-18741 - APPLICANT: EDWARD G. RIGGS - OWNER:
AZRA COMMERCIAL CENTER, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on October 05, 2007 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Variance (VAR-8344) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Variance (VAR-8344) that allowed 60 parking spaces where 210 spaces are required at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/02/94	The City Council approved a Rezoning [Z-0105-94] from R-E (Residence Estates) and R-1 (Single Family Residential) to R-CL (Single Family Compact-Lot) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
10/03/95	The City Council approved a Rezoning [Z-0065-95] from R-E (Residence Estates) under Resolution of Intent to R-CL (Single Family Compact-Lot) to C-1 (Limited Commercial) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
09/08/97	The City Council approved a Rezoning [Z-0075-97] from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject site. The Planning Commission and staff recommended approval.
04/09/98	The Planning Commission approved a Site Development Plan Review [Z-0075-97(10 and Z-0105-97(1) for a 123,182 square foot shopping center on the subject site. Staff recommended approval.
05/11/98	The City Council approved a Special Use Permit [U-0019-98] for a Minor Auto Repair use on the subject site. The Planning Commission and staff recommended approval.
12/01/99	The City Council approved a Special Use Permit [U-0108-99] for Liquor Off-Premise Sales in connection with a proposed supermarket. The application was amended to beer and wine sales only. The Planning Commission and staff recommended approval.
12/15/99	The City Council approved a Special Use Permit [U-0114-99] for an Assisted Living Facility on parcels to the east of the subject site, a Special Use Permit [U-0015-99] for a Car Wash on the subject site and a Site Development Plan Review [Z-0075-97(2)] for a commercial center. The Planning Commission and staff recommended approval of all items.
05/15/02	The City Council approved a Special Use Permit [U-0017-02] for Beer/Wine Off-Premise Sales on the subject site. This application replaced the approval of U-0108-99, as it was never exercised. The Planning Commission and staff recommended approval.

10/05/05	The City Council approved a Variance [VAR-8344] to allow 60 parking spaces where 210 are required and a Special Use Permit [SUP-6932] for a proposed tavern and a waiver of the 1,500 foot separation requirement from a similar use at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003). The Planning Commission recommended approval. Staff recommended denial.
02/07/07	The City Council will consider a companion item of an Extension of Time [EOT-18740] of an approved Special Use Permit [SUP-6932] that allowed a tavern and a waiver of the 1,500 foot separation requirement from a similar use at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003). Staff recommends approval.
Related Building Permits/Business Licenses	
12/11/01	A license for a grocery store (El Toro Supermarket) was issued at 4440 East Washington Avenue, Suite #116. The store went out of business on 04/18/03.
06/05/02	A license for the off-premise sale of beer, wine and wine coolers was issued for a grocery store (El Toro Supermarket) at 4440 East Washington Avenue, Suite #116. The store went out of business on 04/18/03.
07/03/02	A license for restricted gaming at a grocery store (El Toro Supermarket) was issued at 4440 East Washington Avenue, Suite #116. The store went out of business on 04/18/03.
05/15/06	A restricted gaming license [G01-95660] was applied for at 4440 East Washington Avenue, Suite #116, but was never finalized by the City.
Pre-Application Meeting	
NONE	A pre-application conference is not required for this type of application.
Neighborhood Meeting	
NONE	A pre-application conference is not required for this type of application.

Details of Application Request	
Site Area	
Net Acres	2.37

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Drainage Facility (Las Vegas Wash)	PF (Public Facilities)	No Zoning (Las Vegas Wash)
South	Convenience Store/Gas Station Multi Family Residential	SC (Service Commercial) M (Medium Density Residential)	C-1 (Limited Commercial) R-PD15 (Residential Planned Development – 15 units per acre)
East	Undeveloped	SC (Service Commercial)	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
West	Commercial 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	Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

ANALYSIS

This is the first Extension of Time for the subject Variance (VAR-8344), which was approved by the City Council on 10/05/05. A Variance is exercised upon approval of a business license to conduct the activity, if one is required, or, otherwise, upon issuance of a certificate of occupancy or approval of a final inspection. The applicant has not been issued a business license or a certificate of occupancy nor have they received a final inspection for the proposed tavern use. No building permits have been issued for the proposed development. The applicant indicates that the Extension of Time is needed due to “delays in finalizing design issues.”

FINDINGS

Staff supports the subject Extension of Time for the approved Variance. The applicant has demonstrated that they are working towards the establishment of the proposed use on the subject site. A condition of approval has been added, which recommends that the extension be allowed for one year or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **EOT-18741** APN: 140-79-212-003

Name of Property Owner: AZRA COMMERCIAL CENTER LLC

Name of Applicant: KIM LARSEN

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

Yes

 X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This 12th day of December, 2006

Notary Public in and for said County and State

County and State
Clark Nevada

ANGELIQUE A. ROJO
NOTARY PUBLIC

STATE OF NEVADA
APP1 No 05 24758-1

MY APPR. EXPIRES DEC 14, 2008

DEC 13 2006

EOT-18741
02-07-07 CC

EOT-18741
02-07-07 CC

卷之五

**AND YOUR CLUB WILL GROW AND YOUR LEADER
AND CLUB WILL BECOME THE BEST IN THE**

BRIDGE	USE	FOOTING	PERMITS	PERMITS
10	WATER TOWER	1000	1000	1
11	WATER	1000	1000	1
12	WATER	1000	1000	1
13	WATER	1000	1000	1
14	WATER	1000	1000	1
15	WATER	1000	1000	1
16	WATER	1000	1000	1
17	WATER	1000	1000	1
18	WATER	1000	1000	1
19	WATER	1000	1000	1
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99	WATER	1000	1000	1
100	WATER	1000	1000	1

4440 EAST WASHINGTON AVE
SUITE 10
LAS VEGAS, NEVADA

GREENE TINDALL

NOTES

2. VICINITY MAP

THIS PROJECT

Alpe.

455' ±

120,785 sq ft.

33,778 sq ft.

26,088 sq ft.

1140 EAST WASHINGTON AVE.
SUITE 101 - 1140

425.4

1. SITE PLAN

442 F
JAN 21 1964

III

11/11/11

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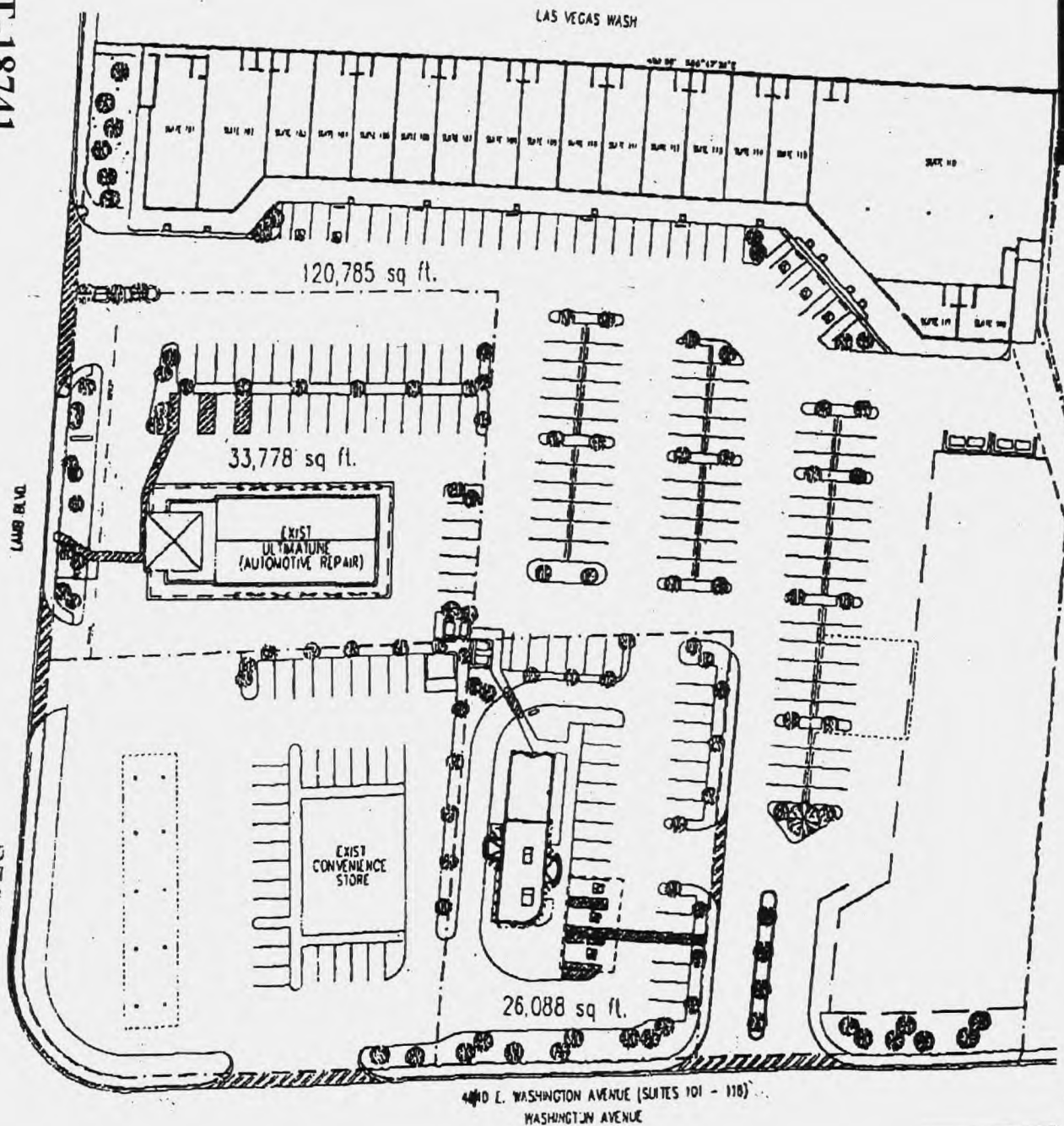
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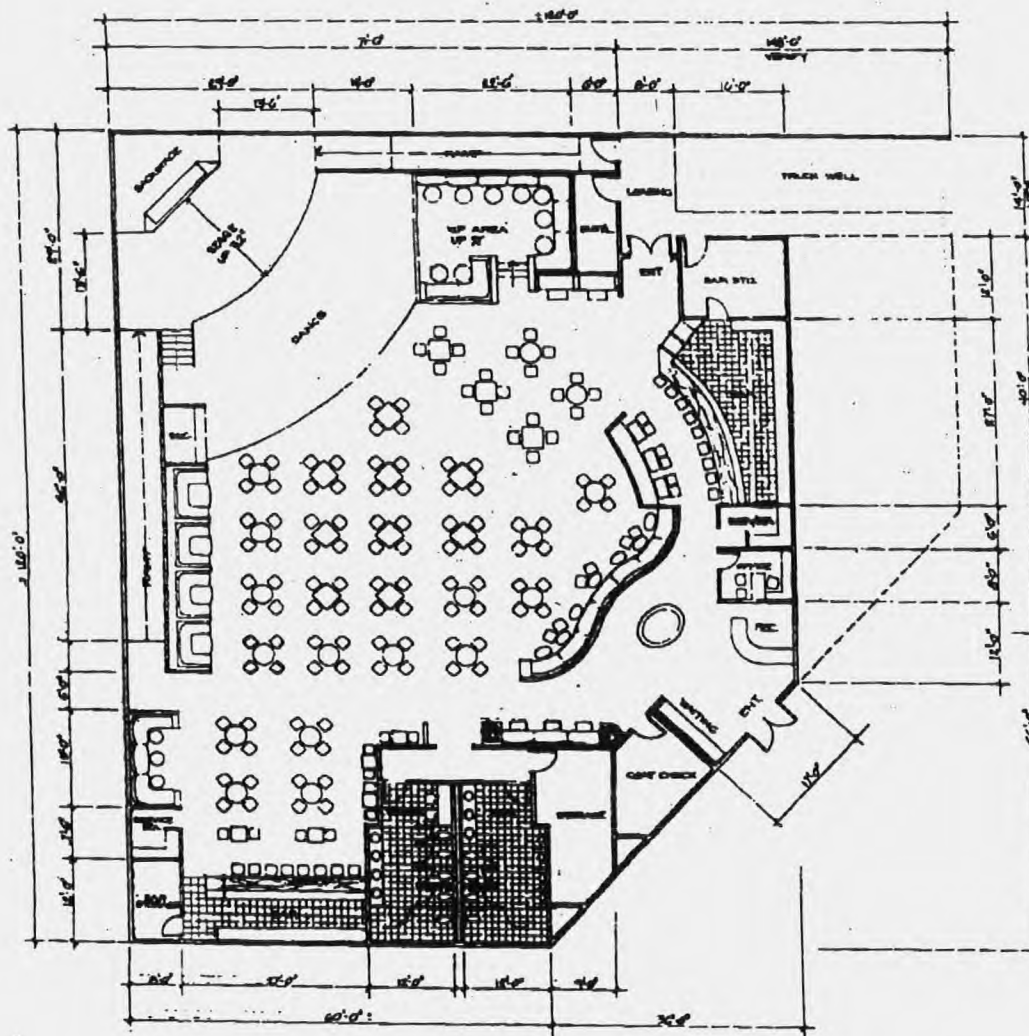
ATT
Shawn

EOT-18741
02-07-07 CC



A

RECEIVED
DEC 18 2006



① FLOOR PLAN
SCALE: 1/8" = 1'-0"

EOT-18741
02-07-07 CC

SEATING COUNT	
TABLE	126
BOOTH	83
BAR	17
TOTAL	225

DEC 18 2006

GREENE TINDALL 4440 EAST WASHINGTON AVE. SUITE 100 LAS VEGAS, NEVADA	
FLOOR PLAN	
4440 EAST WASHINGTON AVE. SUITE 100 LAS VEGAS, NEVADA	
A-2	

AZRA Commercial Center, LLC

936 E Sahara Ave
Las Vegas, NV 89104
(702)858-8022

September 25, 2006

City of Las Vegas
Planning & Development
731 South Fourth St
Las Vegas, NV 89101

RE: #6932 SUP - Special Use Permit + VAR - 8344 VARIANCE
Address: 4440 E. Washington Ave., Suite 116

Dear Sir or Madam:

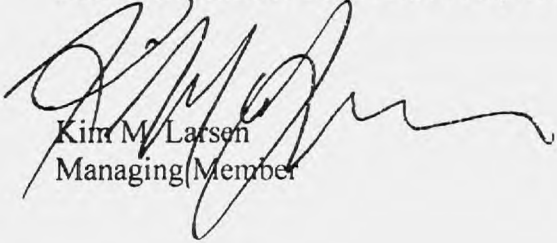
We hereby respectfully request a one year extension of time on the above entitled Special Use Permit due to delay in finalizing design issues.

Should you have any questions please contact the undersigned.

Thank you for your consideration in this matter.

Respectfully Submitted,

AZRA COMMERCIAL CENTER, LLC



Kim M. Larsen
Managing Member

EOT-18741
02-07-07 CC



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



055964

October 6, 2005

Ms. Kim Larsen
Azra Commercial Center, LLC
936 East Sahara Avenue
Las Vegas, Nevada 89104

RE: VAR-8344 - VARIANCE
CITY COUNCIL MEETING OF OCTOBER 5, 2005
RELATED TO SUP-6932

Dear Ms. Larsen:

The City Council at a regular meeting held October 5, 2005 APPROVED the request for a Variance TO ALLOW 60 PARKING SPACES WHERE 210 SPACES ARE REQUIRED on 2.37 acres at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003), C-1 (Limited Commercial) Zone, Ward 3 (Reese). [NOTE: Actual Variance is for 96 spaces]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 6, 2005. This approval is subject to:

Planning and Development

1. This variance shall be for no more than 96 spaces.
2. Approval of and conformance to the conditions of approval for Special Use Permit (SUP-6932).
3. If any additions are made to the existing commercial center, the proposed Tavern shall obtain any agreements necessary to allow for shared parking with the newly developed phase.
4. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

Sincerely,

Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

EOT-18741
02-07-07 CC

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

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

Mr. Jay H. Brown
520 South Fourth Street
Las Vegas, Nevada 89101

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ Consent ☐ Discussion

SUBJECT:

EXTENSION OF TIME - SPECIAL USE PERMIT

EOT-18740 - APPLICANT: EDWARD G. RIGGS - OWNER: AZRA COMMERCIAL CENTER, LLC - Request for an Extension of Time of an approved Special Use Permit (SUP-6932) THAT ALLOWED A TAVERN AND A WAIVER OF THE 1,500 FOOT SEPARATION REQUIREMENT FROM A SIMILAR USE at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003), C-1 (Limited Commercial) 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.

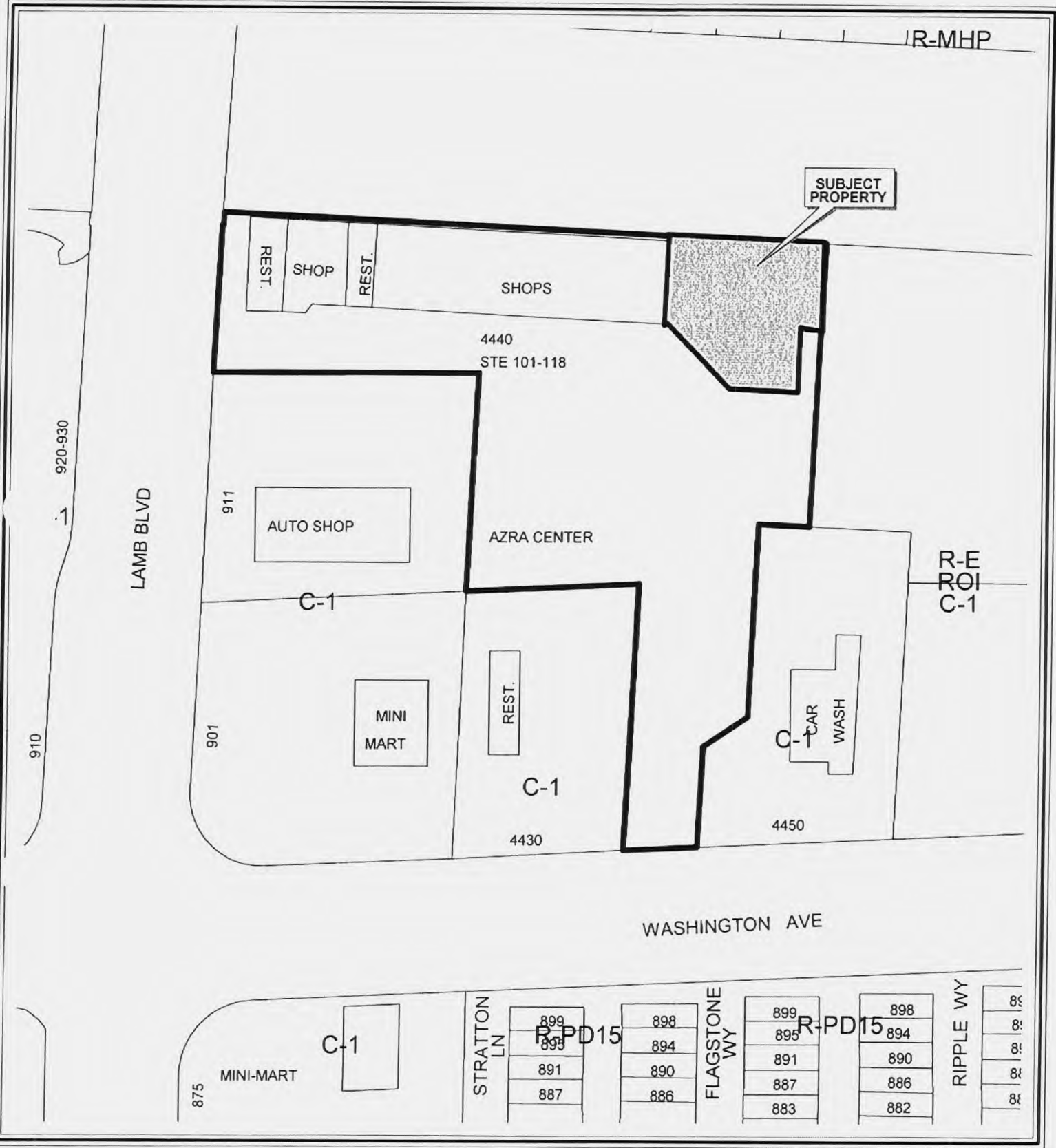
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SUP-6932

Motion made by GARY REESE to Approve Subject to Conditions Item 75 [EOT-18955], Item 76 [EOT-18954], Item 77 [EOT-18952], Item 78 [EOT-18956], Item 79 [EOT-18957], Item 80 [EOT-18741], Item 81 [EOT-18740] and Item 87 [EOT-18647]

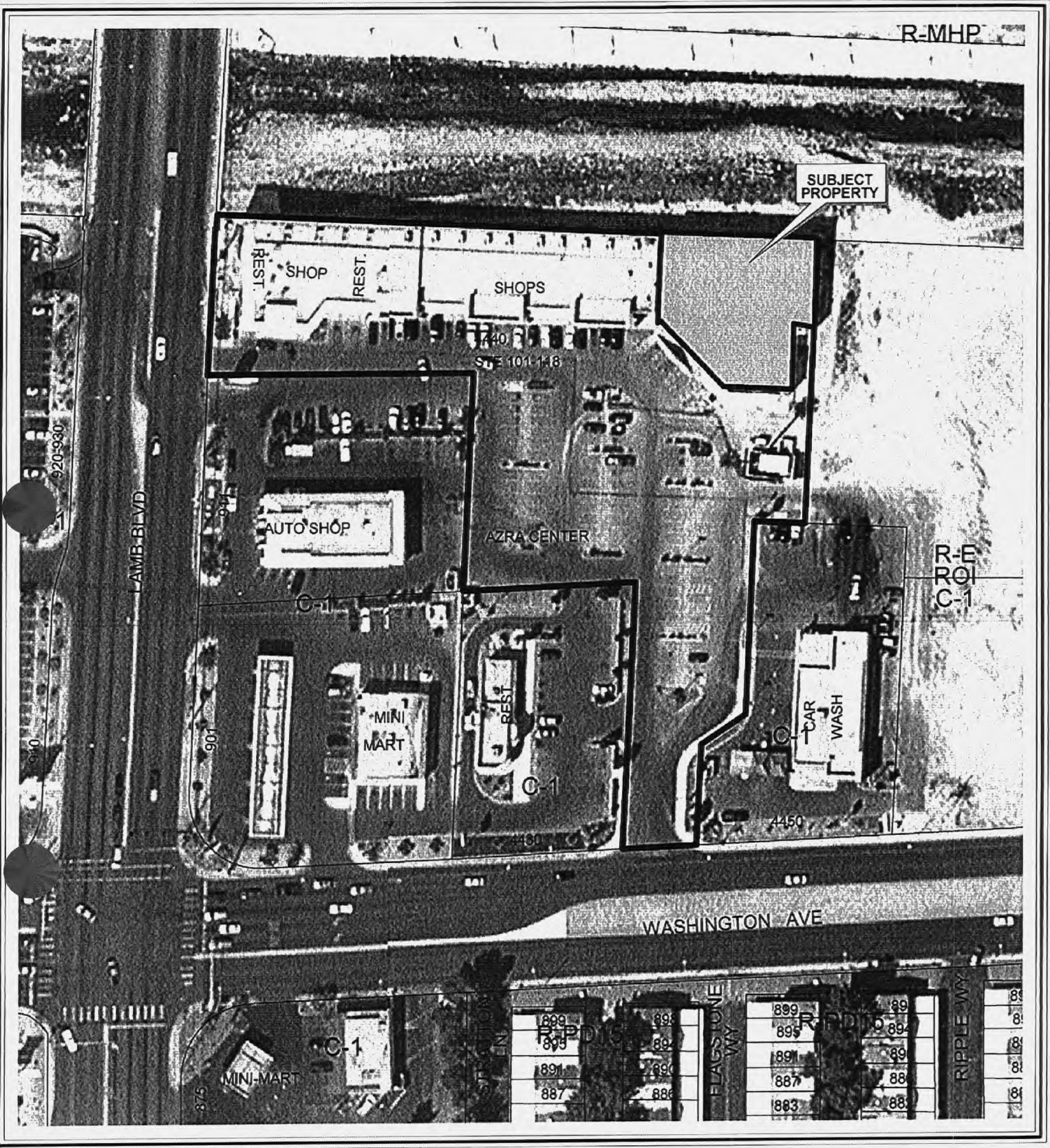
Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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: EOT-18740

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



CASE: EOT-18740

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-18740 - APPLICANT: EDWARD G. RIGGS - OWNER:
AZRA COMMERCIAL CENTER, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on October 05, 2007 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-6932) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-6932) that allowed a tavern and a waiver of the 1,500 foot separation requirement from a similar use at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/02/94	The City Council approved a Rezoning [Z-0105-94] from R-E (Residence Estates) and R-1 (Single Family Residential) to R-CL (Single Family Compact-Lot) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
10/03/95	The City Council approved a Rezoning [Z-0065-95] from R-E (Residence Estates) under Resolution of Intent to R-CL (Single Family Compact-Lot) to C-1 (Limited Commercial) on the subject site as part of a larger request. The Planning Commission and staff recommended approval.
09/08/97	The City Council approved a Rezoning [Z-0075-97] from R-E (Residence Estates) to C-1 (Limited Commercial) on the subject site. The Planning Commission and staff recommended approval.
04/09/98	The Planning Commission approved a Site Development Plan Review [Z-0075-97(10 and Z-0105-97(1) for a 123,182 square foot shopping center on the subject site. Staff recommended approval.
05/11/98	The City Council approved a Special Use Permit [U-0019-98] for a Minor Auto Repair use on the subject site. The Planning Commission and staff recommended approval.
12/01/99	The City Council approved a Special Use Permit [U-0108-99] for Liquor Off-Premise Sales in connection with a proposed supermarket. The application was amended to beer and wine sales only. The Planning Commission and staff recommended approval.
12/15/99	The City Council approved a Special Use Permit [U-0114-99] for an Assisted Living Facility on parcels to the east of the subject site, a Special Use Permit [U-0015-99] for a Car Wash on the subject site and a Site Development Plan Review [Z-0075-97(2)] for a commercial center. The Planning Commission and staff recommended approval of all items.
05/15/02	The City Council approved a Special Use Permit [U-0017-02] for Beer/Wine Off-Premise Sales on the subject site. This application replaced the approval of U-0108-99, as it was never exercised. The Planning Commission and staff recommended approval.

10/05/05	The City Council approved a Variance [VAR-8344] to allow 60 parking spaces where 210 are required and a Special Use Permit [SUP-6932] for a proposed tavern and a waiver of the 1,500 foot separation requirement from a similar use at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003). The Planning Commission recommended approval. Staff recommended denial.
02/07/07	The City Council will consider a companion item of an Extension of Time [EOT-18741] of an approved Variance [VAR-8344] that allowed 60 parking spaces where 210 spaces are required at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003). Staff recommends approval.
Related Building Permits/Business Licenses	
12/11/01	A license for a grocery store (El Toro Supermarket) was issued at 4440 East Washington Avenue, Suite #116. The store went out of business on 04/18/03.
06/05/02	A license for the off-premise sale of beer, wine and wine coolers was issued for a grocery store (El Toro Supermarket) at 4440 East Washington Avenue, Suite #116. The store went out of business on 04/18/03.
07/03/02	A license for restricted gaming at a grocery store (El Toro Supermarket) was issued at 4440 East Washington Avenue, Suite #116. The store went out of business on 04/18/03.
05/15/06	A restricted gaming license [G01-95660] was applied for at 4440 East Washington Avenue, Suite #116, but was never finalized by the City.
Pre-Application Meeting	
NONE	A pre-application conference is not required for this type of application.
Neighborhood Meeting	
NONE	A pre-application conference is not required for this type of application.

Details of Application Request	
Site Area	
Net Acres	2.37

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Drainage Facility (Las Vegas Wash)	PF (Public Facilities)	No Zoning (Las Vegas Wash)
South	Convenience Store/Gas Station Multi Family Residential	SC (Service Commercial) M (Medium Density Residential)	C-1 (Limited Commercial) R-PD15 (Residential Planned Development – 15 units per acre)
East	Undeveloped	SC (Service Commercial)	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
West	Commercial 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	Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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

ANALYSIS

This is the first Extension of Time for the subject Special Use Permit (SUP-6932), which was approved by the City Council on 10/05/05. A Special Use Permit is exercised upon approval of a business license to conduct the activity, if one is required, or, otherwise, upon issuance of a certificate of occupancy or approval of a final inspection. The applicant has not been issued a business license or a certificate of occupancy nor have they received a final inspection for the proposed tavern use. No building permits have been issued for the proposed development. The applicant indicates that the Extension of Time is needed due to "delays in finalizing design issues."

FINDINGS

Staff supports the subject Extension of Time for the approved Special Use Permit. The applicant has demonstrated that they are working towards the establishment of the proposed use on the subject site. A condition of approval has been added, which recommends that the extension be allowed for one year or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-18740** APN: 140-29-212-003

Name of Property Owner: Arizona Commerce LLC

Name of Applicant: K-111 L. J. R. S. F. T.

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?

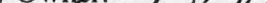
_____ Yes ~~_____~~ No

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: _____

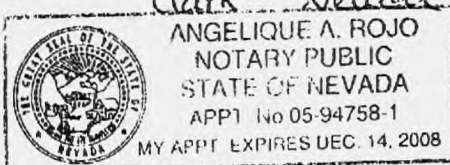
Signature of Property Owner: 

Print Name: / / Kim M LARSEN

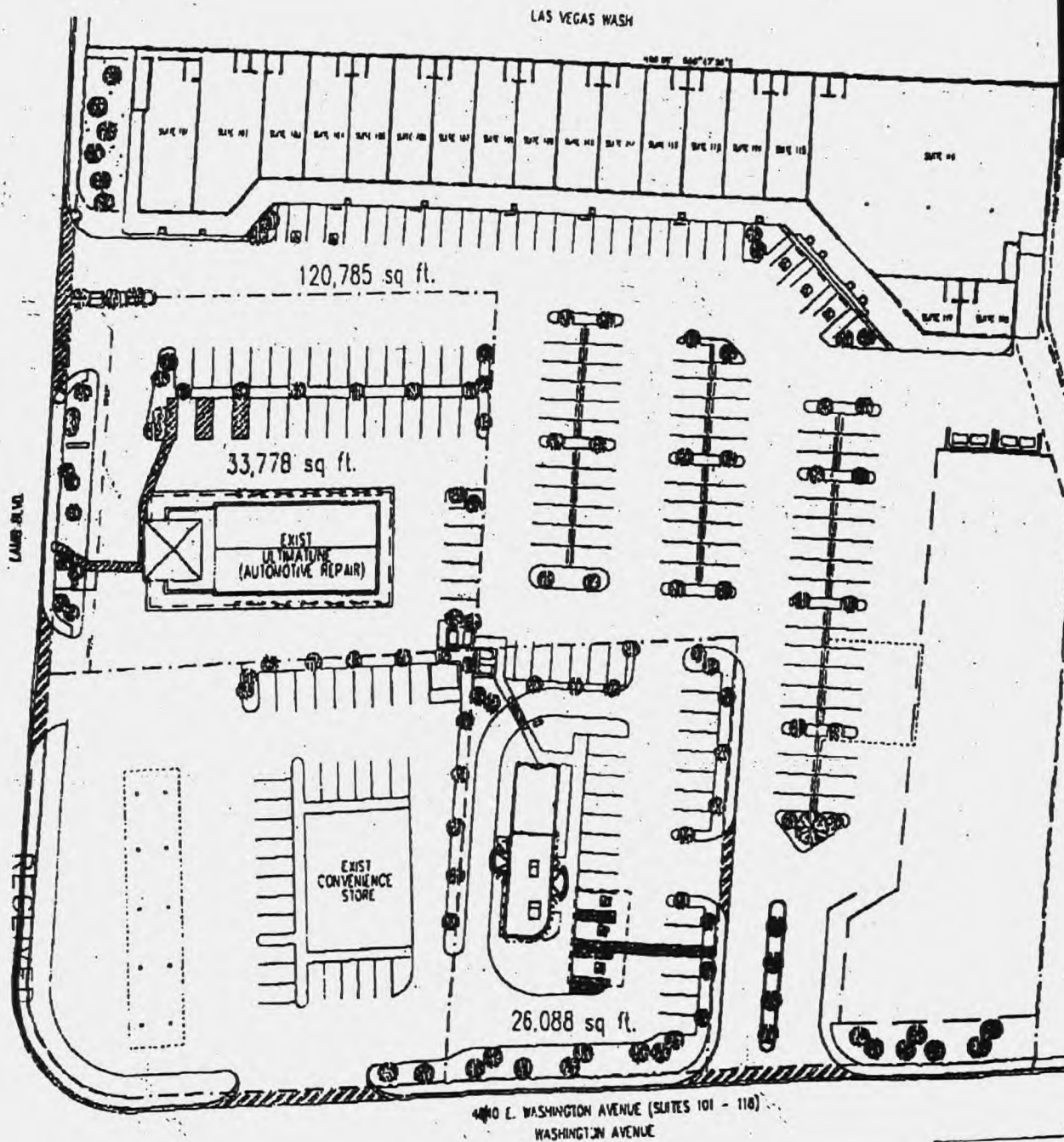
Subscribed and sworn before me

This 12th day of December, 2006

Notary Public in and for said County and State



ATT
Shawn



A

EOT-18740
02-07-07 CC

DEC 13 2006



SEATING COUNT	
TABLE	126
BOOTH	83
BAR	17
TOTAL	225

RECEIVED
DEC 13 2006

[illegible]

AZRA Commercial Center, LLC

936 E Sahara Ave
Las Vegas, NV 89104
(702)858-8022

September 25, 2006

City of Las Vegas
Planning & Development
731 South Fourth St
Las Vegas, NV 89101

RE: #6932 SUP - Special Use Permit + VAR - 8344 VARIANCE
Address: 4440 E. Washington Ave., Suite 116

Dear Sir or Madam:

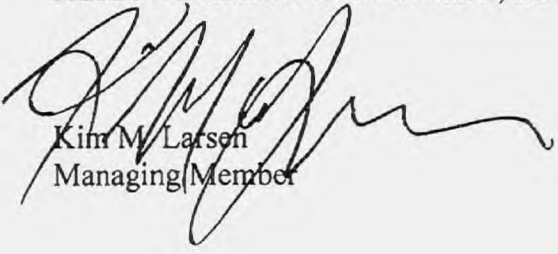
We hereby respectfully request a one year extension of time on the above entitled Special Use Permit due to delay in finalizing design issues.

Should you have any questions please contact the undersigned.

Thank you for your consideration in this matter.

Respectfully Submitted,

AZRA COMMERCIAL CENTER, LLC



Kim M. Larsen
Managing Member

EOT-18740
02-07-07 CC



055963



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

October 6, 2005

Ms. Kim Larsen
Azra Commercial Center, LLC
936 East Sahara Avenue
Las Vegas, Nevada 89104

RE: SUP-6932 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF OCTOBER 5, 2005
RELATED TO VAR-8344

Dear Ms. Larsen:

The City Council at a regular meeting held October 5, 2005 APPROVED the request for a Special Use Permit FOR A PROPOSED TAVERN AND A WAIVER OF THE 1,500 FOOT SEPARATION REQUIREMENT FROM A SIMILAR USE at 4440 East Washington Avenue, Suite #116 (APN 140-29-212-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 6, 2005. This approval is subject to:

Planning and Development

1. A Variance to allow for a reduction in required parking shall be submitted and approved by the City Council prior to the approval of a business license and/or a Tenant Improvement.
2. Conformance to all Minimum Requirements under Title 19.04.050 for Liquor Establishment (Off-Sale) use.
3. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

EOT-18740
02-07-07 CC

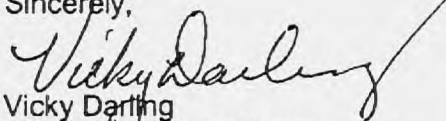
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov
1R112-001-06-05

Ms. Kim Larsen
SUP-6932 – Page Two
October 6, 2005

Public Works

6. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

Sincerely,



Vicky Darling
Assistant Deputy City Clerk for
Barbara Jo Ronemus, City Clerk

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

Mr. Jay H. Brown
520 South Fourth Street
Las Vegas, Nevada 89101

EOT-18740
02-07-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ Consent ☐ Discussion

SUBJECT:

EXTENSION OF TIME - VARIANCE

EOT-18797 - APPLICANT/OWNER: URBAN LOFTS X, LTD. - Request for an Extension of Time of an approved Variance (VAR-5288) THAT ALLOWED 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) 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 VAR-5288

Motion made by GARY REESE to Approve Subject to Conditions and amending Condition 1 as read for the record:

1. This Extension of Time will expire on December 1, 2007 unless another Extension of Time is approved by the City Council.

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

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

Minutes:

MAYOR GOODMAN brought forward Consent Items 82 through 84 for discussion to ask the applicant if this project would actually be built.

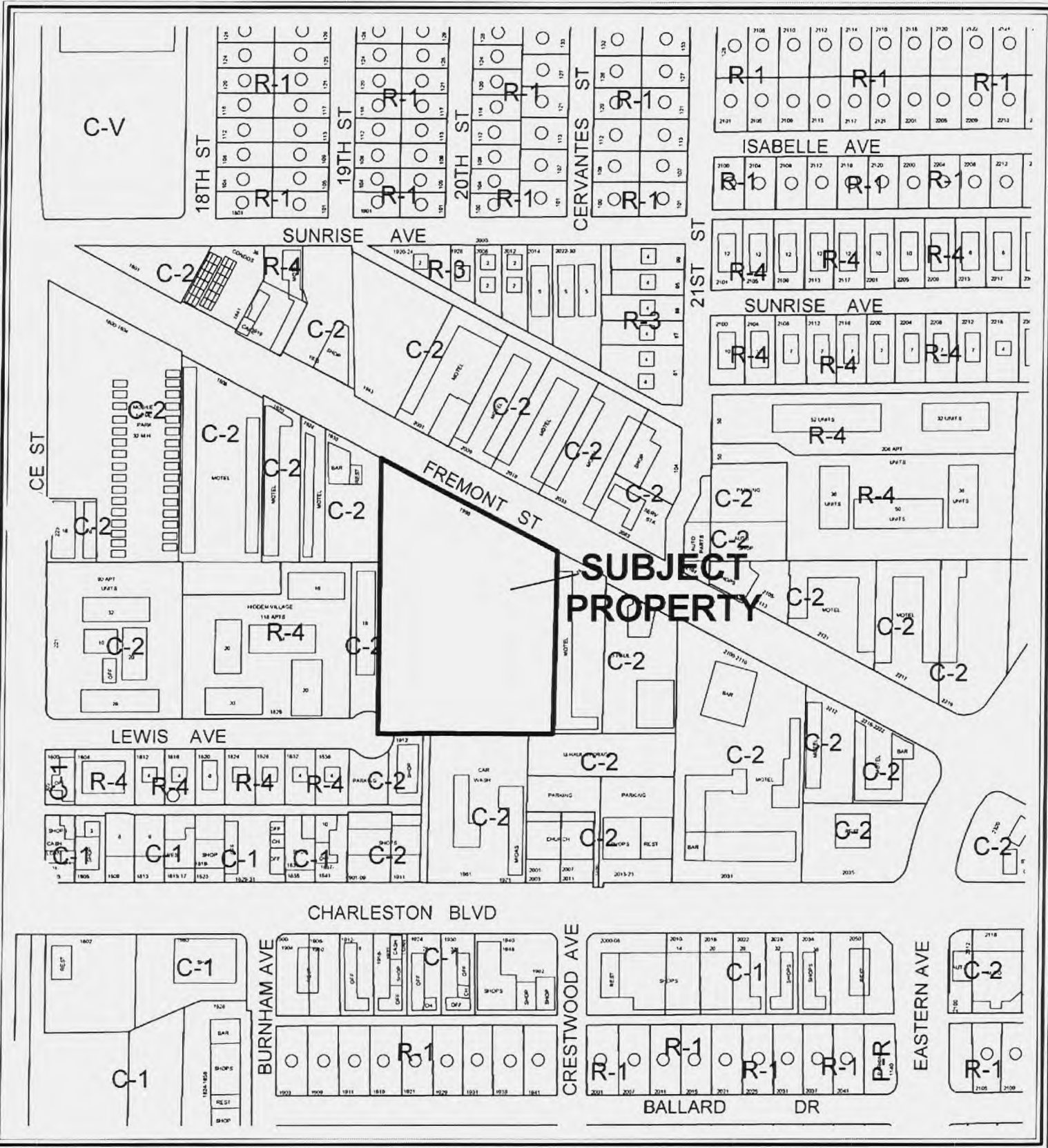
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

TRINITY SCHLOTTMAN, Urban Lofts, 1700 East Desert Inn Road, appeared on behalf of the applicant. MAYOR GOODMAN indicated he had been concerned that the City was being played a fool by developers who were asking for entitlements. The City granted those entitlements with no expectations on the part of the developer to develop the project that was represented to the City Council. A one-year review was imposed for this purpose. He wanted to know what they have done in the past year to make the City grant another extension.

MR. SCHLOTTMAN replied that civil improvement plans were submitted to the City yesterday and they are being routed for permits.

COUNCILMAN REESE added that this project will be built and granted the extension for another year. MARGO WHEELER, Director of Planning and Development Department, indicated that Condition 1 would need to be amended to reflect the expiration date of December 1, 2007.

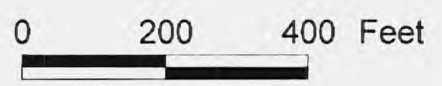




CASE: EOT-18797

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





CASE: EOT-18797

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-18797/APPLICANT/OWNER: URBAN LOFTS X, LTD.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on December 01, 2008 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Variance (VAR-5288) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Variance (VAR-5288) that allowed 78 percent of the total floor area of a live/work unit to be used for residential purposes where 50 percent is the maximum allowed on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/01/04	The City Council approved a Waiver [WVR-5289] of Title 18.12.100 to allow 32-foot private streets where 39 feet is the minimum width required, a Variance [VAR-5288] to allow 78 percent of the total floor area of a live/work unit to be used for residential purposes where 50 percent is the maximum allowed, a Special Use Permit [SUP-5287] for a live/work development, and a Site Development Plan Review [SDR-5286] and a Waiver of streetscape and build-to requirements for a proposed 71-unit live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010). The Planning Commission and staff both recommended approval on 11/04/04.
04/14/05	The Planning Commission approved a Request for a Tentative Map [TMP-6134] for a 71-unit live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010). Staff recommended approval.
02/07/07	The City Council will consider an Extension of Time [EOT-18798] of an approved Special Use Permit (SUP-5287) that allowed a live/work development, and an Extension of Time [EOT-18799] of an approved Site Development Plan Review (SDR-5286) that allowed a 71-unit live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010). Staff is recommending approval.
<i>Related Building Permits/Business Licenses</i>	
04/05/05	A sign permit [Permit #05002049] was issued for wood sign with posts in the ground.
09/20/06	Civil improvement plans [HANSEN Project #11347] were submitted for a second time through the express review process. Mylars have not been submitted for final signature as of yet.
10/09/06	The Department of Planning and Development accepted a Final Map [FMP-17456] application for the project. The Final Map Technical Review Action Letter was sent on 11/21/06. Mylars have not been submitted as of yet.
<i>Pre-Application Meeting</i>	
NONE	A pre-application conference is not required for this type of application.
<i>Neighborhood Meeting</i>	
NONE	A neighborhood meeting is not required for this type of application.

Details of Application Request	
Site Area	
Gross Acres	4.24
Net Acres	3.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	C-2 (General Commercial)
North	Motel	MXU (Mixed-Use)	C-2 (General Commercial)
South	Auto Parts Store Carwash Minor Auto Repair Truck Rental	MXU (Mixed-Use)	C-2 (General Commercial)
East	Motel	MXU (Mixed-Use)	C-2 (General Commercial)
West	Tavern Apartments	MXU (Mixed-Use)	C-2 (General Commercial) & R-4 (High Density Residential)

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

ANALYSIS

This is the first Extension of Time for the subject Variance (VAR-5288), which was approved by the City Council on 12/01/04. A Variance is exercised upon approval of a business license to conduct the activity, if one is required, or, otherwise, upon issuance of a certificate of occupancy or approval of a final inspection. The applicant has not been issued a business license or a certificate of occupancy nor have they received a final inspection for the proposed live/work development. No building permits have been issued for the proposed development; however civil improvement plans [HANSEN Project #11347] were reviewed on 10/04/06 and are pending the submittal of mylars for final signatures. A Final Map [FMP-17456] technical review was completed and an action letter sent out to the applicant on 11/21/06, but no mylars have been returned for processing as of yet. The applicant indicates that the Extension of Time is needed

due to time constraints created by engineering obstacles concerning drainage issues, as well as issues surrounding the acquiring of notarized permission letters from abutting property owners to allow the applicant to demolish, grade and reconstruct retaining walls on the adjacent properties.

FINDINGS

Staff supports the subject Extension of Time for the approved Variance. The applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
--	-----

<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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Case Number: **EOT-18797** APN: 139-35-803-010

Name of Property Owner: Urban Lofts X, LTD

Name of Applicant: Urban Lofts X, LTD

Name of Representative: Trinity Schlottman

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: Urban Lighthouse, Ltd. by Las Vegas Lighthouse, Inc., G.P.

Print Name: JOEL DAVIS

Subscribed and sworn before me

This 1ST day of DECEMBER, 2096

Kendra L. Blair
Notary Public in and for said County and State

Urban Lofts X, Ltd.

1700 E. Desert Inn Rd. Ste. 202
Las Vegas, NV 89169
Phone: 702-697-0031
Fax: 702-697-0032



December 1, 2006

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

Re: Extension of Time for SDR-5286, SUP-5287, VAR-5288
Fremont Street Loft Homes

Planning Department,

Urban Lofts X, Ltd. received the support of City Council on December 1, 2004 to build a 71 unit three-story townhome community located in the Downtown Redevelopment Area. Soon after receiving approval by the City Council we started the civil engineering on this project and anticipated that we would acquire our permits within a year.

Since we started engineering on this project we have had many obstacles to overcome which has severely impacted our original anticipated start dates. Some of the obstacles that we had to overcome include accepting a significant amount of drainage from our neighbors and abutting streets and redirecting the storm water through onsite drainage systems; acquiring notarized letters giving us permission to demolish, grade, and reconstruct retaining walls on abutting properties; acquiring easements from neighbors to update utilities on their properties; acquiring deviations from standards to allow inverted crowned streets; and changing civil engineering firms during the design stages of the project.

We anticipate that we will be able to acquire our grading and utility permits very soon for the Fremont Street Loft Homes. The City of Las Vegas recently instructed us to modify a few minor details on our plans and stated we needed to return the plans for final signatures and processing. We have satisfactorily completed all details needed by the City of Las Vegas with the exception of the gates on the main entrance. We are currently working on resolving these issues with the department of public works, the fire department, and NDOT.

We are confident that we can resolve the issue at hand and any other minor comments that might arise within the upcoming weeks. We would respectfully like to request that an extension of time be granted to complete any remaining issues and to acquire our permits. We feel this project will add tremendously to the Downtown Redevelopment Area and assist in encouraging more development in the neighborhood.

If further assistance is needed please feel free to contact Trinity Schlottman at (702) 204-8737.

Sincerely,

Trinity Schlottman
Urban Lofts X, Ltd.
Las Vegas Division Manager
trinitys@Lsda.net

EOT-18797
02-07-07 CC



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
WRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

December 2, 2004

Mr. Frank Robertson
Urban Land Acquisition, Inc.
4512 Montrose
Houston, Texas 77006

RE: VAR-5288 - VARIANCE
CITY COUNCIL MEETING OF DECEMBER 1, 2004
Related to SUP-5287, WVR-5289 and SDR-5286

Dear Mr. Robertson:

The City Council at a regular meeting held December 1, 2004 APPROVED the request for a Variance TO ALLOW 78 PERCENT OF THE TOTAL FLOOR AREA OF A LIVE/WORK UNIT TO BE USED FOR RESIDENTIAL PURPOSES WHERE 50 PERCENT IS THE MAXIMUM ALLOWED in conjunction with a proposed 71-unit multi-family live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2004. This approval is subject to:

Planning and Development

1. Approval of an conformance to the Conditions of Approval for Special Use Permit (SUP-5287) and Site Development Plan Review (SDR-5286).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by City Council.

Sincerely,

Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Chad Vellinga
3445 South Valley View Boulevard
Las Vegas, Nevada 89102

Mr. Frank Robertson
Larry S. Davis & Associates
4512 Montrose
Houston, Texas 77006

EOT-18797
02-07-07 CC

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

VOICE 702.229.6011
TDD 702.386.9108

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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☒ **Consent** ☐ **Discussion****SUBJECT:**

EXTENSION OF TIME - SPECIAL USE PERMIT

EOT-18798 - APPLICANT/OWNER: URBAN LOFTS X, LTD. - Request for an Extension of Time of an approved Special Use Permit (SUP-5287) THAT ALLOWED A 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) 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 SUP-5287

Motion made by GARY REESE to Approve Subject to Conditions and amending Condition 1 as read for the record:

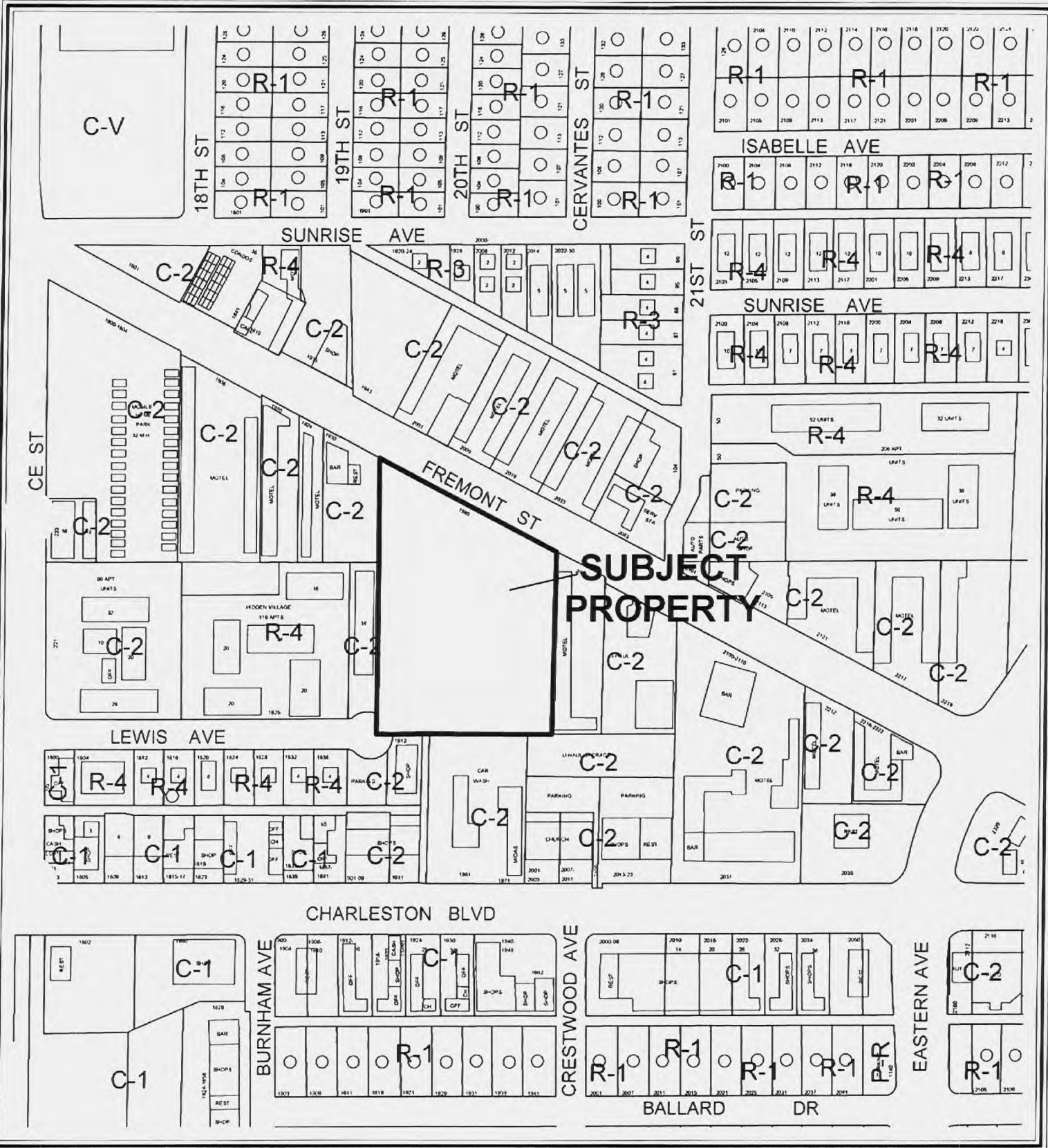
1. This Extension of Time will expire on December 1, 2007 unless another Extension of Time is approved by the City Council.

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 82 for related discussion.



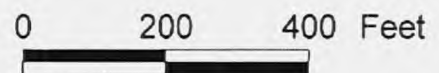
CASE: **EOT-18798**

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



CASE: EOT-18798

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-18798 - APPLICANT/OWNER: URBAN LOFTS X, LTD.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on December 01, 2008 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-5287) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-5287) that allowed a 71-unit live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/01/04	The City Council approved a Waiver [WVR-5289] of Title 18.12.100 to allow 32-foot private streets where 39 feet is the minimum width required, a Variance [VAR-5288] to allow 78 percent of the total floor area of a live/work unit to be used for residential purposes where 50 percent is the maximum allowed, a Special Use Permit [SUP-5287] for a live/work development, and a Site Development Plan Review [SDR-5286] and a Waiver of streetscape and build-to requirements for a proposed 71-unit live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010). The Planning Commission and staff both recommended approval on 11/04/04.
04/14/05	The Planning Commission approved a Request for a Tentative Map [TMP-6134] for a 71-unit live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010). Staff recommended approval.
02/07/07	The City Council will consider an Extension of Time [EOT-18797] of an approved Variance (VAR-5288) that allowed 78 percent of the total floor area of a live/work unit to be used for residential purposes where 50 percent is the maximum allowed, and an Extension of Time [EOT-18799] of an approved Site Development Plan Review (SDR-5286) that allowed a 71-unit live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010). Staff is recommending approval.
<i>Related Building Permits/Business Licenses</i>	
04/05/05	A sign permit [Permit #05002049] was issued for wood sign with posts in the ground.
09/20/06	Civil improvement plans [HANSEN Project #11347] were submitted for a second time through the express review process. Mylars have not been submitted for final signature as of yet.
10/09/06	The Department of Planning and Development accepted a Final Map [FMP-17456] application for the project. The Final Map Technical Review Action Letter was sent on 11/21/06. Mylars have not been submitted as of yet.
<i>Pre-Application Meeting</i>	
NONE	A pre-application conference is not required for this type of application.
<i>Neighborhood Meeting</i>	
NONE	A neighborhood meeting is not required for this type of application.

Details of Application Request	
Site Area	
Gross Acres	4.24
Net Acres	3.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	C-2 (General Commercial)
North	Motel	MXU (Mixed-Use)	C-2 (General Commercial)
South	Auto Parts Store Carwash Minor Auto Repair Truck Rental	MXU (Mixed-Use)	C-2 (General Commercial)
East	Motel	MXU (Mixed-Use)	C-2 (General Commercial)
West	Tavern Apartments	MXU (Mixed-Use)	C-2 (General Commercial) & R-4 (High Density Residential)

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

ANALYSIS

This is the first Extension of Time for the subject Special Use Permit (SUP-5287), which was approved by the City Council on 12/01/04. A Special Use Permit is exercised upon approval of a business license to conduct the activity, if one is required, or, otherwise, upon issuance of a certificate of occupancy or approval of a final inspection. The applicant has not been issued a business license or a certificate of occupancy nor have they received a final inspection for the proposed live/work development. No building permits have been issued for the proposed development; however civil improvement plans [HANSEN Project #11347] were reviewed on 10/04/06 and are pending the submittal of mylars for final signatures. A Final Map [FMP-17456] technical review was completed and an action letter sent out to the applicant on 11/21/06, but no mylars have been returned for processing as of yet. The applicant indicates that the Extension of

Time is needed due to time constraints created by engineering obstacles concerning drainage issues, as well as issues surrounding the acquiring of notarized permission letters from abutting property owners to allow the applicant to demolish, grade and reconstruct retaining walls on the adjacent properties.

FINDINGS

Staff supports the subject Extension of Time for the approved Special Use Permit. The applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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Urban Lofts X, Ltd.

1700 E. Desert Inn Rd. Ste. 202
Las Vegas, NV 89169
Phone: 702-697-0031
Fax: 702-697-0032



December 1, 2006

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

Re: Extension of Time for SDR-5286, SUP-5287, VAR-5288
Fremont Street Loft Homes

Planning Department,

Urban Lofts X, Ltd. received the support of City Council on December 1, 2004 to build a 71 unit three-story townhome community located in the Downtown Redevelopment Area. Soon after receiving approval by the City Council we started the civil engineering on this project and anticipated that we would acquire our permits within a year.

Since we started engineering on this project we have had many obstacles to overcome which has severely impacted our original anticipated start dates. Some of the obstacles that we had to overcome include accepting a significant amount of drainage from our neighbors and abutting streets and redirecting the storm water through onsite drainage systems; acquiring notarized letters giving us permission to demolish, grade, and reconstruct retaining walls on abutting properties; acquiring easements from neighbors to update utilities on their properties; acquiring deviations from standards to allow inverted crowned streets; and changing civil engineering firms during the design stages of the project.

We anticipate that we will be able to acquire our grading and utility permits very soon for the Fremont Street Loft Homes. The City of Las Vegas recently instructed us to modify a few minor details on our plans and stated we needed to return the plans for final signatures and processing. We have satisfactorily completed all details needed by the City of Las Vegas with the exception of the gates on the main entrance. We are currently working on resolving these issues with the department of public works, the fire department, and NDOT.

We are confident that we can resolve the issue at hand and any other minor comments that might arise within the upcoming weeks. We would respectfully like to request that an extension of time be granted to complete any remaining issues and to acquire our permits. We feel this project will add tremendously to the Downtown Redevelopment Area and assist in encouraging more development in the neighborhood.

If further assistance is needed please feel free to contact Trinity Schlottman at (702) 204-8737.

Sincerely,

Trinity Schlottman
Urban Lofts X, Ltd.
Las Vegas Division Manager
trinitys@lsda.net

EOT-18798
02-07-07 CC



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

December 2, 2004

Mr. Frank Robertson
Urban Land Acquisition, Inc.
4512 Montrose
Houston, Texas 77006

RE: SUP-5287 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF DECEMBER 1, 2004
Related to VAR-5288, WVR-5289 and SDR-5286

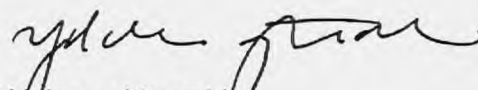
Dear Mr. Robertson:

The City Council at a regular meeting held December 1, 2004 APPROVED the request for a Special Use Permit FOR A PROPOSED 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2004. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.06.130 for the Live/Work use.
2. Approval of a Text Amendment (TXT-4602) to expand the boundaries of the Live/Work Overlay District to include the subject property.
3. Approval of and conformance to the Conditions of Approval of Site Development Plan Review SDR-5286.
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code Requirements and design standards of all City departments must be satisfied.

Sincerely,


Yvonne Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

VOICE 702.229.6011

TDD 702.386.9108

www.lasvegasnevada.gov
18112-001-8/04

cc: See Attached List

EOT-18798

02-07-07 CC

Mr. Frank Robertson
SUP-5287 – Page Two
December 2, 2004

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

Mr. Frank Robertson
Larry S. Davis & Associates
4512 Montrose
Houston, Texas 77006

Mr. Chad Vellinga
3445 South Valley View Boulevard
Las Vegas, Nevada 89102

EOT-18798
02-07-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ Consent ☐ Discussion

SUBJECT:

EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW

EOT-18799 - APPLICANT/OWNER: URBAN LOFTS X, LTD. - Request for an Extension of Time of an approved Site Development Plan Review (SDR-5286) THAT ALLOWED A 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) 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-5286

Motion made by GARY REESE to Approve Subject to Conditions and amending Condition 1 as read for the record as follows:

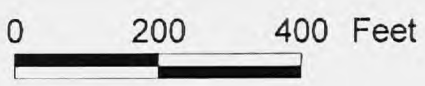
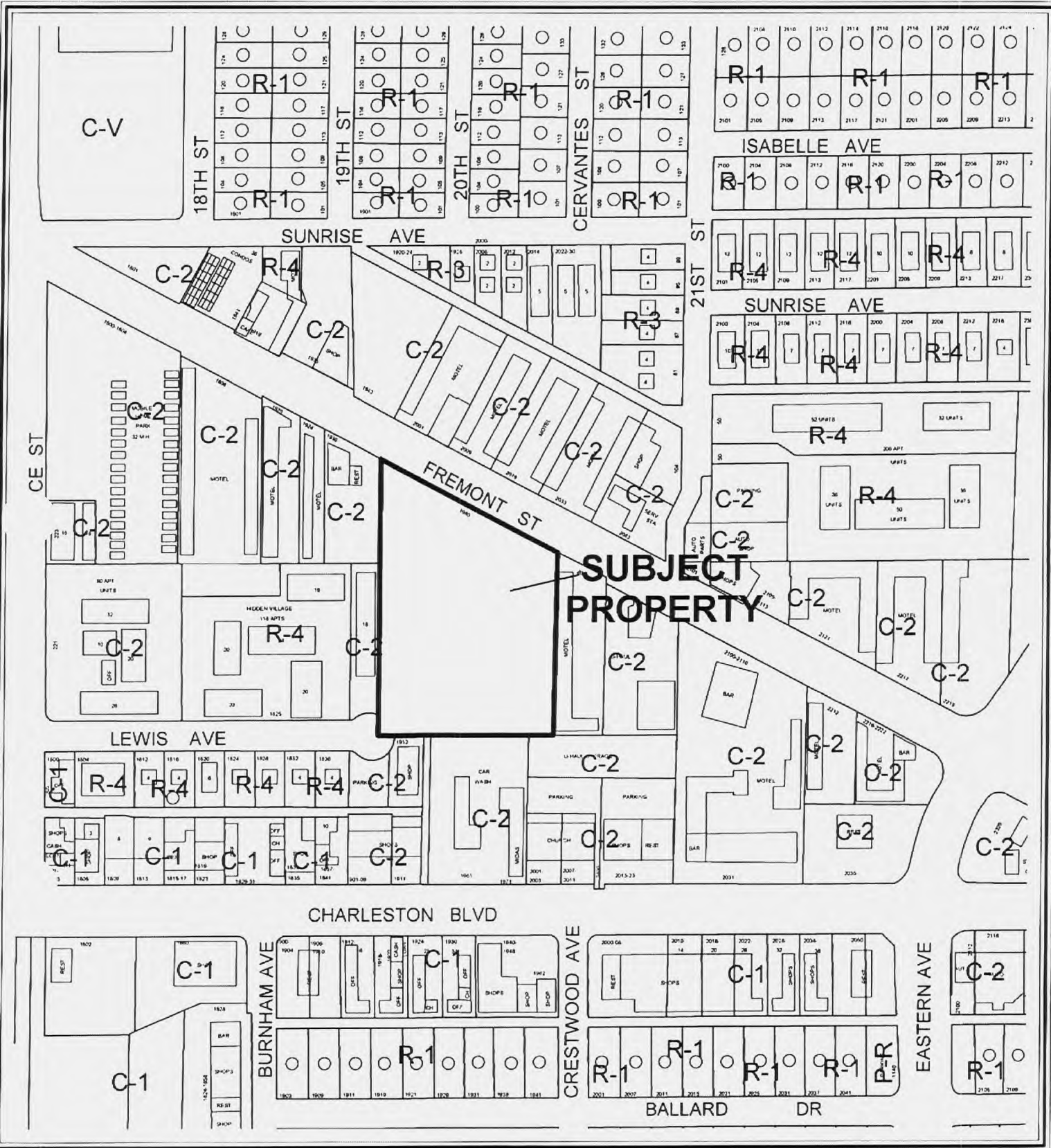
1. This Extension of Time will expire on December 1, 2007 unless another Extension of Time is approved by the City Council.

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 82 for related discussion.



CASE: EOT-18799

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





0 200 400 Feet

CASE: EOT-18799

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-18799 - APPLICANT/OWNER: URBAN LOFTS X, LTD.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on December 01, 2008 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-5286) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-5286) that allowed a 71-unit live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/01/04	The City Council approved a Waiver [WVR-5289] of Title 18.12.100 to allow 32-foot private streets where 39 feet is the minimum width required, a Variance [VAR-5288] to allow 78 percent of the total floor area of a live/work unit to be used for residential purposes where 50 percent is the maximum allowed, a Special Use Permit [SUP-5287] for a live/work development, and a Site Development Plan Review [SDR-5286] and a Waiver of streetscape and build-to requirements for a proposed 71-unit live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010). The Planning Commission and staff both recommended approval on 11/04/04.
04/14/05	The Planning Commission approved a Request for a Tentative Map [TMP-6134] for a 71-unit live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010). Staff recommended approval.
02/07/07	The City Council will consider an Extension of Time [EOT-18797] of an approved Variance (VAR-5288) that allowed 78 percent of the total floor area of a live/work unit to be used for residential purposes where 50 percent is the maximum allowed, and an Extension of Time [EOT-18798] of an approved Special Use Permit (SUP-5287) that allowed a 71-unit live/work development on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010).
<i>Related Building Permits/Business Licenses</i>	
04/05/05	A sign permit [Permit #05002049] was issued for wood sign with posts in the ground.
09/20/06	Civil improvement plans [HANSEN Project #11347] were submitted for a second time through the express review process. Mylars have not been submitted for final signature as of yet.
10/09/06	The Department of Planning and Development accepted a Final Map [FMP-17456] application for the project. The Final Map Technical Review Action Letter was sent on 11/21/06. Mylars have not been submitted as of yet.
<i>Pre-Application Meeting</i>	
NONE	A pre-application conference is not required for this type of application.
<i>Neighborhood Meeting</i>	
NONE	A neighborhood meeting is not required for this type of application.

Details of Application Request	
Site Area	
Gross Acres	4.24
Net Acres	3.79

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	C-2 (General Commercial)
North	Motel	MXU (Mixed-Use)	C-2 (General Commercial)
South	Auto Parts Store Carwash Minor Auto Repair Truck Rental	MXU (Mixed-Use)	C-2 (General Commercial)
East	Motel	MXU (Mixed-Use)	C-2 (General Commercial)
West	Tavern Apartments	MXU (Mixed-Use)	C-2 (General Commercial) & R-4 (High Density Residential)

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

ANALYSIS

This is the first Extension of Time for the subject Site Development Plan Review (SDR-5286), which was approved by the City Council on 12/01/04. A Site Development Plan Review is exercised upon approval issuance of a building permit for the principle structure on the site. No building permits have been issued for the proposed development; however civil improvement plans [HANSEN Project #11347] were reviewed on 10/04/06 and are pending the submittal of mylars for final signatures. A Final Map [FMP-17456] technical review was completed and an action letter sent out to the applicant on 11/21/06, but no mylars have been returned for processing as of yet. The applicant indicates that the Extension of Time is needed due to time constraints created by engineering obstacles concerning drainage issues, as well as issues

surrounding the acquiring of notarized permission letters from abutting property owners to allow the applicant to demolish, grade and reconstruct retaining walls on the adjacent properties.

FINDINGS

Staff supports the subject Extension of Time for the approved Site Development Plan Review. The applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
--	-----

<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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Urban Lofts X, Ltd.

1700 E. Desert Inn Rd. Ste. 202

Las Vegas, NV 89169

Phone: 702-697-0031

Fax: 702-697-0032



December 1, 2006

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

Re: Extension of Time for SDR-5286, SUP-5287, VAR-5288
Fremont Street Loft Homes

Planning Department,

Urban Lofts X, Ltd. received the support of City Council on December 1, 2004 to build a 71 unit three-story townhome community located in the Downtown Redevelopment Area. Soon after receiving approval by the City Council we started the civil engineering on this project and anticipated that we would acquire our permits within a year.

Since we started engineering on this project we have had many obstacles to overcome which has severely impacted our original anticipated start dates. Some of the obstacles that we had to overcome include accepting a significant amount of drainage from our neighbors and abutting streets and redirecting the storm water through onsite drainage systems; acquiring notarized letters giving us permission to demolish, grade, and reconstruct retaining walls on abutting properties; acquiring easements from neighbors to update utilities on their properties; acquiring deviations from standards to allow inverted crowned streets; and changing civil engineering firms during the design stages of the project.

We anticipate that we will be able to acquire our grading and utility permits very soon for the Fremont Street Loft Homes. The City of Las Vegas recently instructed us to modify a few minor details on our plans and stated we needed to return the plans for final signatures and processing. We have satisfactorily completed all details needed by the City of Las Vegas with the exception of the gates on the main entrance. We are currently working on resolving these issues with the department of public works, the fire department, and NDOT.

We are confident that we can resolve the issue at hand and any other minor comments that might arise within the upcoming weeks. We would respectfully like to request that an extension of time be granted to complete any remaining issues and to acquire our permits. We feel this project will add tremendously to the Downtown Redevelopment Area and assist in encouraging more development in the neighborhood.

If further assistance is needed please feel free to contact Trinity Schlottman at (702) 204-8737.

Sincerely,

Trinity Schlottman
Urban Lofts X, Ltd.
Las Vegas Division Manager
trinitys@lsda.net

EOT-18799
02-07-07 CC



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER



052364

February 9, 2005

Mr. Frank Robertson
Urban Land Acquisition, Inc.
4512 Montrose
Houston, Texas 77006

RE: SDR-5286 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 1, 2004
Related to VAR-5288, SUP-5287 and WVR-5289

Dear Mr. Robertson:

The City Council at a regular meeting held December 1, 2004 APPROVED the request for a Site Development Review and Waivers of streetscape and build-to requirements FOR A PROPOSED 71-UNIT LIVE/WORK DEVELOPMENT on 4.24 acres at 1980 Fremont Street (APN 139-35-803-010), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 2, 2004. This approval is subject to:

Planning and Development

1. The applicant shall work with staff and the City Council office on the color scheme.
2. A Text Amendment (TXT-4602) approved by City Council to expand the boundaries of the Live/Work Overlay District to include the subject property must be in place prior to issuance of building permits.
3. A Special Use Permit (SUP-5287) to allow the Live/Work development approved by City Council
4. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
5. All development shall be in conformance with the site plan and building elevations, date stamped 09/21/04, except as amended by conditions herein.
6. A Waiver from the Downtown Centennial Plan build-to requirement is hereby approved, in order to allow a front yard setback of five feet along Fremont Street.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov
18112-001-1-05

EOT-18799
02-07-07 CC

Mr. Frank Robertson
SDR-5286 – Page Two
February 9, 2005

7. A Waiver from the Downtown Centennial Plan streetscape requirement is hereby approved, in order to allow a 9-1/2 foot sidewalk where 11 feet is required.
8. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. 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.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
12. The streetscape treatment shall be reviewed and approved by the Planning and Development Department staff for conformance with the Downtown Centennial Plan prior to the time application is made for a building permit. All required landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
13. All new developments shall provide and install standard Fourth Street style fixtures in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
14. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
15. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan.
16. Signage for the development shall be permitted in conformance with the requirements of the Live/Work Overlay District and Title 19.14.

EOT-18799
02-07-07 CC

Mr. Frank Robertson
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February 9, 2005

17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

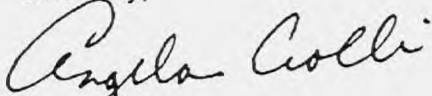
18. Dedicate an additional 5 feet of right-of-way for a total half-street width of 50 feet on Fremont Street and dedicate the remaining portion of the cul-de-sac bulb on Lewis Street adjacent to this site prior to the issuance of any permits.
19. Construct all incomplete half-street cul-de-sac improvements on Lewis Street adjacent to this site concurrent with development of this site.
20. 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.
21. The proposed gated access driveway shall be designed, located and constructed in accordance with Standard Drawing #222A.
22. 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.
23. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the 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.

EOT-18799
02-07-07 CC

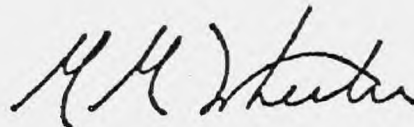
Mr. Frank Robertson
SDR-5286 – Page Four
February 9, 2005

25. Landscape and maintain all unimproved right-of-way on Fremont Street adjacent to this site.
26. Submit an Encroachment Agreement for all landscaping and private improvements located in the Fremont Street public right-of-way adjacent to this site prior to occupancy of this site.
27. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
28. 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 public 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.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Frank Robertson
Larry S. Davis & Associates
4512 Montrose
Houston, Texas 77006

Mr. Chad Vellinga
3445 South Valley View Boulevard
Las Vegas, Nevada 89102

EOT-18799
02-07-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☒ **Consent** ☐ **Discussion****SUBJECT:****EXTENSION OF TIME - SPECIAL USE PERMIT**

EOT-18622 - APPLICANT/OWNER: CLUB RENAISSANCE PARTNERS, LLC - Request for an Extension of Time of an approved Special Use Permit (SUP-5663) THAT ALLOWED A MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through 65), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) 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 SUP-5663

Motion made by GARY REESE to Hold in Abeyance Item 85 [EOT-18622] and Item 86 [EOT-18623] 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:

LEONARD MESSINA explained they are 85 percent complete with structural and mechanical drawings. They are victims of construction costs. Financing has dried up for Las Vegas. They are redesigning the project to where it is affordable to people. He verified for MAYOR GOODMAN that the project they first brought forward is still scheduled to be built. They are negotiating a joint venture with large construction companies to help finance this project. He

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

indicated that it might be a year before the project is complete. MAYOR GOODMAN was not interested in a year. If the project is not moving forward, he does not want to allow the extension to go forward for another year.

MR. MESSINA reiterated that it is possible that they can build 912 units; if not they will build less units. They are exploring many other designs and construction methods to come up with something that is affordable. MAYOR GOODMAN felt that this project will not be built. MR. MESSINA stated that there is a 30 percent possibility that this project will go forward in some other form. They have spent close to 9 million dollars so far. MAYOR GOODMAN felt the applicant should come up with a plan that the Council could consider. MR. MESSINA asked for another year to complete negotiations. MAYOR GOODMAN was amenable to granting a 60-day extension.

COUNCILMAN BROWN commented that these are privately held properties and the market impacts these projects. Two years has traditionally been the timeframe and it takes a year to get plans submitted. He felt uncomfortable denying the one-year request, especially in a market that is volatile. However, he would support whatever motion is made. MAYOR GOODMAN replied that he wants to ensure that this project is built. MR. MESSINA stated that the development climate in the entire Valley is not good. Construction costs are driving land prices down. There is a labor shortage and sub-contractors are too expensive in Nevada.

COUNCILMAN BROWN asked if the applicant can demonstrate what he has done to have this project complete. MR. MESSINA replied affirmatively, which prompted the Mayor to abey both applications for two weeks so that MR. MESSINA could meet with the Councilmembers and show what he has accomplished so far. MR. MESSINA was amenable to the request.

COUNCILMAN WOLFSON asked if an extension can be granted up to a certain period of time rather than a six-month or one-year extension, and then ask for periodic follow-ups with staff. The applicant could report to staff on a monthly basis. If the Council is not satisfied that steps are being taken, the project can be brought back earlier to Council for review. ASSISTANT CITY ATTORNEY BRYAN SCOTT replied that normally this does not happen on the site plan review, but special use permits can be reviewed at any time.



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-18622 - APPLICANT/OWNER: CLUB RENAISSANCE PARTNERS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on February 16, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-5663) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-5663) that allowed a mixed-use commercial and residential development on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through 65).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a Rezoning [Z-0100-64] to reclassify property, including the subject parcels, in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).
02/24/83	The Board of Zoning Adjustment approved a Special Use Permit [U-0004-83] to allow a professional office on one of the parcels that comprise the proposed development site.
09/15/99	The City Council approved a Special Use Permit [U-0082-99] to allow a bail bonds service on a portion of the proposed development site. The Planning Commission recommended approval of the request on 08/12/99.
03/17/04	A Site Development Plan Review [SDR-3386] was Withdrawn Without Prejudice prior to consideration by the City Council. The Planning Commission recommended denial of the application on 02/17/04.
02/16/05	The City Council approved a Special Use Permit [SUP-5663] to allow a mixed-use commercial and residential development and a Site Development Plan Review [SDR-5662] to allow a 60-story mixed-use development to include 950 residential units and 91,000 square feet of commercial space and waivers of the Centennial Plan building step-back and build-to requirements on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through -065). The Planning Commission and staff recommended approval on 01/13/05.
06/23/05	The Planning Commission approved a Tentative Map [TMP-6612] for a 912 unit mixed-use subdivision on 1.28 acres adjacent to the southeast corner of Bonneville Avenue and Casino Center Boulevard (APN 139-34-311-058 through -065). Staff recommended approval.
02/07/07	The City Council will consider an Extension of Time [EOT-18623] of an approved Site Development Plan Review (SDR-5662) that allowed a 60-story mixed-use development to include 950 residential units and 91,000 square feet of commercial space and waivers of the Centennial Plan building step-back and build-to requirements on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through 65). Staff is recommending approval.

<i>Related Building Permits/Business Licenses</i>	
02/16/05	A traffic impact analysis [HANSEN #T5953] was completed for the southeast corner of Bonneville Avenue and Casino Center Boulevard.
11/03/05	Civil improvement plans were submitted and subsequently denied due to non-conformance with City Council approval. A second review has not been submitted for therefore, the proposed civil improvement plans are not at a mylar read state.
12/14/05	Permit #5008759 issued for the relocation of the railroad cottages.
03/31/06	HANSEN Permit #62666 was issued for the demolition of the existing buildings and footings located at 601 South Casino Center Boulevard.
04/07/06	An encroachment agreement was recorded to allow an approximate 5' wide area of landscaping on the north side of Garces Avenue extending eastward from Casino Center Boulevard. In addition, the agreement will allow tree grates along the east side of Casino Center Boulevard between Garces Avenue and Bonneville Avenue, as well as along the south side of Bonneville Avenue extending eastward from Casino Center Boulevard.
<i>Pre-Application Meeting</i>	
NONE	A pre-application conference is not required for this type of application.
<i>Neighborhood Meeting</i>	
NONE	A pre-application conference is not required for this type of application.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.28

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Bail Bond Service	C (Commercial)	C-2 (General Commercial) & R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
North	Commercial Parking Lot	PF (Public Facility)	C-V (Civic)
South	Multifamily Residential	C (Commercial)	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
East	Office Use Parking Lot	C (Commercial)	C-2 (General Commercial)
West	Multifamily Residential Office Use	C (Commercial)	C-2 (General Commercial)

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

ANALYSIS

This is the first Extension of Time for the subject Special Use Permit (SUP-5663), which was approved by the City Council on 02/16/05. A Special Use Permit is exercised upon approval of a business license to conduct the activity, if one is required, or, otherwise, upon issuance of a certificate of occupancy or approval of a final inspection. The applicant has not been issued a business license or a certificate of occupancy nor have they received a final inspection for the proposed mixed-use development. No building permits have been issued for the proposed development other than a demolition permit; however civil improvement plans have been submitted and are pending a second review prior to a mylar submittal. The applicant has indicated that the Extension of Time is necessary due to rising construction costs and increasing interest rates forcing them to look at other construction methods and alternatives for the project, which in turn has caused significant delays.

FINDINGS

Staff supports the subject Extension of Time for the approved Special Use Permit. The applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-18622** APN: 139-34-311-058 to 063 - 064

Name of Property Owner: Club Renaissance LLC.

Name of Applicant: Club Renaissance LLC.

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN _____

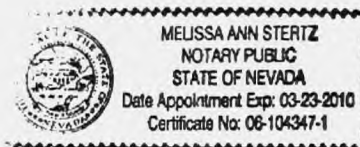
Signature of Property Owner: _____

Print Name: Gillesa Page

Subscribed and sworn before me

This 19th day of September, 2006

Melissa Stertz
Notary Public in and for said County and State
State of Nevada County of
Clark





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EDT-18672 APN: 139-34-311-065

Name of Property Owner: Dawson Joseph & Verla S Fam Trust

Name of Applicant: Club Renaissance 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: _____

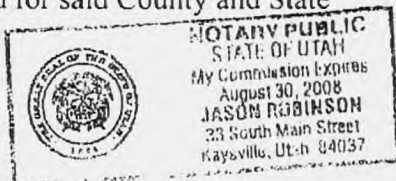
Signature of Property Owner: Verla S. Dawson Trustee
Joseph Dawson Trustee

Print Name: Joseph Dawson

Subscribed and sworn before me

This 11th day of September, 2006

Jason H. [Signature] Deves, UT
Notary Public in and for said County and State





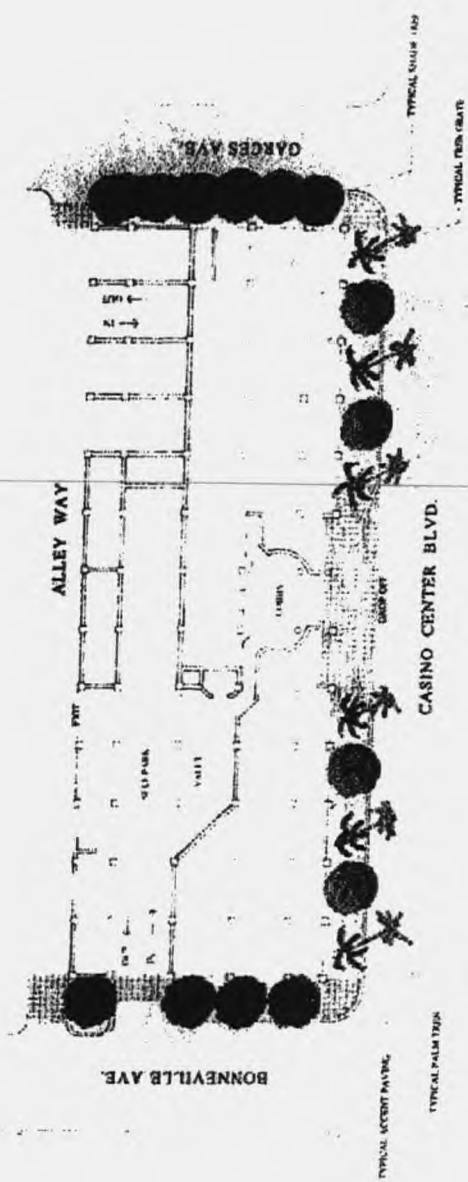


PRELIMINARY
LANDSCAPE PLAN

CLUB RE-NAISSANCE
CASINO CENTER BLVD
LAS VEGAS, NEVADA

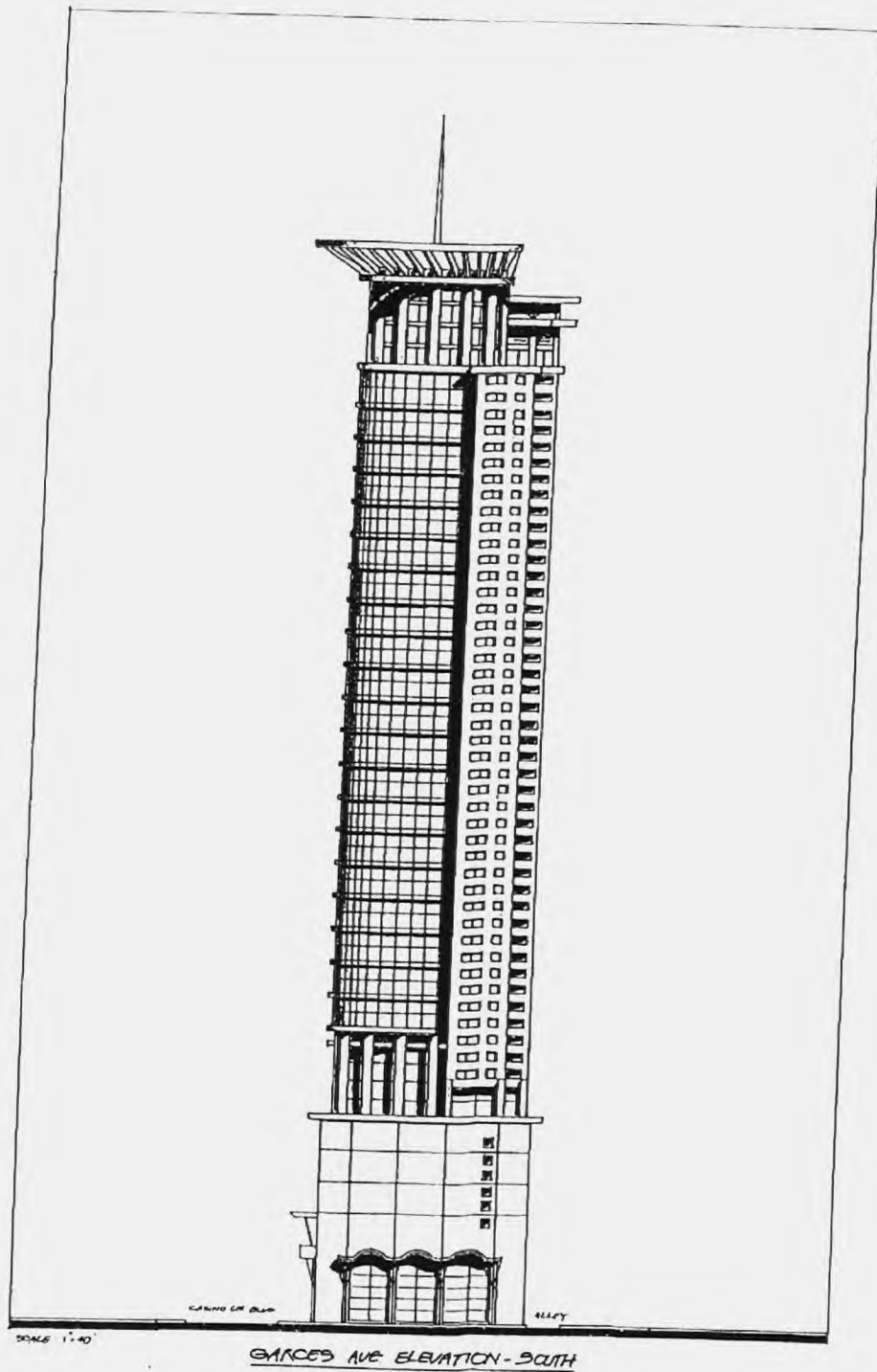
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DEC 7 2006



WITH
ALL
NECESSARY
DETAILS
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DIMENSIONS
TO
CONFORM
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OF
AMERICA
SPECIFICATIONS

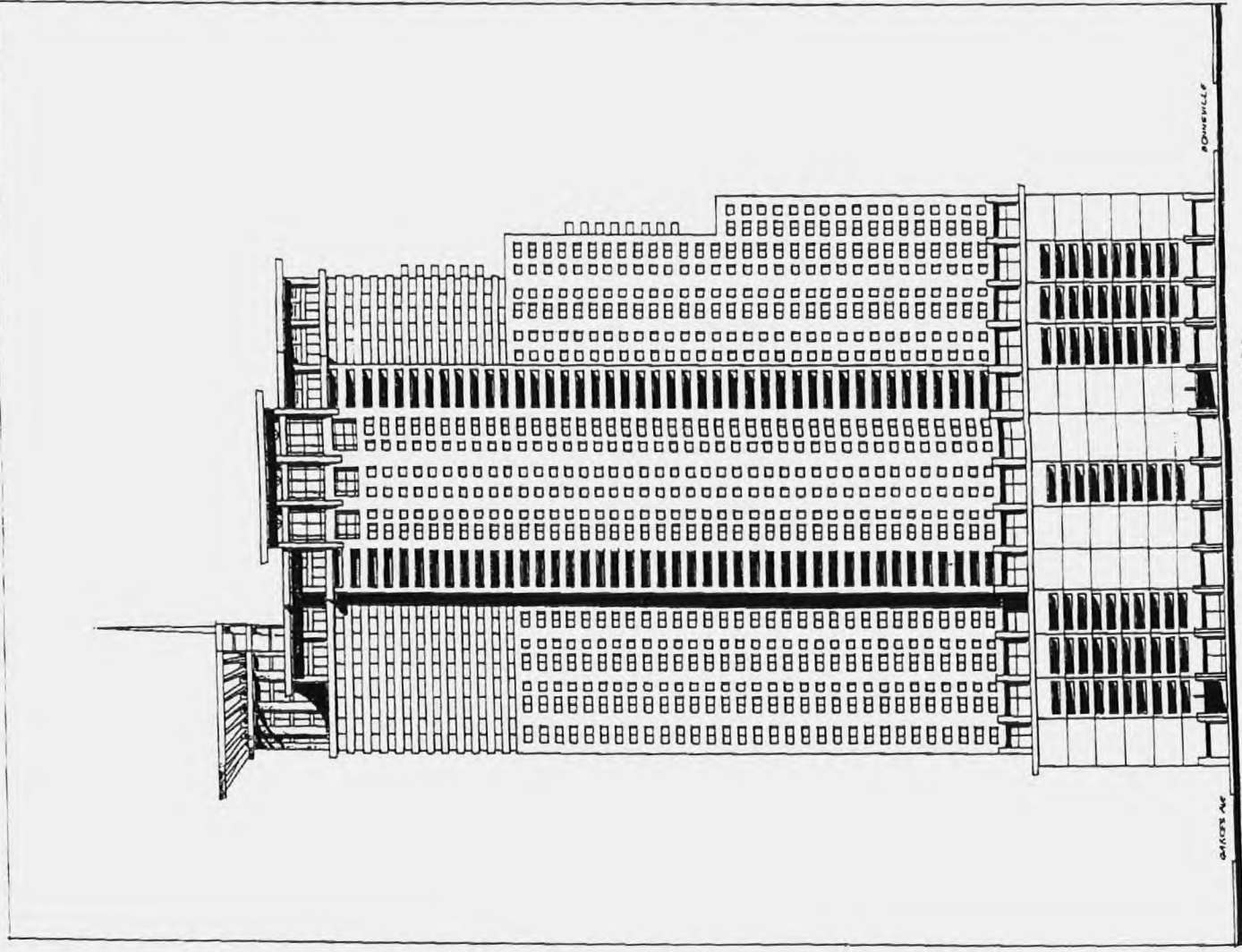
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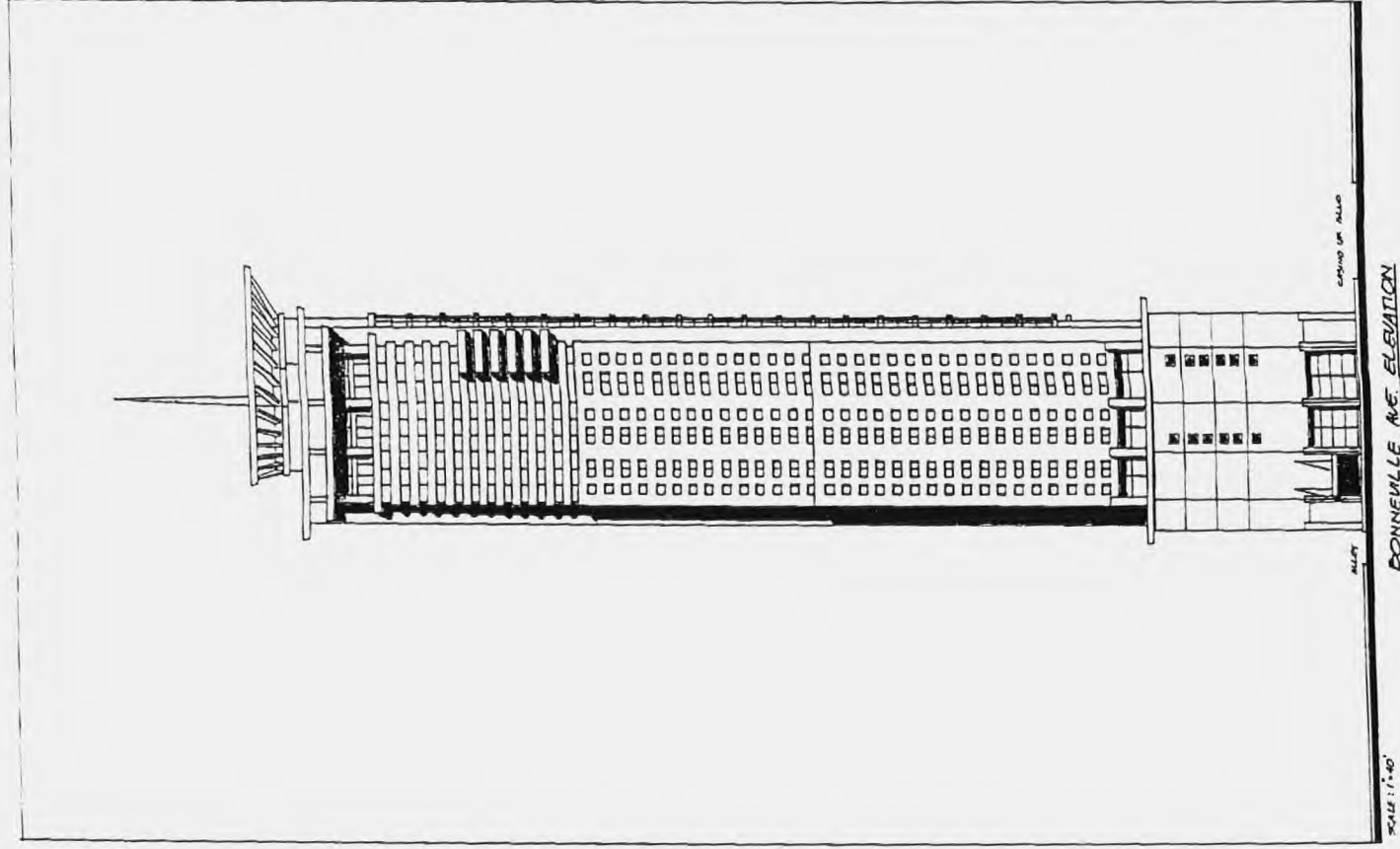
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DEC 7 2006

EOT-18622
02-07-07 CC



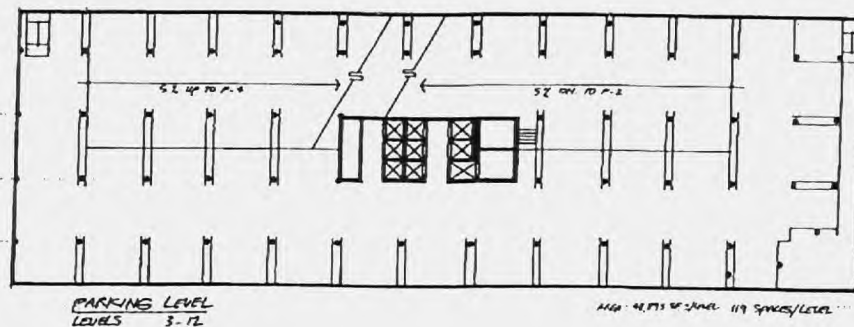
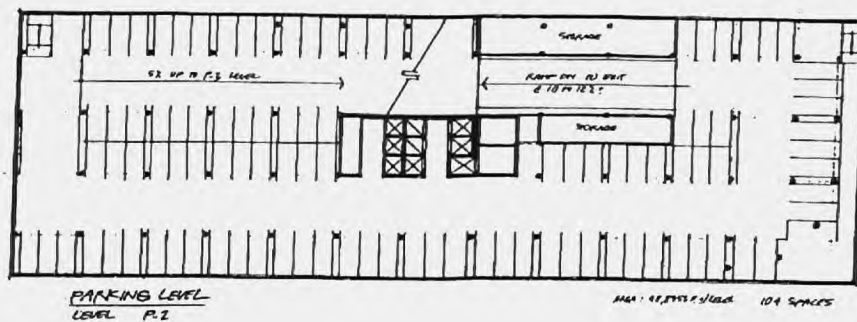
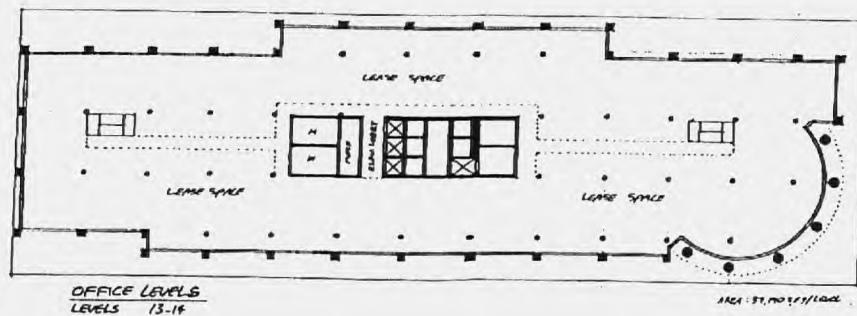
BONNEVILLE AVE ELEVATION

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

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DEC 7 2006

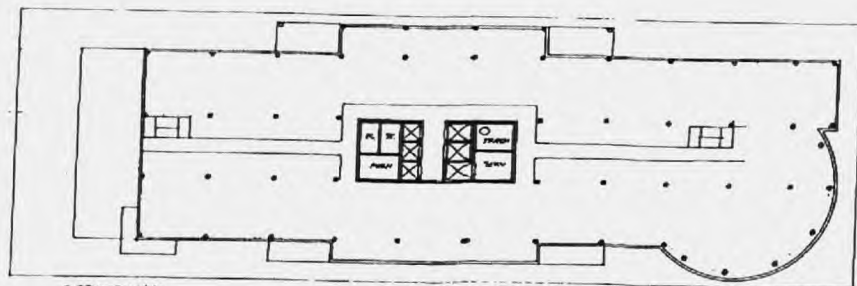
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02-07-07 CC



EOT-18622
02-07-07 CC

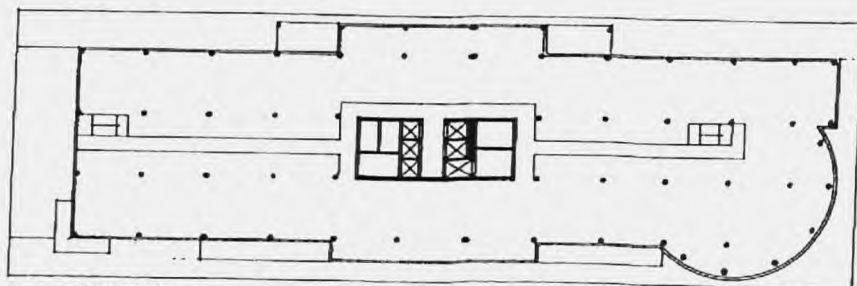
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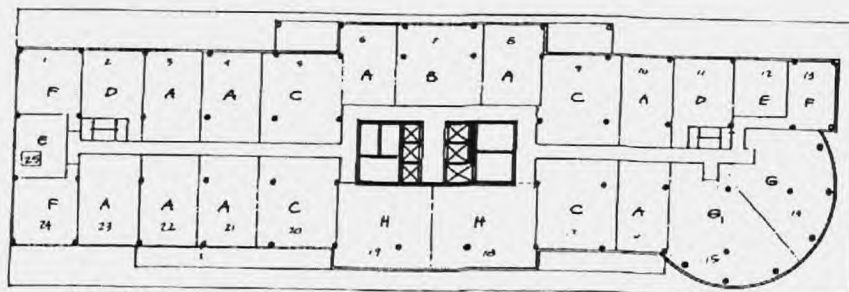
RESIDENTIAL
LEVELS 46-57

AREA: 51,020 S.F./FLOOR



RESIDENTIAL
LEVELS 32-45

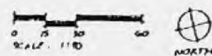
AREA: 51,720 S.F./FLOOR



RESIDENTIAL
LEVELS 15-31

AREA: 56,120 S.F./FLOOR

TYPICAL UNIT PLAN LAYOUT



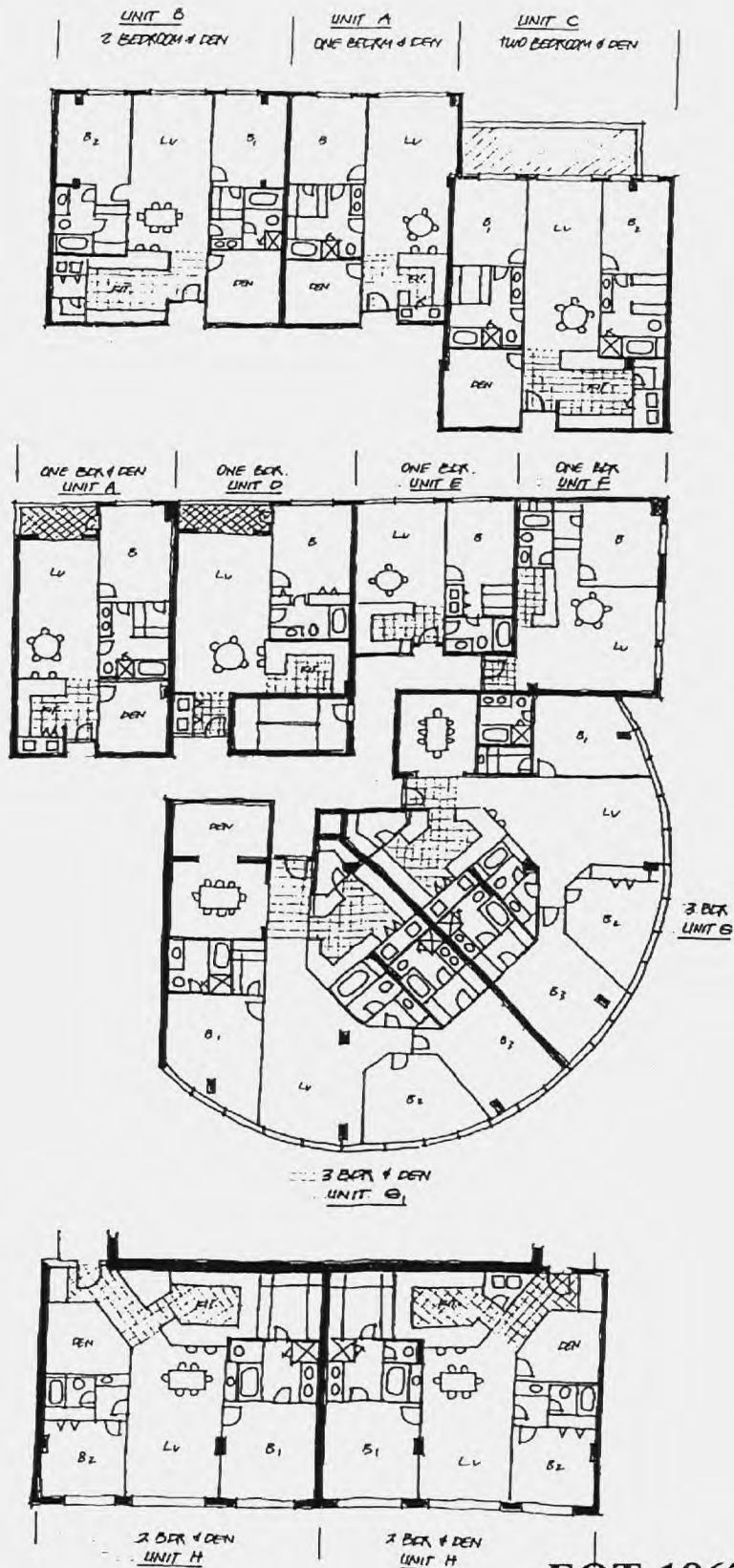
UNIT MIX

371	ONE BEDROOM -	205 UNITS	B -	TWO BEDROOM + DEN
221	ONE BEDROOM + DEN -	359 UNITS	C -	TWO BEDROOM + DEN
801	TWO BEDROOM + DEN -	28 UNITS	F -	ONE BEDROOM
91	THREE BEDROOM -	41 UNITS	G -	ONE BEDROOM
92	THREE BEDROOM + DEN -	41 UNITS	A -	ONE BEDROOM + DEN
22	PENTHOUSE	17 UNITS	H -	TWO BEDROOM + DEN
100	TOTAL UNITS	950	G -	THREE BEDROOM
			G -	THREE BEDROOM + DEN

EOT-18622
02-07-07 CC

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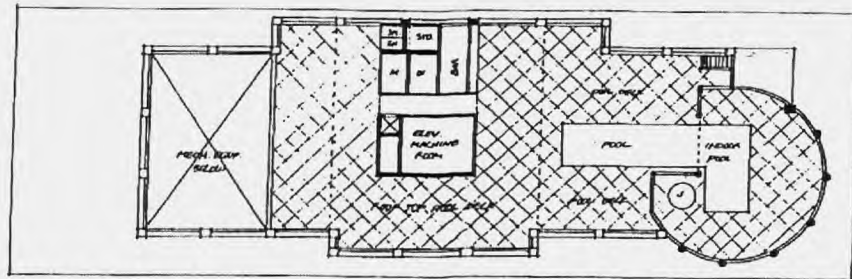
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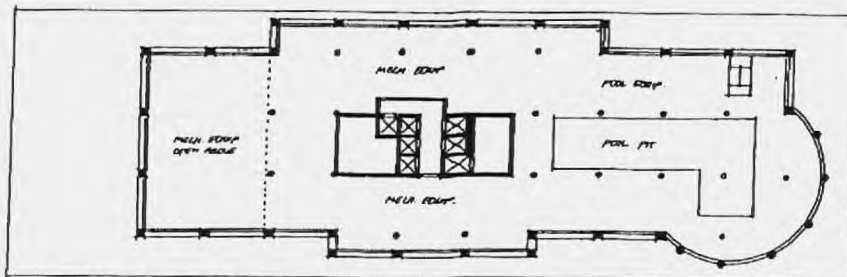
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EOT-18622
02-07-07 CC

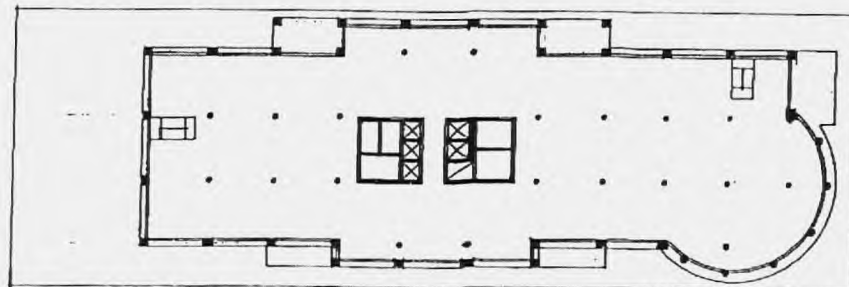


POOL DECK LEVEL
LEVEL 60



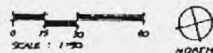
MECHANICAL EQUIP. LEVEL
LEVEL 59

AREA : 29,820 S.F.



CLUB LEVEL
LEVEL 58

AREA : 29,820 S.F.



EOT-18622
02-07-07 CC

RECEIVED

DEC 7 2006

January 10, 2007
City of Las Vegas
Planning & Development
731 S 4th Street, NV 89101

Reference: Club Renaissance- Extension of Time 18622 & 18623

Justification Letter

Club Renaissance Partners, LLC is proposing to develop a 1.28-acre parcel located on the southeast corner of Casino Center Blvd. and Bonneville Avenue in Downtown Centennial Plan area

Club Renaissance Partners, LLC is asking for the continued support from the City of Las Vegas and request the Extension of Time. Due to rising construction costs and increasing interest rates we have been forced to look at other construction methods and alternatives for the project this has caused significant delays.

RECEIVED

JAN 12 2007



052486



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER

February 17, 2005

Mr. Francis I. Lynch, et al
725 South 6th Street
Las Vegas, Nevada 89101

RE: SUP-5663 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF FEBRUARY 16, 2005
Related to SDR-5662

Dear Mr. Lynch:

The City Council at a regular meeting held February 16, 2005 APPROVED the request for a Special Use Permit TO ALLOW A PROPOSED MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through 065), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2005. This approval is subject to:

Planning and Development

1. Conformance to all minimum requirements listed in Title 19.04.050 for Mixed-Use development.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-5662).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments

EOT-18622
02-07-07 CC

Mr. Francis I. Lynch, et al
SUP-5663 – Page Two
February 17, 2005

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

Mr. Bruce Matlaf
Club Renaissance Partners, LLC
112 Garces Avenue, Suite #130
Las Vegas, Nevada 89101

Ms. Jo Pinther
Stantec Consulting, Inc.
7251 West Charleston Boulevard
Las Vegas, Nevada 89117

EOT-18622
02-07-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ Consent ☐ Discussion

SUBJECT:

EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW

EOT-18623 - APPLICANT/OWNER: CLUB RENAISSANCE PARTNERS, LLC - Request for Extension of Time of an approved Site Development Plan Review (SDR-5662) THAT ALLOWED A 60-STORY MIXED-USE DEVELOPMENT TO INCLUDE 950 RESIDENTIAL UNITS AND 91,000 SQUARE FEET OF COMMERCIAL SPACE AND WAIVERS OF THE CENTENNIAL PLAN BUILDING STEP-BACK AND BUILD-TO REQUIREMENTS on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through 65), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) 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:

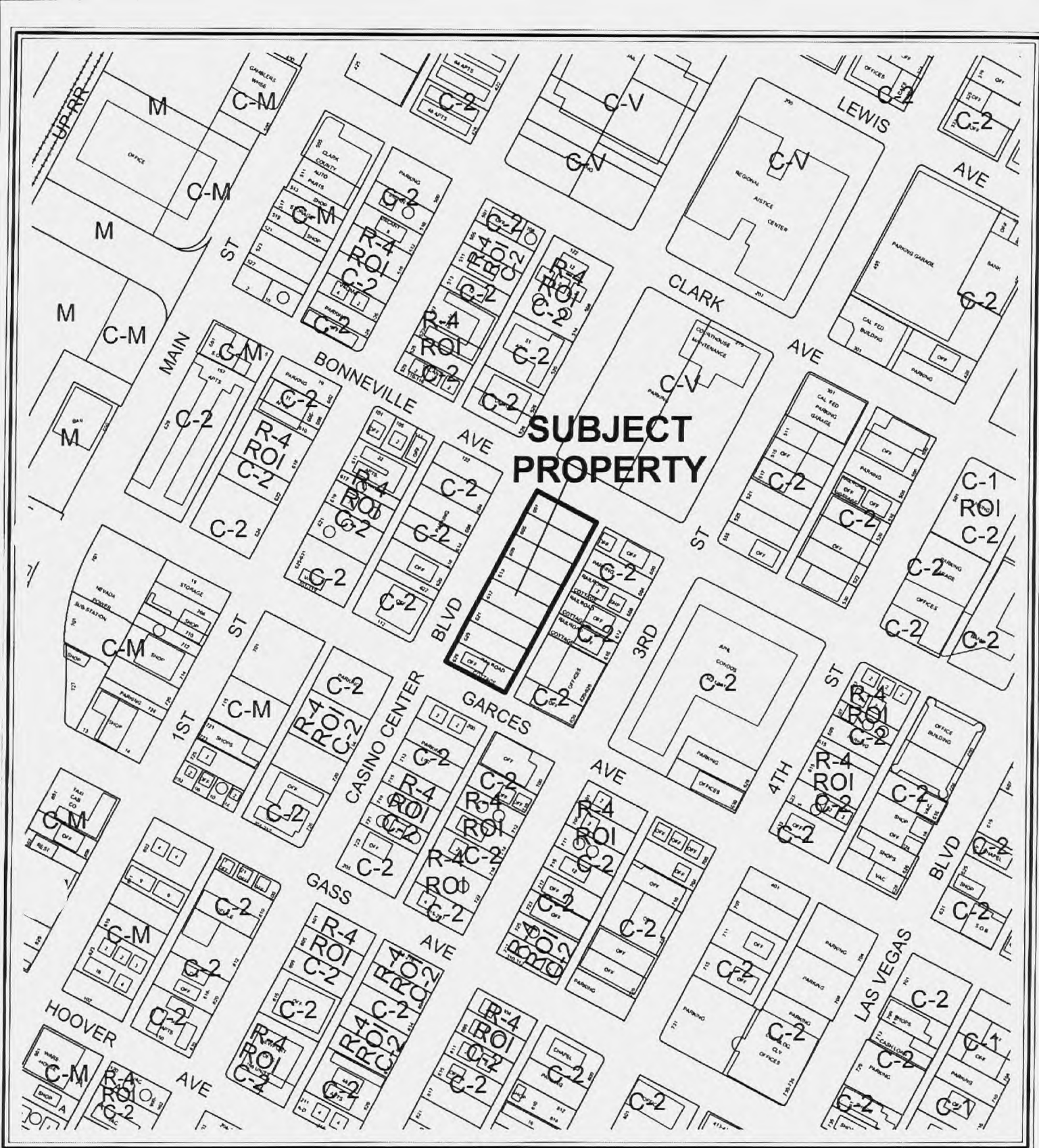
1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-5662

Motion made by GARY REESE to Hold in Abeyance Item 85 [EOT-18622] and Item 86 [EOT-18623] 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 85 for related discussion.



CASE: EOT-18623

ZONING OF SUBJECT PROPERTY:

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: EOT-18623 - APPLICANT/OWNER: CLUB RENAISSANCE
PARTNERS, LLC

**** CONDITIONS ****

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

Planning and Development

1. This Extension of Time will expire on February 16, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-5662) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for Extension of Time of an approved Site Development Plan Review (SDR-5662) that allowed a 60-story mixed-use development to include 950 residential units and 91,000 square feet of commercial space and waivers of the Centennial Plan building step-back and build-to requirements on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through 65).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/16/64	The City Council approved a Rezoning [Z-0100-64] to reclassify property, including the subject parcels, in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).
02/24/83	The Board of Zoning Adjustment approved a Special Use Permit [U-0004-83] to allow a professional office on one of the parcels that comprise the proposed development site.
09/15/99	The City Council approved a Special Use Permit [U-0082-99] to allow a bail bonds service on a portion of the proposed development site. The Planning Commission recommended approval of the request on 08/12/99.
03/17/04	A Site Development Plan Review [SDR-3386] was Withdrawn Without Prejudice prior to consideration by the City Council. The Planning Commission recommended denial of the application on 02/17/04.
02/16/05	The City Council approved a Special Use Permit [SUP-5663] to allow a mixed-use commercial and residential development and a Site Development Plan Review [SDR-5662] to allow a 60-story mixed-use development to include 950 residential units and 91,000 square feet of commercial space and waivers of the Centennial Plan building step-back and build-to requirements on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through -065). The Planning Commission and staff recommended approval on 01/13/05.
06/23/05	The Planning Commission approved a Tentative Map [TMP-6612] for a 912 unit mixed-use subdivision on 1.28 acres adjacent to the southeast corner of Bonneville Avenue and Casino Center Boulevard (APN 139-34-311-058 through -065). Staff recommended approval.
02/07/07	The City Council will consider an Extension of Time [EOT-18622] of an approved Special Use Permit (SUP-5663) that allowed a mixed-use commercial and residential development on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through 65). Staff is recommending approval.

Related Building Permits/Business Licenses	
02/16/05	A traffic impact analysis [HANSEN #T5953] was completed for the southeast corner of Bonneville Avenue and Casino Center Boulevard.
11/03/05	Civil improvement plans were submitted and subsequently denied due to non-conformance with City Council approval. A second review has not been submitted for therefore, the proposed civil improvement plans are not at a mylar read state.
12/14/05	Permit #5008759 issued for the relocation of the railroad cottages.
03/31/06	HANSEN Permit #62666 was issued for the demolition of the existing buildings and footings located at 601 South Casino Center Boulevard.
04/07/06	An encroachment agreement was recorded to allow an approximate 5' wide area of landscaping on the north side of Garces Avenue extending eastward from Casino Center Boulevard. In addition, the agreement will allow tree grates along the east side of Casino Center Boulevard between Garces Avenue and Bonneville Avenue, as well as along the south side of Bonneville Avenue extending eastward from Casino Center Boulevard.
Pre-Application Meeting	
NONE	A pre-application conference is not required for this type of application.
Neighborhood Meeting	
NONE	A pre-application conference is not required for this type of application.

Details of Application Request	
Site Area	
Net Acres	1.28

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Bail Bond Service	C (Commercial)	C-2 (General Commercial) & R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
North	Commercial Parking Lot	PF (Public Facility)	C-V (Civic)
South	Multifamily Residential	C (Commercial)	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
East	Office Use Parking Lot	C (Commercial)	C-2 (General Commercial)
West	Multifamily Residential Office Use	C (Commercial)	C-2 (General Commercial)

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

ANALYSIS

This is the first Extension of Time for the subject Site Development Plan Review (SDR-5662), which was approved by the City Council on 02/16/05. A Site Development Plan Review is exercised upon approval issuance of a building permit for the principle structure on the site. No building permits have been issued for the proposed development other than a demolition permit; however civil improvement plans have been submitted and are pending a second review prior to a mylar submittal. The applicant has indicated that the Extension of Time is necessary due to rising construction costs and increasing interest rates forcing them to look at other construction methods and alternatives for the project, which in turn has caused significant delays.

FINDINGS

Staff supports the subject Extension of Time for the approved Site Development Plan Review. The applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-18623 APN: 139-34-311-065

Name of Property Owner: Dawson Joseph & Verla S Fam Trust

Name of Applicant: Club Renaissance 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: _____

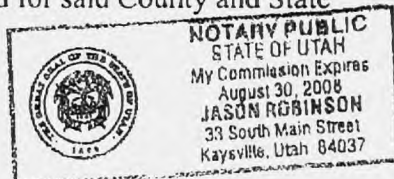
Signature of Property Owner: Verla S. Dawson Trustee
Joseph Dawson Trustee

Print Name: Joseph Dawson

Subscribed and sworn before me

This 11th day of SEPTEMBER, 2006
Jason Robinson DEVER, UT

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: 50T-18623 APN: 139-34-311-058 to 063 -064

Name of Property Owner: Club Renaissance LLC.

Name of Applicant: Club Renaissance LLC.

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

☐ Yes

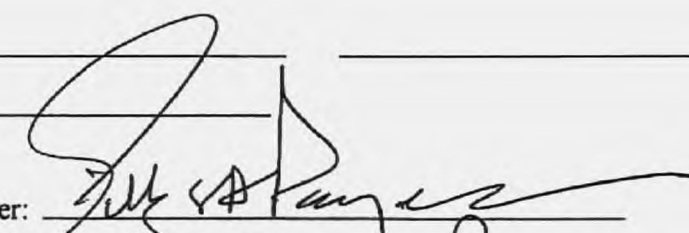
☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: 

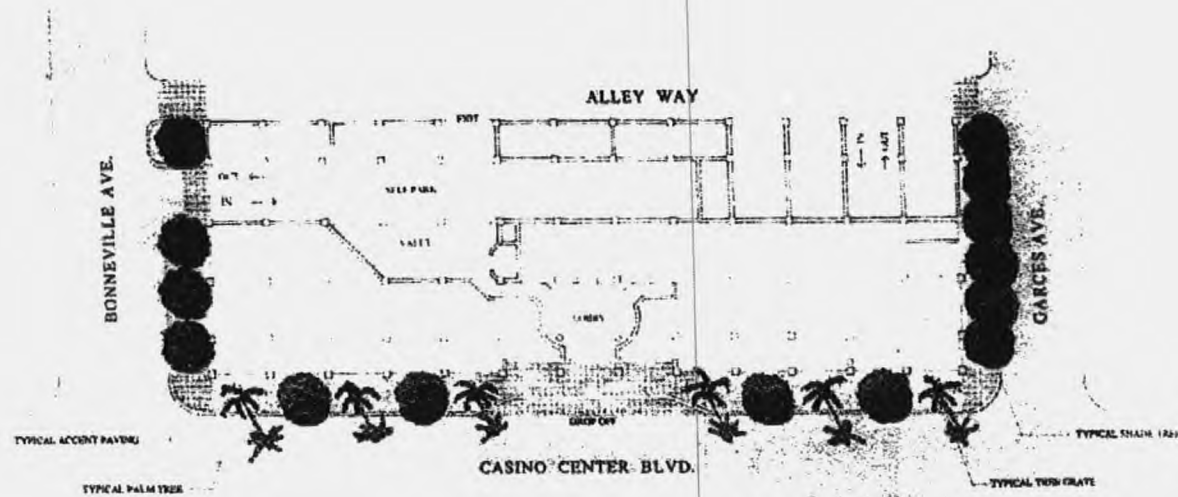
Print Name: Gilles A. Pageau

Subscribed and sworn before me

This 19th day of September, 2006

Melissa Stertz
Notary Public in and for said County and State
State of Nevada County of Clark





NOTE:
ALL INDICATED LANDSCAPE ELEMENTS TO BE COMPLY WITH
CITY OF LAS VEGAS UTILITY CODES AND CITY OF LAS VEGAS STANDARDS

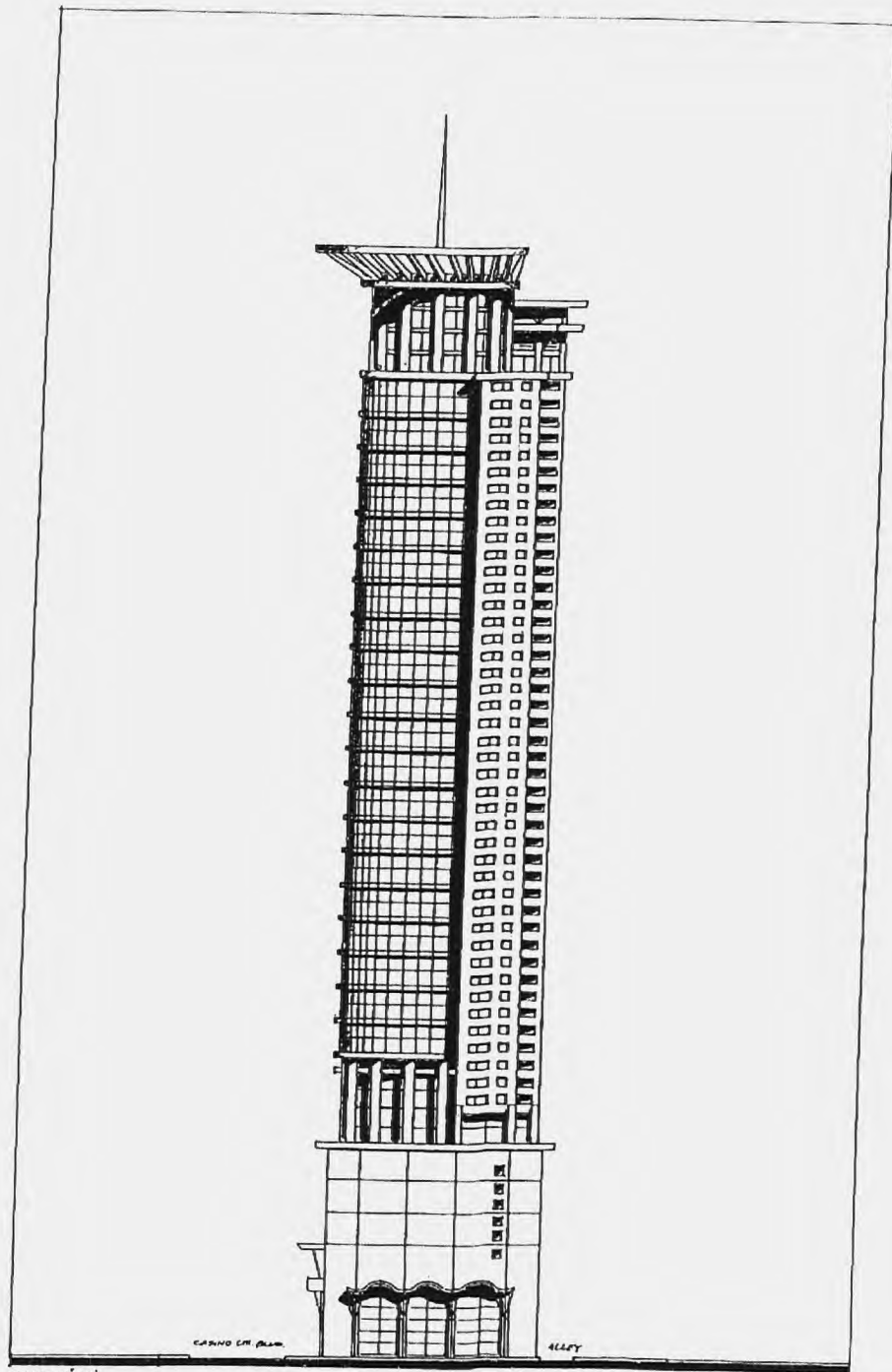
EOT-18623
02-07-07 CC

RECEIVED

DEC 7 2006

PRELIMINARY
LANDSCAPE PLAN

CLUB RENAISSANCE
CASINO CENTER BLVD
LAS VEGAS, NEVADA

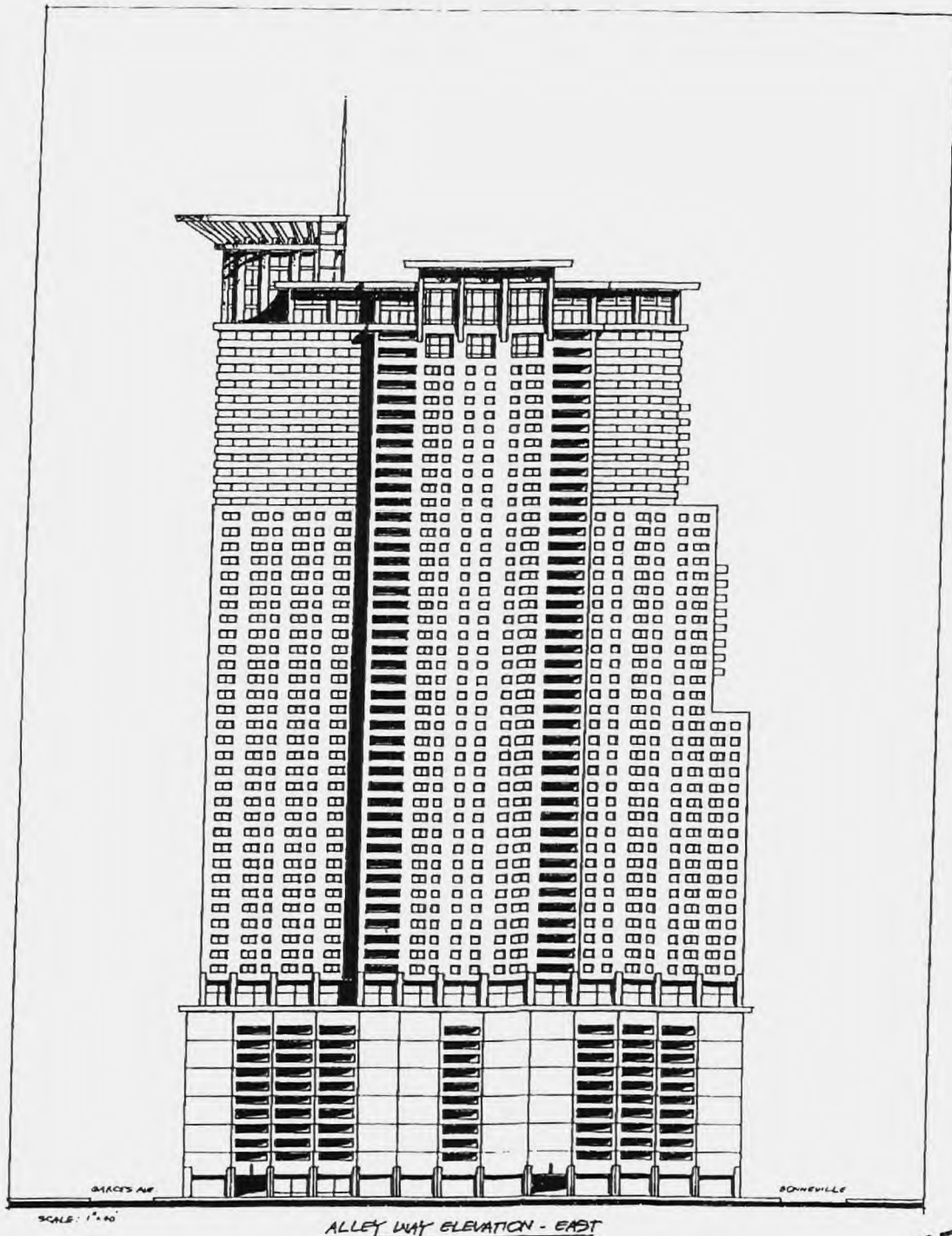


SCALE 1/4"

GARCES AVE. ELEVATION - SOUTH

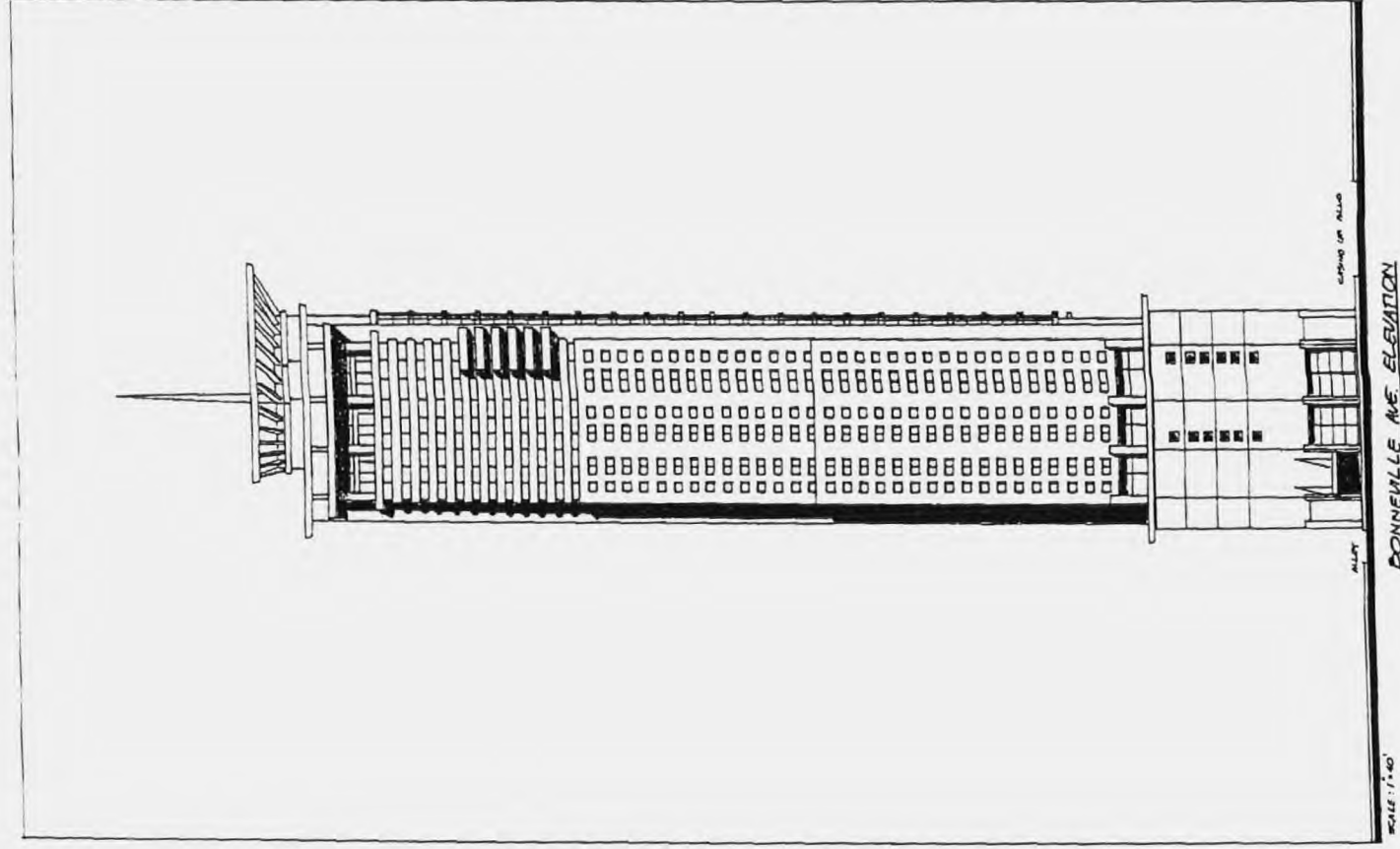
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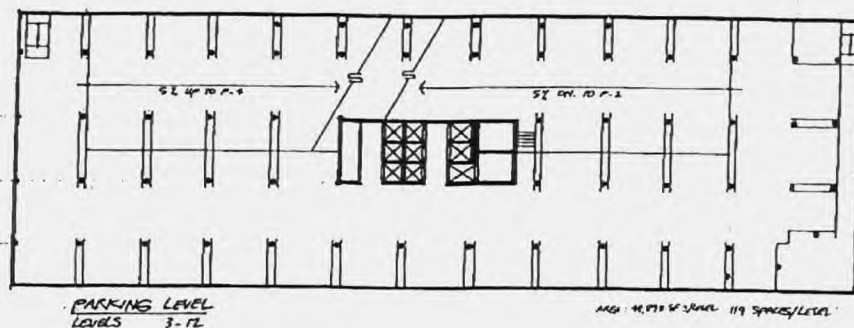
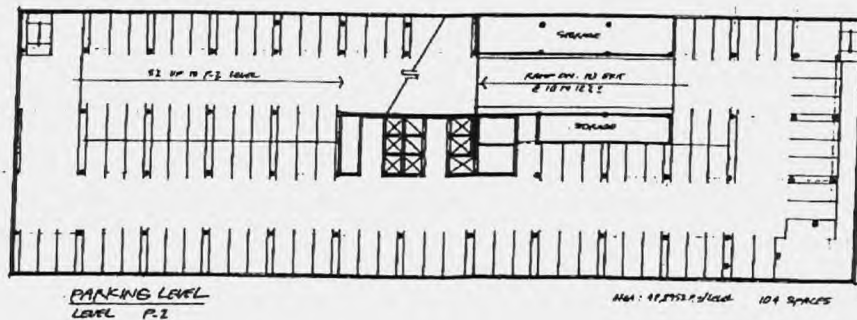
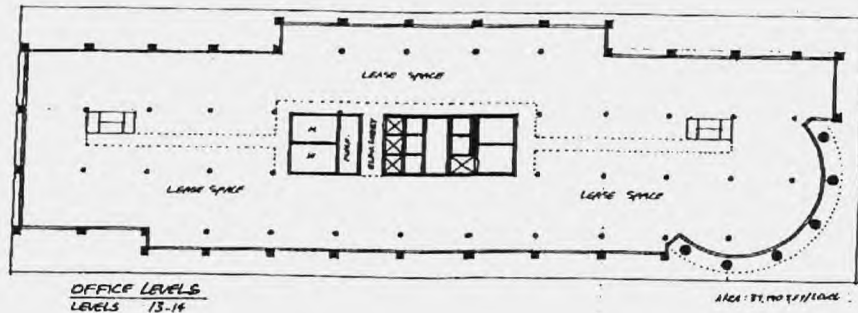
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DEC 17 2006



RECEIVED
DFC 11/2006

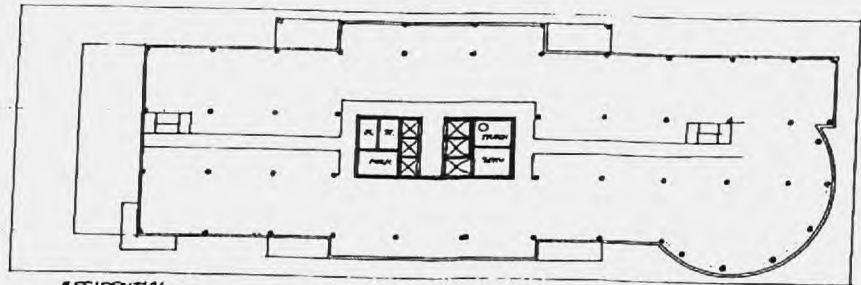
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EOT-18623
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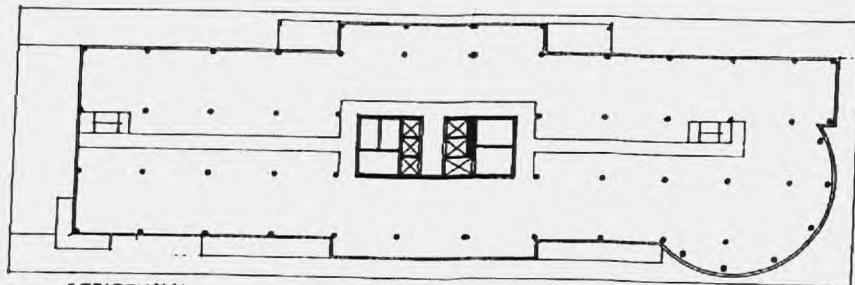
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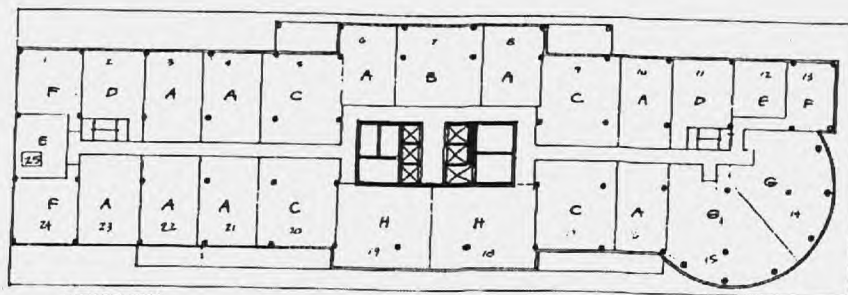
RESIDENTIAL
LEVELS 46-51

AREA : 51,820 S.F./UNIT



RESIDENTIAL
LEVELS 32-45

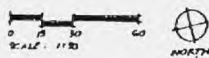
AREA : 51,720 S.F./UNIT



RESIDENTIAL
LEVELS 15-31

AREA : 54,920 S.F./UNIT

TYPICAL UNIT PLAN LAYOUT



SCALE : 1/160

UNIT MIX

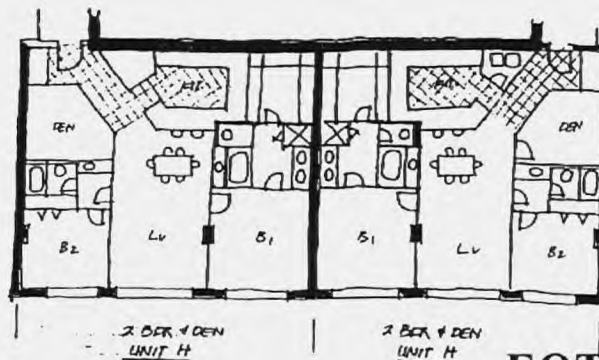
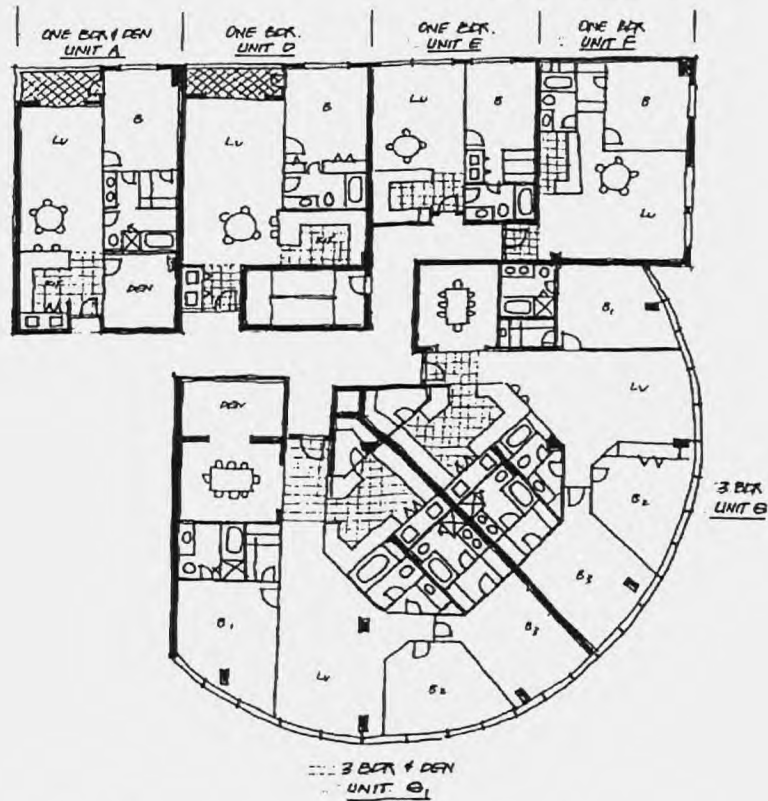
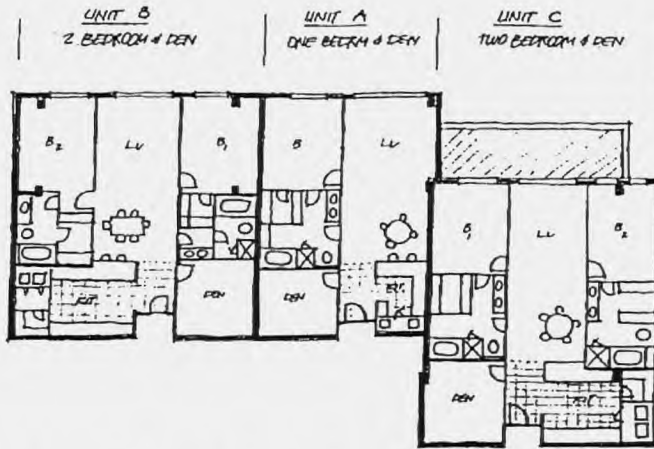
171	ONE BEDROOM -	305 UNITS
227	ONE BEDROOM + DEN -	359 UNITS
302	TWO BEDROOM + DEN -	28 UNITS
42	THREE BEDROOM -	41 UNITS
42	THREE BEDROOM + DEN -	41 UNITS
12	PENTHOUSE -	17 UNITS
1002	TOTAL UNITS	950

B	TWO BEDROOM + DEN
C	TWO BEDROOM + DEN
D	ONE BEDROOM
E	ONE BEDROOM
A	ONE BEDROOM + DEN
H	TWO BEDROOM + DEN
G	THREE BEDROOM
G	THREE BEDROOM + DEN

RECEIVED

DEC 7 2006

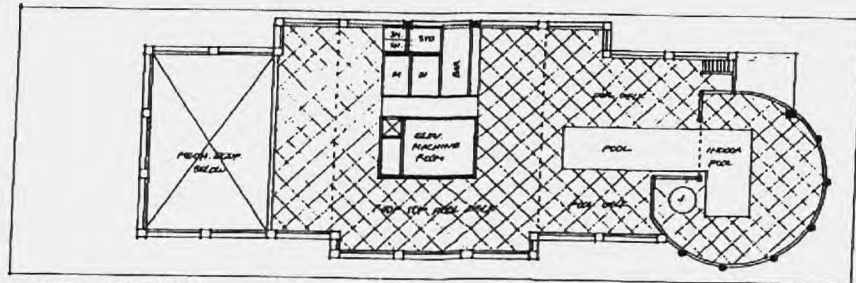
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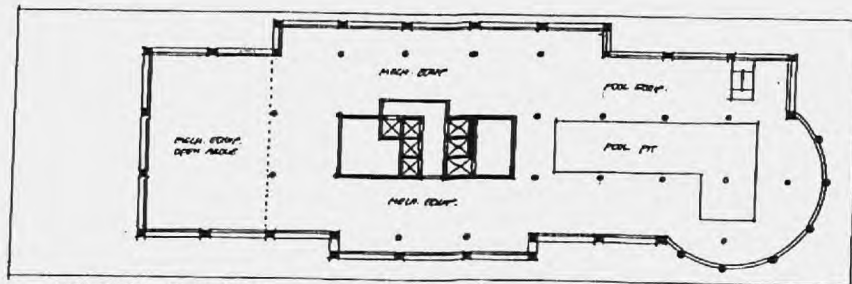
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EOT-18623
02-07-07 CC

RECEIVED
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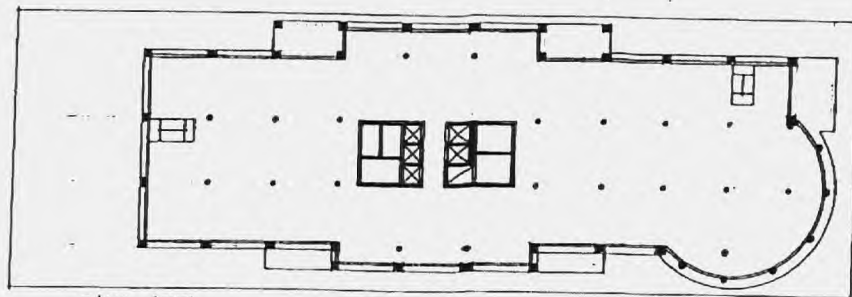


POOL DECK LEVEL
LEVEL 60



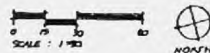
MECHANICAL EQUIP. LEVEL
LEVEL 59

AREA : 29,020 S.F.



CLUB LEVEL
LEVEL 58

AREA : 29,820 S.F.



RECEIVED

DEC 17 2006

EOT-18623
02-07-07 CC

January 10, 2007
City of Las Vegas
Planning & Development
731 S 4th Street, NV 89101

Reference: Club Renaissance- Extension of Time 18622 & 18623

Justification Letter

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JAN 10 2007



February 17, 2005

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Las Vegas, Nevada 89101

LAS VEGAS CITY COUNCIL

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CITY MANAGER

RE: SDR-5662 • SITE DEVELOPMENT PLAN REVIEW
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Related to SUP-5663

Dear Mr. Lynch:

The City Council at a regular meeting held February 16, 2005 APPROVED the request for a Site Development Plan Review TO ALLOW A 60-STORY MIXED-USE DEVELOPMENT TO INCLUDE 950 RESIDENTIAL UNITS AND 91,000 SQUARE FEET OF COMMERCIAL SPACE AND WAIVERS OF THE CENTENNIAL PLAN BUILDING STEP-BACK AND BUILD-TO REQUIREMENTS on 1.28 acres adjacent to the southeast corner of Casino Center Boulevard and Bonneville Avenue (APN 139-34-311-058 through 065) C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2005. This approval is subject to:

Planning and Development

1. A Special Use Permit (SUP-5663) to allow Mixed-Use development approved by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 11/24/04, except as amended by conditions herein.
4. The Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved, based on the proposed façade articulation and massing of the structure.
5. The Waiver from the Downtown Centennial Plan build-to requirement is hereby approved, in order to allow sufficient area for the public sidewalks.

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

VOICE 702.229.8011
TTY 702.386.9108
www.lasvegasnevada.gov
18112-001-1-05
CLV 7000

EOT-18623
02-07-07 CC

Mr. Francis I. Lynch, et al
SDR-5662 - Page Two
February 17, 2005

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to include an additional street tree on Garces Avenue in conformance to the Downtown Centennial Plan. All other streetscape treatments shall conform to the requirements of the Downtown Centennial Plan.
7. The landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
8. The applicant shall provide and install standard Fourth Street style fixtures in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
9. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
- * 10. Utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan. In addition, the surfacing of the alley shall conform to the Alleyway Treatment, as described in Subsection DS2.1.g, and as depicted in Graphic 4 of the Downtown Centennial Plan.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
12. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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Mr. Francis I. Lynch, et al
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February 17, 2005

13. As per the Memorandum of Understanding between Casino Center Development, LLC (or Leonard Messina) and the LV Springs Preserve, the following cottages will need to be moved as a condition of approval:

- a. 601 S. Casino Center
- b. 609 S. Casino Center
- c. 621 S. Casino Center

Also as a condition of approval, the following cottages shall be dismantled for usable parts in the restoration of 601, 609, and 621 S. Casino Center, and 604 S. Fourth Street:

- a. 605 S. Casino Center
- b. 617 S. Casino Center

All work is to be supervised by Gregory Seymour, archeologist from the LV Springs Preserve.

14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Dedicate a 10 foot radius on the southeast corner of Bonneville Avenue and Casino Center Boulevard and a 10 foot radius on the northeast corner of Garces Avenue and Casino Center Boulevard prior to the issuance of any permits.
16. Coordinate with Design Section of the City Engineer's Office to ensure the proposed plan does not conflict with the proposed Bonneville/Clark Couplet.
17. Coordinate with the City Surveyor to determine whether a Reversionary Map or other Map is necessary; if such a Map is required, it should record prior to the issuance of any permits for this site.
18. Grant a Traffic Signal Chord Easement at the southeast corner of Bonneville Avenue and Casino Center Boulevard.
19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.

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02-07-07 CC

Mr. Francis I. Lynch, et al
SDR-5662 – Page Four
February 17, 2005

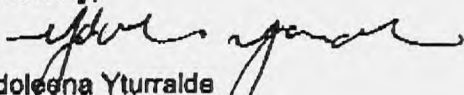
20. If not already constructed, the developer of this site must enter into a sewer refunding agreement that provides the full reimbursement cost for construction of the Clark Avenue sewer between Las Vegas Boulevard and Fourteenth Street. Connection to the existing 24 inch sewer in Clark Avenue and the improvements of the Clark Avenue sewer between Las Vegas Boulevard and Fourteenth Street is required prior to occupancy of this site, unless otherwise allowed by the City Engineer.
21. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
22. Landscape and maintain all unimproved rights-of-way adjacent to this site.
23. Submit an Encroachment Agreement for all landscaping and private improvements, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.
24. 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 drainageways as recommended.
25. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance 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.

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Mr. Francis I. Lynch, et al
SDR-5662 -- Page Five
February 17, 2005

26. 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.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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

Mr. Bruce Matlaf
Club Renaissance Partners, LLC
112 Garces Avenue, Suite #130
Las Vegas, Nevada 89101

Ms. Jo Pinther
Stantec Consulting, Inc.
7251 West Charleston Boulevard
Las Vegas, Nevada 89117

EOT-18623
02-07-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☒ **Consent** ☐ **Discussion****SUBJECT:****EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW**

EOT-18647 - APPLICANT: JMA ARCHITECTS - OWNER: CHARLESTON 3RD, LLC - Request for an Extension of Time of an approved Site Development Plan Review (SDR-6111) THAT ALLOWED A 28 STORY MIXED USE DEVELOPMENT CONSISTING OF 159 RESIDENTIAL CONDOMINIUM UNITS AND 7,000 SQUARE FEET OF COMMERCIAL/RETAIL SPACE, WITH WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN STREETScape, BUILD-TO-LINE AND BUILDING STEPBACK REQUIREMENTS on 0.44 acres at 1026 and 1036 South Third Street (APN 139-34-410-257), Ward 3 (Reese). Staff recommends APPROVAL

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

Staff recommends APPROVAL, subject to conditions.

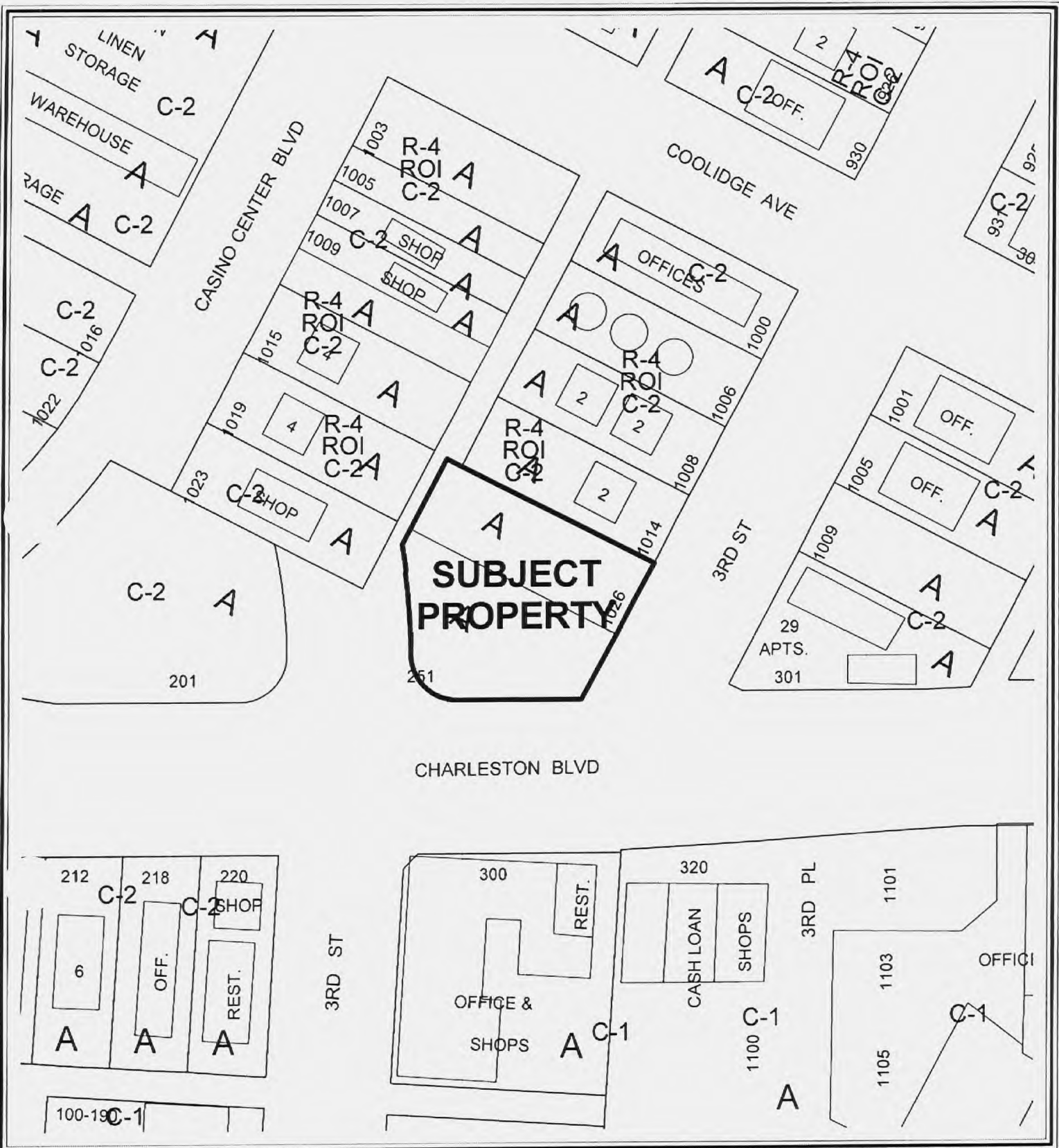
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-6111

Motion made by GARY REESE to Approve Subject to Conditions Item 75 [EOT-18955], Item 76 [EOT-18954], Item 77 [EOT-18952], Item 78 [EOT-18956], Item 79 [EOT-18957], Item 80 [EOT-18741], Item 81 [EOT-18740] and Item 87 [EOT-18647]

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: EOT-18647

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

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-18647 - APPLICANT: JMA ARCHITECTS - OWNER:
CHARLESTON 3RD, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on May 04, 2009 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-6111) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-6111) that allowed a 28 story mixed use development consisting of 159 residential condominium units and 7,000 square feet of commercial/retail space, with waivers from the Downtown Centennial Plan streetscape, build-to-line and building setback requirements on 0.44 acres at 1026 and 1036 South Third Street (APN 139-34-410-257).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/04/05	The City Council approved a Site Development Plan Review [SDR-6111] for a proposed 28 story mixed use development consisting of 159 residential condominium units and 7,000 square feet of commercial/retail space, with waivers from the Downtown Centennial Plan streetscape, build-to-line and building setback requirements on 0.44 acres at 1026 and 1036 South Third Street (APNs 139-34-410-091 and 092). The Planning Commission and staff recommended approval on 04/14/05.
12/01/05	The Planning Commission approved a Tentative Map [TMP-9880] for a 160-unit mixed-use condominium development on 0.44 acres at 1026 and 1036 South Third Street (APNs 139-34-410-091 and 092).
<i>Related Building Permits/Business Licenses</i>	
01/24/06	Civil improvement plans [HANSEN Project #10867] were submitted for blue line review. Mylars were approved by Planning on 10/30/06, but have not been finalized by the City Engineer as of yet.
02/14/06	Building plans were submitted for permit [C-142-06] for the project, but have not been issued as of yet.
09/28/06	The Department of Planning and Development accepted a Final Map [FMP-17151] application for a 159-unit mixed-use condominium development on 0.41 acres at 1026 and 1036 South Third Street (APNs 139-34-410-091 and 092). The Final Map Technical Review Action Letter was sent on 11/01/06. Mylars have not been submitted as of yet.
<i>Pre-Application Meeting</i>	
NONE	A pre-application conference is not required for this type of application.
<i>Neighborhood Meeting</i>	
NONE	A pre-application conference is not required for this type of application.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.79
Net Acres	0.44

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	C (Commercial) MXU (Mixed-Use)	C-2 (General Commercial) R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial)
North	Multi-Family Residential	MXU (Mixed-Use)	R-4 (High-Density Residential) under Resolution of Intent to C-2 (General Commercial)
South	Office General Retail	C (Commercial)	C-1 (Limited Commercial)
East	Multi-Family Residential	C (Commercial)	C-2 (General Commercial)
West	Off-Premise Advertising Sign Undeveloped (98-unit mixed-use development approved 02/16/05)	C (Commercial)	C-2 (General Commercial)

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

ANALYSIS

This is the first Extension of Time for the subject Site Development Plan Review (SDR-6111), which was approved by the City Council on 05/04/05. A Site Development Plan Review is exercised upon approval issuance of a building permit for the principle structure on the site. No building permits have been issued for the proposed development, as they are currently in review at the City. Civil improvement plans have been submitted and are pending final approval by the City Engineer. The applicant has indicated that the Extension of Time is necessary due to the coordinating with various City departments regarding the realignment of Casino Center Boulevard.

FINDINGS

Staff supports the subject Extension of Time for the approved Site Development Plan Review. The applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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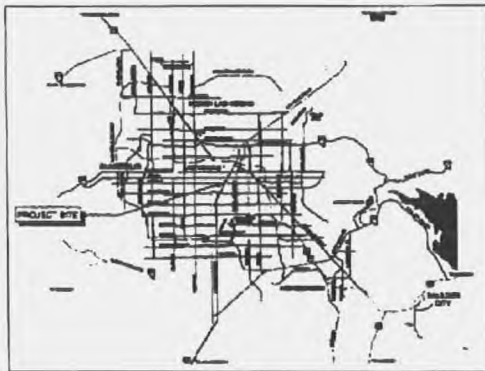
<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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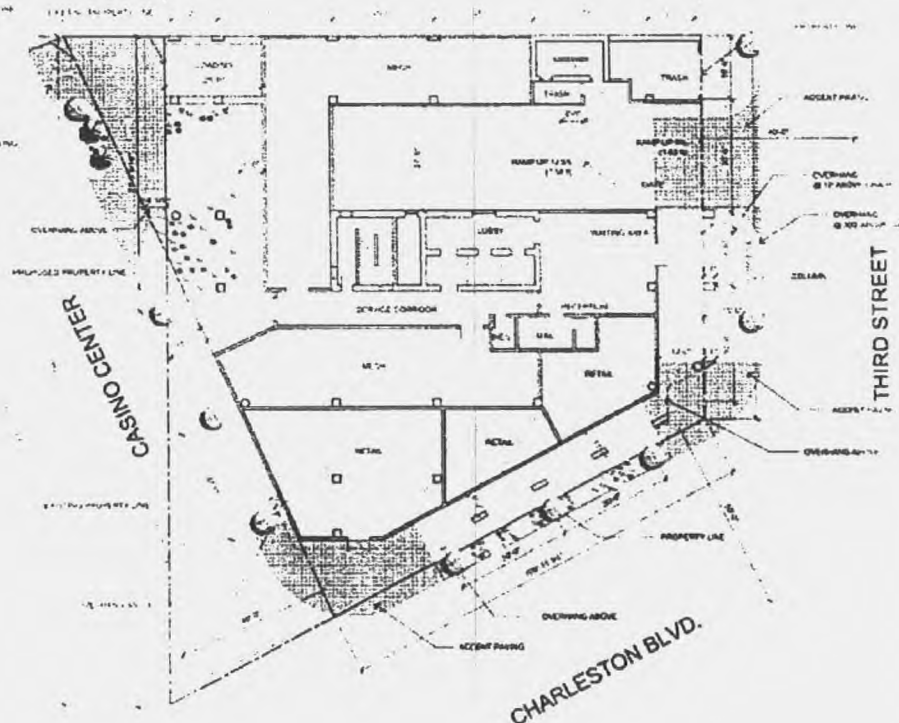




LANDSCAPING DATA

LANDSCAPE AREA	1.14 AC
PLANTING AREA	1.14 AC
PLANTING AREA	1.14 AC
PLANTING AREA	1.14 AC
PLANTING AREA	1.14 AC
PLANTING AREA	1.14 AC

PLANTING AREA	1.14 AC
PLANTING AREA	1.14 AC
PLANTING AREA	1.14 AC
PLANTING AREA	1.14 AC
PLANTING AREA	1.14 AC
PLANTING AREA	1.14 AC



SITE ZONING

PANELL #
JURISDICTION

SITE DATA

SITE AREA GROSS	0.73 ACRES
SITE AREA NET	1.43 ACRES
CURRENT ZONING	1.2 GENERAL COMMERCIAL
PROPOSED ZONING	1.2
BUILDING COVERAGE	41.5%
F.A.R.	1.125
UNITS	159 UNITS
DENSITY	213

BUILDING AREAS

1 BEDROOM/1 BATH CONDO/STUDIO UNDER 1300 SF - 75 UNITS	17,170 SF
2 BEDROOM RESIDENTIAL CONDOS OVER 1300 SF - 84 UNITS	14,760 SF
LANDSCAPE AREA	4,410 SF
OFFICE AREA	2,880 SF

PARKING ANALYSIS

PARKING PROVIDED

PARKING STRUCTURE	6 LEVEL
TOTAL RESIDENT PARKING FOR 159 UNITS (INCLUDING 30 TANDEM PARKING)	178 SPACES

ON-SITE PARKING (1ST LEVEL)	2 SPACES
TOTAL PARKING PROVIDED INCLUDING	180 SPACES
COMPACT PARKING	111 SPACES
HANDICAP PARKING	6 SPACES
ADDITIONAL PARKING	
LOADING PARKING	1 SPACE

SITE/GROUND/LANDSCAPE PLAN

SCALE: 1" = 40'

JMA ARCHITECTURE STUDIOS

Charleston / THIRD Condominiums

City of Las Vegas
LAS VEGAS, NEVADA

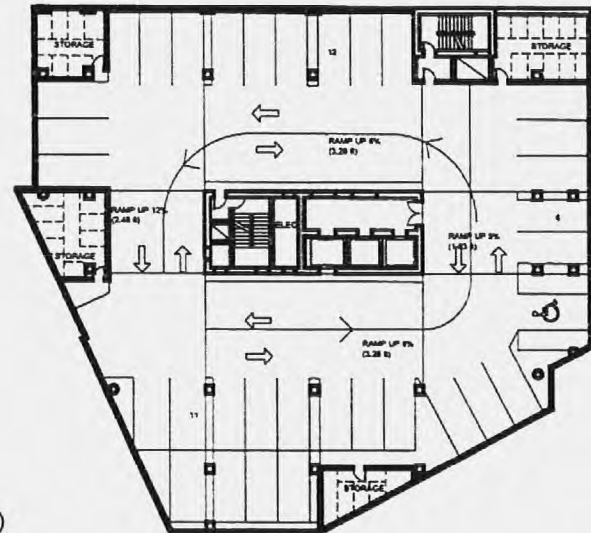
EOT-18647
02-07-07 CC

Project # 200401329

CORNING CROSS DRIVE LAS VEGAS, NV 89118
3131-2023 FAX (702) 731-2023 WWW.JMA-ARCH.COM

Date: APRIL 1ST, 2005

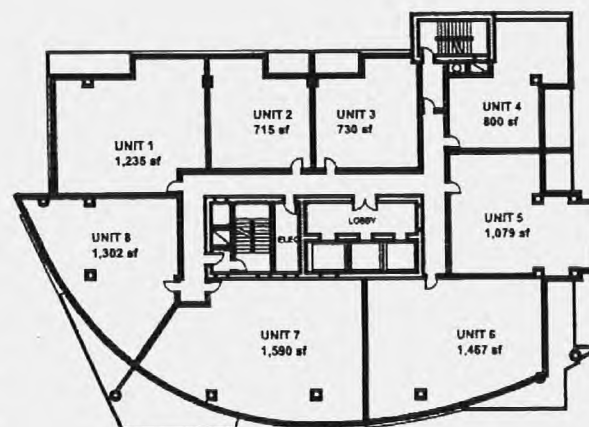
DR.01



PARKING SPACE: 29 (+4 TANDEM) /LEVEL
TOTAL PARKING SPACES: 158 (+20 TANDEM)

PD02 LEVEL 02-07 FLOOR PLAN
CHARLESTON / THIRD CONDOMINIUMS

EOT-18647
02-07-07 CC



1 BEDROOM: 4 UNITS/LEVEL
2 BEDROOM: 4 UNITS/LEVEL

TOTAL	16 UNITS
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PD05 LEVEL 25-26 FLOOR PLAN
CHARLESTON / THIRD CONDOMINIUMS

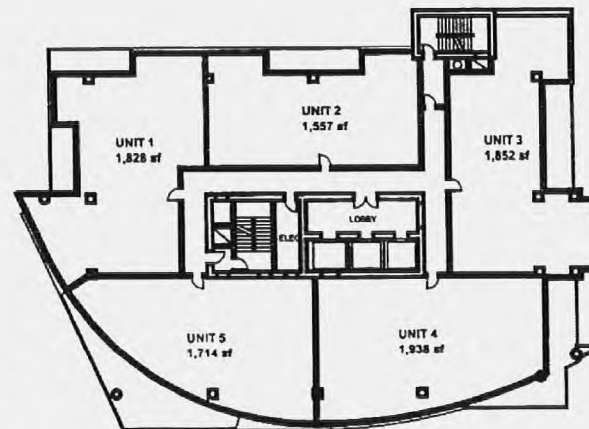
EOT-18647
02-07-07 CC

18185 COWHATCH CROSS DRIVE LAS VEGAS, NEVADA 89141
PHONE: (702) 731-3033 FAX: (702) 731-3038 WWW.JMAARCH.COM

PROJECT NO.	200401329
DATE	03.28.2005

0 10' 20' 40'
SCALE 1"=30'

NORTH



2 BEDROOM: 5 UNITS/LEVEL

TOTAL 10 UNITS

PD06 LEVEL 27-28 FLOOR PLAN
CHARLESTON / THIRD CONDOMINIUMS

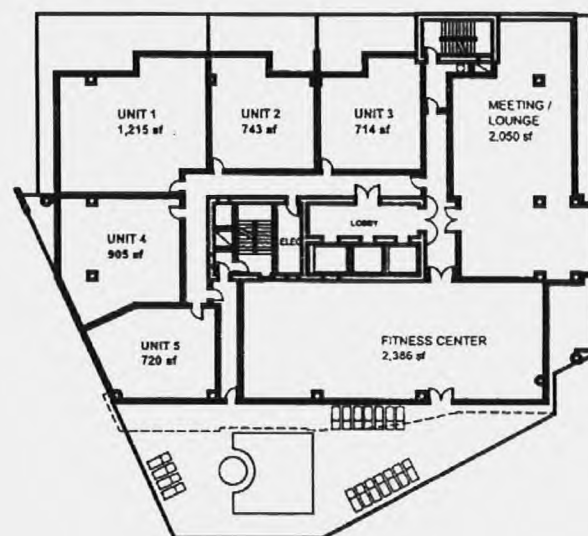
EOT-18647
02-07-07 CC

10180 COVINGTON CROSS DRIVE LAS VEGAS, NEVADA 89144
PHONE: (702) 731-2033 FAX: (702) 731-3558 WWW.JMAARCH.COM

PROJECT NO. 200401329
DATE: 03.28.2005

0 10' 20' 40'
SCALE 1"=30'

NORTH



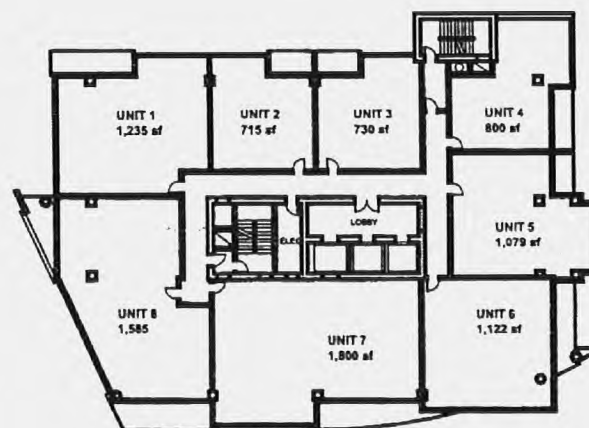
1 BEDROOM: 4 UNITS
2 BEDROOM: 1 UNITS

TOTAL 5 UNITS

PD03 LEVEL 08 FLOOR PLAN
CHARLESTON / THIRD CONDOMINIUMS

EOT-18647
02-07-07 CC

1 BEDROOM: 4 UNITS/LEVEL
 2 BEDROOM: 4 UNITS/LEVEL
 8 UNITS/LEVEL
 TOTAL 128 UNITS



PD04 LEVEL 09-24 FLOOR PLAN
 CHARLESTON / THIRD CONDOMINIUMS

EOT-18647
 02-07-07 CC

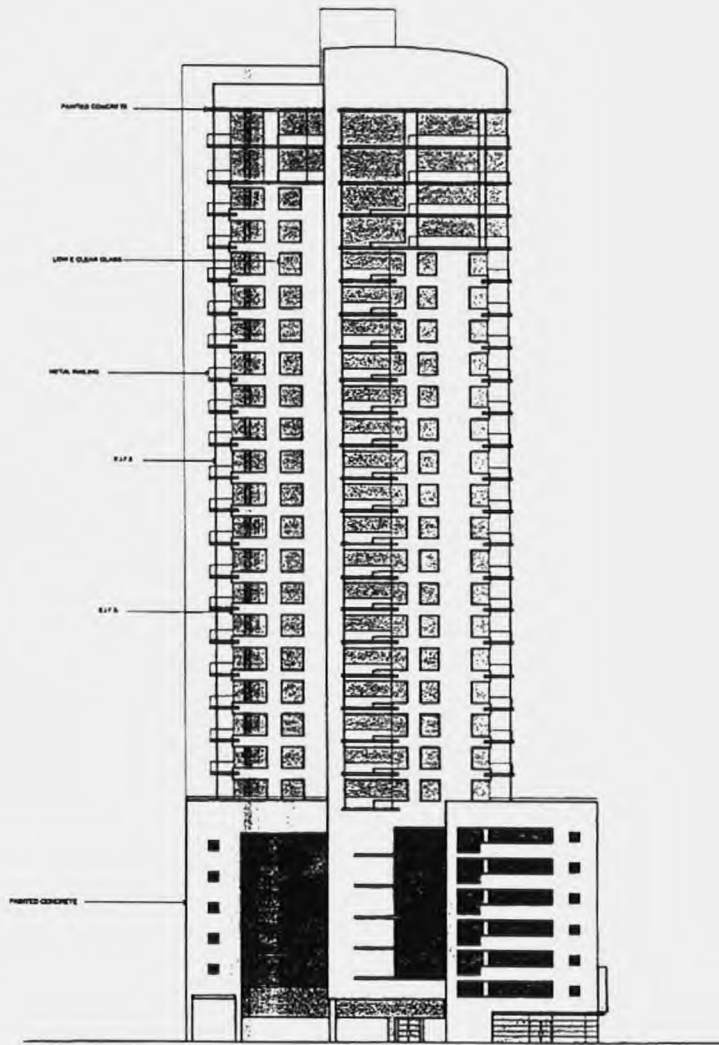
10180 CONVENTION CROSS DRIVE LAS VEGAS, NEVADA 89144
 PHONE (702) 731-8820 FAX (702) 731-8828 WWW.JMAARCH.COM

PROJECT NO. 200401320

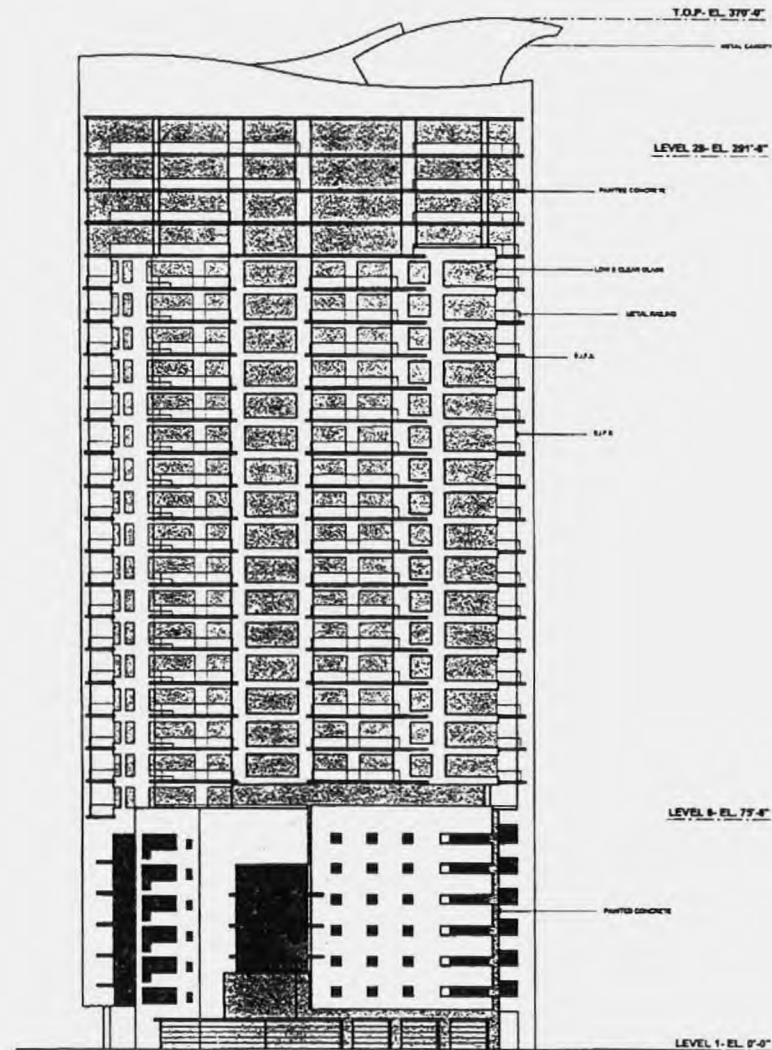
DATE 03.28.2005

SCALE 1"=30'





WEST ELEVATION



SOUTH ELEVATION

Charleston / THRO Condominiums

City of Las Vegas
LAS VEGAS, NEVADA

SCALE: 1" = 80'-0"

EOT-18647
02-07-07 CC

JMA ARCHITECTURE STUDIOS

Project # 200401329

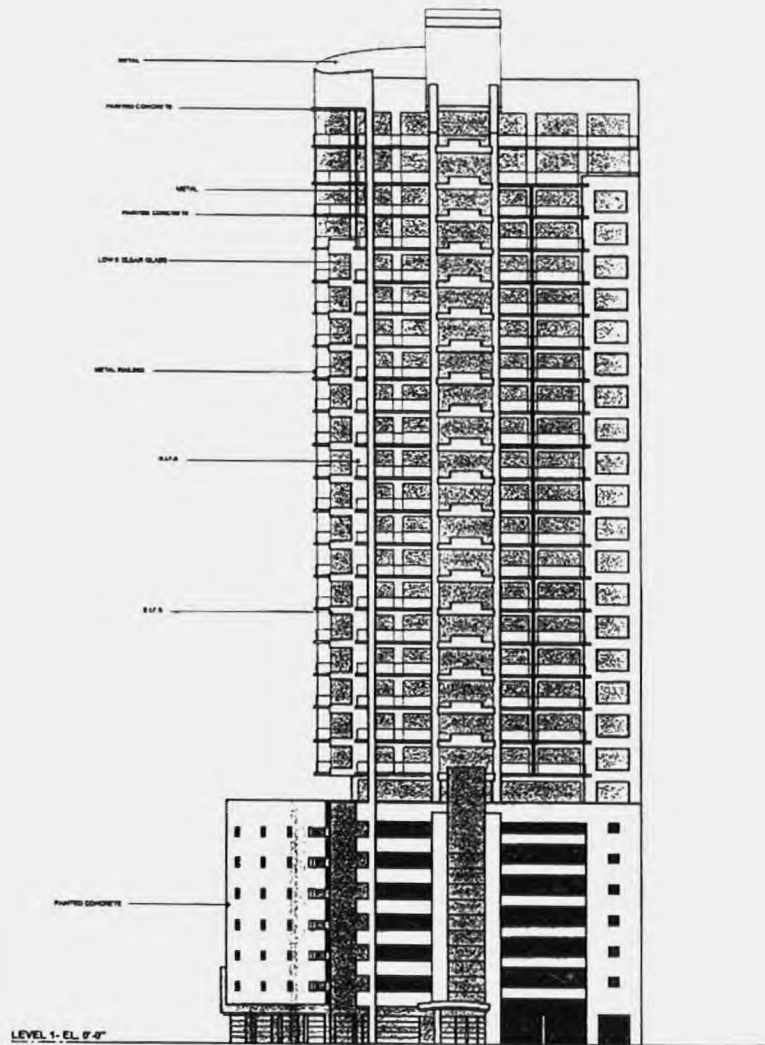
10150 COVINGTON CROSS DRIVE LAS VEGAS, NV 89114
PHONE (702) 731-2033 FAX (702) 731-2038 WWW.JMAARCH.COM



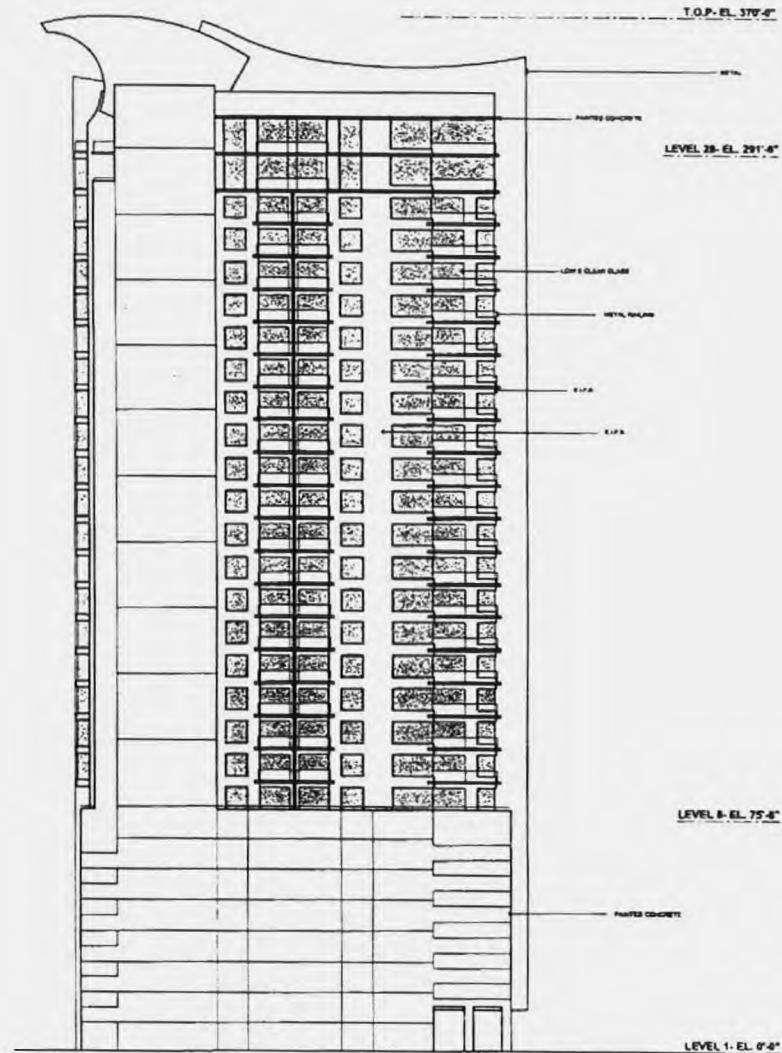
APRIL 1ST, 2005

Date:

DR-07



EAST ELEVATION



NORTH ELEVATION

Charleston / THIRD Condominiums

City of Las Vegas
LAS VEGAS, NEVADA

SCALE: 1" = 40'-0"

EOT-18647
02-07-07 CC

JMA ARCHITECTURE STUDIOS

Project # 200401329

10150 CORVINGTON CROSS DRIVE LAS VEGAS, NV 89114
PHONE (702) 731-2033 FAX (702) 731-2038 WWW.JMAARCH.COM



Date: APRIL 1ST, 2005

DR-08

December 13, 2006

City of Las Vegas
Development Services Center
731 S. 4th Street
Las Vegas, NV 89101

Attn: Planning Staff

Re: Evolution I
JMA No. 200401329
Extension of Time (#EOT-18647)
Application Number: #SDR-6111

Aprn: 139-34-410-091 and 092

Dear Sir or Madam:

We respectfully request an extension of time for application #SDR-6111 which will expire in May of 2007. We are requesting a two year extension from time of expiration due to the realignment of Casino Center Drive. We are continually working with your various departments in coordinating these changes.

If you should have any questions regarding this request, please do not hesitate to call our office.
Thank you.

Sincerely,

Charles G. Fenn

Cherie L. Guzman
Senior Designer/Entitlements Coordinator

Cc: Flinn Fagg, AICP City of Las Vegas
Daniel Donley, City of Las Vegas
Len Edelman, Property Owner
Greg Borgel, Representative
Chris Rooney, JMA

EOT-18647
02-07-07 CC



May 5, 2005

Marshall Arthur & Jayn Family Trust
6120 West Tropicana Avenue, Suite A16-20
Las Vegas, Nevada 89103

RE: SDR-6111 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 4, 2005

Dear Mr. Hearrean:

The City Council at a regular meeting held May 4, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 28 STORY MIXED USE DEVELOPMENT CONSISTING OF 159 RESIDENTIAL CONDOMINIUM UNITS AND 7,000 SQUARE FEET OF COMMERCIAL/RETAIL SPACE, WITH WAIVERS FROM THE DOWNTOWN CENTENNIAL PLAN STREETScape, BUILD-TO-LINE AND BUILDING STEPBACK REQUIREMENTS on 0.44 acres at 1026 and 1036 South Third Street (APN 139-34-410-091 and 092), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 5, 2005. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped 04/01/05, except as amended by conditions herein.
3. The Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved, based on the proposed façade articulation and massing of the building.
4. The Waiver from the Downtown Centennial Plan build-to line requirement is hereby approved, based on the provision of an arcade and additional area for a public sidewalk.
5. The Waiver from the Downtown Centennial Plan streetscape requirement for 11-foot wide sidewalks and a five-foot amenity zone is hereby approved, due to the constraints of the public rights-of-way. All other streetscape elements shall conform to the Downtown Centennial Plan requirements, and shall match the Fourth Street improvements installed by the City of Las Vegas.

EOT-18647

02-07-07 CC

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
WRENCE WEEKLY

MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov
18112-001-1-05
CLV 7009

6. Palm trees shall be installed in the Third Street and Casino Center Boulevard rights-of-way at a maximum spacing of 35 feet on center.
7. The amenity zone along Charleston Boulevard shall be replaced with a sidewalk due to the constrained width of the right-of-way, and conforming tree grates shall be installed at the base of the shade trees.
8. The required landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for legal action by the City of Las Vegas.
9. The applicant shall provide and install standard Fourth Street style fixtures in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
10. All aerial encroachments are subject to the review and approval of the Public Works Department.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
12. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
14. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits (or the recordation of a Final Map for this site).

15. Signage for the development shall be permitted in conformance to the Arts District requirements of Downtown Centennial Plan.
16. All City Code requirements and design standards of all City departments must be satisfied.

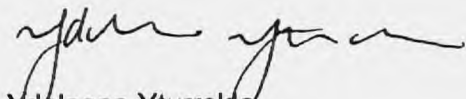
Public Works

17. Dedicate a 10 foot radius on the northwest corner of Third Street and Charleston Boulevard prior to the issuance of any permits.
18. Coordinate with the City Engineer's Division to continue to refine the Casino Center realignment and the integration of this site therein, including issues related to right-of-way acquisition or relinquishment, prior to the recordation of a Final Map for this site.
19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
20. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within the public rights-of-way adjacent to this site prior to occupancy of this site. Additionally, 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.
22. Public sewer for this site shall connect to the 18-inch line located in Charleston Boulevard. Coordinate with the Collection System Planning Section of the Department of Public Works to determine connection requirements prior to the issuance of any permits. 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.
23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.

EOT-18647
02-07-07 CC

24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance 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
25. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site prior to submittal of any construction drawings.
26. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
27. 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.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

EOT-18647
02-07-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ Consent ☐ Discussion

SUBJECT:

EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW

EOT-18770 - APPLICANT: SANDHURST DEVELOPMENT - OWNER: TAURUS SANDHURST, LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP - Request for an Extension of Time of an approved Site Development Plan Review (SDR-5179) THAT ALLOWED A 35 STORY MIXED-USE DEVELOPMENT IN PARKWAY CENTER TO INCLUDE 413 RESIDENTIAL UNITS AND 35,435 SQUARE FEET OF COMMERCIAL SPACE on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006), 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 SDR-5179

Motion made by LAWRENCE WEEKLY to Hold in Abeyance 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:

JOSEPH MANZELLA, Sandhurst Development, and JEFF THEOBOLD, Taurus Centers, were present.

MAYOR GOODMAN indicated he received a telephone call indicating the project is dead. MR. MANZELLA replied they have not stopped looking for an investor. Their plans are a few weeks

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

away from being approved. They lost financial backing in July of 2005. Sandhurst is a limited operation and they want to continue the extension because they need to work with their landowner. They are also talking with investors and still believe in the project.

MAYOR GOODMAN reiterated that MICHAEL MEROLA had indicated that the project might be dead. MR. MANZELLA replied that the telephone call was made to let the Mayor know that they are trying to obtain funding.

MAYOR GOODMAN asked what disadvantage they would have if an extension is not granted. MR. MANZELLA explained that Taurus Centers is purchasing the land and is working with the developer to see if funding can be obtained. If the Extension of Time on the site plan is not granted, they would have to apply for another site plan.

COUNCILMAN WEEKLY indicated he was not aware of the information just discussed. Sandhurst Development has not contacted him since the initial approval. He emphasized it is important that applicants let their ward representative know what is happening. MR. MANZELLA stated they understand their pricing and how to build the project. MAYOR GOODMAN asked that the applicant meet with COUNCILMAN WEEKLY and then meet with the rest of the City Council. COUNCILMAN WEEKLY asked that the applicant provide the entire Council with details about the project.

COUNCILMAN BROWN commented that he understands the Mayor wants to send a strong message that the Council will only consider, encourage and promote real projects. Therefore, he asked the City Manager to brief the Council on what happens when a developer loses entitlements and how does that harm them, and what does the City gain.



CASE: EOT-18770

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)



CASE: EOT-18770

ZONING OF SUBJECT PROPERTY: PD (PLANNED DEVELOPMENT)

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: EOT-18770 - APPLICANT: SANDHURST DEVELOPMENT -
OWNER: TAURUS SANDHURST, LIMITED PARTNERSHIP, A DELAWARE LIMITED
PARTNERSHIP**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Extension of Time will expire on December 15, 2008 unless another Extension of Time is approved by the City Council.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-5179) and all other subsequent related actions as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-5179) that allowed a 35 story mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/23/98	The City Council approved a Rezoning (Z-0100-97) to reclassify 223 acres of property, including the subject parcel, from M (Industrial) to P-D (Planned Development) for mixed use projects. This rezoning created what would later be known as Parkway Center.
10/05/04	The Parkway Center Architecture Review Committee (PC-ARC) recommended approval of the proposed project and the requested Waivers.
12/15/04	The City Council approved a Site Development Plan Review [SDR-5179] for a proposed 35 story mixed-use development in Parkway Center to include 413 residential units and 35,435 square feet of commercial space on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway, (APN 139-33-810-006). The Planning Commission and staff recommended approval on 12/02/04.
01/27/05	The Planning Commission approved a Tentative Map [TMP-5806] for a proposed 414-unit mixed-use subdivision on 3.23 acres adjacent to the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway (APN 139-33-810-006). Staff recommended approval.
11/16/05	The City Council approved a Vacation [VAC-9074] of a portion of an existing drainage easement generally located at the northeast corner of Grand Central Parkway and Iron Horse Court. The Planning Commission and staff recommended approval on 10/20/05.
<i>Related Building Permits/Business Licenses</i>	
06/03/05	Building plans were submitted for a permit review [C-122-05], but were voided on 08/07/06, due to inactivity.
06/06/05	A permit for on site improvements [Permit #05003766] and temporary sales trailer [Permit #05003765] were issued to 1023 Iron Horse Court.
06/22/05	A sign permit [Permit #05004350] was issued to 1003 Iron Horse Court.
10/24/05	Civil improvement plans [HANSEN Project #10021] were submitted for a express review process. Mylars have not been submitted for final signature as of yet.

11/07/05	The Department of Planning and Development accepted a Final Map [FMP-10090] application for the project. The Final Map Technical Review Action Letter was sent on 12/12/05. Mylars have not been submitted as of yet.
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Pre-Application Meeting

NONE	A pre-application conference is not required for this type of application.
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Neighborhood Meeting

NONE	A pre-application conference is not required for this type of application.
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Details of Application Request

Site Area

Gross Acres	3.2
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed Use)	PD (Planned Development)
North	County and Regional Offices Parking	PF (Public Facility)	C-V (Civic)
South	Warehouses	MXU (Mixed Use)	PD (Planned Development)
East	Railroad Warehouses	LI/R (Light Industry/Research)	M (Industrial)
West	Highway Access Circle Shopping Mall Parking	MXU (Mixed Use)	PD (Planned Development)

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

ANALYSIS

This is the first Extension of Time for the subject Site Development Plan Review (SDR-5179), which was approved by the City Council on 12/15/04. A Site Development Plan Review is exercised upon approval issuance of a building permit for the principle structure on the site. No building permits have been issued for the proposed development other than a temporary sales

office on the adjacent parcel and a sign permit; however civil improvement plans have been submitted and are pending a mylar submittal for final signatures. The applicant has indicated that the requested Extension of Time does not in any way request for alterations to the original approval and the applicant intends to abide by all qualifications as documented by the Planning and Development Department and City Council. No further justification as to why the Extension of Time is being requested has been supplied.

FINDINGS

Staff supports the subject Extension of Time for the approved Site Development Plan Review. The applicant has demonstrated that they are working towards development of the subject site. A condition of approval has been added, which recommends that the extension be allowed for two years or until such time as another Extension of Time application is approved.

<u>NEIGHBORHOOD ASSOCIATIONS NOTIFIED</u>	N/A
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<u>ASSEMBLY DISTRICT</u>	N/A
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<u>SENATE DISTRICT</u>	N/A
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<u>NOTICES MAILED</u>	N/A
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<u>APPROVALS</u>	0
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<u>PROTESTS</u>	0
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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-18770 APN: 139-33-810-000

Name of Property Owner: Taurus Sandhurst, Limited Partnership

Name of Applicant: SANITURST DEVELOPMENT LLC

Name of Representative: JOSEPH MANZELLA

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: Peter A. Merrigan

Subscribed and sworn before me

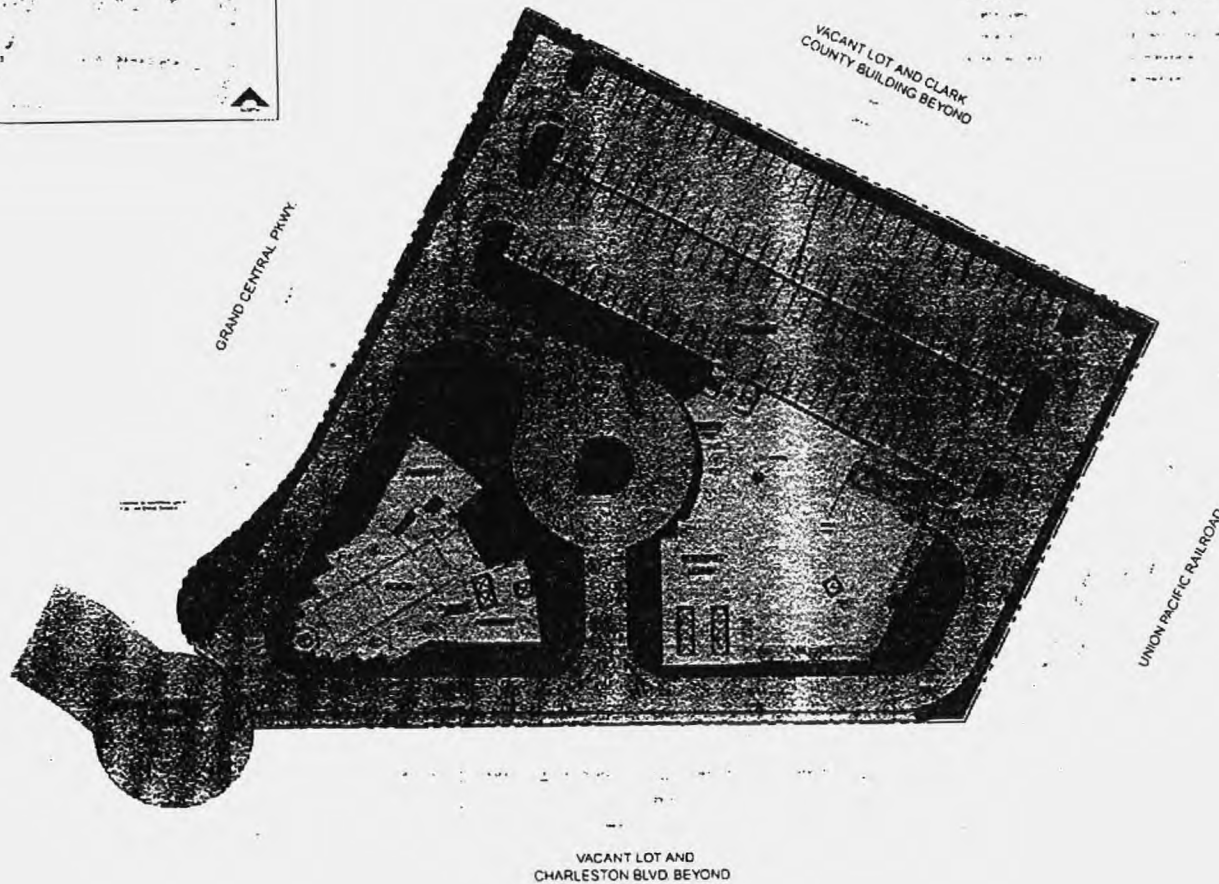
This 13th day of December, 20 06

Mark D. Donohoe
Notary Public in and for said County and State

Suffolk County
Commonwealth of Massachusetts



JMA ARCHITECTURE STUDIOS



SITE PLAN

SANDHURST RESIDENCES

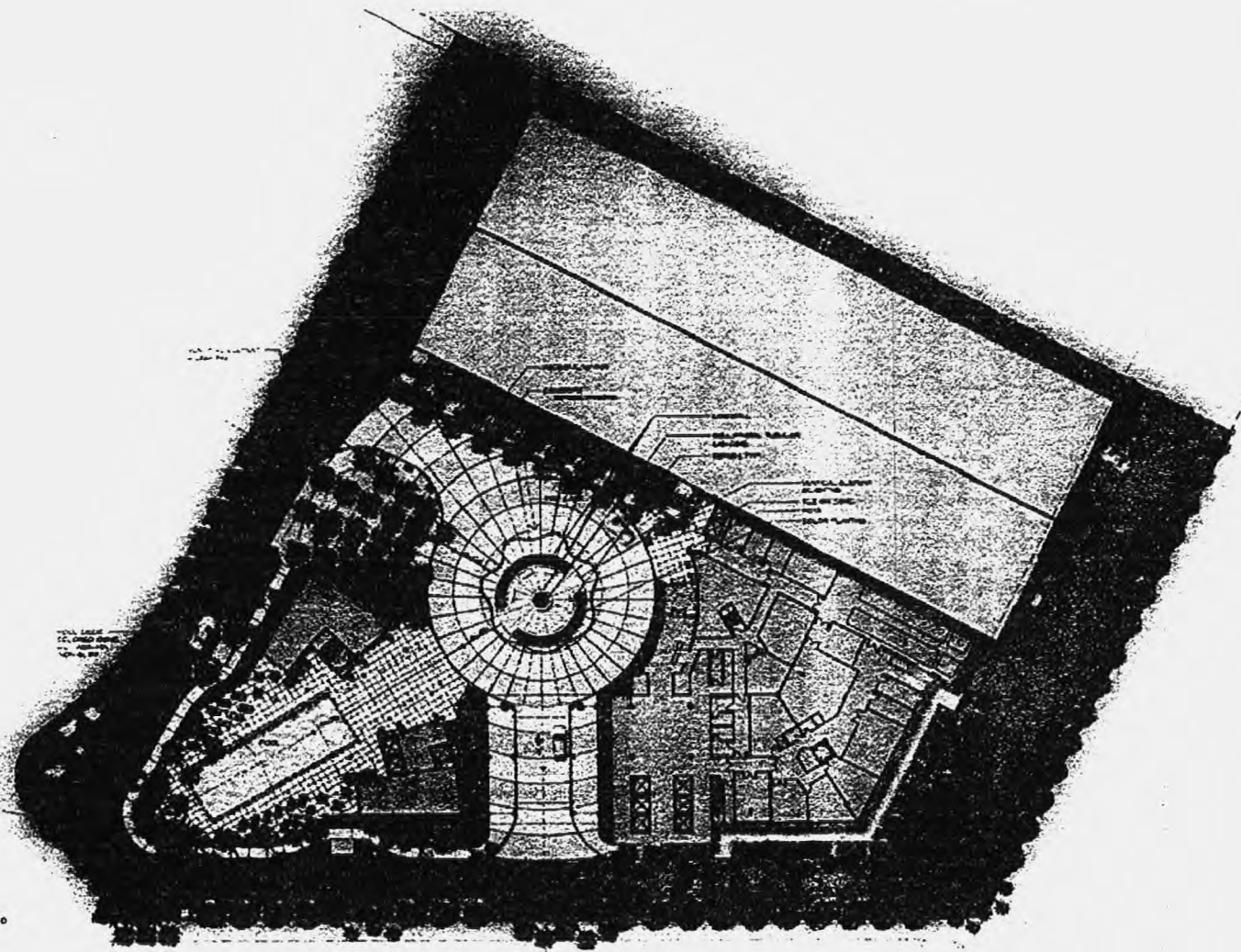
EOT-18770
02-07-07 CC

PROJECT NO. J20401175
DATE NOV. 4 2004

RECEIVED

DEC 14 2006

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ITEM	DESCRIPTION	AREA	PERCENT
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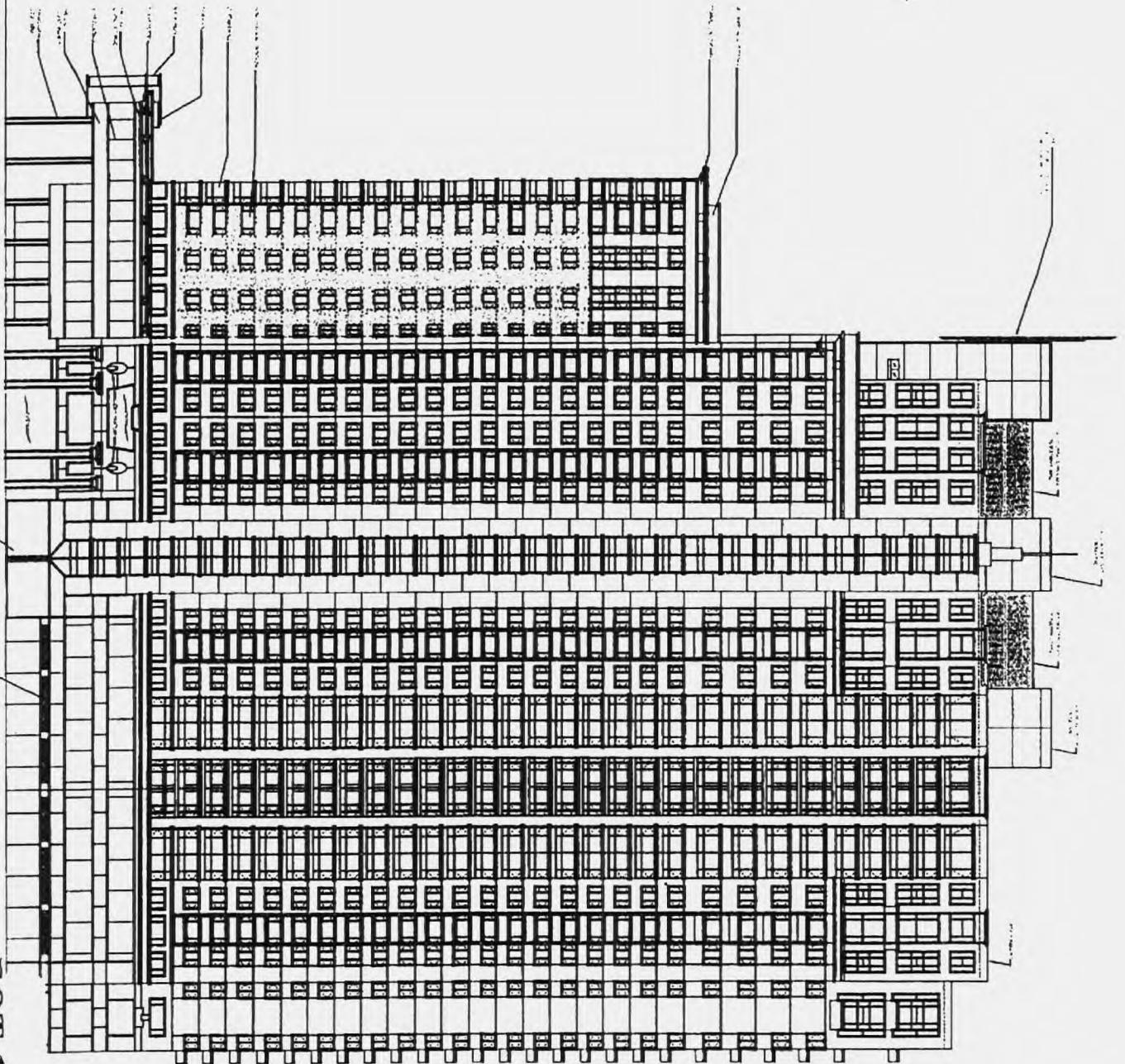
PRELIMINARY LANDSCAPE PLAN
RENAISSANCE TOWERS
LAS VEGAS, NEVADA

LANDSCAPE ARCHITECTURE
RPA RECEIVED

DATE: 02-07-07

DEC 14 2006

SOUTH ELEVATION



RECEIVED

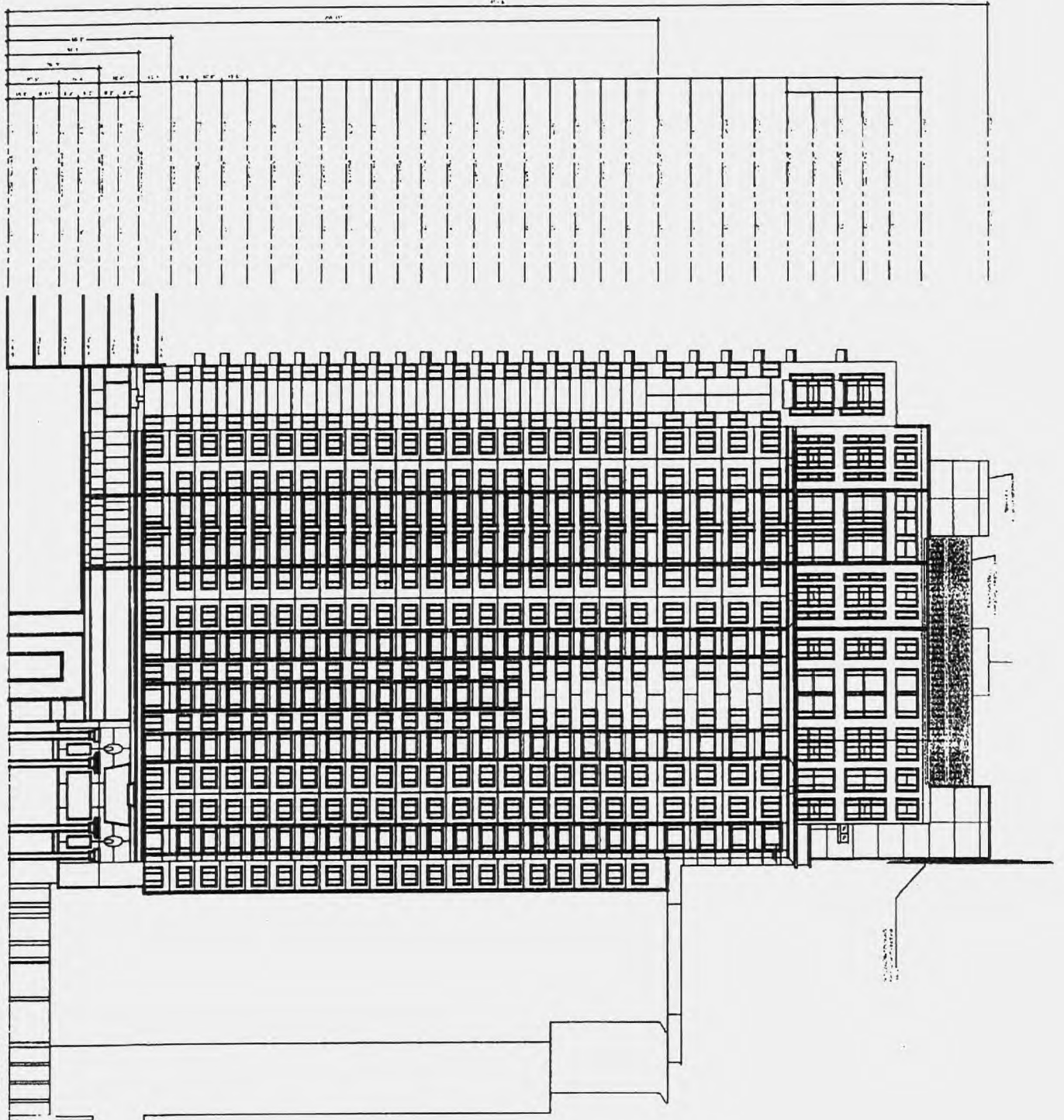
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02-07-07 CC

SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA

JMA ARCHITECTURE

A5.01

NORTH ELEVATION



SECTION

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02-07-07 CC

DEC 14 2005

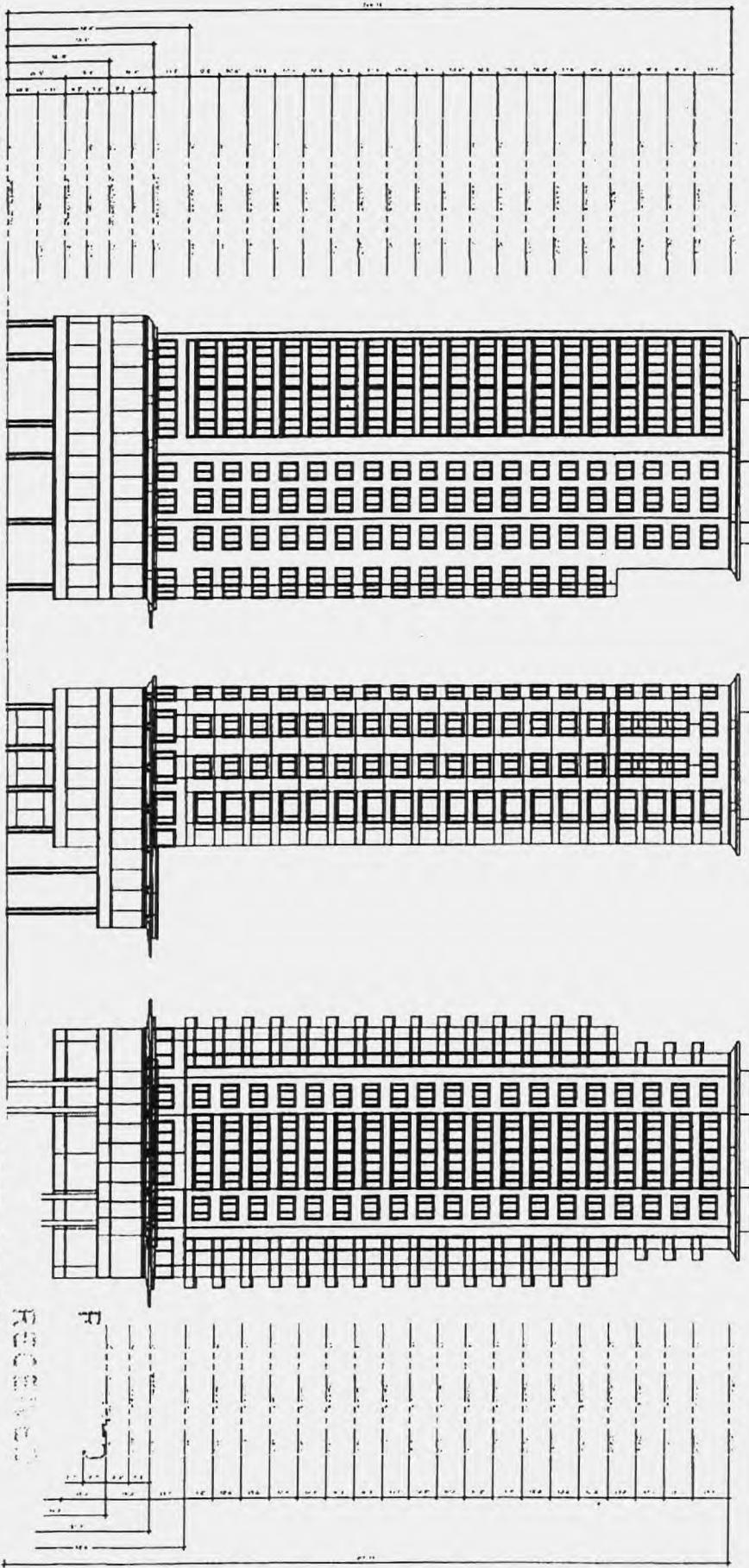
A5.02

SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA

JMA ARCHITECTURE



12100 W. BAYVIEW BLVD. SUITE 1000 LAS VEGAS, NV 89135



EOT-18770
 DEC 14 2006
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SANDHURST LAS VEGAS
 NORTH TOWER
 IRON HORSE COURT
 LAS VEGAS, NEVADA



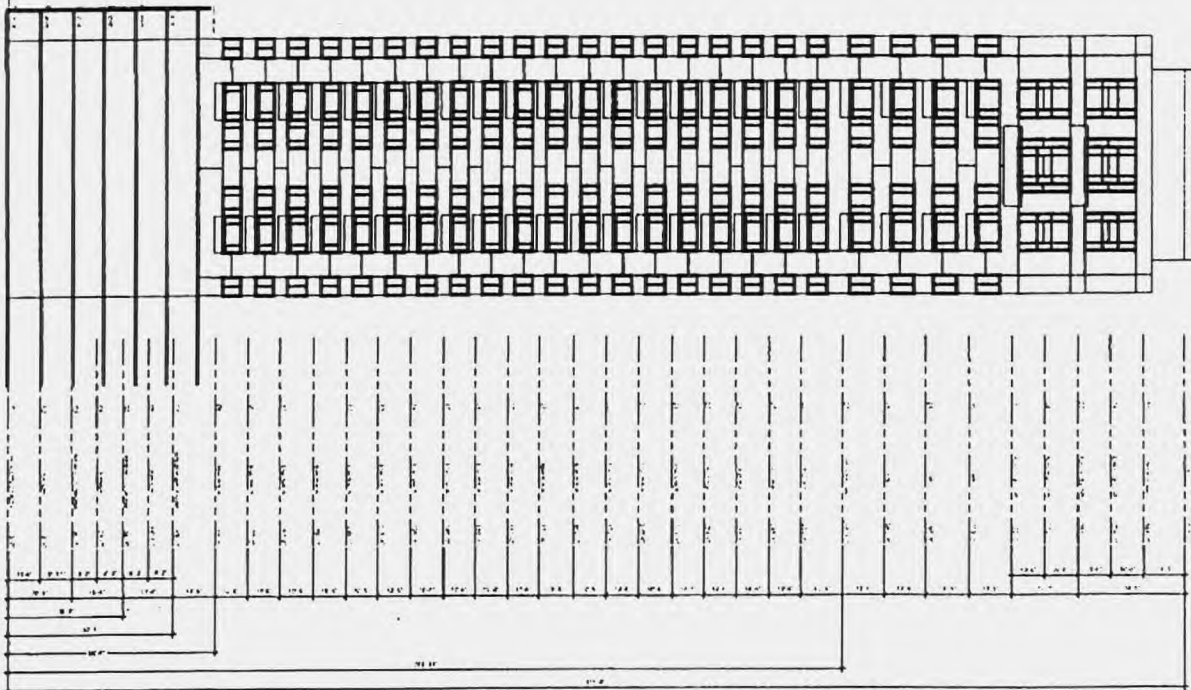
JMA ARCHITECTURE



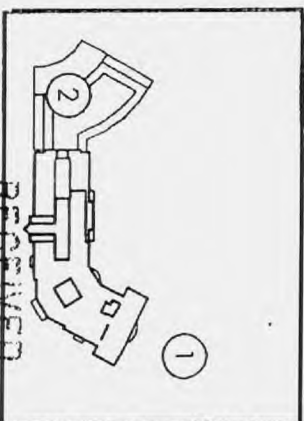
A5.03

Project Name	Sandhurst Las Vegas North Tower
Project Number	EOT-18770
Project Location	Iron Horse Court, Las Vegas, Nevada
Project Date	December 14, 2006
Project Status	Completed
Project Manager	JMA Architecture
Project Designer	JMA Architecture
Project Engineer	JMA Architecture
Project Architect	JMA Architecture
Project Consultant	JMA Architecture
Project Contractor	JMA Architecture
Project Owner	JMA Architecture

ELEVATION 1
MISC. ELEVATIONS



EOT-18770
02-07-07 CC



Key Plan

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DEC 14 2005

SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA

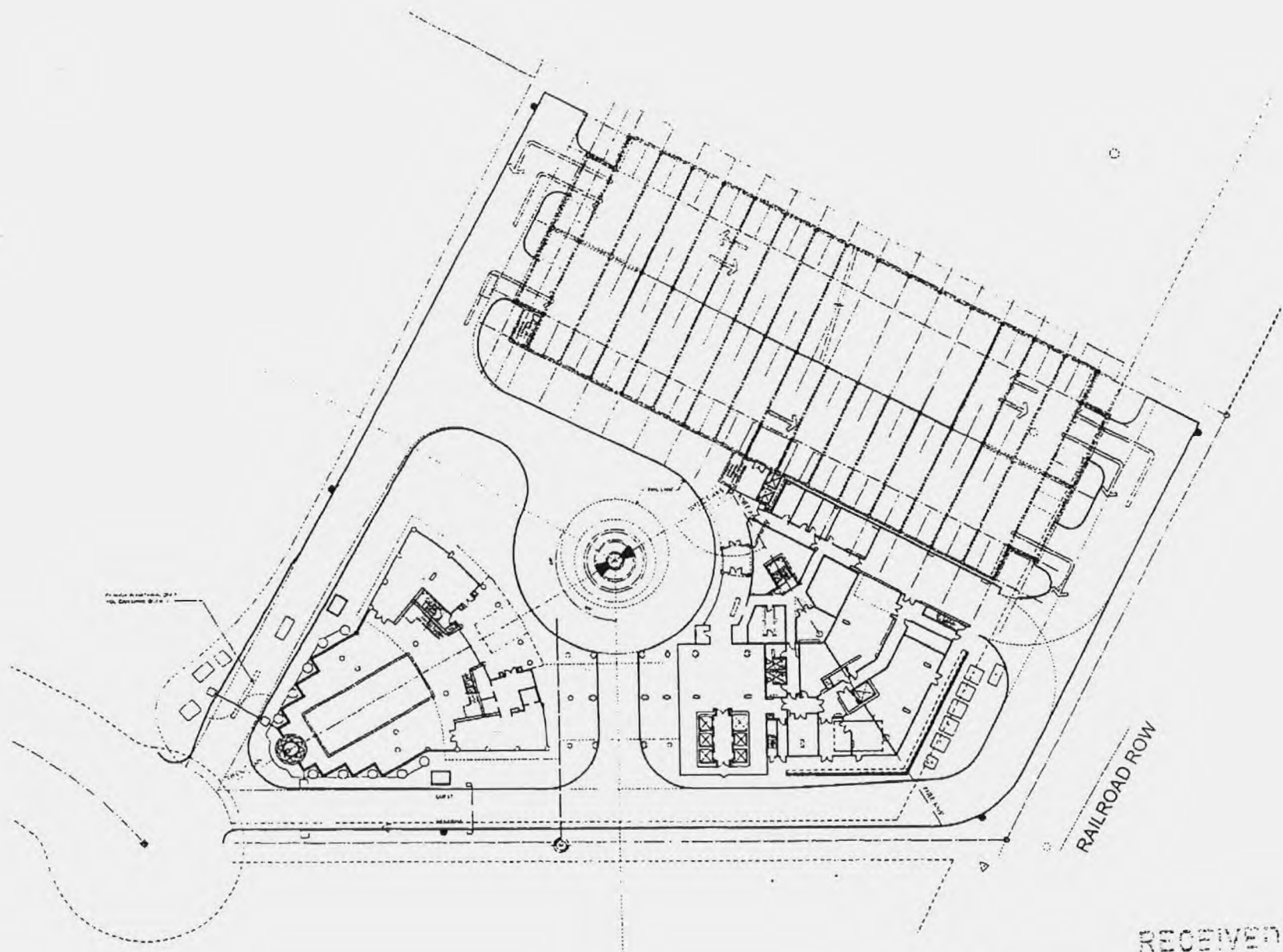


JMA ARCHITECTURE

A5.04

SANDHURST LAS VEGAS
 NORTH TOWER
 IRON HORSE COURT
 LAS VEGAS, NEVADA

Project No.	
Site Name	
City/State	
Architect	
Engineer	
Owner	
Scale	
Date	
Sheet No.	



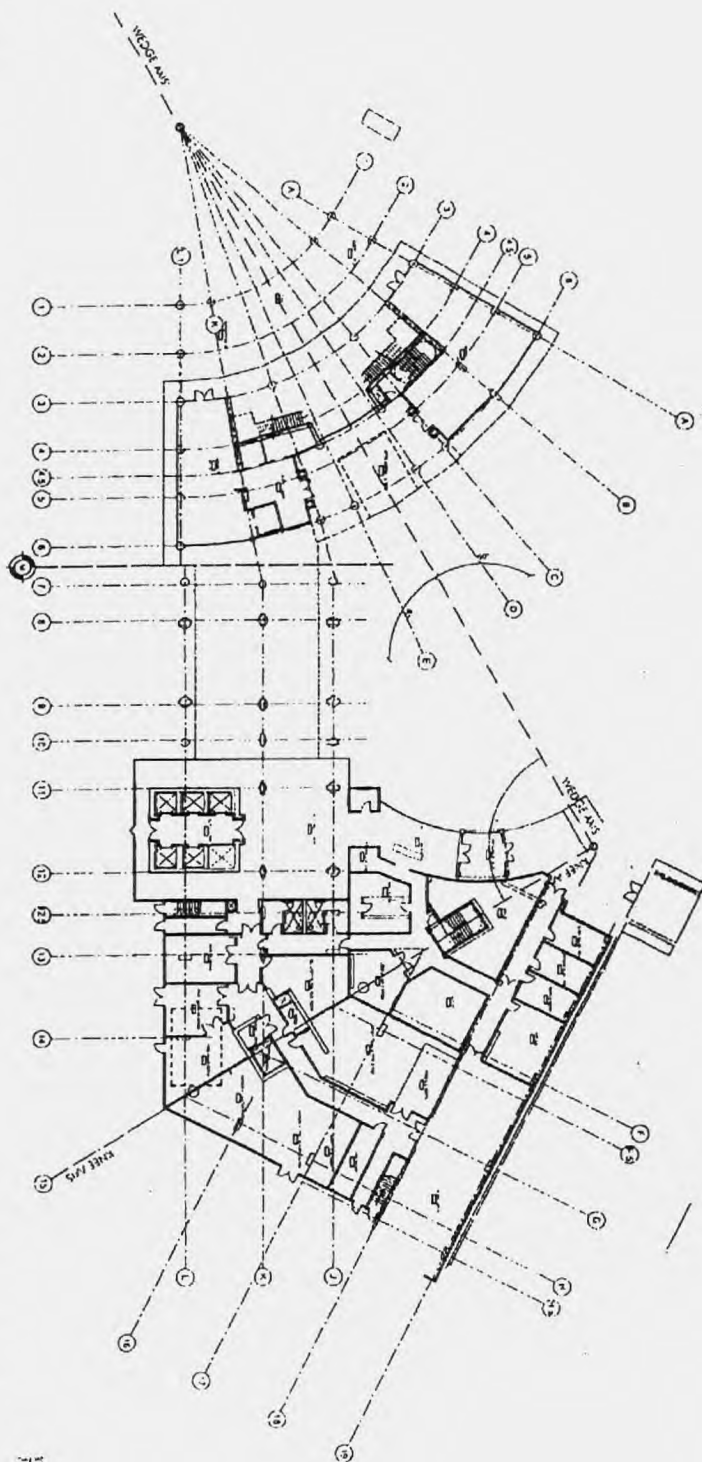
1 OVERALL ARCHITECTURAL SITE
 1/8" = 1'-0"

EOT-18770
 02-07-07 CC

RECEIVED
 DEC 14 2006

A1.00

1 FLOOR PLAN LEVEL 1



FOOT-18770 DEC 2 2000
02-07-07 CC

RECEIVED

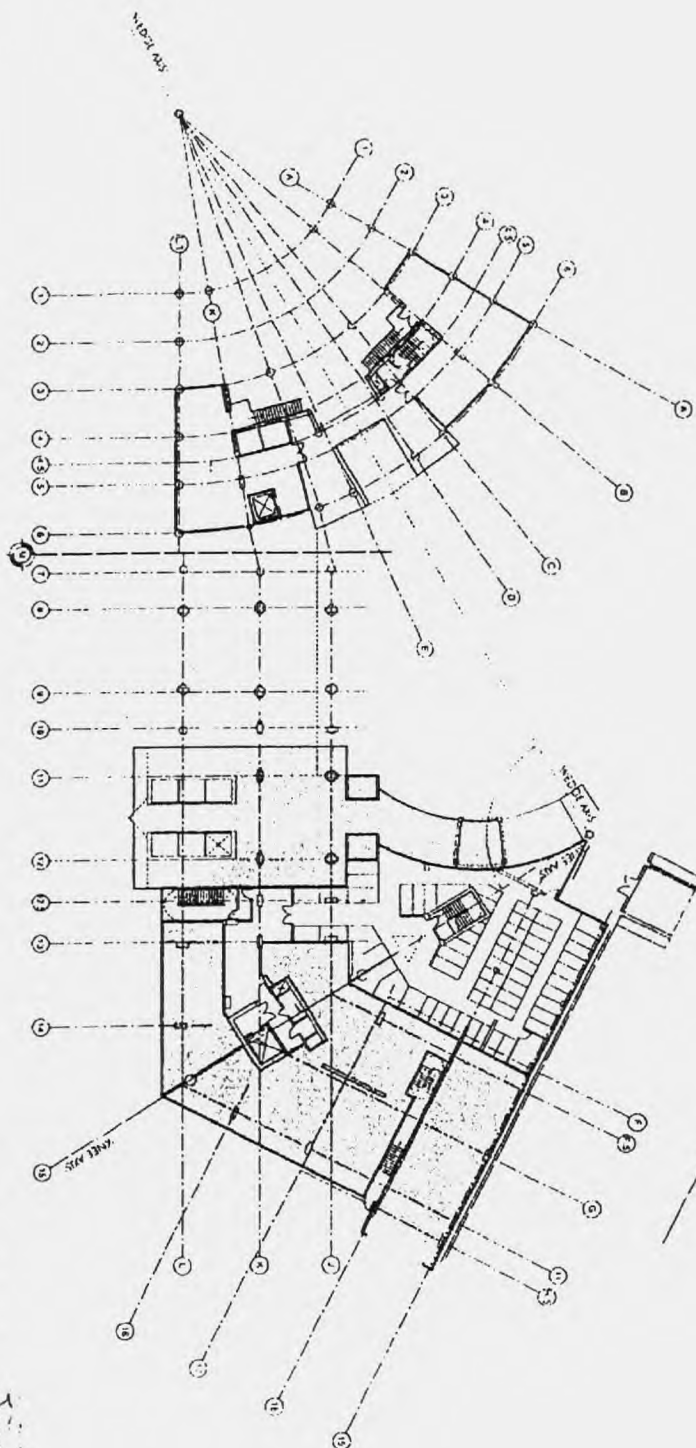
SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA



JMA ARCHITECTURE

10000 PAPERBURY COURT SUITE 100 LAS VEGAS, NV 89143-4000
702.735.1100 FAX 702.735.1101

A2.01



EOT-18770
02-07-07 CC

DEC 14 2006

REVISION

SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA

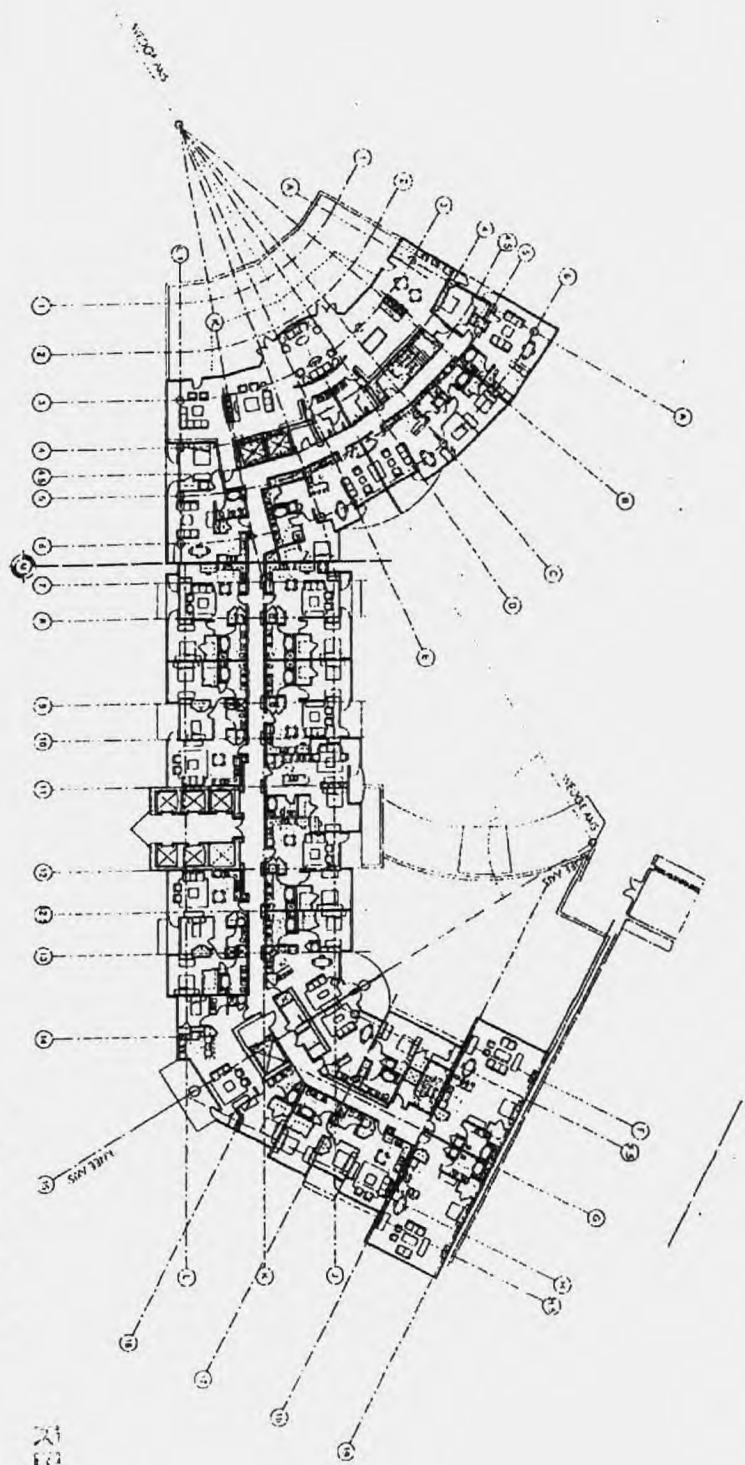


JMA ARCHITECTURE STUDIOS

10000 EXPANDED COURT DRIVE, SUITE 100, LAS VEGAS, NV 89135

A2.02

Project Name	Sandhurst Las Vegas North Tower
Project Number	EOT-18770
Revision Number	02-07-07 CC
Revision Date	DEC 14 2006
Revision Description	REVISION
Drawn By	
Checked By	
Approved By	
Scale	
Sheet Number	A2.02

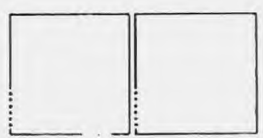


EOT-18770
02-07-07 CC

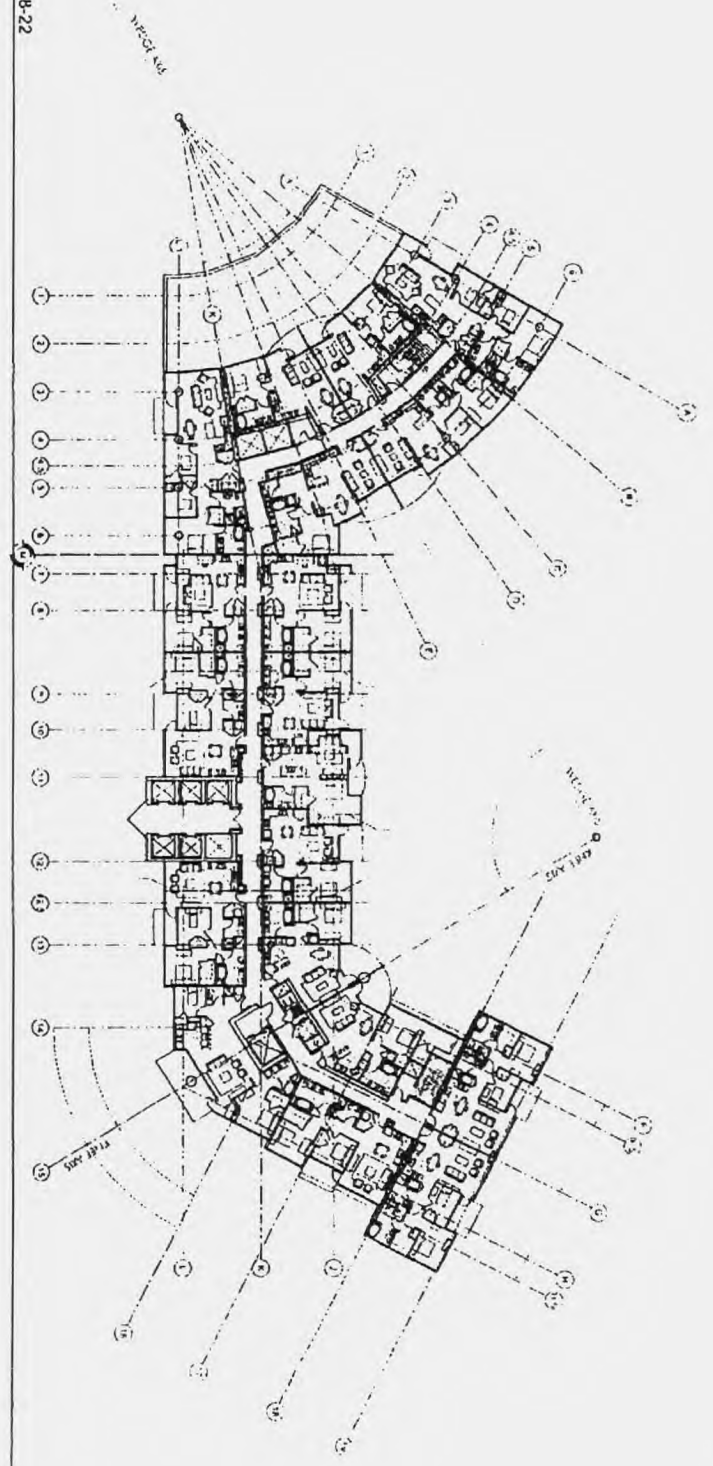
RECEIVED
 DEC 14 2005

Project Name	SANDHURST LAS VEGAS
Project Number	EOT-18770
Client	IRON HORSE COURT
Location	LAS VEGAS, NEVADA
Architect	JMA ARCHITECTURE STUDIOS
Scale	1/8" = 1'-0"
Date	02-07-07
Drawn By	A2.07
Checked By	
Approved By	

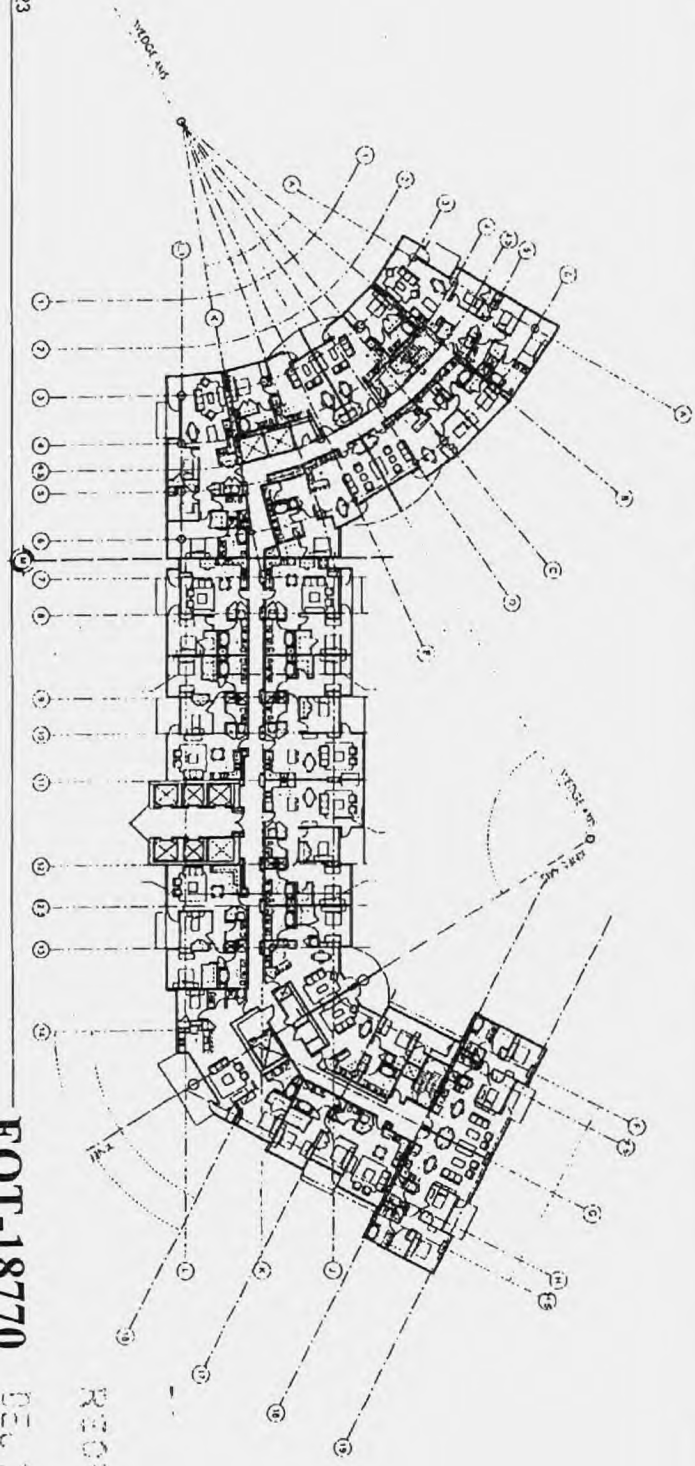
SANDHURST LAS VEGAS
NORTH TOWER
 IRON HORSE COURT
 LAS VEGAS, NEVADA



1 FLOOR PLAN LEVELS R-22



2 FLOOR PLAN LEVEL 23



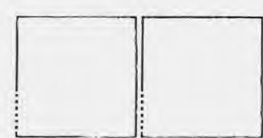
EOT-18770
02-07-07 CC

RECEIVED

DEC 2 8 2007

A2.08	
Project Name	SANDHURST LAS VEGAS
Project Number	EOT-18770
Project Location	IRON HORSE COURT, LAS VEGAS, NEVADA
Project Date	02-07-07
Project Status	CC
Project Manager	
Project Engineer	
Project Architect	
Project Designer	
Project Draftsman	
Project Checker	
Project Approver	

SANDHURST LAS VEGAS
NORTH TOWER
IRON HORSE COURT
LAS VEGAS, NEVADA



JMA ARCHITECTURE STUDIOS
2000 FORTY-SECOND STREET, SUITE 200, LAS VEGAS, NV 89101
702.735.1234



December 14, 2006

Planning and Development Department
Extension of time – Site Development

Re: SDR-5179
Assessor's parcel#: 139-33810-006

To whom it may concern:

This letter is a justification of the existing approval for site development in regards to SDR-5179 & assessor's parcel # 139-33810-006. We are requesting for an extension of time for the original approved site development approval for a proposed 35 story mixed-use development in Parkway Center, which includes 398 residential units, and 35,435 SF of commercial space on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway. The zoning is PD (planned development) and there will be no changes to the original approval letter and final submissions.

Please note that this requested extension does not in any way request for alterations to the original approval and the applicant intends to abide by all subject to qualifications as documented by the Planning and Development Department and City Counsel.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Manzella", written over a circular stamp or seal.

Joseph Manzella
Managing Member
Sandhurst Development

cc: Michael Mirolla
Robert DeMartino

EOT-18770
02-07-07 CC



January 14, 2005

Mr. Robert S. DeMartino
Sandhurst Development, LLC
1871 Morganton Drive
Henderson, Nevada 89052

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
NET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

RE: SDR-5179 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 15, 2004

Dear Mr. DeMartino:

The City Council at a regular meeting held December 15, 2004 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 35 STORY MIXED-USE DEVELOPMENT IN PARKWAY CENTER TO INCLUDE 413 RESIDENTIAL UNITS AND 35,435 SQUARE FEET OF COMMERCIAL SPACE on 3.23 acres on the north side of Iron Horse Court, approximately 300 feet east of Grand Central Parkway, (APN 139-33-810-006), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2004. This approval is subject to:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan and building elevations, date stamped November 8, 2004, except as amended by conditions herein.
3. The Waiver from the Parkway Center build-to requirement is hereby approved, due to the lack of frontage along the public right-of-way.
4. The Waiver from the Downtown Centennial Plan streetscape requirements is hereby approved, provided that the site plan is revised to show the future public sidewalk connections on the abutting properties; the Waiver from the Parkway Center landscape standards for reduced buffer width is also approved. The revised site plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of building permits.

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

VOICE 702.229.6011

TDD 702.386.9108

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

EOT-18770
02-07-07 CC

5. A direct pedestrian connection shall be provided from the residential and commercial lobbies to the future public sidewalk on Iron Horse Court in order to clearly indicate the location of the building entries from the public right-of-way. A revised plan depicting this change shall be submitted to the Planning and Development Department for review and approval prior to the time application is made for a building permit.
6. The elevations of the lower three stories of the building shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to continue the level of architectural expression on the upper stories and to enhance façade articulation.
7. The elevations of the parking structure shall be revised and approved by the Planning and Development Department staff, prior to the time application is made for a building permit, to be compatible with the color, texture, architectural features, and articulation of the main building.
8. The Waiver from the requirement for the use of stone veneer on the lower floors of the building is hereby approved; decorative pre-cast concrete panels may be used in place of the required stone, subject to approval of the Planning and Development Department.
9. All landscaping and a permanent underground sprinkler system for the landscape materials shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
11. The applicant shall be required to provide and install standard Fourth Street style fixtures in place of existing fixtures. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with the Parkway Center Development Standards. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
13. 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.

14. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. Signage for the development shall be permitted in conformance with the requirements of Parkway Center Development Standards.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

18. Construct any incomplete half street improvements, including the entire cul-de-sac bulb, adjacent to this site and remove any 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 new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
19. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings. 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.

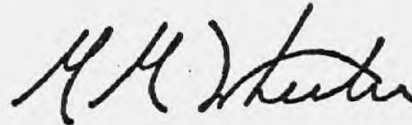
Mr. Robert S. DeMartino
SDR-5179 – Page Four
January 14, 2005

20. 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.
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 Development Department

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

Mr. Kenneth Levesque
JMA Architecture
2285 Corporate Circle, Suite #250
Henderson, Nevada 89074

EOT-18770
02-07-07 CC