

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

ARC-18824 - PUBLIC HEARING - APPLICANT: CENTENNIAL SIGN INC - OWNER: JOSEPH SCALA - Appeal filed by the applicant of the Denial by the Centennial Hills Architectural Review Committee of a request for a Waiver of the Town Center Sign Standards to raise the height of a previously approved Pylon Sign and to include a reader board sign for Peoples Auto Center at 6401 Centennial Center Boulevard. (APN 125-28-510-003), T-C (Town Center) Zone, Ward 6 (Ross). The Centennial Hills Architectural Review Committee (3-0 vote) and staff recommend DENIAL

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

The Centennial Hills Architectural Review Committee (3-0 vote) and staff recommend DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Minutes from CHARC-TC meeting of January 2, 2007
6. Appeal letter filed by Ultrasigns

Motion made by STEVEN D. ROSS to Approve Subject to Conditions and amending Conditions 3 and 4 and adding the following condition as read for the record:

3. Waiver from the Town Center Development Standards to allow a pylon sign the maximum height of 90 feet.
4. Waiver from the Town Center Development Standards to allow for two-sided reader board sign or EMU sign, facing the two freeways, where none are permitted.
- A. The sign size waiver is hereby approved.

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

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

MARK WHITEHOUSE, Ultrasigns, 10 Reseach Lane, along with HAROLD DREZNER, appeared on behalf of Centennial Sign Inc. MR. WHITEHOUSE explained the request is for the increase of the sign's height due to a ramp that is 27 feet high located directly in front of the sign. In addition, he requested a reader board at the top of the sign.

TOM McGOWAN, Las Vegas resident, verified with MR. DREZNER that the sign was installed before the ramp.

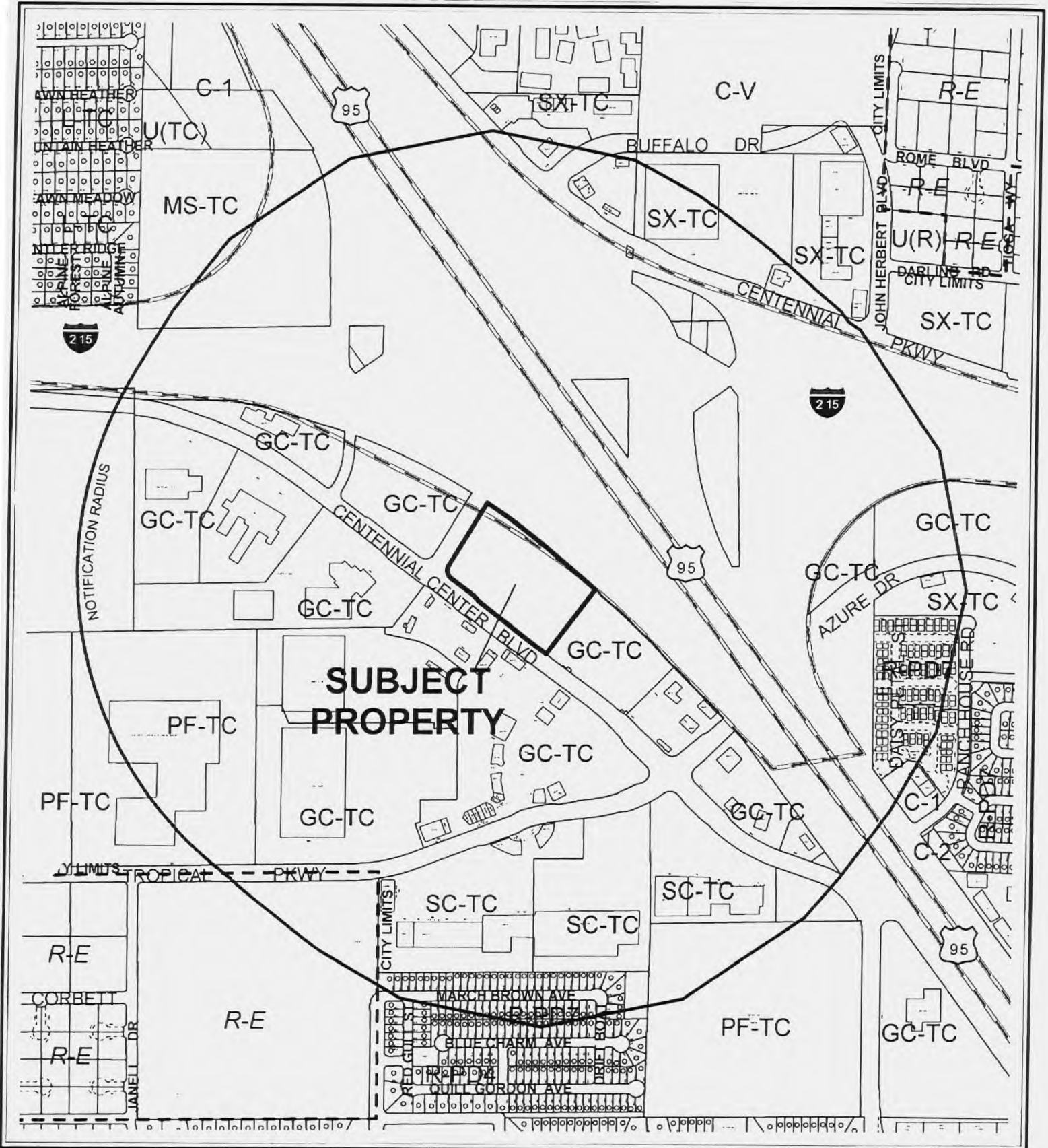
COUNCILMAN ROSS explained that the sign was approved for 79 feet. The ramp will hinder the opportunity for advertising. He pointed out the height requested is not what he had discussed with the applicant. His notes reflect a height of 90 feet and not 100 feet. MR. DREZNER responded that they are willing to abide by his recommendation and reduce the sign to 90 feet with a reader board. MR. WHITEHOUSE added that the sign complies with the Centennial Hills Sign Standards; the sign has ten panels on all three faces. They are asking for a double face electronic reader board facing only the roadway and away from residential. He clarified that the facia area will cover 1,500 square feet.

COUNCILMAN ROSS asked what is the Centennial Hills standard for square footage of the signs. MARGO WHEELER, Director of Planning and Development Department, responded that it is the relationship of the square footage to the gross square area; therefore, it would be 2,523 maximum for the three faces. MR. WHITEHOUSE indicated they are requesting approximately 1,800 square feet, based on the 100-foot drawing. In addition, they are asking for the legs to be increased. He showed a rendering with and without the raise.

COUNCILMAN ROSS indicated that reader boards are not allowed in Centennial Hills Town Center, and he does not believe that this request would change the intent. He does not want to slow down the progress of Centennial Hills, especially the businesses, but at the same time he wants to support Centennial Hills Architectural Review Committee (CHARC) in their efforts to keep the standards realistic.

COUNCILMAN ROSS informed the applicant that the side near the neighborhood will not be lit. MS. WHEELER read into the record amendments to Conditions 3 and 4.

MAYOR GOODMAN declared the Public Hearing closed.

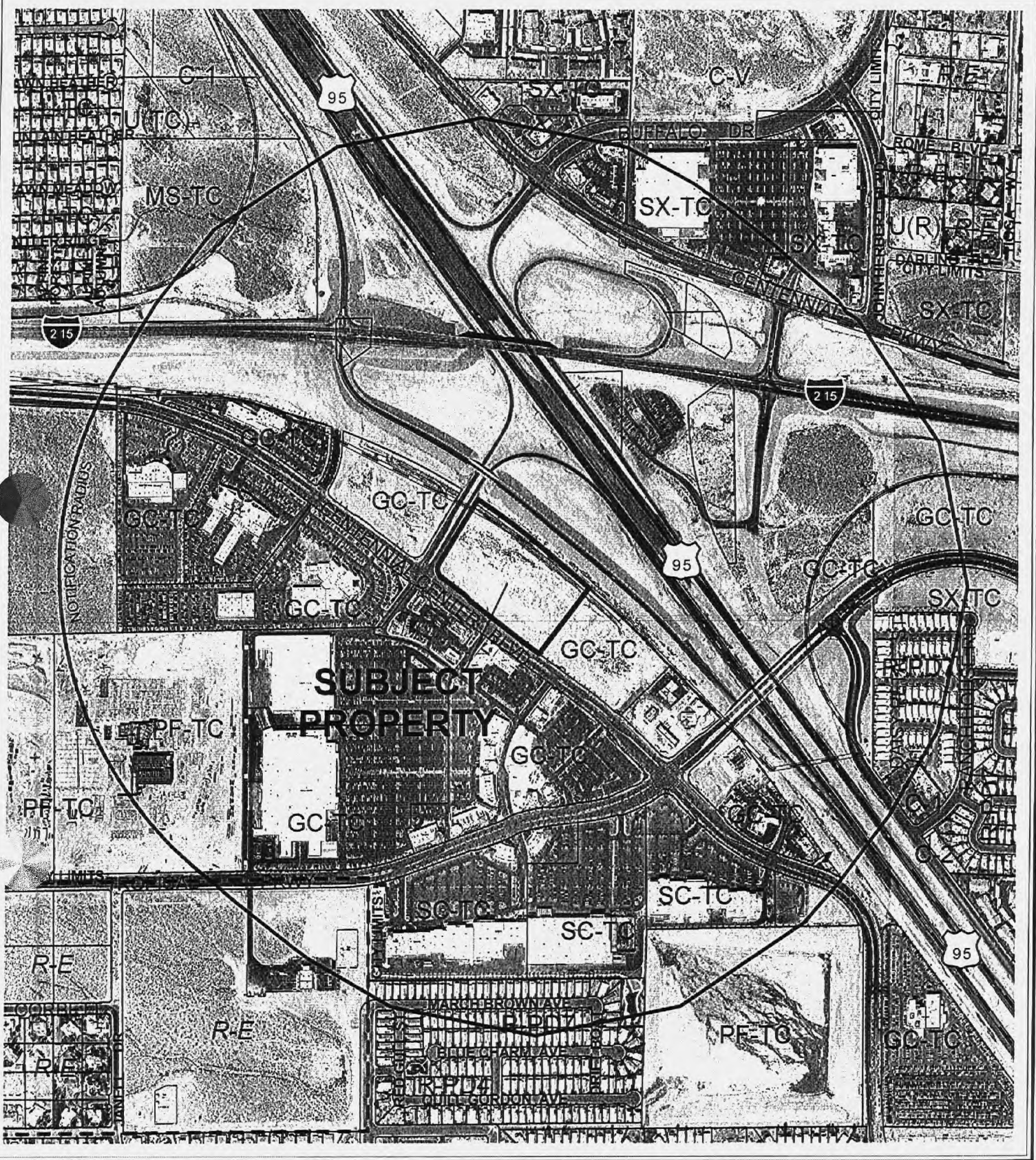


CASE: **ARC-18824**

RADIUS: 2000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]



CASE: **ARC-18824**

RADIUS: 2000 FT

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) [GC-TC (GENERAL COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

0 1000 2000 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ARC-18824 - APPLICANT: CENTENNIAL SIGN INC -

OWNER: JOSEPH SCALA

**** CONDITIONS ****

The Centennial Hills Architectural Review Committee (3-0 vote) and staff recommend DENIAL.

1. Conformance to the sign elevations and documentation as submitted and date stamped December 18, 2006 in conjunction with this request, except as modified herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. Waiver from the Town Center Development Standards to allow a pylon sign to exceed the maximum height of 24' by 76' feet for a total height of 100'.
4. Waiver from the Town Center Development Standards to allow for a reader board sign or EMU sign, where none are permitted.
5. Any additional signage for the development shall require an amendment to the Master Sign Plan, approved by the Centennial Hills Architectural Review Committee-Town Center (CHARC-TC).

**** STAFF REPORT ****

APPLICATION REQUEST

A) *Action Requested*

This is a request for approval of a Major Modification to an already approved Master Sign Plan (Z-0076-98(1)) to allow for a 100' tall pylon sign where 79' is the limit and to allow for a reader board sign on top of the pylon sign where none are currently permitted for Peoples GMC Auto Dealership located at 6401 N. Centennial Boulevard.

B) *Applicant's Justification*

The applicant states that due to the construction of an above grade southbound on-ramp to U.S. 95 the currently approved 79' high pylon sign would be partially blocked. In order to increase the profile of this dealership, a reader board (EMU) feature at the top of the pylon sign is also requested.

BACKGROUND INFORMATION

A) *Previous Actions*

- | | |
|----------|--|
| 05/20/64 | The City Council approved an annexation (A-0003-64) of land generally located north of Cheyenne Avenue and west of Decatur Boulevard, containing approximately 10,136 acres, including the entire portion of the subject site. The effective date of this annexation was May 29, 1964. |
| 12/07/98 | The City Council approved a Rezoning (Z-0076-98) to TC (Town Center) of a 1,468-acre portion of the Northwest, including the entire portion of the subject site. The Planning Commission and staff recommended approval. |
| 02/02/99 | The City Council approved a Rezoning (Z-0076-98(1)) and an associated Master Sign Plan for the Centennial Centre Development to allow three 79' high pylon on property adjacent to the northeast of Centennial Boulevard and west of U.S. 95. |
| 07/26/00 | Planning & Development staff administratively approved a Site Development Review (Z-0076-98(8)) for a proposed auto dealership located at 6401 N. Centennial Boulevard. |
| 01/02/07 | The Centennial Hills Architectural Review Committee denied (3-0 vote) the request for a Waiver of the Town Center Sign Standards to raise the height of A PREVIOUSLY APPROVED Pylon Sign and to include a reader board sign. |

B) Pre-Application Meeting

11/29/06 At the pre-application conference, the applicant was informed of the Town Center Development Standards banning reader board (EMU) signage and that pylon signs have a height limit of 24'. The applicant was also informed that the Planning Commission and City Council had already approved three pylon signs to exceed the 24' height limit by 55' for a total height of 79'. The applicant was advised to provide reasonable justification in the required justification letter.

DETAILS OF APPLICATION REQUEST

A) Existing Land Use

Subject Property: Undeveloped
North: Undeveloped
South: Undeveloped
East: U.S. 95 ROW
West: Commercial

B) Planned Land Use

Subject Property: GC-TC (General Commercial - Town Center)
North: GC-TC (General Commercial - Town Center)
South: GC-TC (General Commercial - Town Center)
East: U.S. 95 ROW
West: GC-TC (General Commercial - Town Center)

C) Existing Zoning

Subject Property: T-C (Town Center)
North: T-C (Town Center)
South: T-C (Town Center)
East: T-C (Town Center)
West: T-C (Town Center)

D) General Plan Compliance

The General Plan designation of the subject parcels on the Centennial Hills Sector Plan map is TC (Town Center), with special land use designations of GC-TC (General Commercial - Town Center) under the Town Center Development Standards Manual. An auto dealership is a permitted use in GC-TC. The project is in compliance with the provisions of the Development Agreement.

ANALYSIS

A) *Zoning Code Compliance*

The following signage modification is proposed for the property along the east side of Centennial Boulevard, south of the U.S. 95 south bound on-ramp:

- (1) 3-sided 100-foot high Pylon Sign; and
- (1) 3-sided reader board (EMU) signage board at the top of the pylon sign.

A discussion of the compliance of the signage with the Town Center Development Standards Manual follows.

A1) Residential Separation Standards

Section D-1(G)(2) of the Town Center Development Standards Manual requires a minimum separation of 330 feet between any proposed pylon sign and any existing single-family residential development; the proposed pylon sign will be a minimum of 1500 feet from existing residential development.

A2) Sign Standards

Pursuant to Section F-2(A)(1b) of the Town Center Development Standards Manual, the following Sign Standards apply to the subject proposal:

Pylon Signs: 24' in Height

Standards	Allowed	Provided	Complies
Maximum Number	1/street frontage	1	Yes
Maximum Area	1 SF/150 SF gross floor area (2,533 SF maximum allowed)	900 SF Each of 3 sides (2,700 SF Cumulative)	No
Maximum Height	24'	100'	No
Minimum Setback	5'	5'	Yes
Illumination	No Reader Boards	Reader Boards	No

When this property was zoned, three 79' high pylon signs were approved along the west side of the U.S. 95 right-of-way. One of these signs is located on the 6401 N. Centennial Boulevard site. The 55' increase in the pylon height was a direct result of the future U.S. 95 improvements. This height allows close to 50% of the signage to be visible from U.S. 95. It is important to note that this dealership is located on a major arterial street which provides ample visibility. The Town Center Development Standards only permits pylon signs to be 24' in height. The 55' increase in height to 79' for the three pylon signs was permitted prior to the creation of CHARC and was due to the planned on-ramp to U.S. 95. Nothing has changed since this was approved; only the U.S. 95 ramp has been installed. A waiver of the Town Center Development Standards is required to allow for the proposed height.

No "reader board" signage is permitted under the Town Center Development Standards. The proposal is to have a three-sided EMU (reader board) sign at the top of either the already approved 79' high pylon sign or if CHARC approves, at the top of a 100' high pylon sign. In either case, this would set a precedent for such signage, at the very least, for properties along the U.S. 95 and CC-215 rights-on-way. A waiver of the Town Center Development Standards is required to allow the proposed animation (EMU) signage.

GENERAL ANALYSIS AND DISCUSSION

The applicant does not put forth a valid reason to allow for the additional sign height in the justification letter, only that they are requesting them. The plans for the U.S. 95 southbound on-ramp were in place at the time of the 79' high pylon sign approval. The only thing that has changed is the fact that the on-ramp has been built. The reader board or EMU proposal would go against the entire intent of the Town Center Development Standards and open up this new advertising venue to other business owners in the area. For these reasons, coupled with the fact that the existing pylon height has been approved at 55' higher than the Town Center Development Standards allow prevents staff from supporting the request.

<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>	94 by Planning Department
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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: ARC-18824 APN: 2528510003

Name of Property Owner: JOSEPH SCALA

Name of Applicant: CENTENNIAL SIGN 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: JOSEPH SCALA

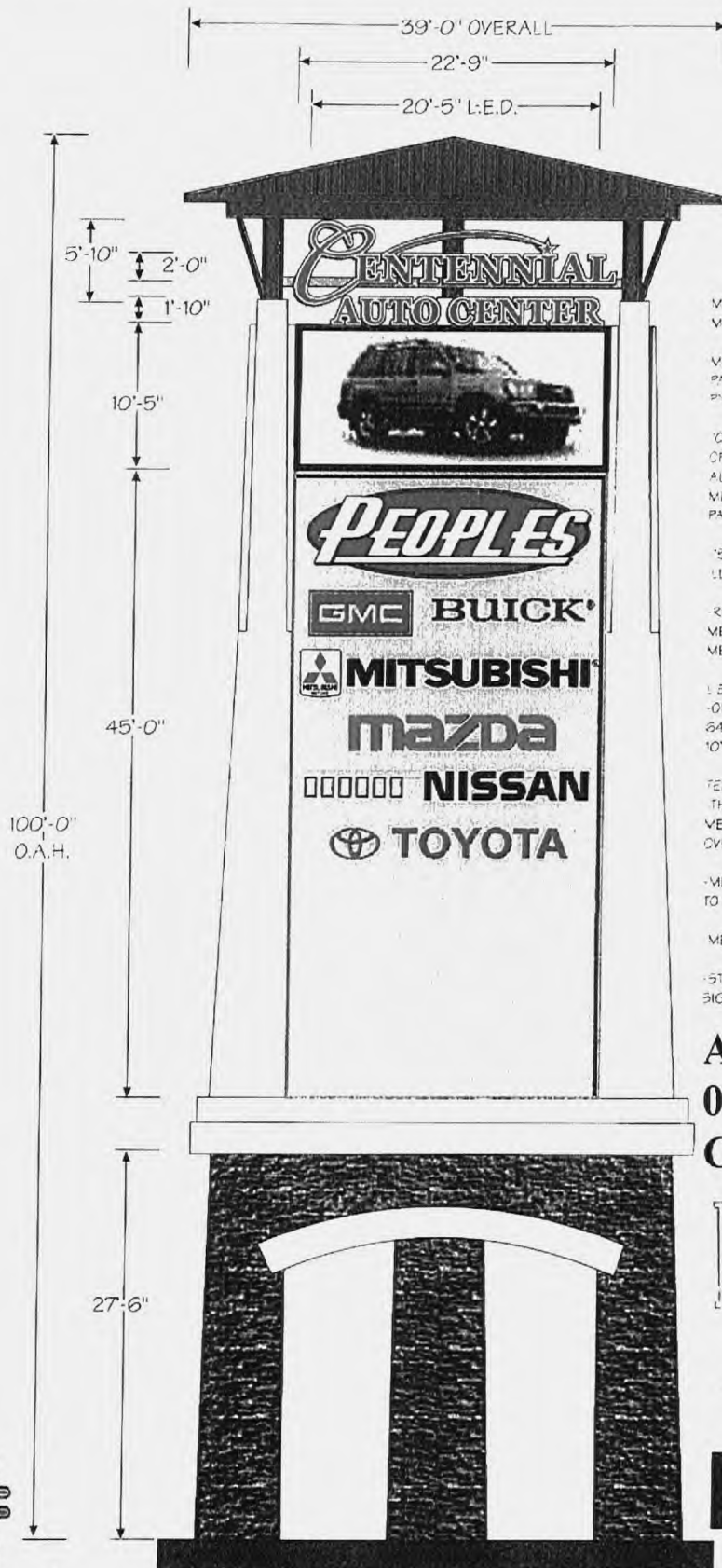
Subscribed and sworn before me

This 13 day of December 2006

Christy Tolbert
Notary Public in and for said County and State



CHRISTY TOLBERT
Notary Public State of Nevada
No. 03-81095-1
My appt. exp. Apr. 3, 2007



METAL ROOF PAINTED TO MATCH EXISTING SIGN

METAL COLUMN & BRACING PAINTED TO MATCH EXISTING PYLON SIGN.

CENTENNIAL AUTO CENTERS' OPEN PAN CHANNEL LETTERS. ALUMINUM RETURNS PAINTED METALLIC SILVER. INTERIORS PAINTED WHITE & RED

15mm 5/7 CLEAR RED NEON ILLUMINATION

RACEWAY MOUNT LETTERS. METAL RACEWAY PAINTED METALLIC SILVER.

L.E.D. MESSAGE UNIT. ON TWO (2) SIDES ONLY. 64mm - 48x96 MATRIX. 10'-5"x20'-5" - FULL COLOR

TENANT AREA: THREE (3) TOTAL WHITE PLEX FACES. METALLIC SILVER (220-237) VINYL OVERLY VINYL COPY AND COLORS T.B.D.

METAL COLUMNS, TEX-COTE & PAINTED TO MATCH EXISTING PYLON.

METAL POP-OUTS PAINTED WHITE.

STONE TO MATCH EXISTING PYLON SIGN

ARC-18824
01/02/07
CHARC-TC

RECEIVED
DEC 18 2006

100'-0" O.A.H.
PROPOSED 100'-0" PYLON

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ALL WORK SUBJECT TO THE REQUIREMENTS OF THE CITY OF SAN DIEGO. THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE SIGN. THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE SIGN. THE CITY OF SAN DIEGO IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE SIGN.

VOLTAGE
120 VOLTS
POWER FACTOR
TO BE DETERMINED BY THE INSTALLER. THE SIGN SHALL BE INSTALLED IN A LOCATION WHERE IT WILL NOT BE A HAZARD TO TRAFFIC AND A SCENE REMAINING TO THE VIEW. IT SHALL BE INSTALLED IN A LOCATION WHERE IT WILL NOT BE A HAZARD TO TRAFFIC AND A SCENE REMAINING TO THE VIEW.

RETENTION DATES
① 11-28-2006 RLG
② 12-11-2006 RLG
③
④
⑤

SALES PERSON
MARK WHITEHOUSE
DESIGNER
R. GERMAN
SKETCH NO
PEOPLE03
DATE
11-21-2006

JOB INFORMATION
PEOPLES AUTO CENTER
LAS VEGAS, NV



JOB INFORMATION
PEOPLES AUTO CENTER
LAS VEGAS, NV

SALESPERSON
MARK WHITEHOUSE
DESIGNER
R. GERMAR
SKETCH NO
PEOPLE03
DATE
11-21-2006

REVISION DATES
① 11-28-2006 RLG
② 12-11-2006 RLG
③
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**VOLTAGE
120 VOLTS**

PRIMARY ELECTRICAL
TO SIGN LOCATIONS IS TO BE
PROVIDED BY OTHERS.
A 25 AMP DEDICATED CIRCUIT
WITH NO SHARED NEUTRALS
AND A GROUND RETURNING TO
THE PANEL IS REQUIRED FOR
ALL INSTALLATIONS.

COLORS REPRESENTED
IN THIS DRAWING ARE FOR
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THEY WILL NOT MATCH YOUR
FINISHED PRODUCT. PERFECTLY
COLOR CALLOUTS ARE FOR A
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195 SOUTHBOUND



195 NORTHBOUND

100'-0 O.A.H. PYLON SIGN

DEC 18 2006

ARC-18824

01/02/07

CHARC-TC

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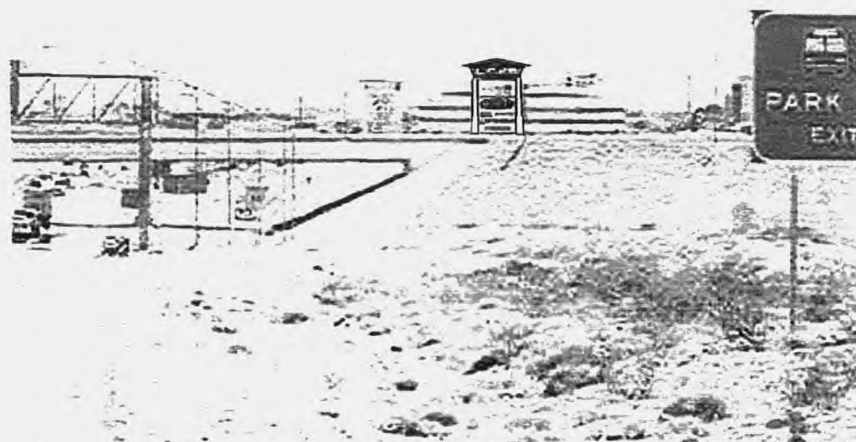
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195 SOUTHBOUND



195 NORTHBOUND

79'-0 O.A.H. PYLON SIGN

ARC-18824

01/02/07

CHARC-TC

DEC 18 2006

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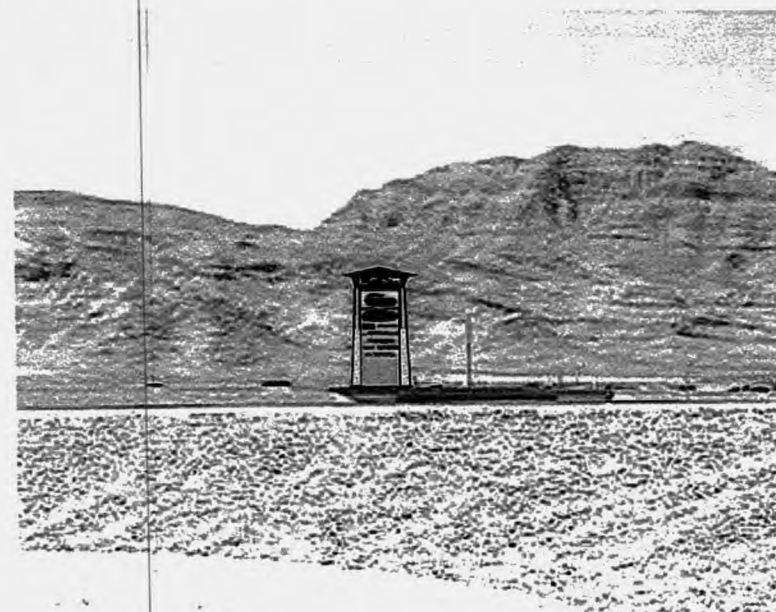
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195 DIRECT WEST VIEW



1215 WEST BOUND VIEW

100'-0 O.A.H. PYLON SIGN

ARC-18824

01/02/07

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RECEIVED
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VOLTAGE
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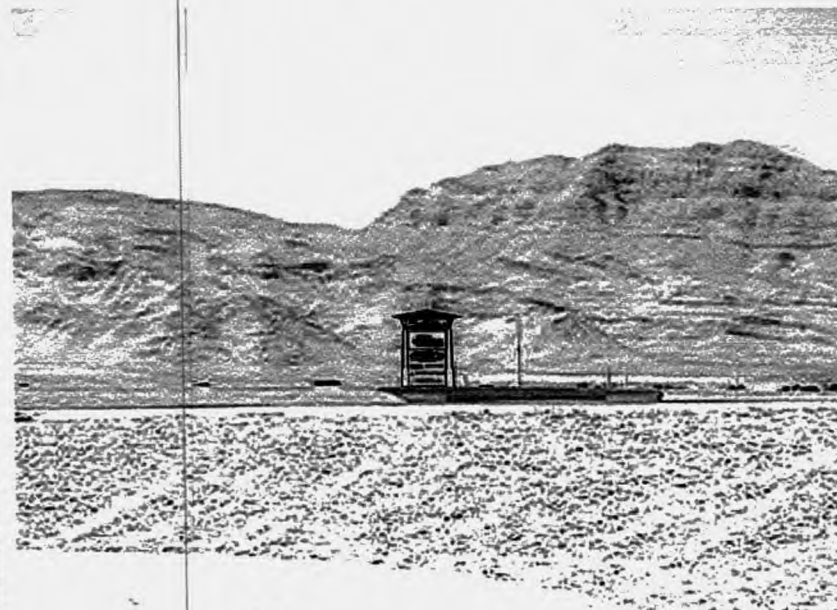
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195 DIRECT WEST VIEW



1215 WEST BOUND VIEW

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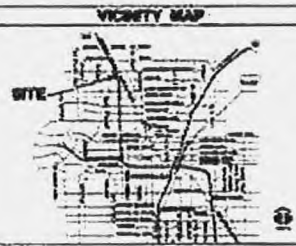
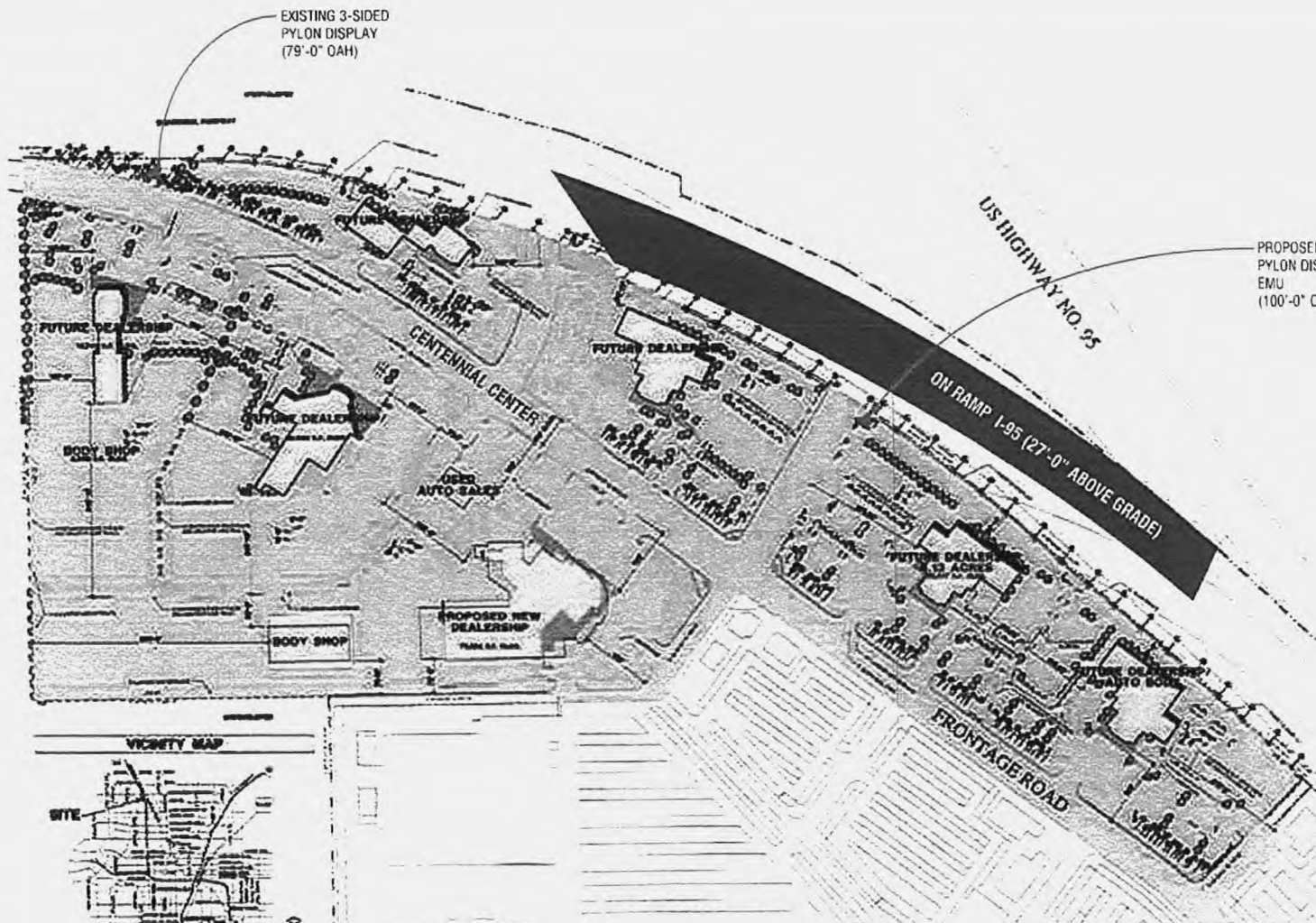
WINNER 2

US HIGHWAY NO. 95
 ON RAMP I-95 (27'-0" ABOVE GRADE)

PROPOSED 3-SIDED
 PYLON DISPLAY WITH
 EMU
 (100'-0" OAH)

EXISTING 3-SIDED
 PYLON DISPLAY
 (79'-0" OAH)

EXISTING 3-SIDED
 PYLON DISPLAY
 (79'-0" OAH)

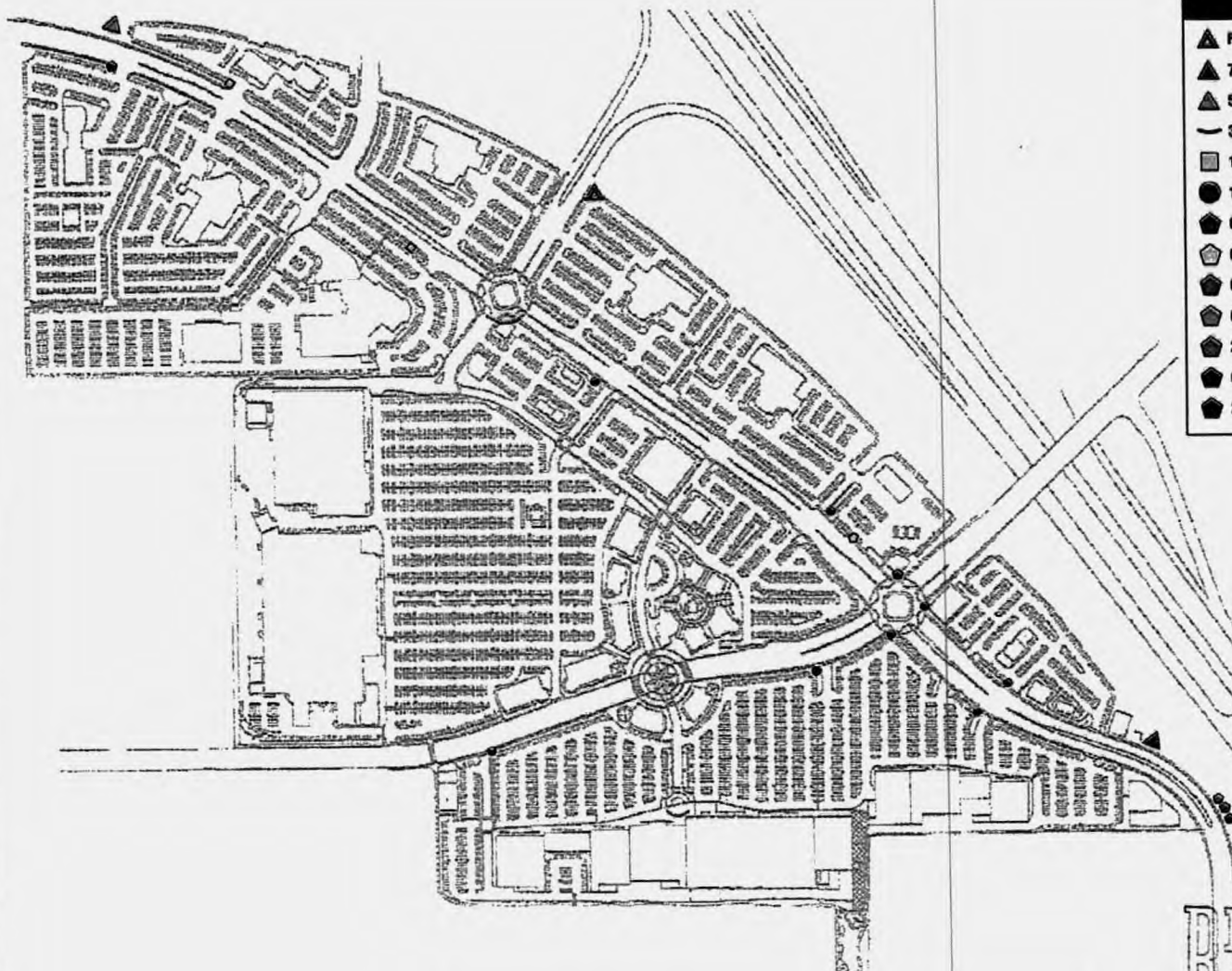


AREA PLAN



ARC-18824
 01/02/07
 CHARC-TC

DEC 19 2006



LEGEND

- ▲ PROPOSED 100'-0" OAH PYLON SIGN
- ▲ 79'-0" OAH PYLON SIGN
- ▲ 59'-0" OAH PYLON SIGN
- 3'-6" CENTENNIAL CENTER CORNER SIGN
- 16'-0" OAH AUTO ID SIGN
- 16'-0" OAH MULTI-TENANT
- ◆ 6'-0" OAH "TOYOTA" SIGN
- ◆ 6'-0" OAH "TERRIBLE HERB ST." GAS SIGN
- ◆ 6'-0" OAH "TERRIBLE HERB ST." GAS SIGN
- ◆ 6'-0" OAH "NISSAN PRE-OWNED VEHICLE" SIGN
- ◆ 20'-0" OAH "NISSAN" ID SIGN
- ◆ 6'-0" OAH TRUCK SIGN
- ◆ 22'-0" CENTENNIAL GATEWAY MULTI-TENANT SIGN

JOB INFORMATION
PEOPLES AUTO CENTER
LAS VEGAS, NV

SALESPERSON
MARK WHITEHOUSE
DESIGNER
R. GERMAR
SKETCH NO
PEOPLE03
DATE
11-21-2006

REVISION DATES
☆ 11-28-2006 RLG
☆ 12-11-2006 RLG
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☆
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THEY WILL NOT MATCH YOUR
FINISHED PRODUCT EXACTLY.
COLOR CALLOUTS ARE FOR A
MATCH AS CLOSE AS POSSIBLE.

THIS ORIGINAL DESIGN IS THE
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Page 8 of 8

CLIENT APPROVAL

DEC 18 2006

EXISTING SIGN SITE MAP

ARC-18824

01/02/07

CHARC-TC

ultrasigns
ELECTRICAL ADVERTISING
TEL: 858-569-1400 FAX: 858-559-1453
9025 BALBOA AVENUE, STE 150
SAN DIEGO, CA 92123-1520



JUSTIFICATION LETTER

Date: 12/18/06

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

From: Mark Whitehouse

Attn: Pre-Application Appointment Calendar – Planning/Development Department

Re: Peoples Auto Center Centennial Pylon Sign

To Whom It May Concern:

On behalf of Peoples Auto Center - Centennial, Ultrasigns Electrical Advertising will be filing for a Waiver of Town Center Sign Standards for the following two reasons:

1. Raise sign height for a Pylon Sign from 79' to 100'.
2. Include a double faces Electronic Message Unit (EMU) in the sign.

Item 1:

There is an existing Master Sign Plan (MSP), with a pylon sign approved for this location @79' in height. Said MSP was put into place prior to the construction of a new on ramp onto the I-95 freeway southbound that is over 25' elevated above grade. This on ramp occurs directly in front of and directly affects the visibility of this previously approved sign.

The intent is to get the sign back to it's original visibility. Based on field verification - 100' would enable the sign to be fully visible after deducting the 25' on ramp.

Item 2:

Due to the reduced visibility now incurred on this sign, and to benefit the success of this center and this Auto Dealership – Peoples Auto Group is requesting a double faced EMU to be located at the top tenant portion of the sign. This will be tastefully trimmed in and blended in with the architecture of the sign.

In closing, we hope to work together with the Centennial Hills Review Committee and the City to ensure the successful implementation of this project.

Sincerely,

Mark Whitehouse
Ultrasigns, Inc.
(702)336-3336

ARC-18824
01/02/07
CHARC-TC

RECEIVED
DEC 18 2006

CITY OF LAS VEGAS
CENTENNIAL HILLS ARCHITECTURAL REVIEW COMMITTEE (CHARC)
Tuesday January 2, 2007
12:00 PM
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

ANNOTATED MINUTES

Members Present

David Steinman
Sam Dunnam
Andrea Allred

Members Excused

Jeff Gale

Members Absent

Ronni Council

Citizens

Mark Whitehouse (Ultra Signs)

City Staff

Yorgo Kagafas
Nora Lares

ANNOUNCEMENT: OPEN MEETING LAW/CALL TO ORDER

The meeting was called to order at 11:59 am by David Steinman. This meeting has been properly noticed in accordance with the Open Meeting Law.

ITEM 1: APPROVAL OF DECEMBER 5, 2006 MINUTES BY REFERENCE

Sam Dunnam made a motion to accept the December 5, 2006 minutes, Seconded by Andrea Allred. Unanimously APPROVED.

ITEM 2: ARC-18271

REQUEST FOR A WAIVER OF THE TOWN CENTER SIGN STANDARDS TO RAISE THE HEIGHT OF A PREVIOUSLY APPROVED PYLON SIGN AND TO INCLUDE A READER BOARD SIGN FOR PEOPLES AUTO CENTER AT 6401 CENTENNIAL CENTER BOULEVARD. (APN 125-28-510-003), T-C (TOWN CENTER) ZONE, WARD 6 (ROSS).

David Steinman opened the item to the committee for discussion. Yorgo Kagafas briefed the committee noting that "the City Council took the planned US-95 south bound on-ramp into consideration when they approved the original Master Sign Plan for this property allowing for three 79' high pylon signs where 24' high was the maximum height allowed. None of the original conditions have changed only the fact that the planned on-ramp has been installed. At least 50% of the currently approved 79' high pylon is visible from the US95 and staff based this assessment on the photo renderings that were supplied by the applicant. It should be noted that the Centennial Parkway is a major arterial with hundreds of cars traveling along everyday providing ample signage exposure. There is nothing in the Municipal Code that guarantees a business to have 100% visibility from a road or highway frontage. As for the reader board style EMU signage proposed at the top of the pylon sign, approval of such a sign would be setting a precedent in Town Center. The Town Center Development Standards manual prohibits reader board signage which is equivalent to the proposed EMU signage. Staff recommends denial of both requests."

Applicant's representative: Mark Whitehouse from Ultra Signs (10 Research Lane, Las Vegas, Nevada 89101).

Mr. Whitehouse stated that a sign of this magnitude is necessary because of all the vertical construction going on even in this area. As for the Electronic Message Unit, Mr. Whitehouse feels this is the age of advancement and EMU's are here to stay and are going to be part of the landscaping, they are a way to convey messages and promote goods and services. He believes that as long as the messages are tasteful this should be ok and there are rules governing this. He feels this is the way the future is going and it should be taken into consideration.

There was discussion between committee members and the applicant's representative.

The Committee feels Mr. Whitehouse is not making a very compelling argument for the requested 100' pylon sign when they already have approval for a 79' high pylon sign, which is well above what is allowed by the code. It was stated by the Committee that there is a purpose for the Town Center area and there is a certain look that they want to be preserved in the area and no reader boards area allowed. The Committee feels that 79' is sufficient.

Mr. Whitehouse agrees that a 79' high sign is a great sign but a sign is only as good as it is visible. If it is only 60% visible, then it is not a 79' high sign. He understands that reader boards are not allowed by the Town Center code but he feels that there should be a point where laws have to be changed and new ones made due to technology.

The applicant was notified that the City Council has passed a Moratorium on billboards until April. He was also told that the property owners bought this property knowing the restrictions where there, and of the planned on-ramp.

Andrea Allred moves the motion to deny item 2 (ARC-18824), seconded by Sam Dunnam. Motion Unanimously approved for DENIAL.

Applicant was notified of his right to appeal to the City Clerk's office within 10 days (January 19, 2007).

ITEM 3: CITIZENS PARTICIPATION

None.

ITEM 4: SET NEXT MEETING DATE/ADJOURNMENT

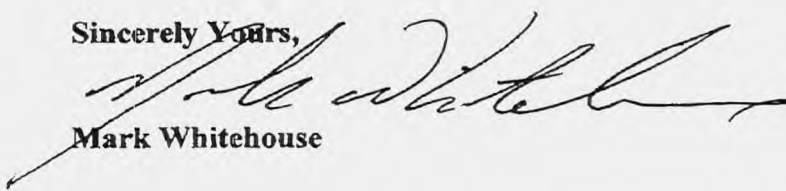
David Steinman adjourned the meeting at 12:23 p.m. without objection. There are currently no items to be heard by the Centennial Hills Architectural Review Committee therefore no meeting date is set for February 2007.

RECEIVED
CITY CLERK

2007 JAN -3 A 10:36

Letter of Appeal**Date:** January 3, 2007**To:** Las Vegas City Clerk
400 Stewart
LVNV 89101**From:** Applicant (Centennial Sign Inc.)
Representative
Mark Whitehouse
Ultrasigns
10 Research Lane
LVNV 89101
Phone 702-336-3336
Fax 702-431-3585
Email mwhitehouse@ultrasigns.com**Attn:** Barbara Jo Ronemus**Re:** Case # ARC - 18824**Ms. Barbara Jo Ronemus,**

We the applicant respectfully request to appeal the decision of the above referenced case number which was heard and denied at the Centennial Hills Architectural Review Committee on January 2, 2007.

Sincerely Yours,
Mark Whitehouse

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-18316 - PUBLIC HEARING - APPLICANT: INSITE TOWERS, LLC - OWNER: LAACO LTD - Request for a Special Use Permit FOR AN 80-FOOT HIGH WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN, TO BE 320 FEET FROM A SINGLE FAMILY DETACHED DWELLING WHERE THE TOWN CENTER STANDARDS REQUIRE A DISTANCE SEPARATION OF 330 FEET on 1.98 acres at the northeast corner of Kevin Way and Centennial Parkway (APN 125-20-402-007), T-C (Town Center) Zone, Ward 6 (Ross). The Planning Commission (6-1 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-1 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 01-11-07 Planning Commission Meeting Item 5

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

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

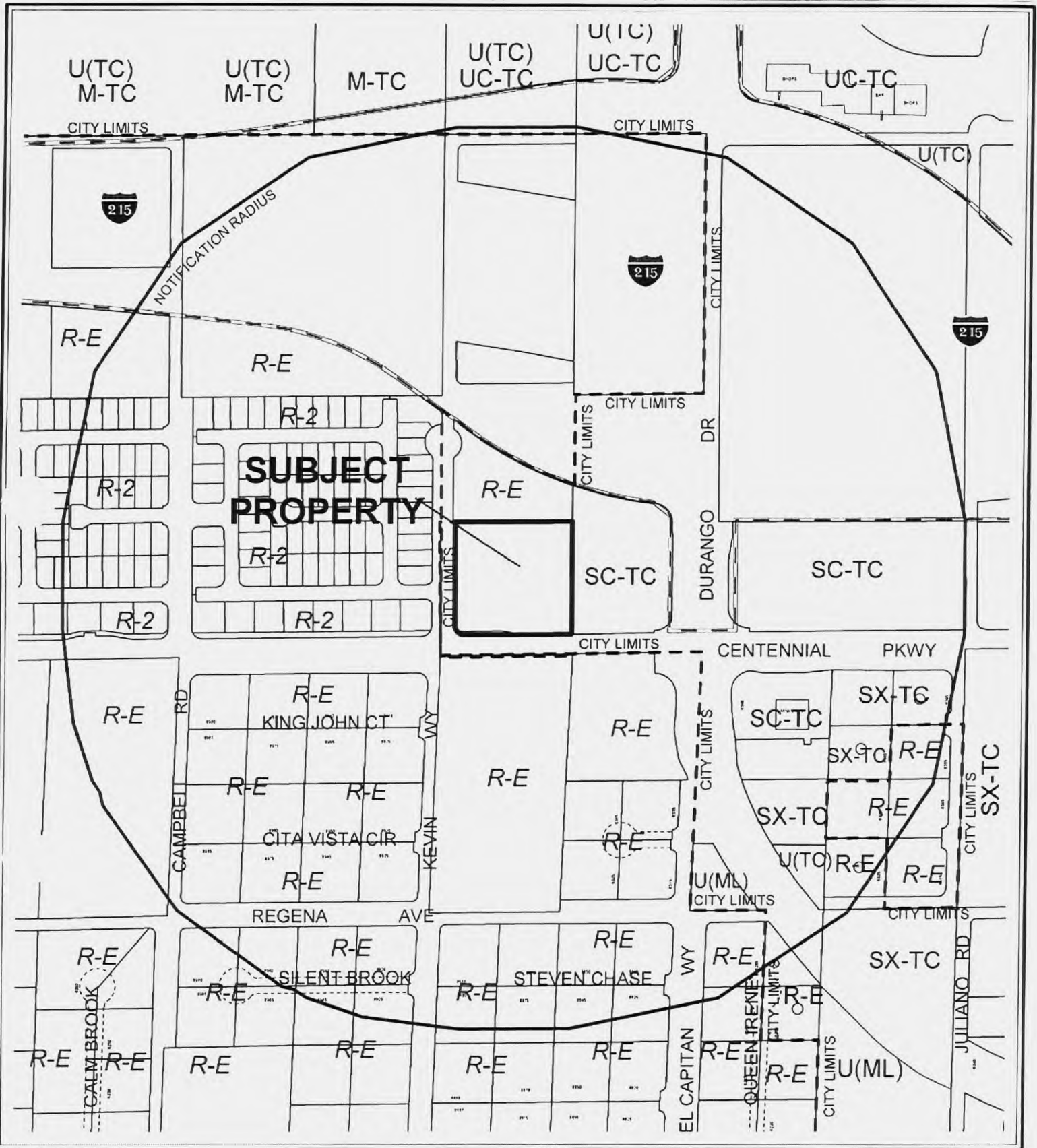
TRACY KLEIN, 320 East Warm Springs Road, appeared on behalf of the applicant and concurred with conditions.

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

COUNCILMAN ROSS was pleased that the applicant met with the neighbors and made an extra effort to ensure they obtained their support.

MAYOR GOODMAN declared the Public Hearing closed.





CASE: SUP-18316

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

**T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER
SPECIAL LAND USE DESIGNATION)]**

0 300 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

**** CONDITIONS ****

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

Planning and Development

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

Public Works

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

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

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

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/16/05	The City Council approved the Annexation (ANX-5674) of approximately 1.99 acres into the city of Las Vegas. The effective date was 03/25/05. The Planning Commission and staff recommended approval.
04/20/05	The City Council approved companion applications for a Rezoning (ZON-6100) from U (Undeveloped) [TC (Town Center) General Plan Designation] to T-C (Town Center) [SC-TC (Service Commercial – Town Center) Special Land Use Designation], a Vacation (VAC-6101) of U.S. Government Patent Easements, a Special Use Permit (SUP-6099) for a proposed Mini-Storage Facility, and a Site Development Plan Review (SDR-6097) for a proposed mini-storage facility and waivers of setbacks, perimeter landscaping and lot coverage requirements on the subject site. The Planning Commission and staff recommended approval.
01/11/07	The Planning Commission voted 6-1/rt to recommend APPROVAL (PC Agenda Item #5/ar).
<i>Related Building Permits/Business Licenses</i>	
03/21/06	Civil improvement plans were submitted in conjunction with the mini-storage proposed for this site.
<i>Pre-Application Meeting</i>	
11/07/06	The requirements for a Special Use Permit were explained.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.98

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

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

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

DEVELOPMENT STANDARDS

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

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

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

ANALYSIS

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

FINDINGS

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

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

In regard to "1":

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

In regard to “2”:

The site is proposed to be developed with a mini-storage facility and is suitable for the placement of a cellular communication facility.

In regard to “3”:

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

In regard to “4”:

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

PLANNING COMMISSION ACTION

The applicant’s representative indicated the wireless company was Verizon.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 140 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: LAACO LTD

Name of Applicant: InSite Towers, LLC

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN _____

Signature of Property Owner: LAACO, LTD.
[Signature]

Print Name: JOHN HATHAWAY

~~Subscribed and sworn before me~~

~~This _____ day of _____, 20____~~

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

*see attached
Certificate*

State of California

County of Los Angeles

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



Jill M. Skultin
Notary Signature

(Seal)

----- OPTIONAL -----

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

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUALS
☐ CORPORATE OFFICER

TITLE(S)

- ☒ PARTNER(S) ☐ LIMITED
 ☐ GENERAL

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

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

DESCRIPTION OF ATTACHED DOCUMENT

Statement of Financial Interest
TITLE OF TYPE OF DOCUMENT

One (1)
NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

jms (8/2006)

SUP-18316
01/11/07 PC

INSITE TOWERS,LLC

TOWN CENTER STORAGE

LAS VEGAS,NV 89149

CLARK COUNTY

PARCEL

125-20-402-007



AREA MAP
LAS VEGAS,NV

SITE LOCATION INFORMATION	
SITE NAME:	TOWN CENTER STORAGE
SITE ADDRESS:	LAS VEGAS, NV 89149
PARCEL:	125-20-402-007
APPLICANT:	INSITE TOWERS,LLC
CURRENT ZONING:	INDUSTRIAL
SITE COORDINATE:	N 125° 10' 00" W 125° 10' 00" E
SITE OWNER:	LAUREL LTD
SITE APPLICANT:	INSITE TOWERS,LLC
SITE CONTACT:	ATTN: TODD FUSON OFFICE: 702.636.5500
EXIST. FEATURES:	EXIST. BUILDING

SITE CHARACTERISTICS	
STRUCTURE TYPE:	5 CARPORT MINOR STRUCTURE
GROUND ELEVATION:	2945.00 FEET MSL
LOCATION OF EXIST. STRUCTURE:	INDUSTRIAL STORAGE UNITS
STRUCTURE HEIGHT:	WIRELESS EQUIPMENT
TOWER HEIGHT:	10' TO 12'
GROUND COVER:	100% PAVED



SHEET INDEX

SHEET	DESCRIPTION
1-1	TAKE SHEET
1-2	ZONING EXHIBIT ELEVATION
2-1	ZONING EXHIBIT SITE PLAN
2-2	ENLARGED SITE PLAN & TOWER ELEVATION
3-1	BUILDING AND TOWER ELEVATION
PREPARED BY:	INSITE TOWERS,LLC
DESIGNED BY:	INSITE TOWERS,LLC
CONSTRUCTED BY:	INSITE TOWERS,LLC
DATE:	01/11/07
PROJECT:	TOWN CENTER STORAGE
APN:	125-20-402-007
LOCATION:	LAS VEGAS, NV 89149
COUNTY:	CLARK COUNTY
OWNER:	INSITE TOWERS,LLC
CONTACT:	OFFICE: 702.636.5500

BASS & CO., INC.

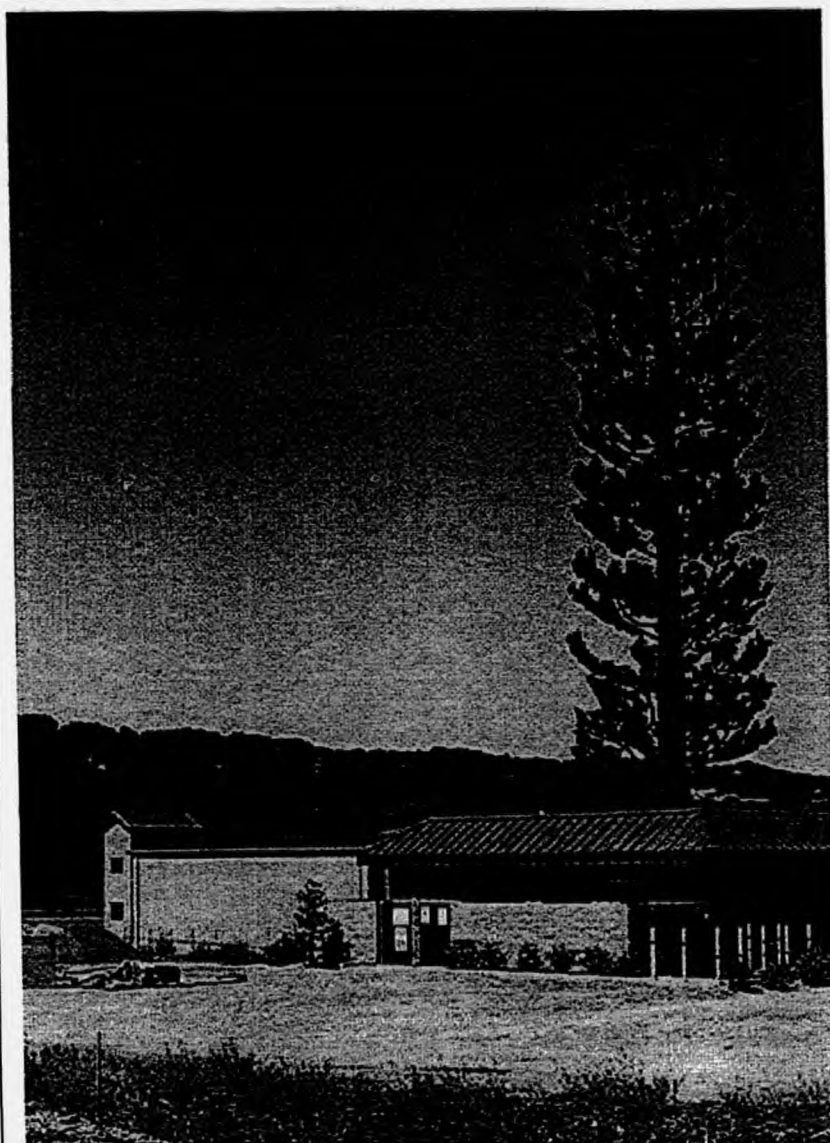
REGISTERED PROFESSIONAL ARCHITECT
CLARK COUNTY
OFFICE: 702.636.5500

THIS DOCUMENT IS TO REFLECT
A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION
WHEN THE FINAL DESIGN IS COMPLETED, THE FINAL SET OF DRAWINGS
WILL BE PROVIDED TO THE CLIENT

DO NOT SCALE DRAWING
CENTRAL FOR THE ENTIRE SET OF ALL PLANS AND ELEVATIONS
OWNERS AND ARCHITECTS TO BE RESPONSIBLE FOR THE
PROJECT AND ALL INFORMATION THEREIN
THE ENGINEER AND ARCHITECT ARE NOT RESPONSIBLE FOR

SUP-18316
01/11/07 PC

2006

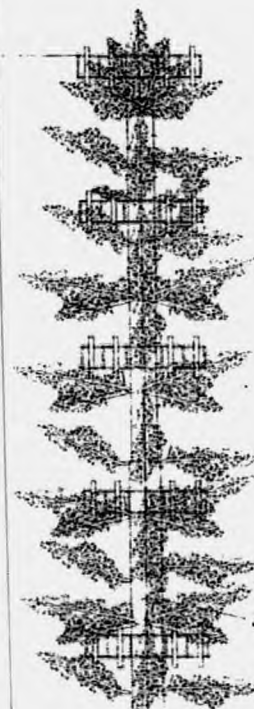


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80'-0" TOP OF TREE CANE

10'-0" TOP OF BRN

TREE ELEVATION



POUNDED 80'-0" MIN OF THE TREE

SITE LOCATION INFORMATION

SITE NAME: TOWN CENTER STORAGE
 SITE ADDRESS: 125-30-000-007
 PARCEL: 125-30-000-007
 JURISDICTION: LAS VEGAS
 CURRENT ZONING: M-10
 SITE COORDINATES: 36.1711 N, 115.1311 W
 DATE: 12/11/07
 BASED ON 1:2500 MAPS, UNAVAILABLE
 SITE OWNER: TOWN CENTER STORAGE
 SITE APPLICANT: SITE TOWERS, LLC
 SITE CONTACT: ATTN: TOWN CENTER STORAGE
 EXISTING PRELIMINARY: TOWN CENTER STORAGE

SITE CHARACTERISTICS

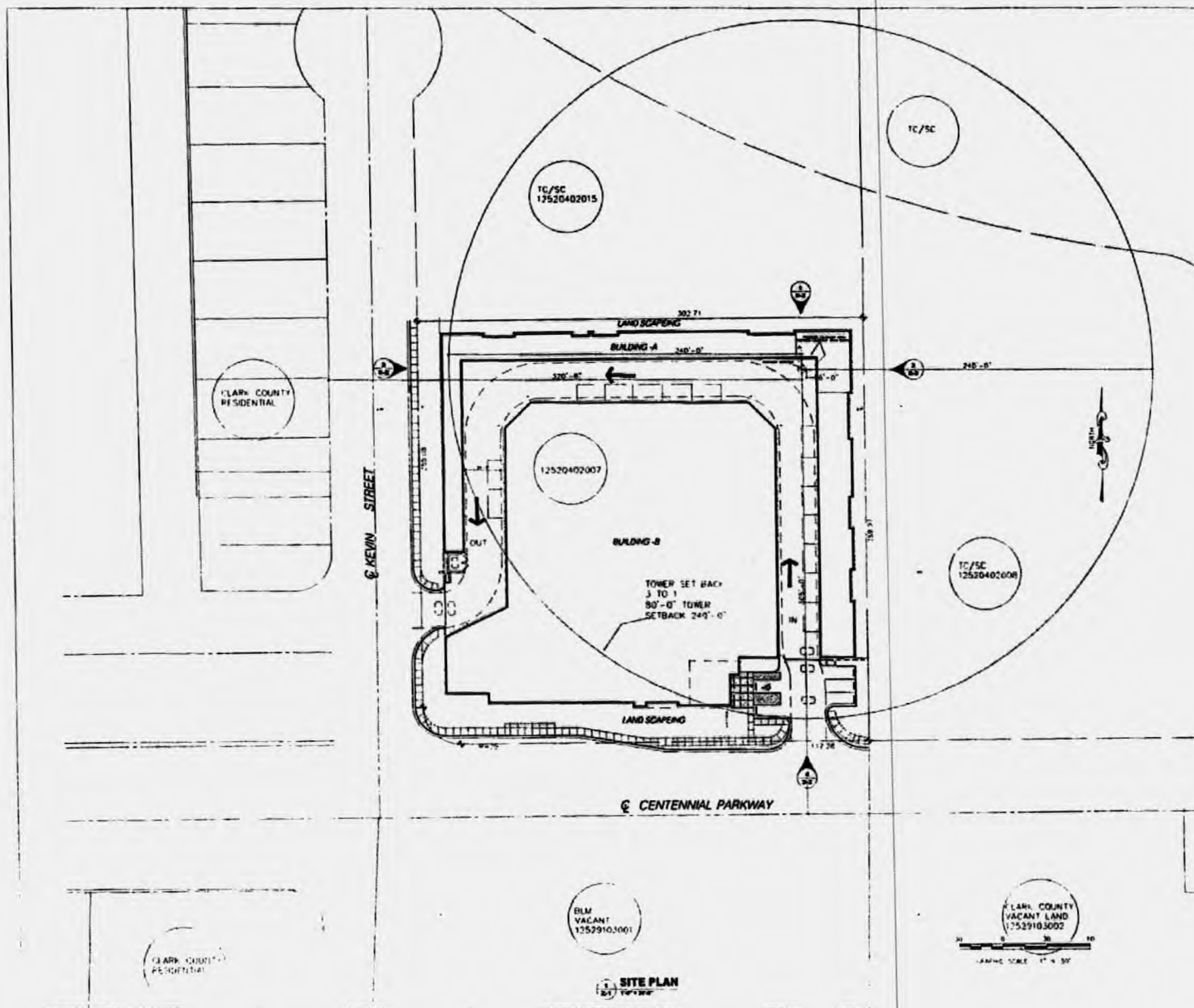
STRUCTURE TYPE: 2 CARPORT BUILDING
 EXISTING USE: 125-30-000-007
 LOCATION OF RADIO EQUIPMENT: 125-30-000-007
 PROPOSED USE OF THE SITE: 125-30-000-007
 STRUCTURE HEIGHT: 125-30-000-007
 GROUND TYPE: 125-30-000-007

1. THE PROPOSED SITE IS LOCATED ON A 125-30-000-007 PARCEL.
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TOWN CENTER STORAGE APN 125-30-000-007 LAS VEGAS, NV 89149 CLARK COUNTY		INSITE TOWERS, LLC 125-30-000-007 OFFICE: (702) 438-4384	
BASS & CO., INC. 125-30-000-007 OFFICE: (702) 438-4384		BASS & CO., INC. 125-30-000-007 OFFICE: (702) 438-4384	

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SUP-18316
 01/11/07 PC



SITE LOCATION INFORMATION

SITE NAME TOWN CENTER STORAGE
SITE ADDRESS LAS VEGAS, NV 89149
PARCEL 125-20-402-007
APPROXIMATE LAS VEGAS
CURRENT ZONING VACANT LAND
SITE COORDINATES N 26° 18' 41" 25"
W 115° 17' 20" 31"
BASED ON U.S.G.S. MAPS QUADRANGLE
SITE OWNER 15460 LTD
434 WEST 17TH ST
LOS ANGELES, CA 90044
SITE APPLICANT **SITE TOWERS, LLC**
1400 ARTHUR COURT
LAS VEGAS, NEVADA
PHONE: (702) 434-0000
SITE CONTACT ATTN: TODD FUSON
OFFICE: (702) 434-0000
EXHIBIT REFERENCE **BASS & CO., INC.**
15400 DOWNEY AVE. SUITE 100
DOWNEY, CA 90241
PHONE: (562) 441-1111

SITE CHARACTERISTICS

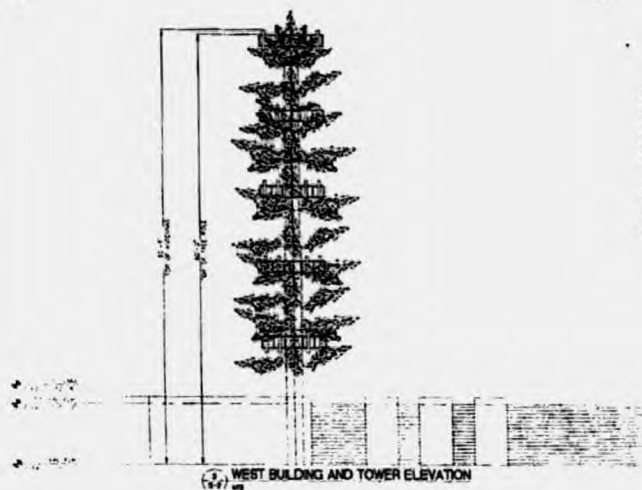
STRUCTURE TYPE 5 CARPENTER WAREHOUSE TRUCK
GROUND LEVEL 2545.00 (DASH 100)
LOCATION OF RADIO EQUIPMENT WAREHOUSE STORAGE UNITS
PRIMARY USE OF STRUCTURE WAREHOUSE EQUIPMENT
STRUCTURE HEIGHT 40'
TOWER SETBACKS 3 TO 1
GROUND GRADE 158'-0" 50 FT AROUND TRUCK

1. SITE INFORMATION TAKEN FROM A PLAN 10' BY 10' ARCHITECTURE 30 30 30 PROJECT/STANDARD
2. AS A COMPLIANCE THE PROPERTY IS UNIMPAVED AND DOES NOT REQUIRE PORTABLE WATER OR SANITARY SERVICE
3. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER
4. CONTRACTOR TO VERIFY ANTENNA ELEVATION AND ADJUST WITH AN ENGINEERING PRIOR TO INSTALLATION
5. ANTENNAS ARE DESIGNED TO MEET ANY/OTHER 222-MHz REQUIREMENTS FOR 10 WPM AND 1/2" RADIAL ICE
6. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL
7. SCOPE OF WORK DOES NOT INCLUDE STRUCTURAL SECTION

ARE: ROBERT L. BLASCHKE	1	
RF: CONST: TODD FUSON	1	
TURKEY	1	
LANDSCAPE	1	
LOADING	1	11 3000 20000
R.F.	1	10 000 20000
ZONING	1	10 000 20000
CONSTRUCTION	1	10 000 20000
TOWN CENTER STORAGE	1	10 000 20000
APN 125-20-402-007	1	10 000 20000
LAS VEGAS, NV 89149	1	10 000 20000
CLARK COUNTY	1	10 000 20000
INSITE TOWERS, LLC	1	10 000 20000
1400 ARTHUR COURT	1	10 000 20000
LAS VEGAS, NEVADA	1	10 000 20000
OFFICE: (702) 434-0000	1	10 000 20000
BASS & CO., INC.	1	10 000 20000
15400 DOWNEY AVE. SUITE 100	1	10 000 20000
DOWNEY, CA 90241	1	10 000 20000
IN ASSOCIATION WITH JAMES A. LUTHER ARCHITECT	1	10 000 20000
15400 DOWNEY AVE. SUITE 100	1	10 000 20000
DOWNEY, CA 90241	1	10 000 20000
PHONE: (562) 441-1111	1	10 000 20000

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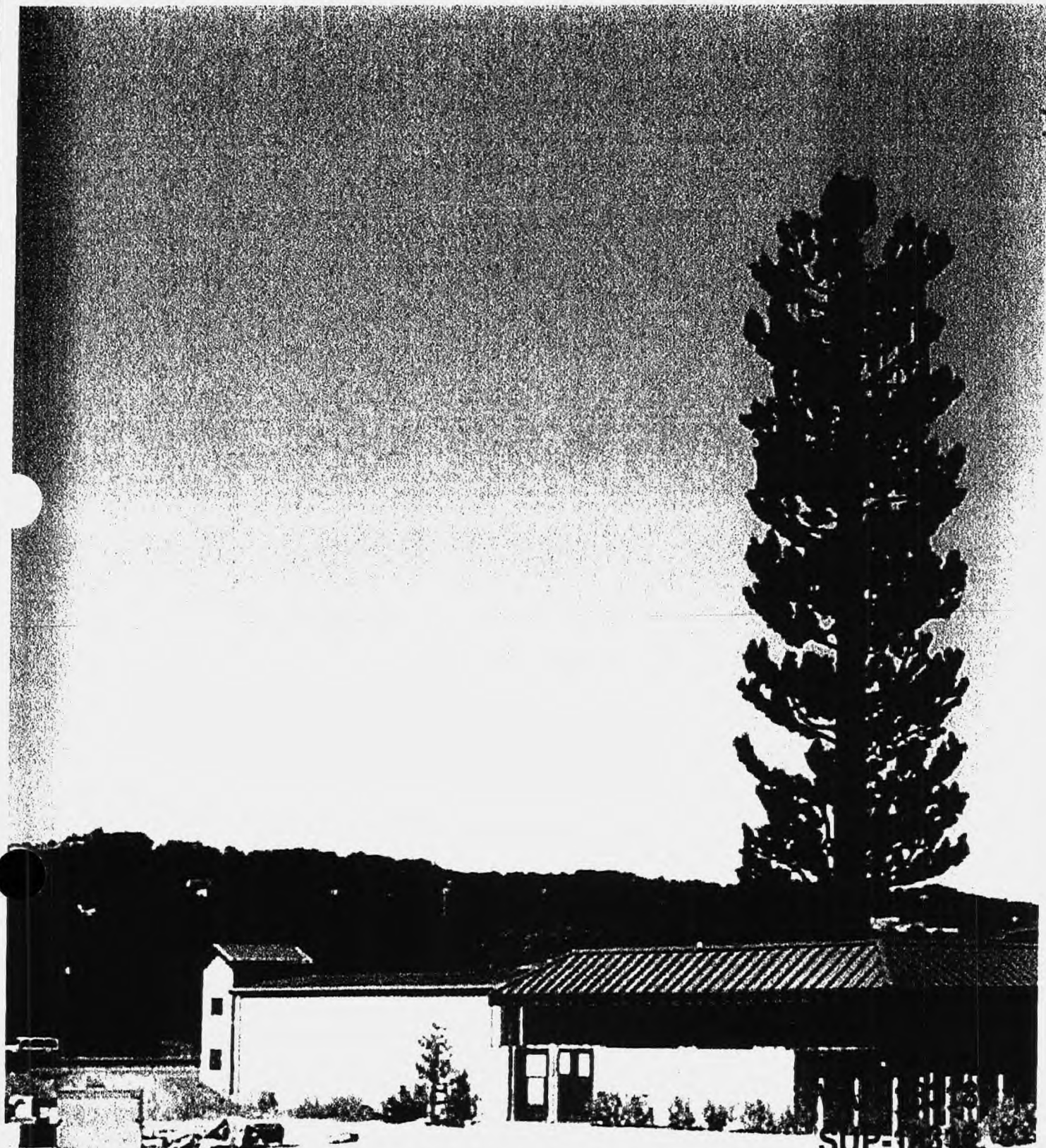
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ABE, ROBERT L BLASSCH SAE: RF: COMET TODD FUSCH	
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LEASING	11.25 ZONING
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TOWN CENTER STORAGE APRN 125-20-402-007 LAS VEGAS, NV 89149 CLARK COUNTY	INSITE TOWERS, L.L.C. 1000 WESTCLIFF DRIVE LAS VEGAS, NV 89102 OFFICE (702) 436-0300
BUILDING TOWER ELEVATION	BASS & CO, INC. 1000 WESTCLIFF DRIVE LAS VEGAS, NV 89102 OFFICE (702) 436-0300

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SUP-18316
01/11/07 PC



SUP-10312

01/11/07 PC

TURN-KEY TELECOM, LLC

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

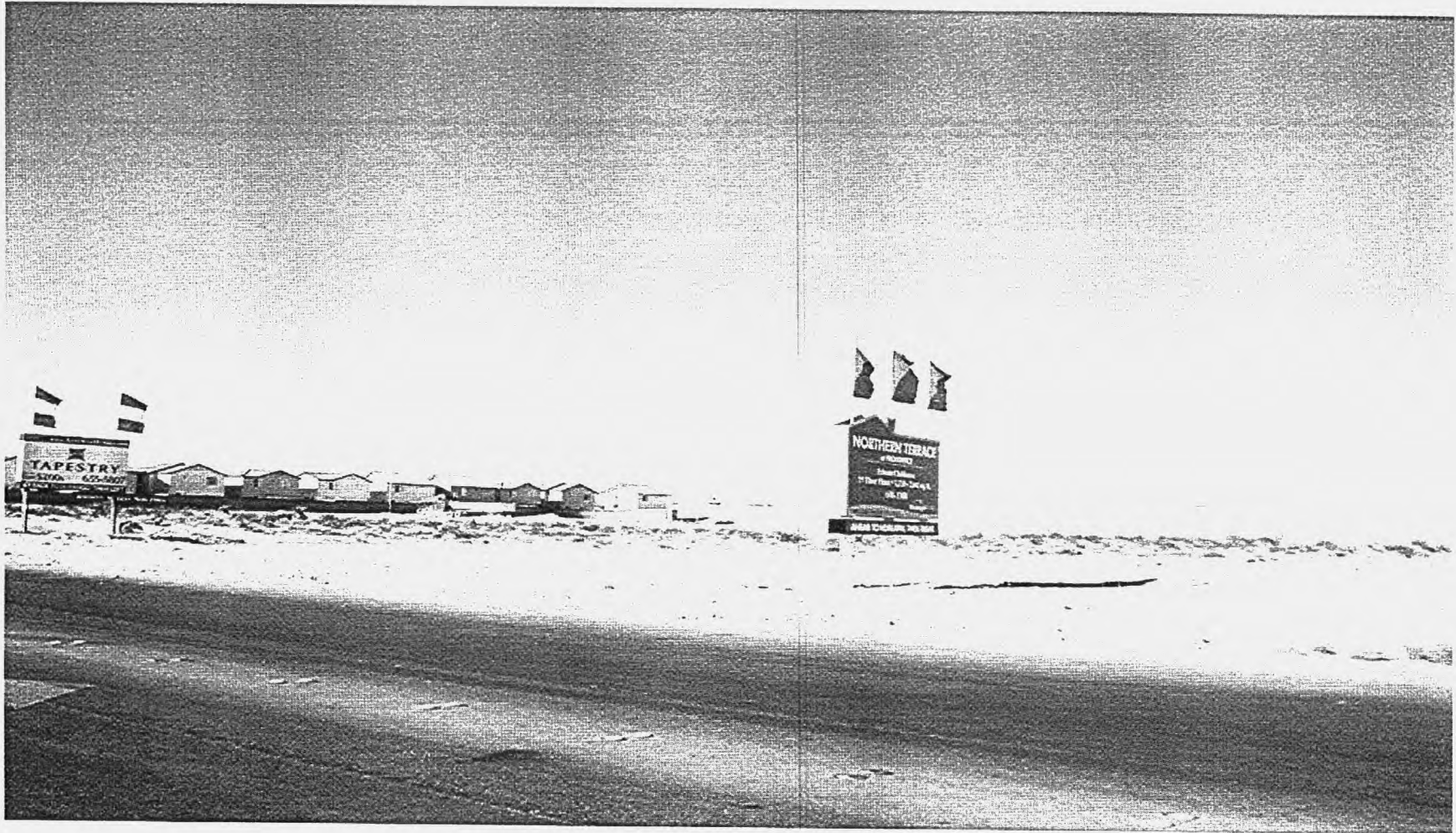
EXHIBIT D
PROPOSED SITE
TOWN CENTER
LAS VEGAS, NV 89149
CLARK COUNTY
PARCEL 12-20-402-007

PREPARED EXHIBIT

BASS & CO, INC.

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

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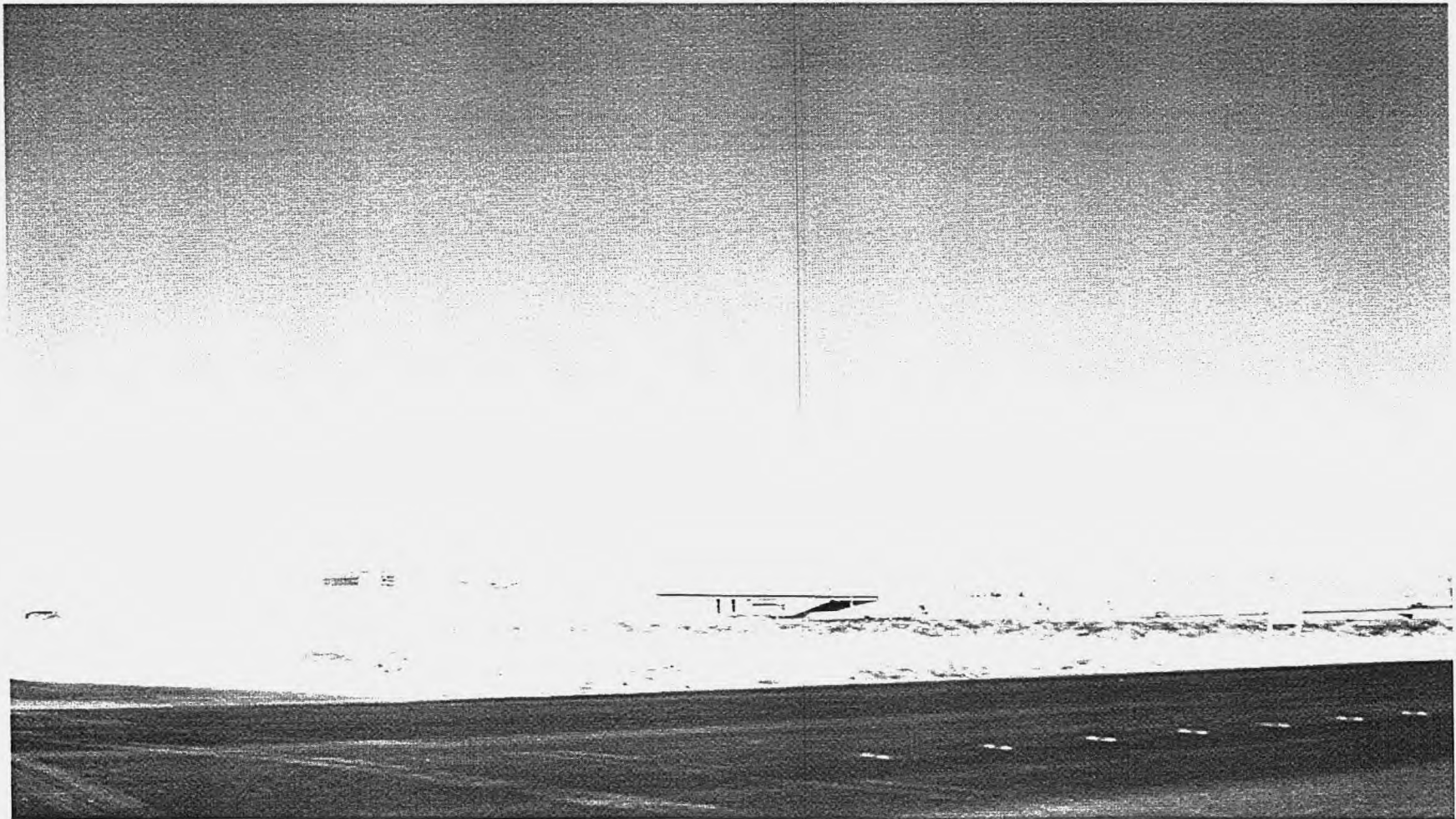
SUP-18316 - APPLICANT: INSITE TOWERS, LLC - OWNER: LAACO LTD
NORTHEAST CORNER OF KEVIN WAY AND CENTENNIAL PARKWAY
JANUARY 11, 2007 PLANNING COMMISSION

12/08/06



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

12/08/06



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

12/08/06

TURN-KEY TELECOM, LLC

Offering a full array of Site Development Services

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

October 27, 2007

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

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

Dear Sir or Madam:

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

Site Zoning Classification:

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

Project Description:

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

Project Justification:

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

SUP-18316
01/11/07 PC

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

TURN-KEY TELECOM, LLC

Offering a full array of Site Development Services

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

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

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

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

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

Best Regards,



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

Enclosures: 1 site plans
Pre-application Conference Request Form

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

SUP-18316
01/11/07 PC

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

Jan 08 07 09:08a

Debbie Adams

702-995-7004

p.2

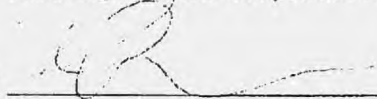
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Current Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
	(702) 229-6301 Phone (702) 385-7268 Fax

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

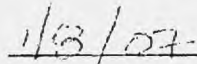
The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *January 11, 2007* Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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



Signature



Date



Please print name



Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-16511 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

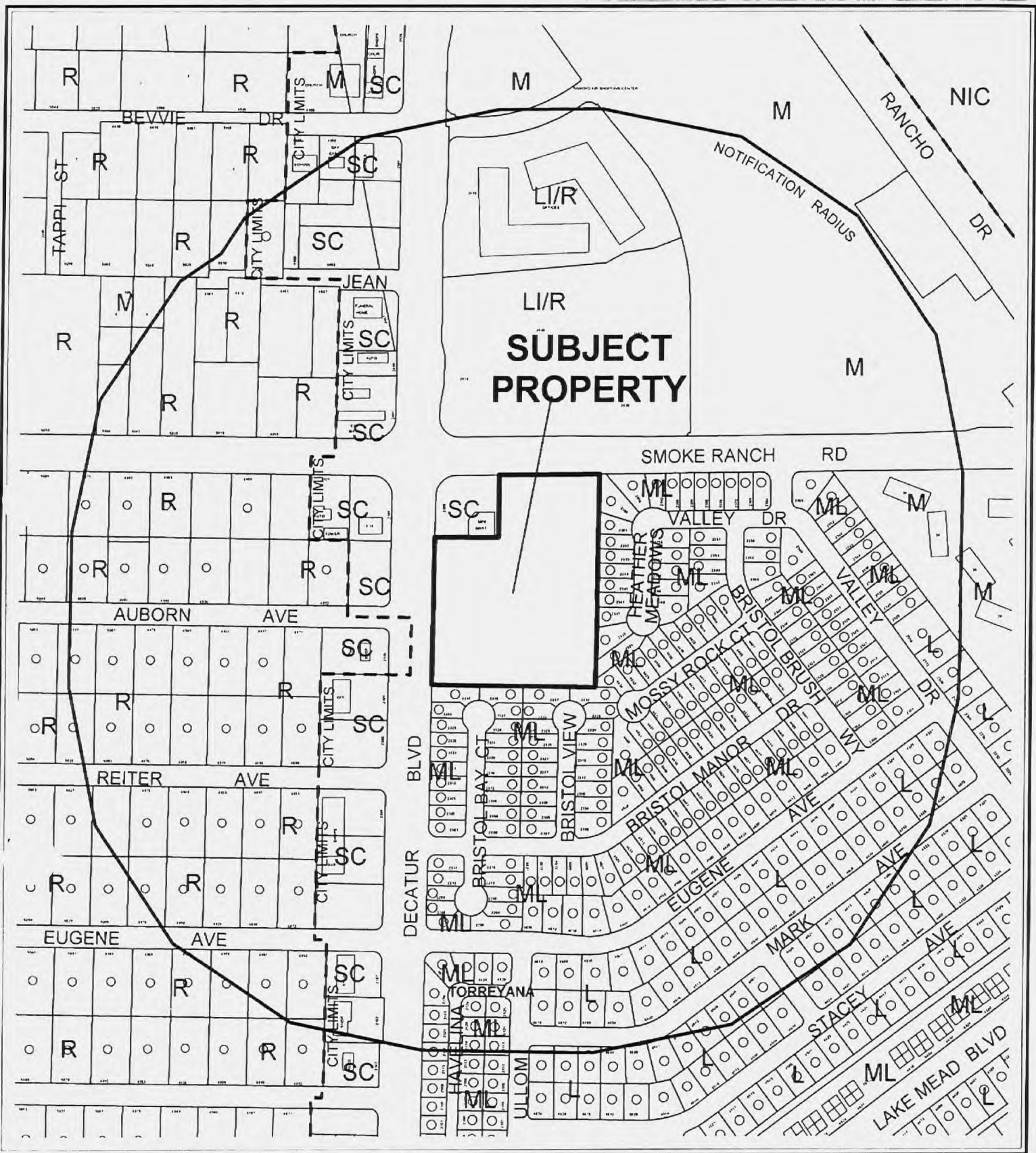
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Revised plans submitted 01-05-07
5. Submitted after final agenda – Abeyance request by Kummer Kaempfer Bonner Renshaw and Ferrario for Items 91-94

Motion made by GARY REESE to Hold in Abeyance Item 74 [SID 1490], Item 91 [GPA-16511], Item 92 [ZON-16519], Item 93 [VAR-16525], Item 94 [SDR-16522], Item 104 [VAR-17871], Item 105 [SDR-17312], Item 111 [SDR-15747], Item 130 [SUP-18266] and Item 131 [SUP-18279] to 2/21/2007; Item 122 [VAR-18312] and Item 123 [SUP-18314] to 3/7/2007; Item 112 [SDR-17298] to 4/4/2007; Item 106 [SUP-15442] to 6/20/2007

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

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



CASE: **GPA-16511**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)



CASE: **GPA-16511**

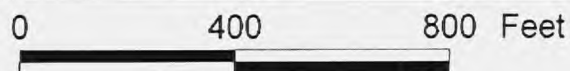
RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - GPA-16511 - APPLICANT: RICHMOND
AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

**** STAFF REPORT ******PROJECT DESCRIPTION**

The applicant is requesting to amend a portion of the Southwest Sector Plan of the Master Plan from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential).

The proposed MLA (Medium-Low Attached Density Residential) Land Use Designation is not considered appropriate for this location. The surrounding area is ML (Medium-Low Density Residential) and L (Low Density Residential). The proposed designation allows up to four units per acre more than what is currently permitted on the site. This General Plan Amendment would allow 25 lots more than the current land-use designation and zoning. The additional density is not compatible with the area and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/05	The Planning Commission tabled a request for a Rezoning (ZON-5669) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property. Staff recommended approval.
11/16/05	The City Council approved a General Plan Amendment (GPA-7678) from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential); a Waiver (WVR-9060) of Title 18.12.160 to allow 88 feet between street intersections where 220 feet is the minimum separation required; a Site Development Plan Review (SDR-9061) for a 50-lot single-family residential development; and a Rezoning (ZON-9058) from R-1 (Single-Family Residential) to R-PD8 (Residential Planned Development - 8 Units Per Acre). The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission approved a Tentative Map (TMP-9764) for a 50-lot, single-family residential subdivision. Staff recommended approval.
11/16/06	The Planning Commission recommended denial of companion items ZON-16519, VAR-16525 and SDR-16522 concurrently with this application.
11/16/06	The Planning Commission voted 6-1/ds to recommend DENIAL (PC Agenda Item #7/ng)..
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this application.	
<i>Pre-Application Meeting</i>	
08/14/06	A pre-application meeting was held and the following items were noted: A bus turnout and a drainage study are required. The General Plan Amendment was discussed. A knuckle deviation would be necessary. The homes would be sprinkled.

<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Brinley Middle School, 2480 Maverick Street, Las Vegas, Nevada. In attendance were the applicant, one staff member, and one member of the public. Concerns regarding the density of the project, lack of open space, and an increase in traffic were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	6.19
Net Acres	5.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium-Low Density Residential)	R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development, 8 Units per Acre) Zone
North	Storage	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	Convenience Store Single-Family Residential	SC (Service Commercial)	C-1 (Limited Commercial) R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
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

DEVELOPMENT STANDARDS

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-1 (Single Family Residential) under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre)	8.49 Units Per Acre	52 Units under the R-PD8 (Residential Planned Development - 8 Units Per Acre) Designation	R-PD12 (Residential Planned Development - 12 Units Per Acre)	12.49 Units per Acre	MLA (Medium-Low Attached Density Residential)	12.49 Units Per Acre 77 Units under the R-PD12 Designation (Residential Planned Development - 12 Units Per Acre)

ANALYSIS

The proposed General Plan Amendment would allow up to 12.49 units per acre. Currently 8.49 units per acre are permitted on the subject property. The adjacent property also carries a land-use designation that permits 8.49 units per acre. While the increase is only one land-use category more intense than what is currently permitted, the change would permit an additional 25 homes on the site. The increase in density will have an overall negative affect on the area and denial of this request is recommended.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to “1”:

The density and intensity of the proposed General Plan Amendment are not compatible with the adjacent land-use designations. The adjacent property carries a ML (Medium-Low Density Residential) land-use designation. The ML category permits up to 8.49 units per acre. The proposed MLA (Medium-Low Attached Density Residential) land-use designation permits up to 12.49 units per acre. The additional density would permit an additional 25 homes on this property and is not considered appropriate.

In regard to “2”:

The proposed R-PD12 (Residential Planned Development – 12 Units Per Acre) District is not compatible with the surrounding uses. The R-PD12 (Residential Planned Development – 12 Units Per Acre) District would feature lot sizes that are approximately half the size of the smallest lots on adjacent properties.

In regard to “3”:

The site gains access from Smoke Ranch Road a 100-foot Primary Arterial. A crash gate is provided from Decatur Boulevard. Smoke Ranch Road will provide adequate access to and from the subject property.

In regard to “4”:

There are no additional plans and policies that affect the proposed General Plan Amendment. It is noted that the project related to this General Plan Amendment does not conform to Title 19.06 requirements for open space and a Variance (VAR-16525) is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 349 by Planning Department

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Richmond American Homes

☒ No

APN: _____

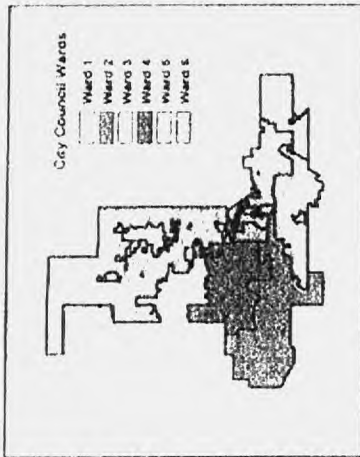
Print Name: _____

Mark A Schnieper

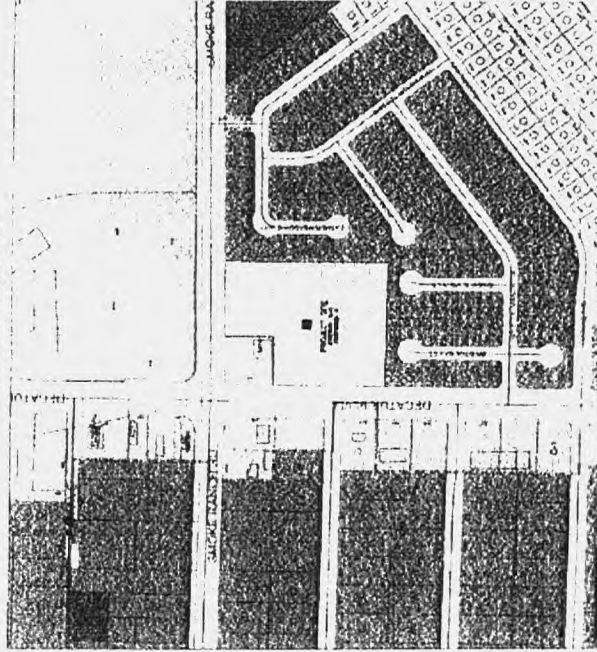
This 18 day of September 2006

Carrie L Price

CARRIE L. PRICE
Notary Public State of Nevada
No. 04-90890-1
My appt. exp. July 9, 2008



General Plan Designations



- Pure Estates
- Desert Rural
- Rural
- Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Warehouse
- Medium Community Development
- Downtown Redevelopment Area
- Park / Recreation / Open Space
- Public Facility
- Public Facility - Schools
- Public Facility - City County
- Town Center
- Resource Conservation
- Downtown - Commercial
- Downtown - Mixed Use
- Not in City
- Airport - not a city



ASSESSOR'S PARCEL NUMBER

GRAPHIC SCALE

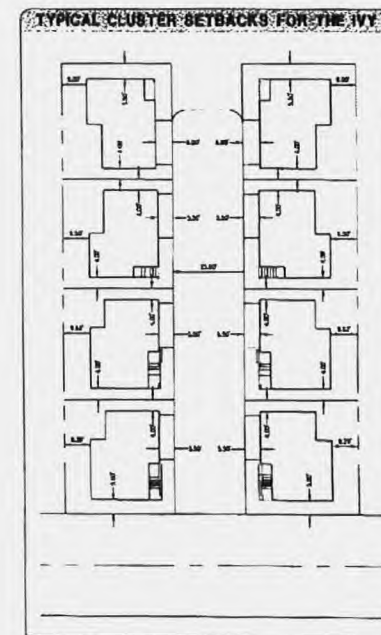
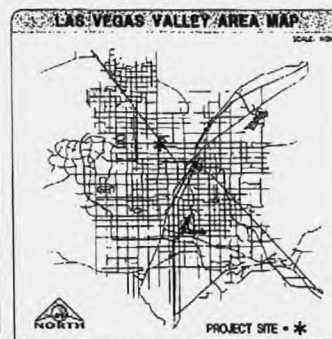
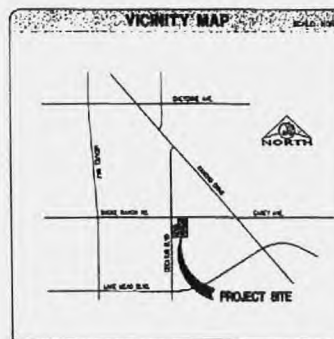
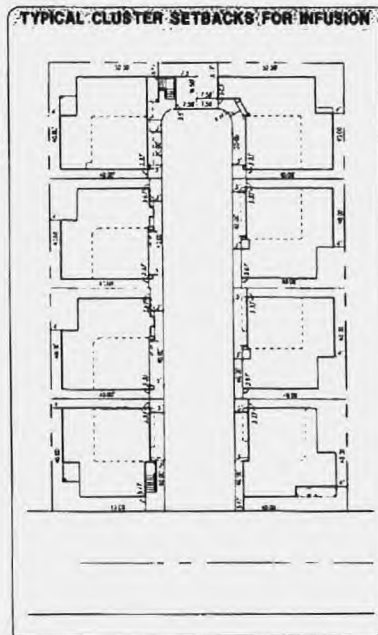


GPA-16511

11/16/06 PC

SITE PLAN OF SMOKE RANCH / DECATUR II

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.



LEGAL DESCRIPTION
THE WEST HALF (1/2) OF THE NORTHWEST QUARTER
THE 1/4 OF THE NORTH HALF (1/2) OF SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF
LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER
BRIAN ENGINEERING
2575 N. CHARLESTON BLVD., SUITE 2
LAS VEGAS, NV 89146
OFFICE: (702) 384-1480
FAX: (702) 384-3967

BENCHMARK
CLARK COUNTY VERTICAL CONTROL POINT "BLVD 13000"
POINT A, CITY OF LAS VEGAS, NEVADA, BEING PLACED IN
OPPOSITE CORNER, NORTHEAST CORNER OF APPLS BLDG
AND ROAD, STREET
ELEVATION: 3267.2533 FEET
72.500 (STATION)
CLARK COUNTY VERTICAL CONTROL, BASED BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 83).

ASSESSOR'S PARCEL NUMBER
128-19-120-000

OWNER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
2000 PARK VESTER PARKWAY, SUITE 200
LAS VEGAS, NV 89146
OFFICE: (702) 384-1480

BASIS OF BEARING
NORTH SITUATION: WELL BEING THE BEARING OF THE
EAST LINE OF THE NORTHWEST QUARTER THE 1/4 OF
THE NORTHWEST QUARTER THE 1/4 OF SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS
SHOWN IN BOOK 128, PAGE 19 OF PLAT ON FILE AT
THE CLARK COUNTY NEVADA RECORDS OFFICE.

SHEET INDEX
1. COVER SHEET
2. SITE PLAN

DEVELOPER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
2000 PARK VESTER PARKWAY, SUITE 200
LAS VEGAS, NV 89146
OFFICE: (702) 384-1480

COMMON LOT AREAS

COMMON LOTS	NET USABLE	USABLE	TOTAL
COMMON LOT 'A'	2,564 SF	6,791 SF	11,755 SF
COMMON LOT 'B'	1,764 SF	24,320 SF	26,084 SF
COMMON LOT 'C'	2,794 SF	0 SF	2,794 SF
COMMON LOT TOTAL	7,122 SF	31,111 SF	40,233 SF

LAND-USE TABULATION

LAND-USE DESCRIPTION	4-PIN PRECISION PLANNED DEVELOPMENT	8-PIN PRECISION PLANNED DEVELOPMENT
TOTAL LOTS	77 LOTS	77 LOTS
SUBSTANDARD LOTS	0 LOTS	0 LOTS
OVERSIGHT LOTS	0 LOTS	0 LOTS
USABLE OPEN SPACE	10,257 SF	10,257 SF
TOTAL PROPOSED	11,228 SF	11,228 SF

SETBACK REQUIREMENTS
CLARK COUNTY TITLE 20

REQUIREMENT	MIN.	MAX.
FRONT	5' 0"	10' 0"
REAR	5' 0"	10' 0"
SIDE	5' 0"	10' 0"
YARD	5' 0"	10' 0"

SURVEYOR
BRIAN ENGINEERING
2575 N. CHARLESTON BLVD., SUITE 2
LAS VEGAS, NV 89146
OFFICE: (702) 384-1480
FAX: (702) 384-3967

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OCT 25 2006

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

Triton Engineering
2015 S. Charleston Blvd.
Las Vegas, Nevada 89146
OFFICE: (702) 334-1400
FAX: (702) 334-1400
www.tritoneng.com

RICHMOND AMERICAN HOMES OF NEVADA, INC.
SMOKE RANCH / DECATUR II
COVER SHEET

SHEET 1 OF 1
CLV DMC

Plant Schedule

Plant	Quantity	Notes	Common Name
2" Blue	100	Plant in landscape	Blueberry
2" Blue	100	Plant in landscape	Blueberry
2" Blue	100	Plant in landscape	Blueberry
2" Blue	100	Plant in landscape	Blueberry

Plant	Quantity	Notes	Common Name
2" Blue	100	Plant in landscape	Blueberry

Plant	Quantity	Notes	Common Name
1" Yellow	100	Plant in landscape	Yellow
1" Yellow	100	Plant in landscape	Yellow
1" Yellow	100	Plant in landscape	Yellow
1" Yellow	100	Plant in landscape	Yellow

Plant	Quantity	Notes	Common Name
1" Yellow	100	Plant in landscape	Yellow

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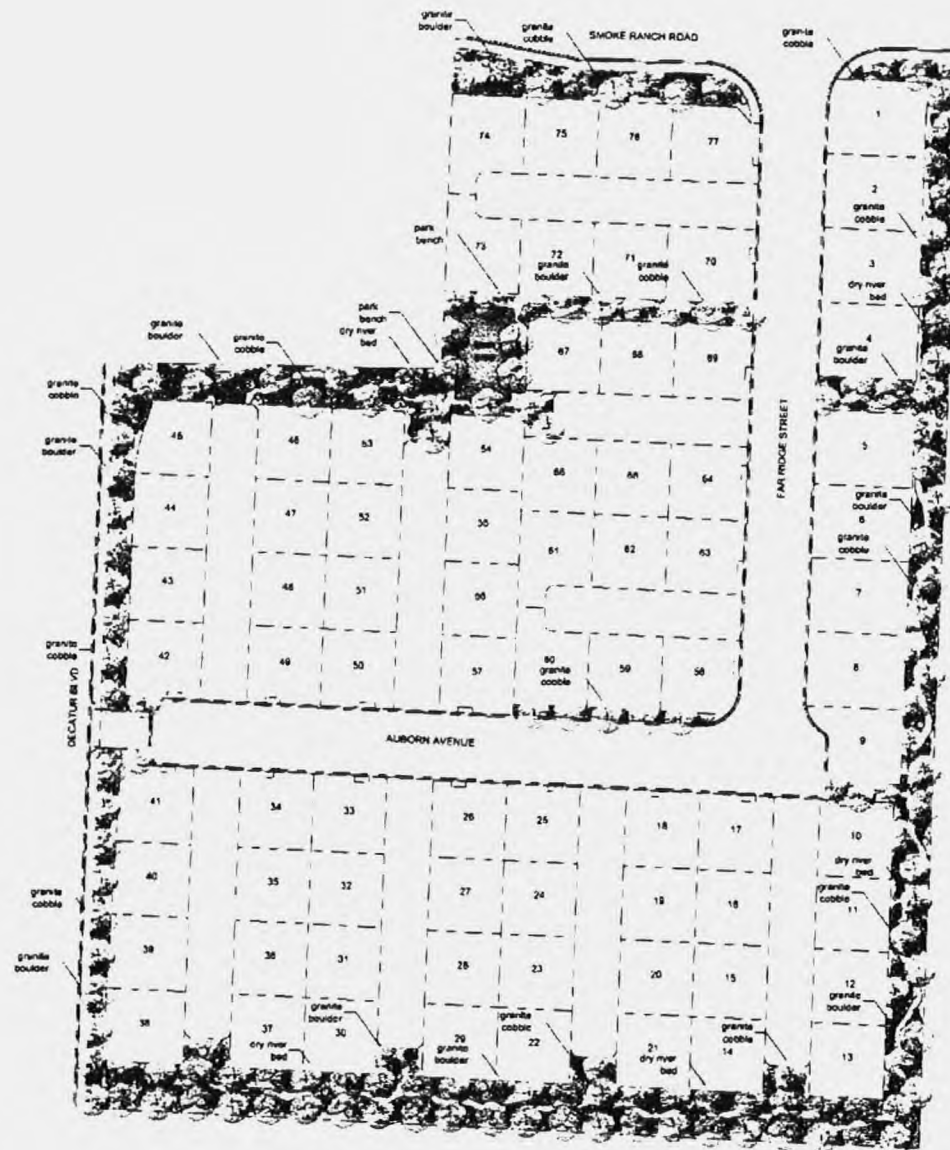
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Plant	Quantity	Notes	Common Name
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Plant	Quantity	Notes	Common Name
1" Yellow	100	Plant in landscape	Yellow



landaco landscaping and grading
design build landscape architecture
4000 South Pecos Las Vegas, NV 89121
702.885.7811 fax 702.885.7812

Project Name:

Sunny Hills
(Smoke Ranch/Decatur)
Richmond American Homes
Las Vegas, Nevada

#	Revisions	Date	By
1	revisions	08.09.05	mh
2	buffer	10.10.05	mh
3	base revision	11.11.05	adw
4	base revision	12.01.05	adw
5	engineering	02.20.06	mf
6	base revision	08.30.06	mh
7	base revision	10.23.06	mh

This landscape drawing is for design/build use only. Landaco Landscaping and Grading does not assume any responsibility for alterations made by any contractor other than Landaco Landscaping and Grading.

Drawing:
Common Area Landscape Plan

Date: 07.12.05

Scale: 1" = 30'-0"

Drawn By: kd

Checked By: kny

Project #

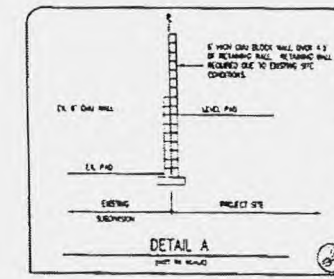
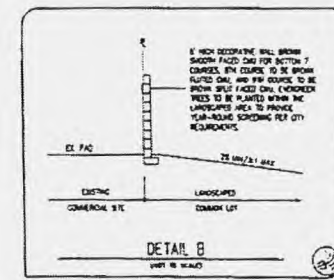
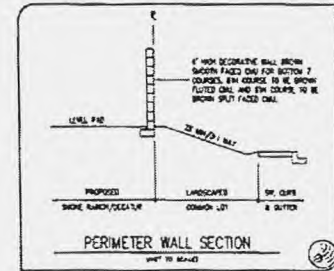
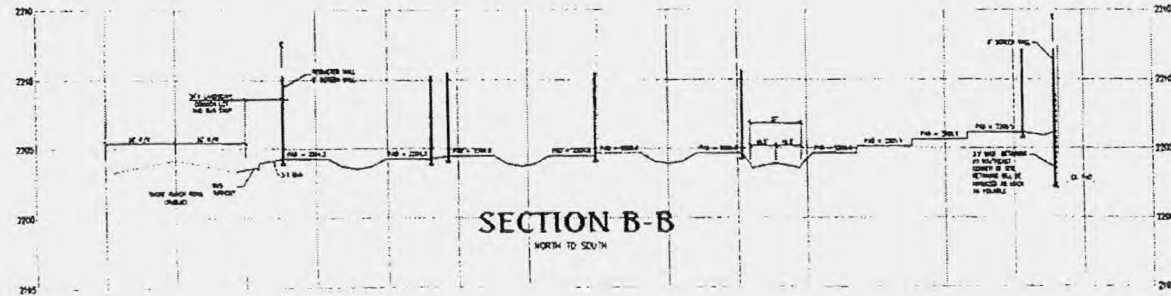
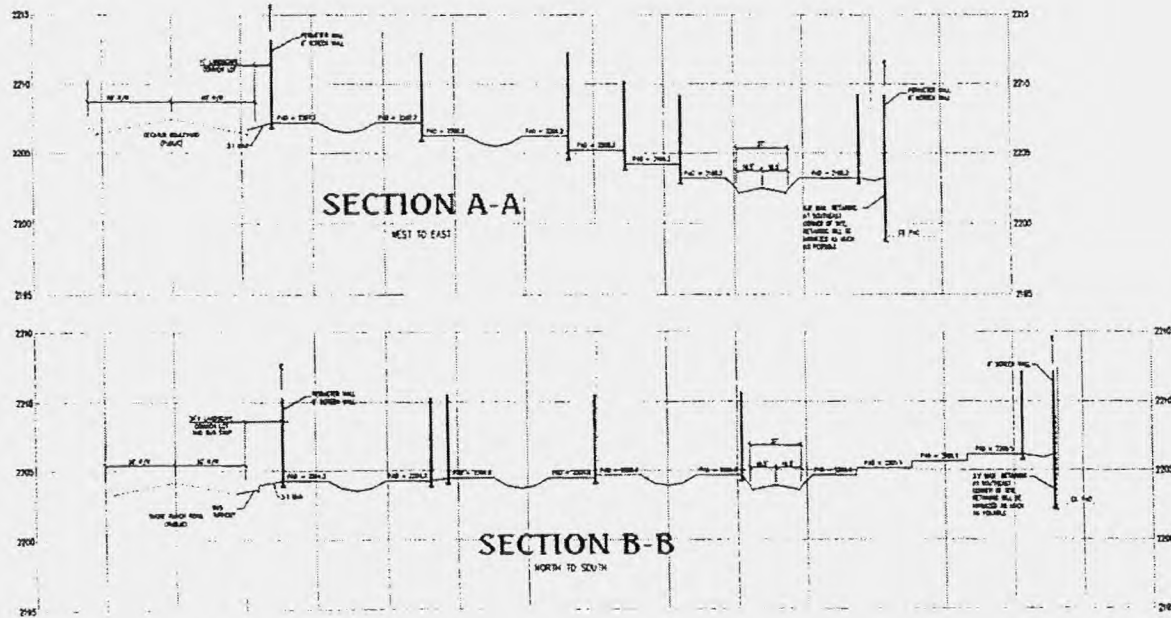
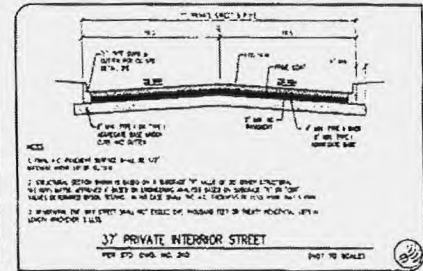
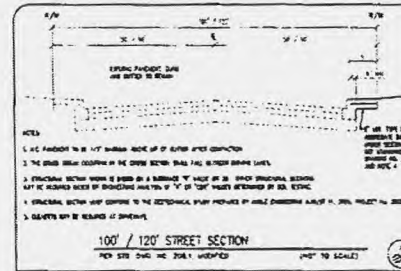
Sheet # 1 of 1

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OCT 25 2006

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

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C.L.V. DWA



ZON-16519
VAR-16525
SDR-16522
01-17-07 CC

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JAN 05 2007

Triton Engineering
1711 N. Charleston Blvd.
Las Vegas, Nevada 89102
Phone: (702) 251-1188
Fax: (702) 251-1189
www.tritoneng.com

RICHMOND AMERICAN HOMES OF NEVADA, INC.
SHORE RANCH / DECATUR II

SECTIONS AND DETAILS

SHEET 3 OF 3
CLK. DNG

**KUMMER
KAEMPFER**
**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE H. ALLEN

sallen@kkbrf.com
702.792-7000

 LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

 RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

 SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.593.4260
Fax: 702.639.8457

 CARSON CITY OFFICE
510 W Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0257

February 7, 2007

VIA FACSIMILE

382-4803

 Ms. Barbara Jo Ronemus
City Clerk
City of Las Vegas
400 E. Stewart, 1st Flr.
Las Vegas, NV 89101

 RECEIVED
CITY CLERK
2007 FEB - 7 A 9:14

Re: GPA-16511; ZON-16519; VAR-16525; SDR-16522
Smoke Ranch/Decatur
Richmond American Homes (Items #91 - 94)

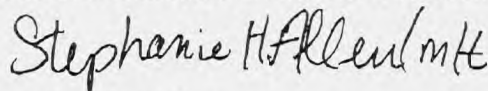
Dear Ms. Ronemus:

Our office represents the applicant in the above-referenced matters. We respectfully request that these items be held from the presently scheduled City Council hearing of February 7, 2007 until February 21, 2007.

Thank you for your cooperation and please call if you have any questions.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO



Stephanie H. Allen

SHA/mlt

Date 02-07-07 Items #s 91-94



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8586.172

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

REZONING RELATED TO GPA 16511

ZON-16519 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE) TO: R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE) on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), Ward 5 (Weekly). The Planning Commission (6-1 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised plans submitted 01-05-07

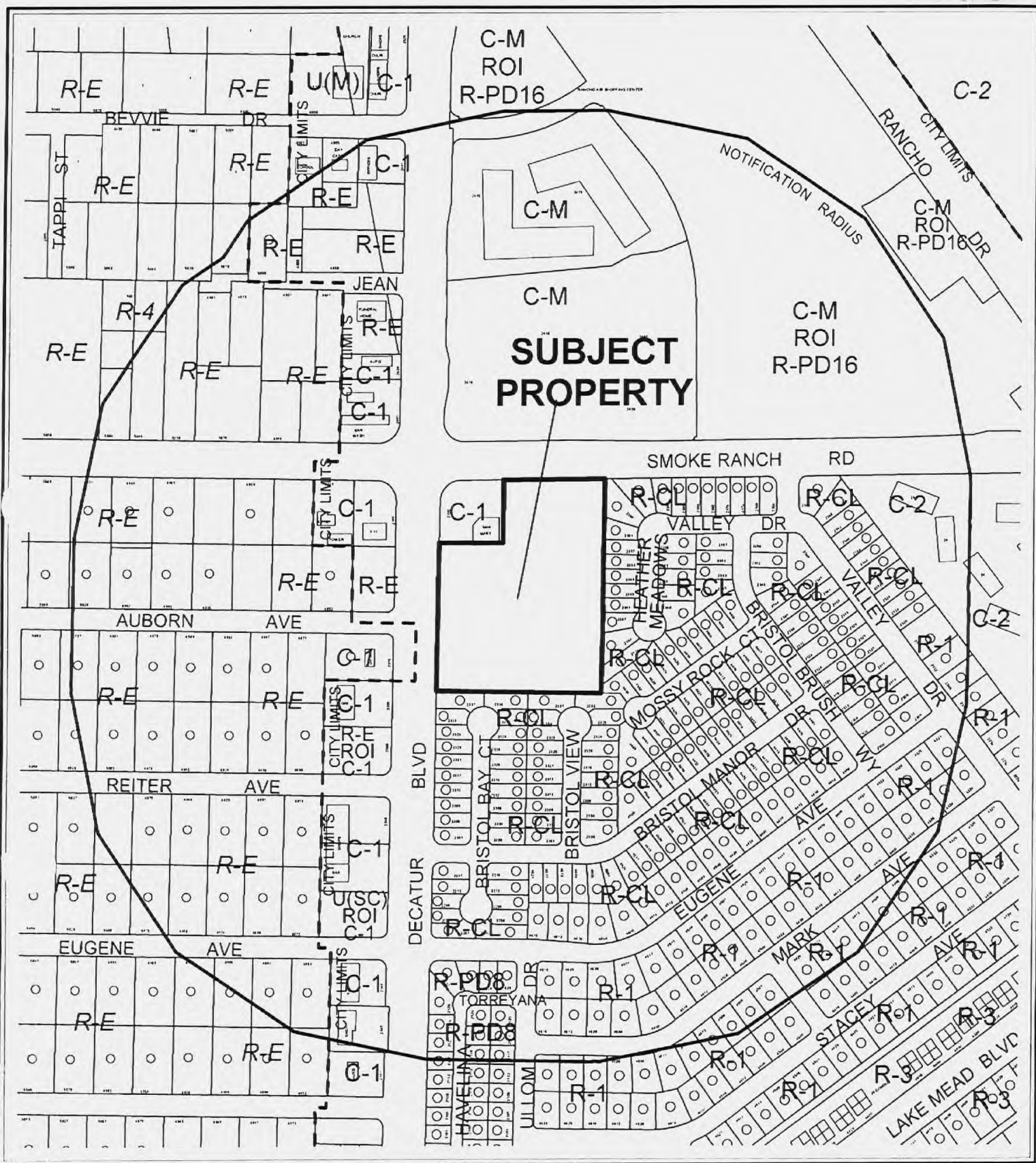
Motion made by GARY REESE to Hold in Abeyance Item 74 [SID 1490], Item 91 [GPA-16511], Item 92 [ZON-16519], Item 93 [VAR-16525], Item 94 [SDR-16522], Item 104 [VAR-17871], Item 105 [SDR-17312], Item 111 [SDR-15747], Item 130 [SUP-18266] and Item 131 [SUP-18279] to 2/21/2007; Item 122 [VAR-18312] and Item 123 [SUP-18314] to 3/7/2007; Item 112 [SDR-17298] to 4/4/2007; Item 106 [SUP-15442] to 6/20/2007

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

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

Minutes:

See Item 91 for related backup.



CASE: ZON-16519

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
 R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:
 R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

0 400 800 Feet

N



CASE: **ZON-16519**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

0 400 800 Feet



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

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - ZON-16519 - APPLICANT: RICHMOND
AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

1. A General Plan Amendment (GPA-16511) to a Medium-Low Attached Density Residential Land Use Designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit is hereby granted.
3. A Site Development Plan Review (SDR-16522) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Dedicate all additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes and additional right-of-way for a bus turnout on Smoke Ranch Road unless otherwise allowed by the City Traffic Engineer.
5. Construct all incomplete half-street improvements on Smoke Ranch Road and Decatur Boulevard adjacent to this site concurrent with development of this site.
6. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single-Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone to R-PD12 (Residential Planned Development - 12 Units Per Acre).

The proposed rezoning is not considered appropriate for this location. The lot sizes and density that would be permitted by the proposed rezoning are not compatible with surrounding development. The project calls for lots that are approximately half the size of the smallest adjacent lots. While the single-family use is considered appropriate for this location, a design that features lots more comparable to the adjacent development and that meets open space requirements is sought. Due to these factors, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/05	The Planning Commission tabled at the request of the applicant an application for a Rezoning (ZON-5669) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property. Staff recommended approval.
11/16/05	The City Council approved a General Plan Amendment (GPA-7678) from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential); a Waiver (WVR-9060) of Title 18.12.160 to allow 88 feet between street intersections where 220 feet is the minimum separation required; a Site Development Plan Review (SDR-9061) for a 50-lot, single-family residential development; and a Rezoning (ZON-9058) from R-1 (Single Family Residential) to R-PD8 (Residential Planned Development - 8 Units per Acre). The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission Approved a Tentative Map (TMP-9764) for a 50-lot, single-family residential subdivision. Staff recommended approval.
11/16/06	The Planning Commission recommended denial of companion items GPA-16511, VAR-16525 and SDR-16522 concurrently with this application.
11/16/06	The Planning Commission voted 6-1/ds to recommend DENIAL (PC Agenda Item #8/ng)..

<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this application.	
<i>Pre-Application Meeting</i>	
08/14/06	A pre-application meeting was held and the following items were noted. A bus turnout and drainage study is required. The General Plan change was discussed. A knuckle deviation would be necessary. The homes would be sprinkled.

<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Brinley Middle School, 2480 Maverick Street, Las Vegas, Nevada. In attendance were the applicant, one staff member, and one member of the public. Concerns regarding the density of the project, lack of open space, and an increase in traffic were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	6.19
Net Acres	5.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium-Low Density Residential)	R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development, 8 Units Per Acre) Zone
North	Storage	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	Convenience Store Single-Family Residential	SC (Service Commercial)	C-1 (Limited Commercial) R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
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

DEVELOPMENT STANDARDS

Per Title 19.06 the following Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1,468 SF	Y
Min. Lot Width	N/A	31 Feet	Y
Min. Setbacks			
• Front	N/A	3 Feet	Y
		5 Feet or 18 Feet (Garage)	Y
• Side	N/A	3 Feet	Y
• Corner	N/A	4 Feet	Y
• Rear	N/A	3 Feet	Y
Min. Distance Between Buildings	N/A	6 Feet	Y
Max. Building Height	N/A	3 Stories/35 Feet	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-1 (Single-Family Residential) under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre)	8.49 Units Per Acre	52 Units under the R-PD8 Designation	R-PD12 (Residential Planned Development - 12 Units Per Acre)	12.49 Units per Acre	MLA (Medium-Low Attached Density Residential)	12.49 Units Per Acre 77 Units under the R-PD12 (Residential Planned Development - 12 Units Per Acre) Designation

Per Title 19.12 the following Landscape Standards apply:

<i>Landscape and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/30 Linear Feet	69 Trees	96 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 Feet	Y

<i>Open Space</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
6.19 Acres	12.44	1.65	20.53	1.27 Acres or 55,321 SF	12.28	0.76 Acres or 33,226 SF	N

ANALYSIS

The proposed Rezoning to an R-PD12 (Residential Planned Development – 12 Units Per Acre) District is not considered appropriate for the area. The site was previously approved for an R-PD8 (Residential Planned Development – 8 Units Per Acre) zone; however, that proposal met open space requirements and included larger lot sizes that were more compatible with adjacent development. The current proposal calls for lot sizes that are less than half the size of the smallest adjacent lots and fails to meet open space requirements, which is covered in Variance (VAR-16525). The R-PD12 (Residential Planned Development – 12 Units Per Acre) District is considered too intense for this location and denial of this request is recommended.

FINDINGS

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

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

This proposal requires a General Plan Amendment (GPA-16511) to a Medium-Low Attached Density (MLA) land-use designation. The requested General Plan Amendment to an MLA land-use designation is considered inappropriate for this location as the proposed development contains lot sizes that are less than half the size of the smallest adjacent lots and lacks the required amount of open space. Denial of the General Plan Amendment is recommended.

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

The single-family use is considered appropriate for the site; however, due to the small lot sizes and increased density this proposal is not compatible with surrounding development. A single-family development with a lower density and larger lots that meets Title 19 requirements would be more appropriate for this location.

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

Growth and development factors in the community do not indicate the need for this rezoning. The property is currently under Resolution of Intent to an R-PD8 (Residential Planned Development – 8 Units Per Acre) District. This is considered an appropriate threshold for density on this site as these lot sizes are more compatible with adjacent development.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

The site gains access from Smoke Ranch Road a 100-foot Primary Arterial. A crash gate is provided from Decatur Boulevard. Smoke Ranch Road will provide adequate access to and from the subject property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 349 by Planning Department

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

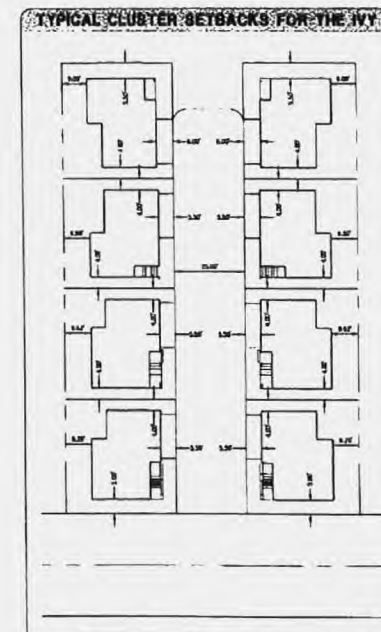
Name of Applicant: Richmond American Homes

Yes 8 No

APN: _____

 **CARRIE L. PRICE**
Notary Public State of Nevada
No. 04-90890-1
My appt. exp. July 9, 2008

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.



LAND-USE TABULATION	
<u>LAND-USE REGISTRATION</u>	
PRESENT ZONING	4-100 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED ZONING	4-100 (RESIDENTIAL PLANNED DEVELOPMENT)
<u>SITE SUMMARY</u>	
TOTAL UNITS	77 UNITS
SUB-LEASING UNITS	NONE
GROSS ACRES	5.18 ACRES
DENSITY (GROSS)	12.47 UNITS / ACRE
<u>LEASING COSTS SPACE</u>	
TOTAL REQUIRED	53,575 SF
TOTAL PROVIDED	11,728 SF

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

Triton

Engineering

October 16, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Site Development Review
Smoke Ranch / Decatur II
APN # 139-19-101-002**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 77 lot single family project called "Smoke Ranch/ Decatur II".

The applicant is requesting a Site Development Review for a proposed 77 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NEC – Light Industrial (C-M)

NWC – Service Commercial and Rural (C-1 & R-E)

SEC – Medium – Low, High & Service Commercial (R-CL, C-2 & C-1)

SWC – Service Commercial (C-1)

We are requesting the following setbacks for the RPD-12:

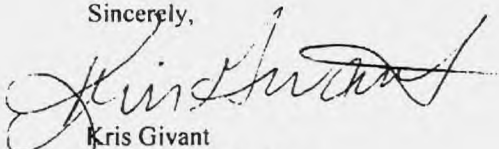
Typical Lot Size:	1,500 sq ft
Front to Roof Edge/Building:	3' Minimum
Front to Garage:	5' to 6' Min. or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	4' feet
Rear Yard	3' feet

RECEIVED
OCT 1 2006

Richmond American Homes believes that requesting RPD-12 zoning will compliment the area and would be a proposed buffer between the R-CL SFR's and the C-1 Commercial Property.

Please place the attached request on the Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

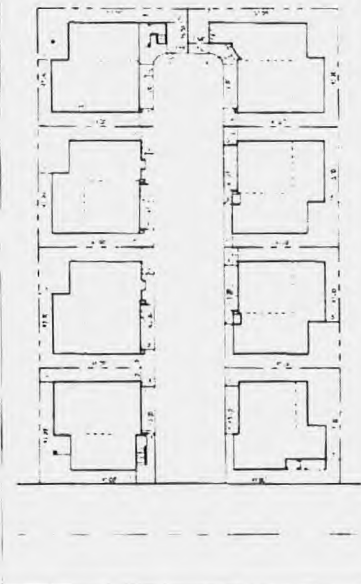
Sincerely,


Kris Givant
Project Coordinator

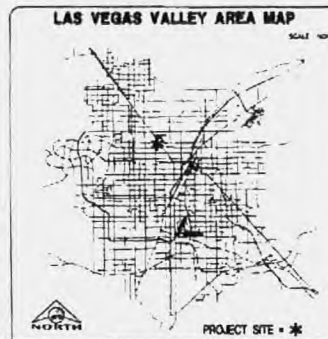
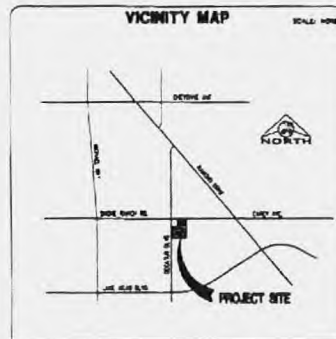
**GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED**

SITE PLAN OF SMOKE RANCH / DECATUR II

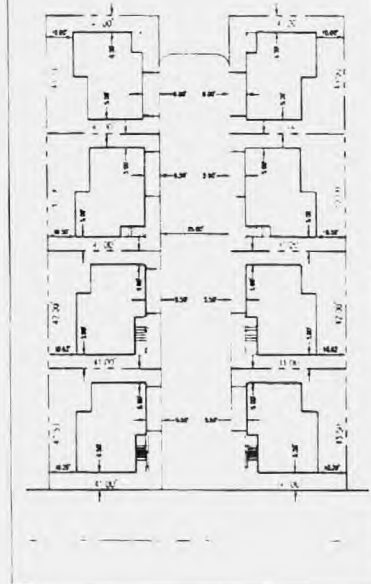
TYPICAL CLUSTER SETBACKS FOR INFUSION



A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.



TYPICAL CLUSTER SETBACKS FOR THE IVY



LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER
1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

ENGINEER

TRITON ENGINEERING
8751 W. CHARLESTON BLVD., SUITE 210
LAS VEGAS, NV 89115
OFFICE: (702) 254-1480
FAX: (702) 254-1482

BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "B-100-1000"
BEING A CITY OF LAS VEGAS BENCH MARK PLATE IN
CONCRETE CHAMBER, NORTH-EAST CORNER OF JONES BLVD
AND RADE STREET.
ELEVATION: 2247.2623 (FEET)
121.525 (1987)
CLARK COUNTY VERTICAL CONTROL: 2003 BASED ON
NORTH AMERICAN DATUM, JANUARY 1987.

ASSESSOR'S PARCEL NUMBER

1.00-100-101-002

OWNER

SCHEIDT FAMILY TRUST
1000 CHEVROLET AVENUE, SUITE 210
LAS VEGAS, NV 89115
OFFICE: (702) 304-1847

BASIS OF BEARING

NORTH BEARING: BEING THE BEARING OF THE
WEST LINE OF THE NORTHWEST QUARTER (W 1/2) OF
THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS
SHOWN IN BOOK 100, PAGE 21 OF PLATS ON FILE AT
THE CLARK COUNTY, NEVADA RECORDS OFFICE.

SHEET INDEX

1 COVER SHEET 2 SECTIONS AND DETAILS
3 SITE PLAN

DEVELOPER

RICHMOND AMERICAN HOMES OF NEVADA, INC.
1000 FARM ROAD, SUITE 100
HENDERSON, NV 89015
OFFICE: (702) 877-8000

SETBACK REQUIREMENTS

CITY OF LAS VEGAS
ZONING
TYPICAL LOT SIZE (SF) 1,200 SF
FRONT TO BUILDING 7' MIN
FRONT TO BUILDING 7' MIN
SIDE TO BUILDING 7' MIN
SIDE TO BUILDING 7' MIN
SIDE TO CORNER 7' MIN
REAR 7' MIN

COMMON LOT AREAS

COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT 1A	0 SF	1,883 SF	1,883 SF
COMMON LOT 1B	0 SF	18,270 SF	18,270 SF
COMMON LOT 1C	2,881 SF	0 SF	2,881 SF
COMMON LOT 1D	2,881 SF	25,118 SF	28,000 SF

LAND USE TABULATION

LAND USE DESIGNATION	AREA (SQ. FEET)
PRESENT ZONING	8,700 (20.0)
PROPOSED ZONING	8,700 (20.0)
TOTAL LOTS	16 (20.0)
SUBSTANDARD LOTS	0 (0.0)
USABLE AREAS	11.2 (27.5)
USABLE OPEN SPACE	14,350 SF
TOTAL PROVIDED	25,118 SF

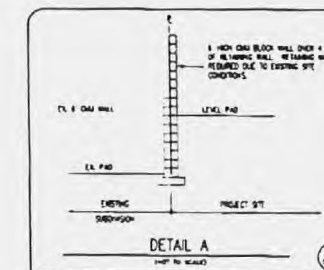
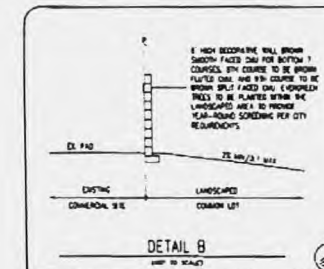
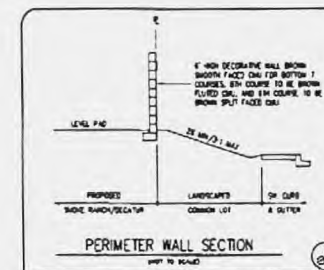
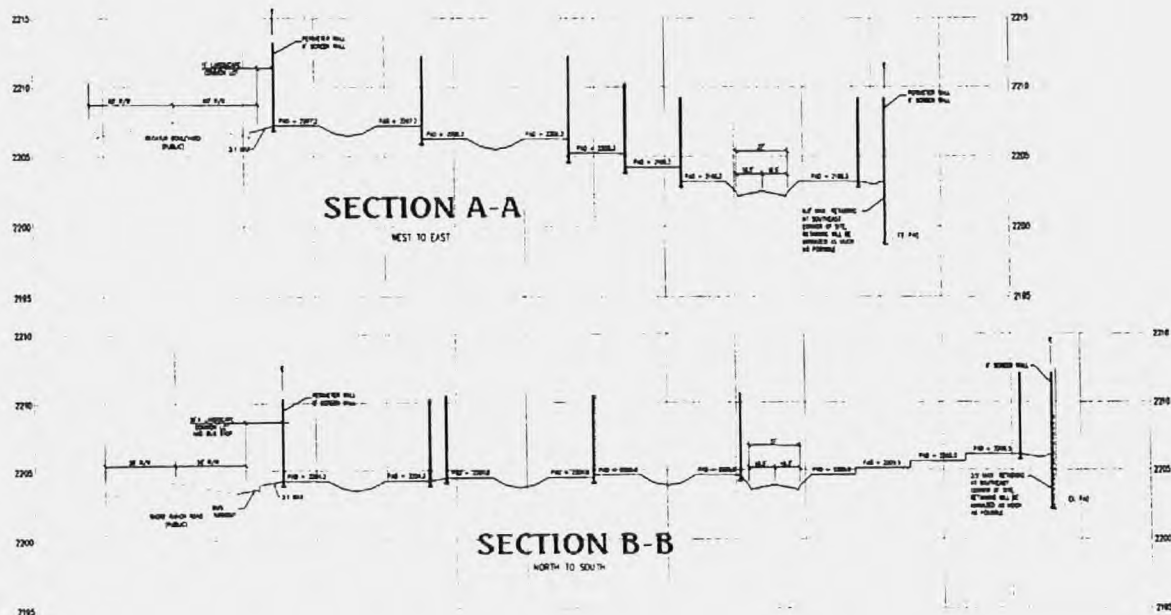
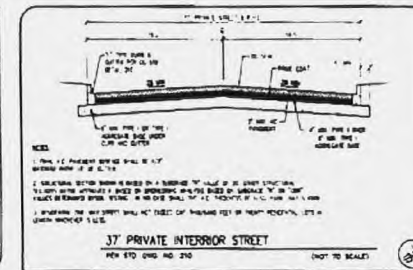
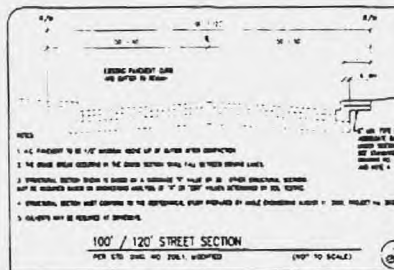


RICHMOND AMERICAN HOMES OF NEVADA, INC.
SMOKE RANCH / DECATUR II
COVER SHEET

RECEIVED

JAN 05 2007

ZON-16519
VAR-16525
SDR-16522
01-17-07 CC



ZON-16519
VAR-16525
SDR-16522
01-17-07 CC

RECEIVED

JAN 05 2007

RICHMOND AMERICAN HOMES OF NEVADA, INC.
 SMOKE RANCH / DECATUR II
 SECTIONS AND DETAILS
 3
 CLY DWG

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

VARIANCE RELATED TO GPA-16511 AND ZON-16519

VAR-16525 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Variance TO ALLOW 35,642 SQUARE FEET OF OPEN SPACE WHERE 53,370 SQUARE FEET IS THE MINIMUM REQUIRED on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development – 12 Units Per Acre) Zone], Ward 5 (Weekly). NOTE: THIS APPLICATION IS BEING AMENDED FROM 35,642 SQUARE FEET OF OPEN SPACE WHERE 53,370 SQUARE FEET IS THE MINIMUM REQUIRED TO 33,226 SQUARE FEET OF OPEN SPACE WHERE 55,321 SQUARE FEET IS THE MINIMUM REQUIRED. NOTE: THIS APPLICATION HAS BEEN AMENDED TO ALLOW 25,158 SQUARE FEET OF OPEN SPACE WHERE 54,450 SQUARE FEET IS THE MINIMUM REQUIRED. The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised plans submitted 01-05-07

Motion made by GARY REESE to Hold in Abeyance Item 74 [SID 1490], Item 91 [GPA-16511], Item 92 [ZON-16519], Item 93 [VAR-16525], Item 94 [SDR-16522], Item 104 [VAR-17871], Item 105 [SDR-17312], Item 111 [SDR-15747], Item 130 [SUP-18266] and Item 131 [SUP-18279] to 2/21/2007; Item 122 [VAR-18312] and Item 123 [SUP-18314] to 3/7/2007; Item 112 [SDR-17298] to 4/4/2007; Item 106 [SUP-15442] to 6/20/2007

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

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

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

Minutes:

See Item 91 for related backup.

City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAR-16525 - APPLICANT: RICHMOND
AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUS

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for General Plan Amendment (GPA-16511), Rezoning (ZON-16519), and Site Development Plan Review (SDR-16522) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The applicant shall make a contribution To Whom It May Concern: the City of Las Vegas Parks CIP Fund in the amount of \$88,380 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.

**** STAFF REPORT ******PROJECT DESCRIPTION**

The applicant is requesting to provide 33,226 square feet of open space where 55,321 square feet is the minimum amount of open space required. This is a 40 percent deviation from requirements. The open space does not provide an adequate amount of useable space and is primarily a buffer between the proposed development and adjacent properties. The nearest park is approximately one mile from the site. This is considered a self-imposed hardship and denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/05	The Planning Commission tabled at the request of the applicant an application for a Rezoning (ZON-5669) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property. Staff recommended approval.
11/16/05	The City Council approved a General Plan Amendment (GPA-7678) from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential); a Waiver (WVR-9060) of Title 18.12.160 to allow 88 feet between street intersections where 220 feet is the minimum separation required; a Site Development Plan Review (SDR-9061) for a 50-lot, single-family residential development; and a Rezoning (ZON-9058) from R-1 (Single Family Residential) to R-PD8 (Residential Planned Development - 8 Units per acre). The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission Approved a Tentative Map (TMP-9764) for a 50-lot, single-family residential subdivision. Staff recommended approval.
11/16/06	The Planning Commission recommended denial of companion items GPA-16511, ZON-16519 and SDR-16522 concurrently with this application.
11/16/06	The Planning Commission voted 7-0 to recommend DENIAL (PC Agenda Item #9/ng)..
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this application.	
<i>Pre-Application Meeting</i>	
08/14/06	A pre-application meeting was held and the following items were noted. A bus turnout and drainage study is required. The General Plan change was discussed. A knuckle deviation would be necessary. The homes would be sprinkled.

<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Brinley Middle School, 2480 Maverick Street, Las Vegas, Nevada. In attendance were the applicant, one staff member, and one member of the public. Concerns regarding the density of the project, lack of open space, and an increase in traffic were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	6.19
Net Acres	5.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium-Low Density Residential)	R-1 (Single-Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units per Acre) Zone
North	Storage	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	Convenience Store Single-Family Residential	SC (Service Commercial)	C-1 (Limited Commercial) R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
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

DEVELOPMENT STANDARDS

Per Title 19.12 the following Landscape Standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/30 Linear Feet	69 Trees	96 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 Feet	Y

<i>Open Space</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
6.19 Acres	12.44	1.65	20.53	1.27 Acres or 55,321 SF	12.28	0.76 Acres or 33,226 SF	N

ANALYSIS

The open space for the proposed development does not meet Title 19.06 requirements as designed. The open space provided for the proposed development is used primarily as a buffer between this property and adjacent uses and does not include an adequate amount of useable open space. Amenities for children or other recreational areas are not provided. The nearest park is approximately one mile south of the proposed development. The provided open space constitutes a 40 percent deviation from standards. The lack of required open space is considered a self-imposed hardship and denial of this request is recommended.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 356 by City Clerk

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Richmond American Homes

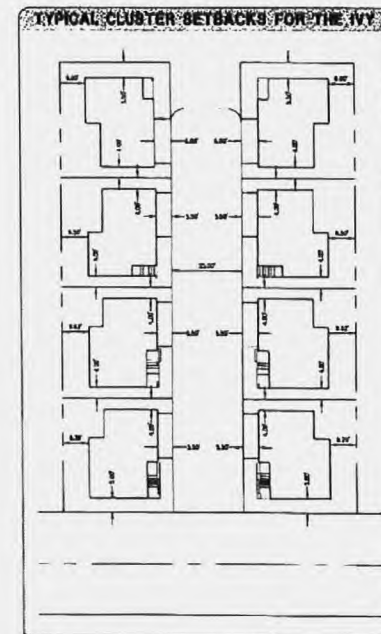
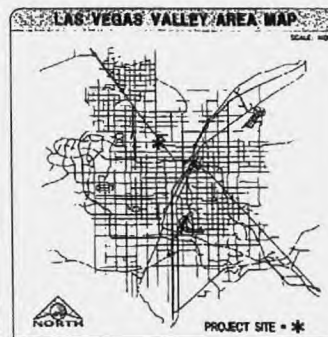
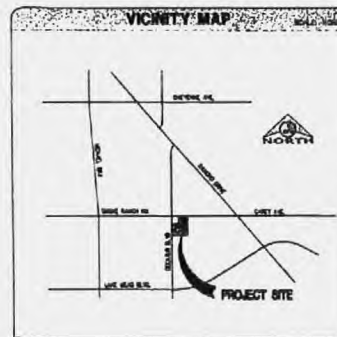
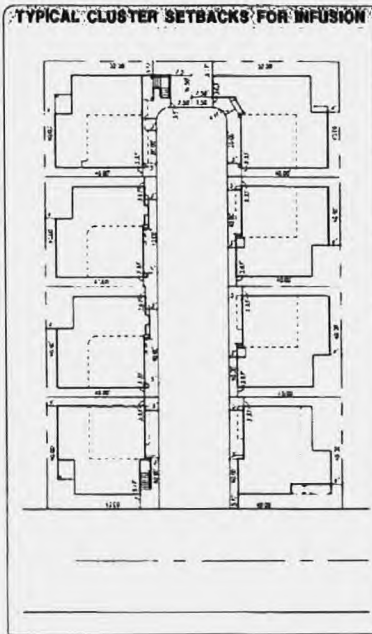
 No

APN: _____

 **CARRIE L. PRICE**
Notary Public State of Nevada
No. 04-50890-1
My appl. exp. July 9, 2008

SITE PLAN OF SMOKE RANCH / DECATUR II

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.



LEGAL DESCRIPTION
THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER
TRITON ENGINEERING
2520 W. CHARLESTON BLVD., SUITE B
LAS VEGAS, NV 89115
OFFICE: (702) 254-1000
FAX: (702) 254-1002

BENCHMARK
CLARK COUNTY METRIC CONTROL POINT "CLARK COUNTY"
SHOWS A CITY OF LAS VEGAS WEST AND NORTH PLATE IN
CONCRETE CURB, NORTH-EAST CORNER OF JONES BLVD.
AND RAIL STREET.
ELEVATION: 2167.2555 (FEET)
FOR 1000 (METERS)
CLARK COUNTY METRIC CONTROL POINT "CLARK COUNTY"
NORTH METRIC VERTICAL DATUM OF 1988 (NAVD 83)

ASSESSOR'S PARCEL NUMBER
130-10-100-000

OWNER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
2150 PASEO VERDE PARKWAY, SUITE 120
HENDERSON, NV 89014
OFFICE: (702) 617-8600

BASIS OF BEARING
NORTH 89°10'10" WEST BEARS THE BEARING OF THE
EAST LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF
THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS
SHOWN ON BOOK 100, PAGE 23 OF PLATS ON FILE AT
THE CLARK COUNTY METRIC RECORDS OFFICE.

SHEET INDEX
1. COVER SHEET
2. SITE PLAN

DEVELOPER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
2150 PASEO VERDE PARKWAY, SUITE 120
HENDERSON, NV 89014
OFFICE: (702) 617-8600

SETBACK REQUIREMENTS
CLARK COUNTY TITLE 30
ZONING
TYPICAL LOT SIZE (SQ FT)
FRONT TO BUILDING
FRONT TO GARAGE
SIDE TO BUILDING
SIDE TO ROOF LINE
SIDE ON CORNER
REAR
5-10
1,000 SF
7' MIN
7' - 8' ON 10' PLATS
7' MIN
7' MIN
4' MIN
7' MIN

SURVEYOR
LAS VEGAS SURVEYING
6720 W. CHARLESTON BLVD., SUITE A
LAS VEGAS, NV 89115
OFFICE: (702) 621-1504
FAX: (702) 621-1502

COMMON LOT AREAS

COMMON LOTS	NET USABLE	USABLE	TOTAL
COMMON LOT "A"	2,564 SF	8,761 SF	11,325 SF
COMMON LOT "B"	1,784 SF	24,330 SF	26,114 SF
COMMON LOT "C"	2,794 SF	0 SF	2,794 SF
COMMON LOT TOTAL	7,142 SF	33,091 SF	40,233 SF

LAND-USE TABULATION

LAND-USE DESIGNATION	71 LOTS	71 LOTS
PRELIMINARY PROPOSED ZONING	R-100 (RESIDENTIAL PLANNED DEVELOPMENT)	R-100 (RESIDENTIAL PLANNED DEVELOPMENT)
TOTAL UNITS	11,325	11,325
SUBSTANDARD UNITS	0	0
USABLE ADDRESS	0	0
USABLE OPEN SPACE	11,325 SF	11,325 SF
TOTAL REQUIRED	11,325 SF	11,325 SF
TOTAL PROVIDED	11,325 SF	11,325 SF

RECEIVED
OCT 25 2006

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

Triton Engineering
2111 N. COLUMBIA AVE.
LAS VEGAS, NEVADA 89114
OFFICE: (702) 254-1000
FAX: (702) 254-1002
WWW.TRITON-ENG.COM

RICHMOND AMERICAN HOMES OF NEVADA, INC.
SMOKE RANCH / DECATUR II
COVER SHEET

SHEET 1 OF 1
CLV.DWG



landaco landscaping
and grading
design build landscape architecture
4440 South Pecos Las Vegas NV 89122
702.895.7871 fax 702.895.7872

Project Name:

Sunny Hills
(Smoke Ranch/Decatur)
Richmond American Homes
Las Vegas, Nevada

#	Revisions	Date	By
1	pending	08.08.04	mh
2	buffer	08.10.05	mh
3	base revision	01.11.06	mh
4	base revision	02.01.06	mh
5	engineering	02.20.06	mh
6	base revision	08.30.06	mh
7	base revision	10.21.06	mh

This landscape drawing is for design/build use
by Landaco Landscaping and Grading only.
Landaco Landscaping and Grading does not
assume any responsibility for projects installed
by any contractor other than Landaco
Landscaping and Grading.

Drawing:
**Common Area
Landscape
Plan**

Date: 07.12.05
Scale: 1" = 30'-0"
Drawn By: kd
Checked By: kny
Project #

Sheet # 1 of 1

L-1

Plant Schedule

Tree	Shrub	Plant	Quantity
30" Blue Ash	30" Blue Ash	30" Blue Ash	30
40" Blue Ash	40" Blue Ash	40" Blue Ash	40
50" Blue Ash	50" Blue Ash	50" Blue Ash	50
60" Blue Ash	60" Blue Ash	60" Blue Ash	60
70" Blue Ash	70" Blue Ash	70" Blue Ash	70
80" Blue Ash	80" Blue Ash	80" Blue Ash	80
90" Blue Ash	90" Blue Ash	90" Blue Ash	90
100" Blue Ash	100" Blue Ash	100" Blue Ash	100
110" Blue Ash	110" Blue Ash	110" Blue Ash	110
120" Blue Ash	120" Blue Ash	120" Blue Ash	120

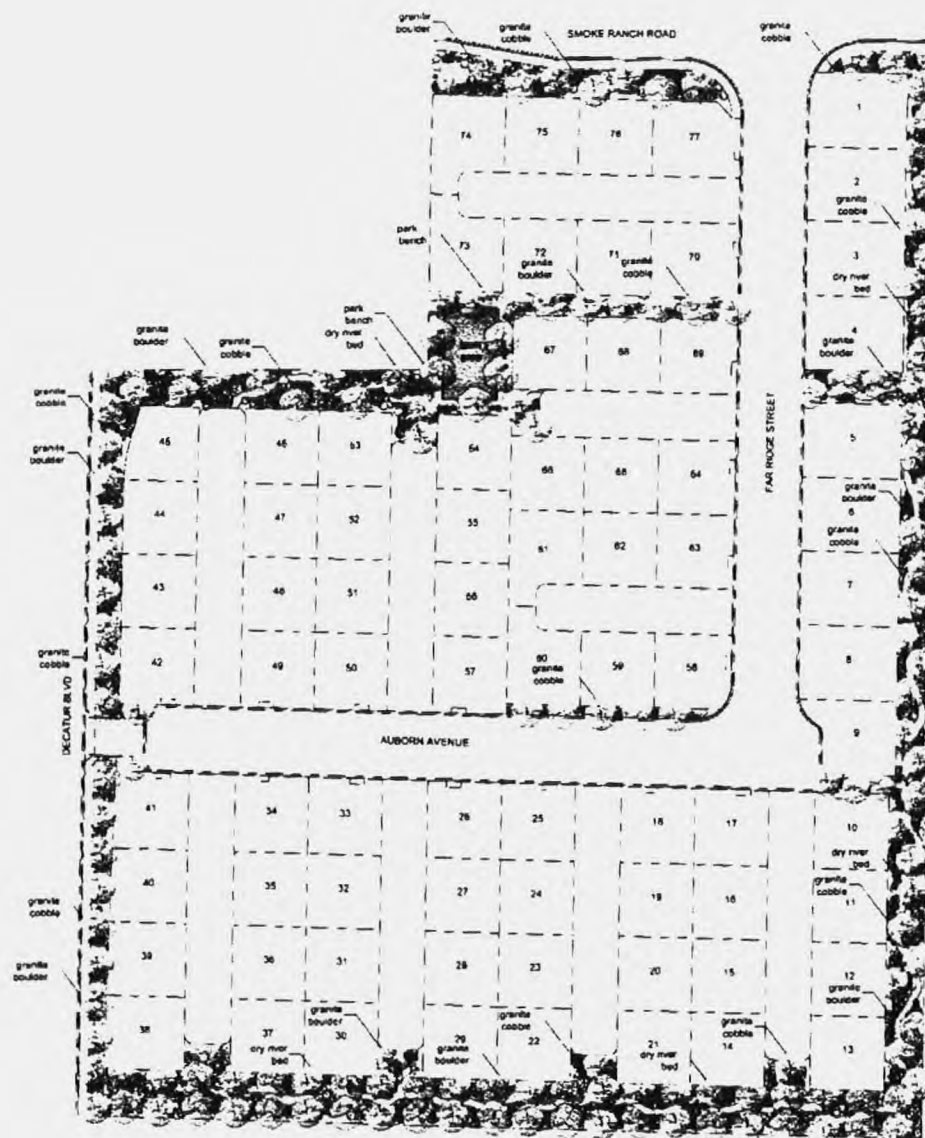
Landscape Schedule

1" Blue Ash	1" Blue Ash	1" Blue Ash	1" Blue Ash
2" Blue Ash	2" Blue Ash	2" Blue Ash	2" Blue Ash
3" Blue Ash	3" Blue Ash	3" Blue Ash	3" Blue Ash
4" Blue Ash	4" Blue Ash	4" Blue Ash	4" Blue Ash
5" Blue Ash	5" Blue Ash	5" Blue Ash	5" Blue Ash
6" Blue Ash	6" Blue Ash	6" Blue Ash	6" Blue Ash
7" Blue Ash	7" Blue Ash	7" Blue Ash	7" Blue Ash
8" Blue Ash	8" Blue Ash	8" Blue Ash	8" Blue Ash
9" Blue Ash	9" Blue Ash	9" Blue Ash	9" Blue Ash
10" Blue Ash	10" Blue Ash	10" Blue Ash	10" Blue Ash

1" Blue Ash	1" Blue Ash	1" Blue Ash	1" Blue Ash
2" Blue Ash	2" Blue Ash	2" Blue Ash	2" Blue Ash
3" Blue Ash	3" Blue Ash	3" Blue Ash	3" Blue Ash
4" Blue Ash	4" Blue Ash	4" Blue Ash	4" Blue Ash
5" Blue Ash	5" Blue Ash	5" Blue Ash	5" Blue Ash
6" Blue Ash	6" Blue Ash	6" Blue Ash	6" Blue Ash
7" Blue Ash	7" Blue Ash	7" Blue Ash	7" Blue Ash
8" Blue Ash	8" Blue Ash	8" Blue Ash	8" Blue Ash
9" Blue Ash	9" Blue Ash	9" Blue Ash	9" Blue Ash
10" Blue Ash	10" Blue Ash	10" Blue Ash	10" Blue Ash

Site Amenities

1" Blue Ash	1" Blue Ash	1" Blue Ash	1" Blue Ash
2" Blue Ash	2" Blue Ash	2" Blue Ash	2" Blue Ash
3" Blue Ash	3" Blue Ash	3" Blue Ash	3" Blue Ash
4" Blue Ash	4" Blue Ash	4" Blue Ash	4" Blue Ash
5" Blue Ash	5" Blue Ash	5" Blue Ash	5" Blue Ash
6" Blue Ash	6" Blue Ash	6" Blue Ash	6" Blue Ash
7" Blue Ash	7" Blue Ash	7" Blue Ash	7" Blue Ash
8" Blue Ash	8" Blue Ash	8" Blue Ash	8" Blue Ash
9" Blue Ash	9" Blue Ash	9" Blue Ash	9" Blue Ash
10" Blue Ash	10" Blue Ash	10" Blue Ash	10" Blue Ash



RECEIVED

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

Triton

Engineering

October 25, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Variance of Open Space Requirements
Smoke Ranch / Decatur II
APN # 139-19-101-002**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Variance of Open Space Requirements for a proposed 77 lot single family project called "Smoke Ranch / Decatur II".

At this time we are requesting a variance of the required open spaces based on our re-designed plan that provides for 33,226 s.f. of open space where 53,370 s.f. is required which is a 38% reduction in open space requirements. The open spaces we are providing serves two purposes: The first is to provide a buffer from the existing C-1 convenience store adjacent to the site while two, providing amenities for the proposed 77 residential units, such as tot lots, play areas and walking paths. The open space amenities within the proposed residential subdivision have changed with the revised plan based on a new product for this site and the community. Although we are now lacking in overall open spaces for the site we are willing to accept the in-lieu of fee and plan to coordinate with the City of Las Vegas and the Councilman's office in determining a current need for additional amenities to be used for parks and/or schools in the surrounding community that may possibly need upgrades to there existing facilities. Richmond American Homes is committed to working with the City of Las Vegas and the community in providing open space for its project as well as providing for the community at large and respectfully request your approval of our open space variance.

Please place the attached request on the Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

RECEIVED
OCT 25 2006

VAR-16525

REVISED

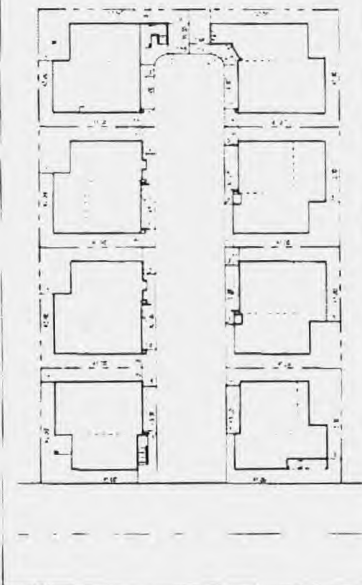
11/16/06 PC

6757 W. Charleston Blvd., Suite B • Las Vegas, Nevada 89146
Office: (702) 254-1480 • Fax: (702) 254-3062 • www.tritoneng.com

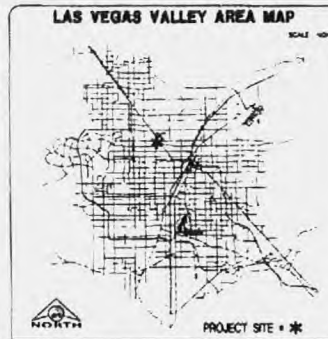
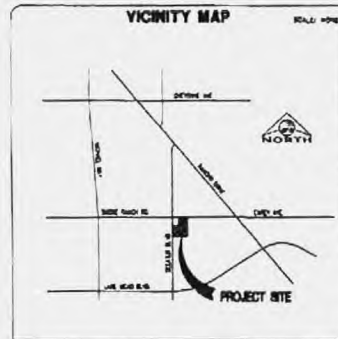
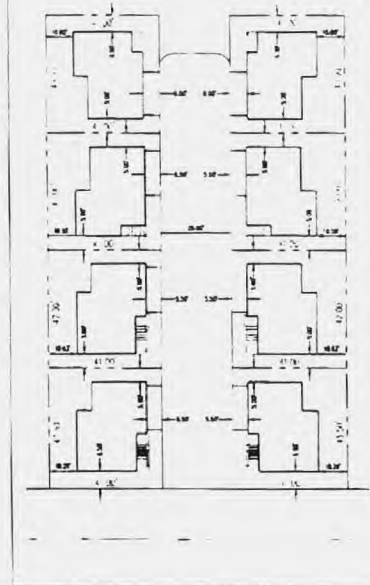
SITE PLAN OF SMOKE RANCH / DECATUR II

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.

TYPICAL CLUSTER SETBACKS FOR INFUSION



TYPICAL CLUSTER SETBACKS FOR THE IV



LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER
(NW 1/4) OF THE NORTH HALF (N 1/2) OF SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF
LAS VEGAS, CLARK COUNTY, NEVADA.

ENGINEER

TRITON ENGINEERING
1701 W. CHARLTON BLVD., SUITE 210
LAS VEGAS, NV 89102
OFFICE: (702) 251-1000
FAX: (702) 251-1001

BENCHMARK

CLARK COUNTY METRIC CONTROL POINT "ELVOO (2000)"
BEING A CITY OF LAS VEGAS METRIC AND BOUNDARY POINT IN
CONCRETE CURB/POST/SPALL CORNER OF JUNCTION OF
AND RANDE STREET
ELEVATION: 2047.20 (2000 FEET)
CLARK COUNTY METRIC CONTROL POINT "ELVOO (2000)" BEING A
NORTH AMERICAN METRIC, SURFACE OF 1988 (2000 FEET)

ASSESSOR'S PARCEL NUMBER

120-165-10-000

OWNER

SMOKE RANCH TRUST
1701 W. CHARLTON BLVD., SUITE 210
LAS VEGAS, NV 89102
OFFICE: (702) 251-1000

BASIS OF BEARING

NORTH (2000) METRIC BEING THE BEARING OF THE
EAST LINE OF THE TOWNSHIP 20 SOUTH (T20S) OF
THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., AS
SHOWN IN MAP 100-165-10-000, AS FILED AT
THE CLARK COUNTY METRIC RECORDS OFFICE

SHEET INDEX

1 COVER SHEET 2 SECTIONS AND DETAILS
3 SITE PLAN

DEVELOPER

RICHMOND AMERICAN HOMES OF NEVADA, INC.
2400 RANDE AVENUE, SUITE 120
HENDERSON, NV 89014
OFFICE: (702) 871-8400

SETBACK REQUIREMENTS

CITY OF LAS VEGAS

FRONT	4' MIN
TYPICAL LOT SIZE (SF)	1,500 SF
FRONT TO BUILDING	7' MIN
FRONT TO GARAGE	5' - 5' 0" - 4' PLUS
SIDE TO BUILDING	7' MIN
SIDE TO HOOF LINE	1' MIN
SIDE TO CORNER	4' MIN
REAR	2' MIN

LAND USE TABULATION

LAND USE DESIGNATION	
PRESENT ZONING	R-100 RESIDENTIAL PLANNED DEVELOPMENT
PROPOSED ZONING	R-100 RESIDENTIAL PLANNED DEVELOPMENT
SITE SUMMARY	
TOTAL LOTS	75 LOTS
SUBDIVISION LOTS	NONE
SHOTS AND LOT	5.9 ACRES
RENTY (ACRES)	17.28 (75% / ACRES)
USABLE OPEN SPACE	
TOTAL REQUIRED	34,500 SF
TOTAL PROVIDED	25,000 SF

COMMON LOT AREAS

COMMON LOT	NOT USABLE	USABLE	TOTAL
COMMON LOT 1	0 SF	2,867 SF	2,867 SF
COMMON LOT 2	0 SF	2,867 SF	2,867 SF
COMMON LOT 3	2,867 SF	0 SF	2,867 SF
COMMON LOT TOTAL	2,867 SF	25,132 SF	27,999 SF

SURVEYOR

TRITON ENGINEERING
1701 W. CHARLTON BLVD., SUITE 210
LAS VEGAS, NV 89102
OFFICE: (702) 251-1000
FAX: (702) 251-1001

Triton
Engineering



RICHMOND AMERICAN HOMES OF NEVADA, INC.
SMOKE RANCH / DECATUR II

COVER SHEET

SHEET 1 OF 1
CLV DEC 1

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JAN 05 2007

ZON-16519
VAR-16525
SDR-16522
01-17-07 CC

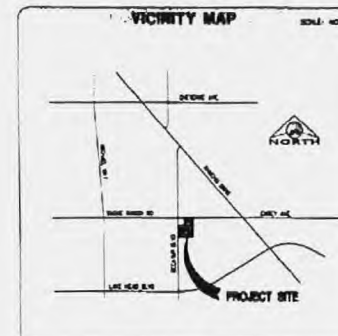
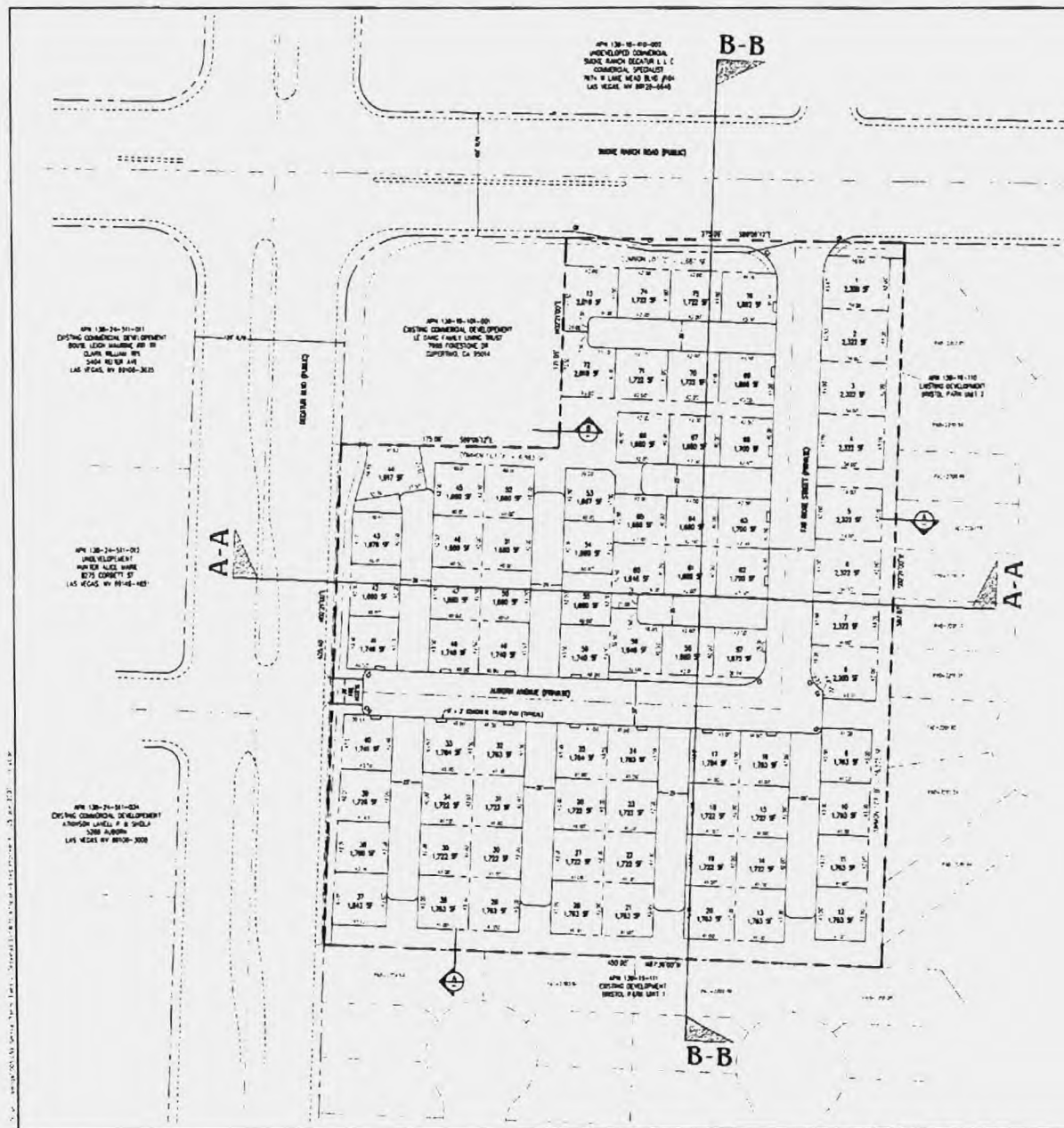


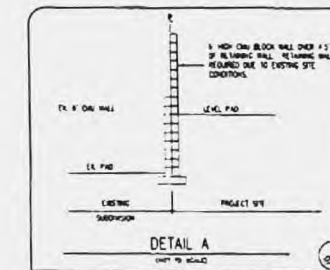
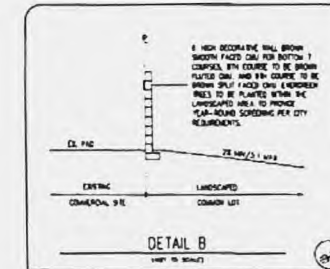
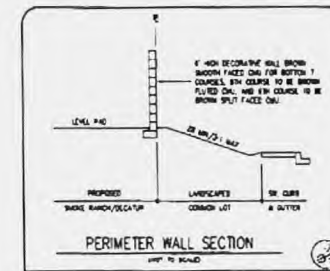
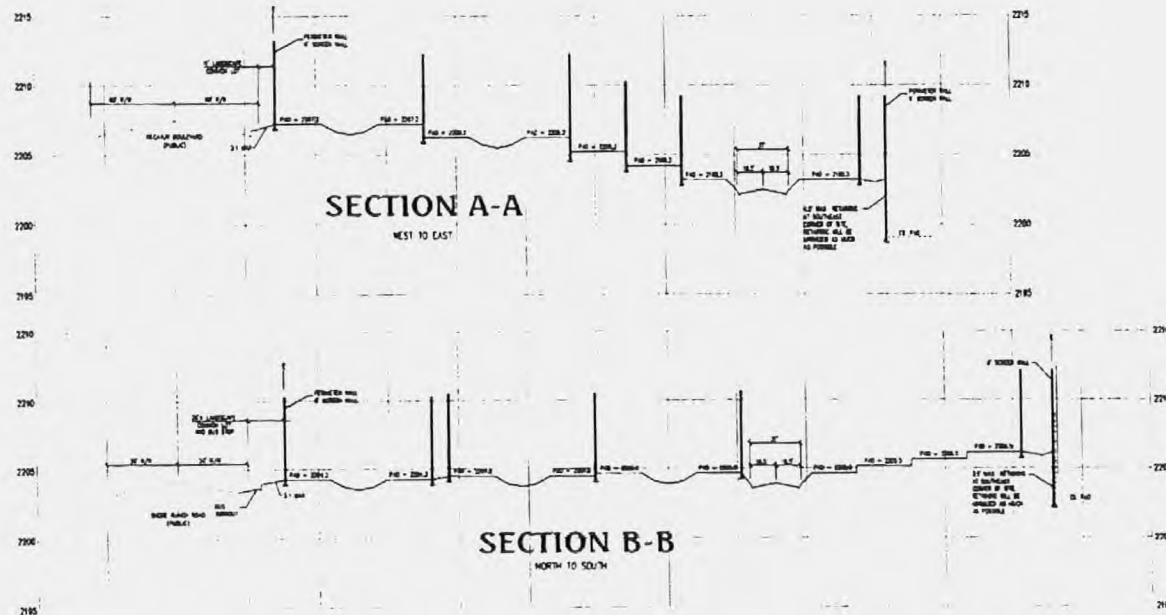
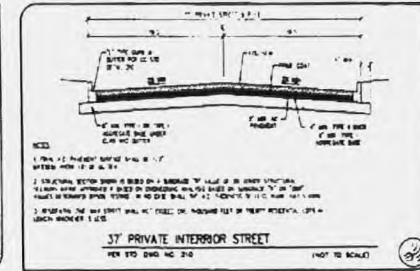
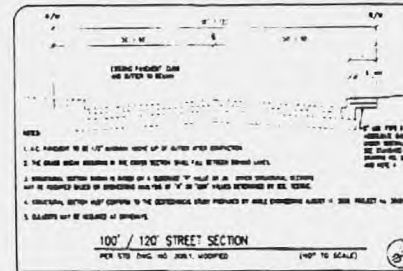
Table 1				
Year	1990	1991	1992	1993
1	1.0	1.0	1.0	1.0
2	1.0	1.0	1.0	1.0
3	1.0	1.0	1.0	1.0
4	1.0	1.0	1.0	1.0
5	1.0	1.0	1.0	1.0
6	1.0	1.0	1.0	1.0
7	1.0	1.0	1.0	1.0
8	1.0	1.0	1.0	1.0
9	1.0	1.0	1.0	1.0
10	1.0	1.0	1.0	1.0

[illegible]

ZON-16519
VAR-16525
SDR-16522
01-17-07 CC

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JAN 05 2007



ZON-16519
VAR-16525
SDR-16522
01-17-07 CC

RECEIVED

JAN 05 2007

Triton Engineering
1000 W. Charleston Blvd.
Las Vegas, Nevada 89106
Phone: (702) 331-1000
Fax: (702) 331-1001
www.tritoneng.com

RICHMOND AMERICAN HOMES OF NEVADA, INC.
SMOKE HATCH / DECATUR II

SECTIONS AND DETAILS

SHEET 3 OF 3
CLV DWG

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

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-16511, ZON-16519, AND VAR-16525

SDR-16522 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 77-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development - 12 Units Per Acre) Zone], Ward 5 (Weekly). NOTE: THIS APPLICATION IS BEING AMENDED TO INCLUDE PROPOSED THREE-STORY DEVELOPMENT. The Planning Commission (7-0 vote) and staff recommend DENIAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised plans submitted 01-05-07

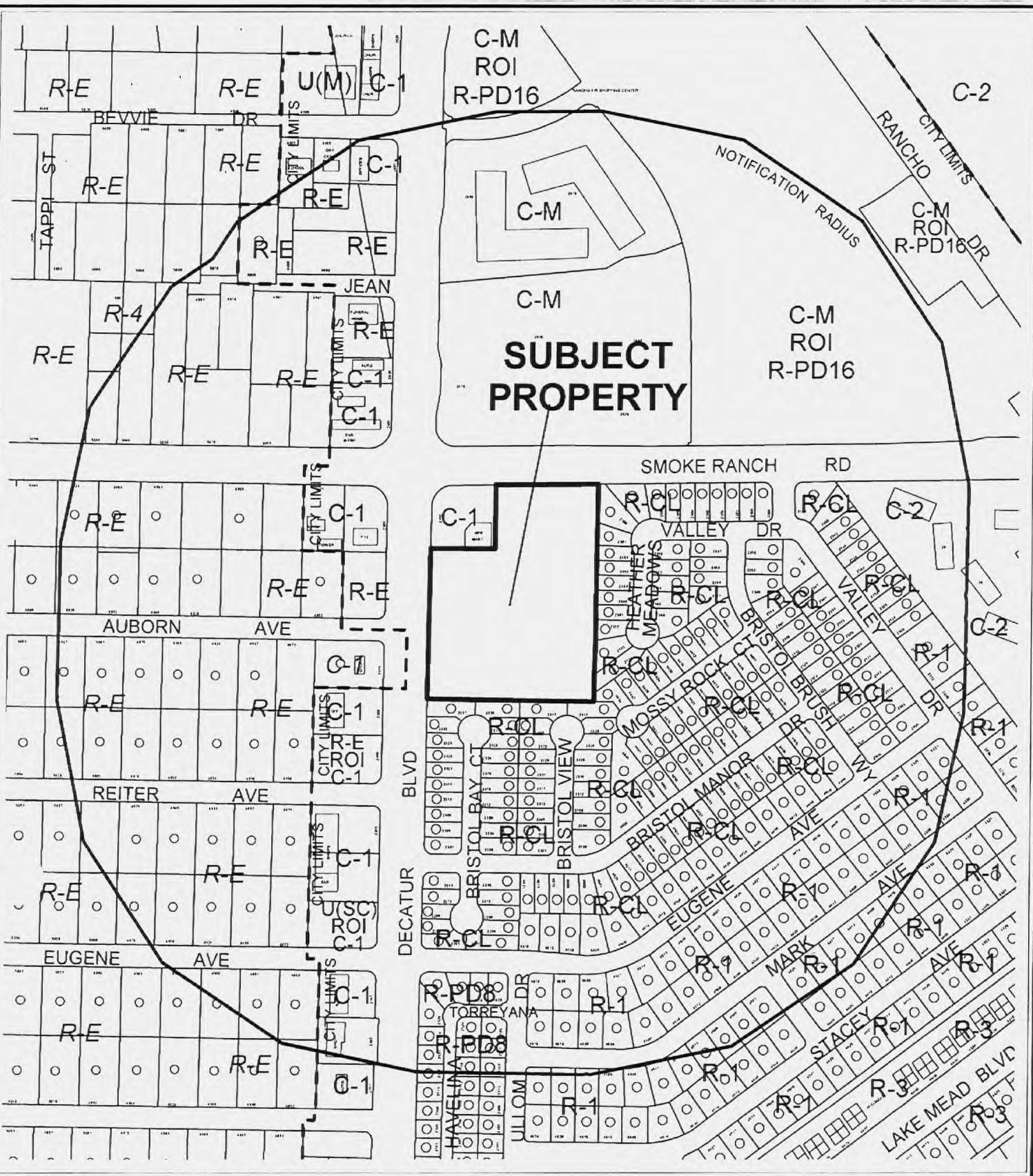
Motion made by GARY REESE to Hold in Abeyance Item 74 [SID 1490], Item 91 [GPA-16511], Item 92 [ZON-16519], Item 93 [VAR-16525], Item 94 [SDR-16522], Item 104 [VAR-17871], Item 105 [SDR-17312], Item 111 [SDR-15747], Item 130 [SUP-18266] and Item 131 [SUP-18279] to 2/21/2007; Item 122 [VAR-18312] and Item 123 [SUP-18314] to 3/7/2007; Item 112 [SDR-17298] to 4/4/2007; Item 106 [SUP-15442] to 6/20/2007

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 91 for related backup.



CASE: **SDR-16522**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-1 (SINGLE FAMILY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT - 8 UNITS PER ACRE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT - 12 UNITS PER ACRE)

0 400 800 Feet



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

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-16522 - APPLICANT: RICHMOND
AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the Conditions for General Plan Amendment (GPA-16511), Rezoning (ZON-16519), Variance (VAR-16525), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 10/25/06, except as amended by conditions herein.
4. The standards for this development shall include a minimum lot size of 1,468 square feet and building height shall not exceed three stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of three feet to the front of the house, either five feet or less or 18 feet or greater to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, three feet on the side, four feet on the corner side, and three feet in the rear.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. 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.
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16519, Waiver WVR-9060 and all other applicable site-related actions.

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.

**** STAFF REPORT ******PROJECT DESCRIPTION**

This is a request for a Site Development Plan Review for a proposed 77-lot single-family residential subdivision that includes proposed three-story development.

The proposed 77-lot single-family residential subdivision lacks the required amount of open space, would consist of lots that are less than half the size of adjacent development, contains proposed three-story development, and is considered incompatible with development in the area. A Variance (VAR-16525) has been requested to permit the deviation from open space requirements. The project also requires a Rezoning (ZON-16519) and a General Plan Amendment (GPA-16511) that are considered inappropriate as they would permit a density that is greater than adjacent development. Due to the incompatibility with the area and lack of required open space, denial of this application is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/28/05	The Planning Commission tabled at the request of the applicant an application for a Rezoning (ZON-5669) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property. Staff recommended approval.
11/16/05	The City Council approved a General Plan Amendment (GPA-7678) from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential); a Waiver (WVR-9060) of Title 18.12.160 to allow 88 feet between street intersections where 220 feet is the minimum separation required; a Site Development Plan Review (SDR-9061) for a 50-lot, single-family residential development; and a Rezoning (ZON-9058) from R-1 (Single-Family Residential) to R-PD8 (Residential Planned Development - 8 Units per acre). The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission Approved a Tentative Map (TMP-9764) for a 50-lot, single-family residential subdivision. Staff recommended approval.
11/16/06	The Planning Commission recommended denial of companion items GPA-16511, ZON-16519 and VAR-16525 concurrently with this application.
11/16/06	The Planning Commission voted 6-1/ds to recommend DENIAL (PC Agenda Item #10/ng)..
<i>Related Building Permits/Business Licenses</i>	
There are no building permits or business licenses related to this application.	

Pre-Application Meeting

08/14/06	A pre-application meeting was held and the following items were noted. A bus turnout and drainage study is required. The General Plan change was discussed. A knuckle deviation would be necessary. The homes would be sprinkled.
----------	---

Neighborhood Meeting

09/26/06	A neighborhood meeting was held at Brinley Middle School, 2480 Maverick Street, Las Vegas, Nevada. In attendance were the applicant, one staff member, and one member of the public. Concerns regarding the density of the project, lack of open space, and an increase in traffic were discussed.
----------	--

Details of Application Request***Site Area***

Gross Acres	6.19
Net Acres	5.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	ML (Medium-Low Density Residential)	R-1 (Single-Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development, 8 dwelling units per acre) Zone
North	Storage	LI/R (Light Industry/Research)	C-M (Commercial/Industrial)
South	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
East	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
West	Convenience Store Single-Family Residential	SC (Service Commercial)	C-1 (Limited Commercial) R-E (Residence Estates)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
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

DEVELOPMENT STANDARDS

Per Title 19.06 the following Development Standards apply:

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	1,468 SF	Y
Min. Lot Width	31 Feet	Y
Min. Setbacks		
• Front	3 Feet	Y
	5 Feet or 18 Feet (Garage)	Y
• Side	3 Feet	Y
• Corner	4 Feet	Y
• Rear	3 Feet	Y
Min. Distance Between Buildings	6 Feet	Y
Max. Building Height	3 Stories/35 Feet	Y

Per Title 19.12 the following Landscape Standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer:				
Min. Trees	1 Tree/30 Linear Feet	69 Trees	96 Trees	Y
Min. Zone Width	6 Feet		6 Feet	Y
Wall Height	6 Feet		6 Feet	Y

<i>Open Space</i>							
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Ratio</i>	<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
6.19 Acres	12.44	1.65	20.53	1.27 Acres or 55,321 SF	12.28	0.76 Acres or 33,226 SF	N

ANALYSIS

The proposed single-family residential subdivision consists of 77 lots. The lots range from approximately 1,468 square feet to 2,120 square feet. The elevations show two and three story buildings with a maximum height of approximately 35 feet. Three-story development is not permitted in a single-family residential development of comparable and adjacent zoning districts, such as R-CL. The floor plans show three and four bedroom models. Building materials will consist of stucco and Spanish tile. The color palate will be desert southwest. Both the material and color palate are consistent with typical single-family residential development in the City of Las Vegas. The open space for the proposed development does not meet Title 19.06 requirements and a Variance (VAR-16525) is required, as designed. The open space for the proposed development is primarily used to provide a buffer between this property and the adjacent uses and does not include adequate usable open space. Amenities for children or other recreational areas are not provided. Access to this development is provided from Smoke Ranch Road with a crash gate from Decatur Boulevard.

The lots in the adjacent single-family development range from 4,000 square feet to 6,000 square feet. The largest lots in this development are approximately half the size of the smallest adjacent lots. The density of this development is greater than the surrounding development. Therefore; the proposed development is not compatible with the adjacent uses. Due to the incompatibility with the area and lack of required open space, denial of this application is recommended.

FINDINGS

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

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

The proposed development is not compatible with development in the area. The lot sizes proposed as part of this development are less than half the size of the adjacent single-family development.

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

The proposed development requires a Variance from the open space requirements of Title 19.06. Denial of this Variance is recommended as the lack of open space is due to the overbuilding of the site and is considered a self-imposed hardship.

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

The site gains access from Smoke Ranch Road a 100-foot Primary Arterial. A crash gate is provided from Decatur Boulevard. Smoke Ranch Road will provide adequate access to and from the subject property.

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

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

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

The elevation plans show two and three-story homes with a maximum height of approximately 35 feet. There are six models to choose from that range from 1,262 square feet to 1,730 square feet. These are three and four bedroom models. The design features are not unsightly nor are they undesirable; however, the development is considered out of character as the lot sizes, overall density of the project, and three-story development are not appropriate for this location.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 349 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-16522

Case Number: _____ APN: 139-19-101-002

Name of Property Owner: SCHNIPPLE FAMILY TRUST

Name of Applicant: Richmond American Homes

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

_____ Yes _____ 8 No

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

City Official: _____

Partner(s): _____

APN: _____

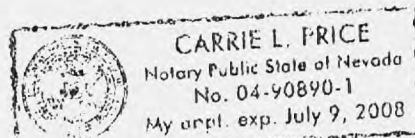
Signature of Property Owner: _____

Print Name: Mark A Schnippel

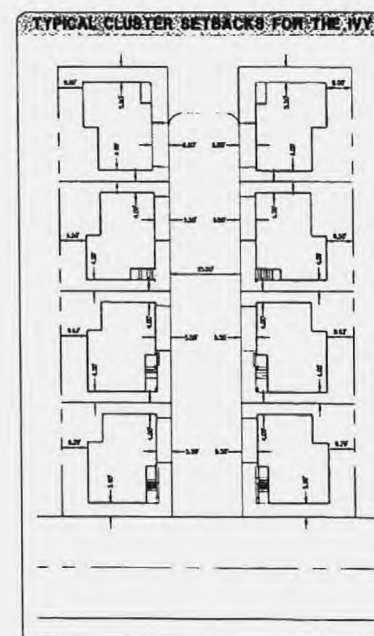
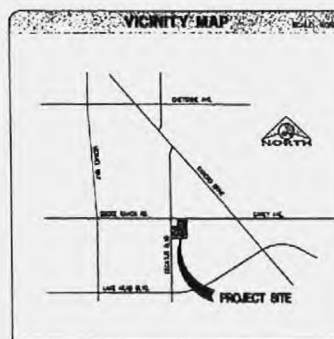
Subscribed and sworn before me

This 1st day of September 2006

Carrie L Price
Notary Public in and for said County and State



A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.



LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NW 1/4) OF THE NORTHWEST 1/4 (N 1/2) OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 41 EAST, W. 4 M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

ASSESSOR'S PARCEL NUMBER
1-20-10-020-002

SHEET INDEX

1. COVER SHEET
2. SITE PLAN

ENGINEER

INTER ENGINEERING
6702 W. CHARLINGTON BLVD., SUITE B
LAS VEGAS, NV 89148
OFFICE (702) 254-1485
FAX (702) 254-3062

OWNER

WIDOWPILL FAMILY TRUST
8800 CHEYENNE AVENUE, SUITE 210
LAS VEGAS, NV 89129
OFFICE (702) 304-1047

DEVELOPER
RICHMOND AMERICAN PAPER OF NEWADA, INC.
3400 RAISED VERDE PARKWAY, SUITE 120
HENDERSON, NV 89014
PHONE (702) 933-4400

BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "LAS VEGAS 125000"
BEING A CITY OF LAS VEGAS PAVY AND ROUND PLAZA IN
CONCRETE CURBROAD, NORTHEAST CORNER OF JONES BLVD.
AND RACER STREET

BLM WORK 2342-2000 (FEET)
231.523 (METERS)

CLARK COUNTY VERTICAL CONTROL - 2000S BASED ON
HIGH IN AMERICAN VERTICAL DATUM OF 1988 (NAD83)

BASIS OF BEARING

NORTH BENTON'S NESE, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (ON 1/4) OF THE SOUTHEAST QUARTER (ON 1/4) OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 10 EAST, N.M.M., AS SHOWN IN BOOK 108, PAGE 31 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE.

COMMON LOT AREAS			
COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT "A"	2,506 SF	6,791 SF	11,298 SF
COMMON LOT "B"	1,764 SF	24,523 SF	26,287 SF
COMMON LOT "C"	2,794 SF	0 SF	2,794 SF
COMMON LOT TOTAL	7,064 SF	33,314 SF	40,378 SF

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

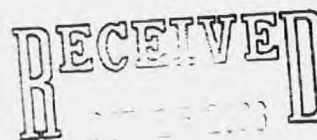


Sunny Hills
(Smoke Ranch/Decatur)
Richmond American Homes
Las Vegas, Nevada

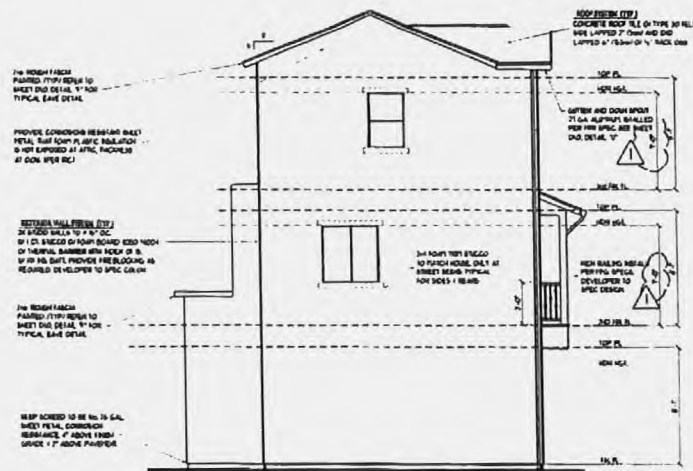
This landscape drawing is for design/build use by Landscape Landscaping and Grading only. Landscape Landscaping and Grading does not assume any responsibility for projects initiated by any contractor other than L&G Inc. (Landscape and Grading).

Date: 07.12.05
Scale: 1" = 30'-0"
Drawn By: kd
Checked By: kny
Project #

L-1

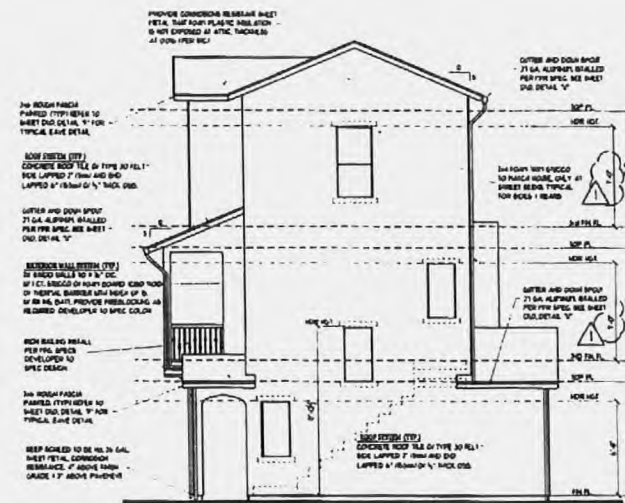


GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC



Left Elevation - A

SCALE 1/4" = 1'-0"



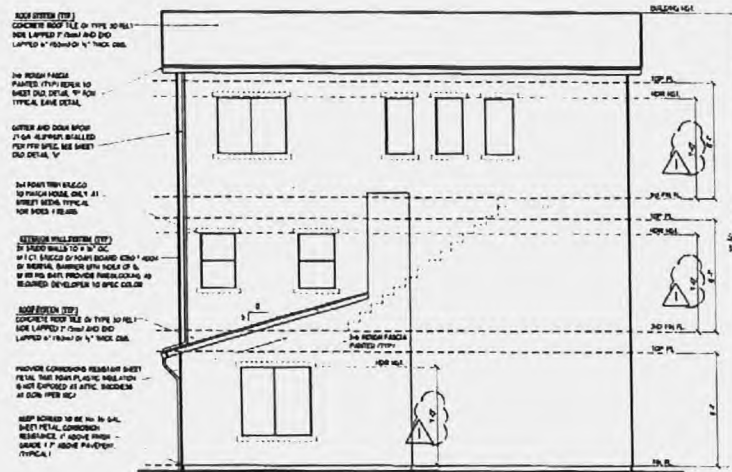
Right Elevation - A

SCALE 1/4" = 1'-0"



Front Elevation - A

SCALE 1/4" = 1'-0"



Rear Elevation - A

SCALE 1/4" = 1'-0"

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7250 Real Peak, Suite 212
LAS VEGAS, NV 89128 (702) 240-5800

RICHMOND
AMERICAN HOMES
CLARK COUNTY HEADQUARTERS
LAS VEGAS, NV NORTH LAS VEGAS

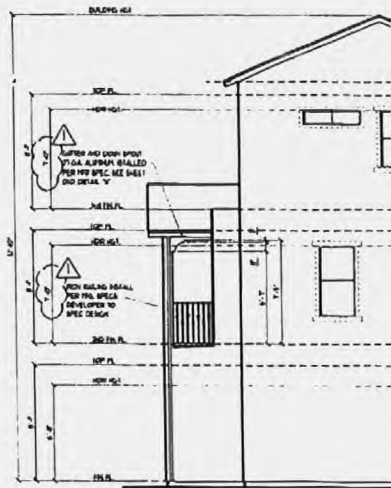
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DATE: 11/16/06
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

PLAN # 1283

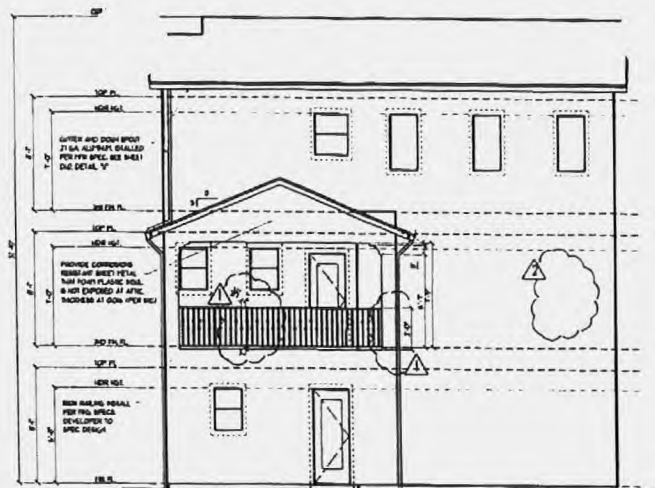
SECTION: PICKET LANE

PLOT # A2.a



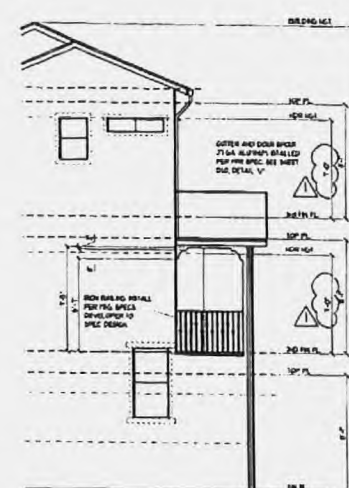
Typical Left Elevation

Opt. Covered Balcony



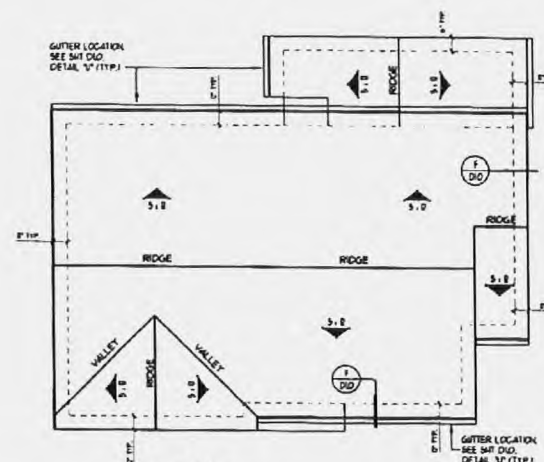
Typical Rear Elevation

Opt. Covered Balcony



Typical Right Elevation

Opt. Covered Balcony



Roof Plan

Opt. Covered Balcony

ATTIC VENTILATION CALCULATION			
1/200 Ventilation Rate			
Attic Space	108 SF		
Net Free Area	1.0		
Req. Free Area	1.08		
1/150 Ventilation Rate			
Attic Space	108 SF		
Net Free Area	1.44		
Req. Free Area	1.44		
1/100 Ventilation Rate			
Attic Space	108 SF		
Net Free Area	1.80		
Req. Free Area	1.80		

VENT TYPE	
✓	CLOAKED TILE
✓	2\"/>

LAS VEGAS DIVISION
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LAS VEGAS, NV 89128 (702) 240-5600

RICHMOND
AMERICAN HOMES
CLARK COUNTY - HENDERSON
LAS VEGAS, NV NORTH LAS VEGAS

OPTIONS
ELEVATIONS AND ROOF PLAN

DATE OF
R.M.O.
REV. 10/18/05
REV. 05/15/05
REV. 05/25/05
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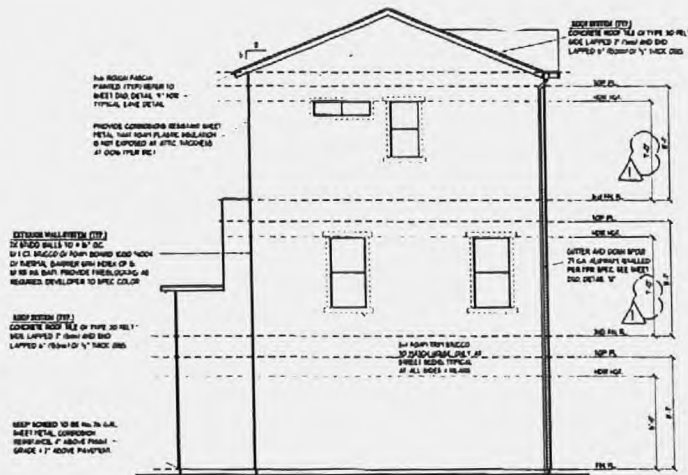
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1430

REVISION
POCKET
LAME

SHEET No.
A2.1

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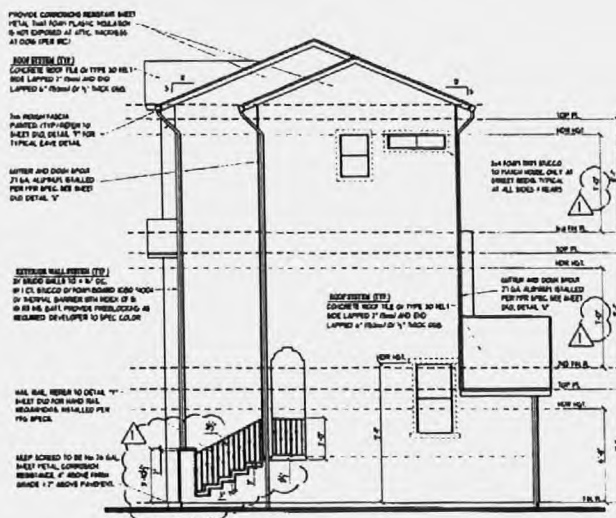
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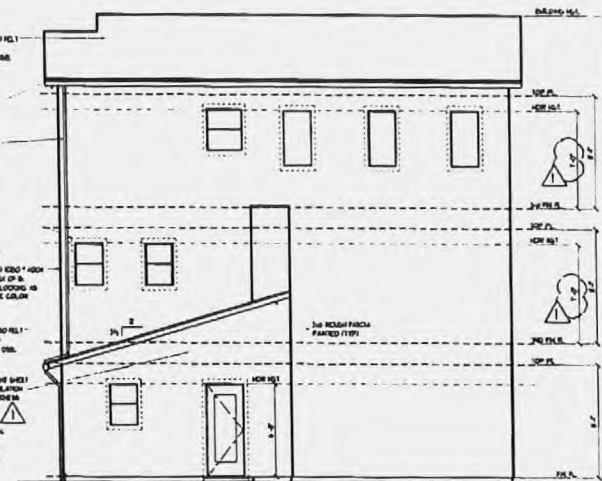
Front Elevation - A

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



Right Elevation - A

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



Rear Elevation - A

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

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

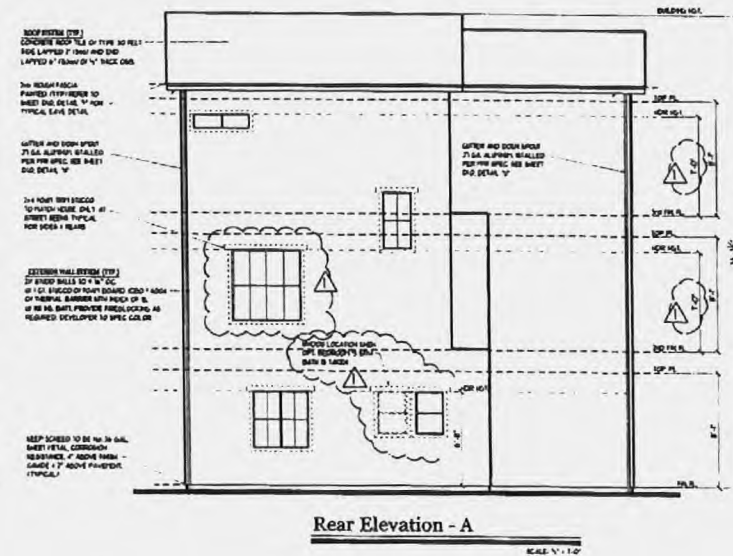
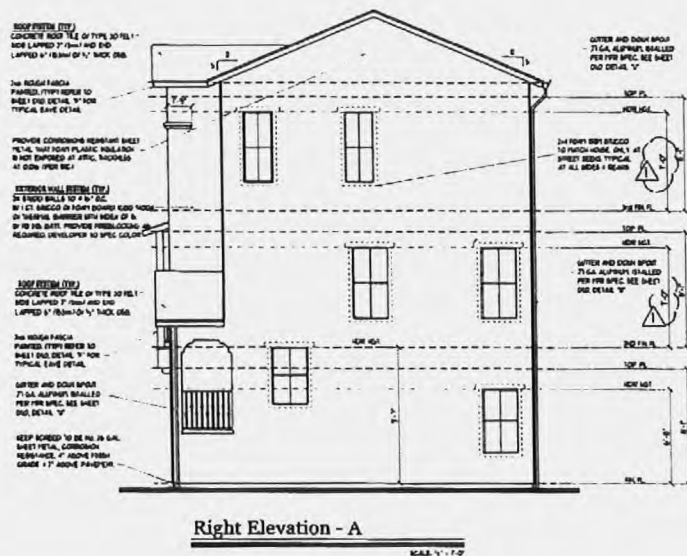
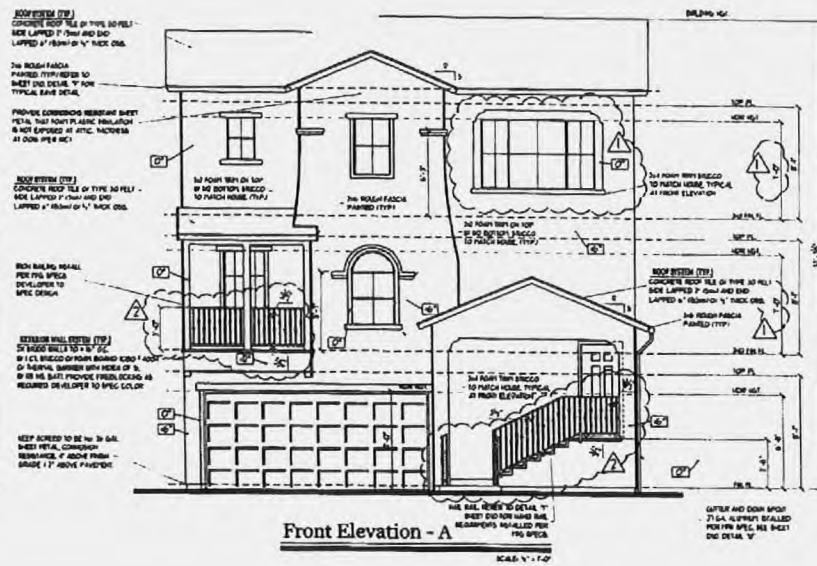
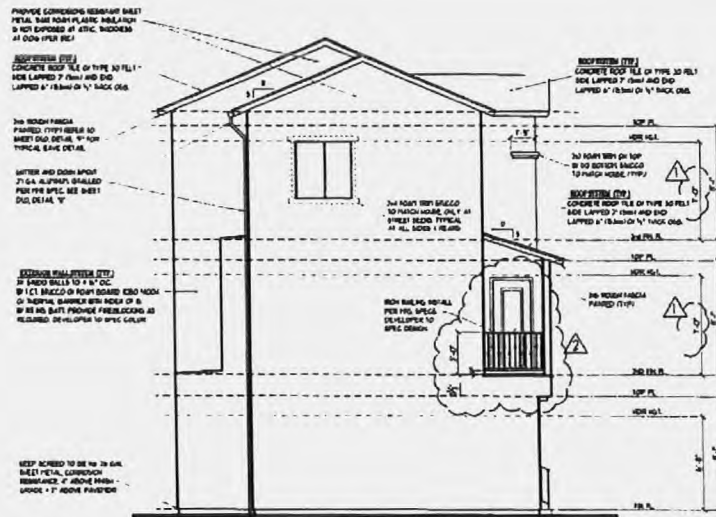
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DATE: 11/16/06
BY: R.M.O.
CHECKED: 11/16/06
BY: R.M.O.

1430

PICKET
LANE

A2.a



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LAS VEGAS, NV 89128 (702) 240-5600

RICHMOND
AMERICAN HOMES
CLARK COUNTY HEADQUARTERS
LAS VEGAS, NV NORTH LAS VEGAS

ELEVATION - A
TITLE

Rev #1
Rev #2
Rev #3
Rev #4
Rev #5
Rev #6
Rev #7
Rev #8
Rev #9
Rev #10

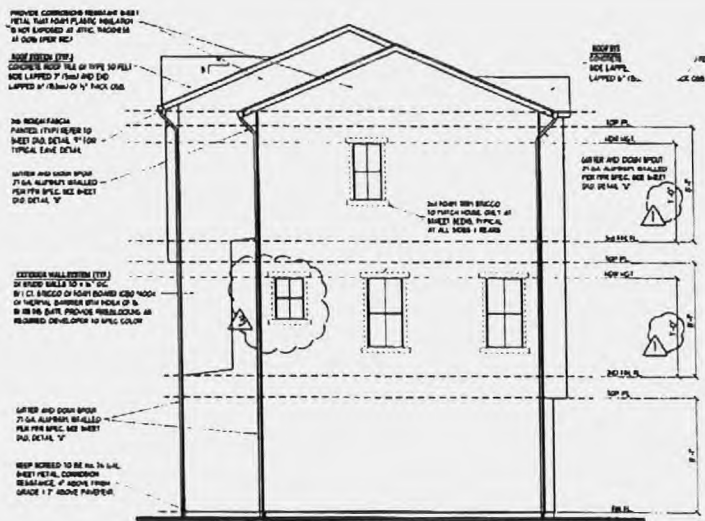
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1532

PICKET LINE

A2.a

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ZON-16519 SDR-16522
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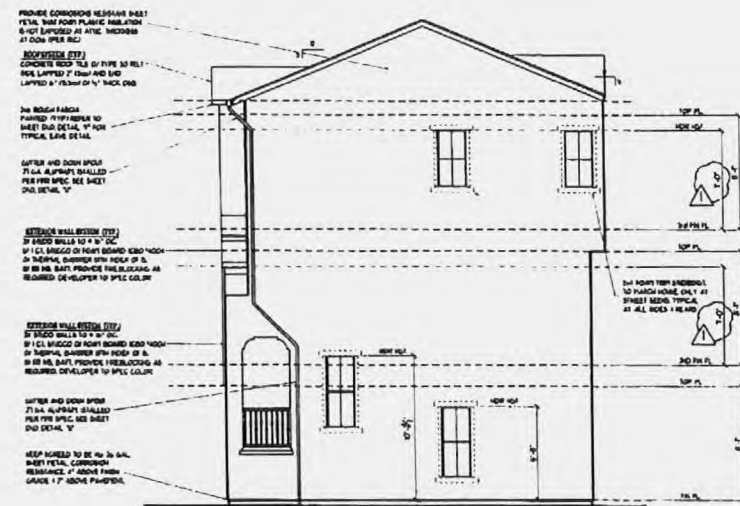
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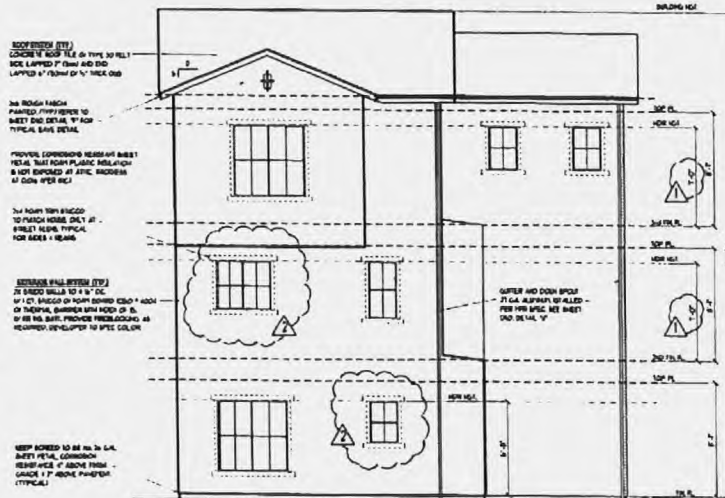
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SCALE 1/4\"/>



Right Elevation - A

SCALE 1/4\"/>



Rear Elevation - A

SCALE 1/4\"/>

LAS VEGAS DIVISION
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LAS VEGAS, NV 89128 (702) 240-5600

RICHMOND
AMERICAN HOMES
CLARK COUNTY - SOUTHERN
LAS VEGAS, NV 89128 U.S. LEGAS

ELEVATION - A
TITLE

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Date: **10/18/04**
Check by: **W. J. D.**
Date: **10/18/04**
Scale: **1/4\"/>**

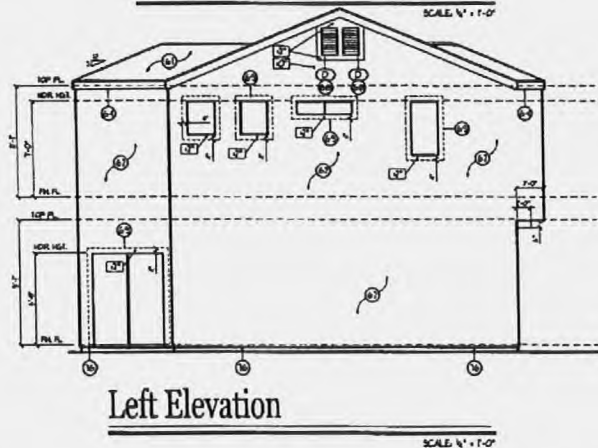
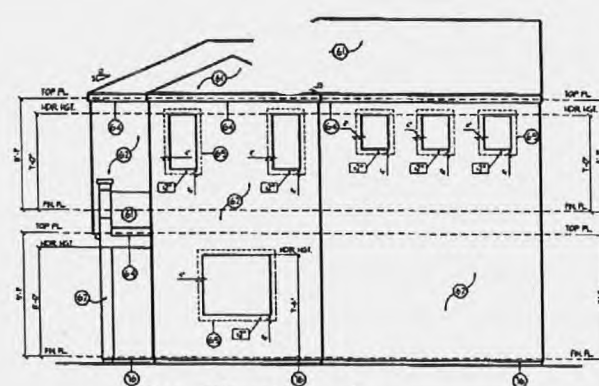
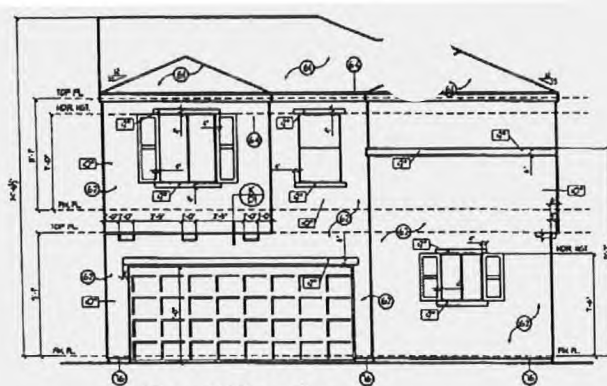
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Section: **PICKET LANE**

Sheet No. **A2.a**

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ZON-16519 SDR-16522
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- # KEYNOTES
1. POAM APPLICATIONS SHALL COMPLY PER IRC
2. WINDOW HEADERS HEIGHT NOTES ON PLANS.
3. REFER TO SHEET ASD FOR ATTIC VENTILATION CALCULATIONS
4. ALL FLOOR PLANT-ONS AROUND WINDOW TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION.
- 1) CONCERGE IR IN TYPE 10 FISH ROOF LAPPED 2" FISH 2" LAPPED 2" (REAR ROOF SHL, ON IT)
- 2) BRIDGE JOINTS BOWED 1/4" FROM INTERFAL BARRIER PER IRC
- 3) FROM VEEKER 1 APPLICATION SHALL COMPLY TO IRC ROOF DESIGN
- 4) 1/4" ROOF SASH FRAGRA
- 5) REPPED GLASS FRAMED GLASS FOR DISCUSSIVE APPROVED ONLY
- 6) PROVIDE CORROSION RESISTANT METAL FLASH IN FLASH SPRING OF 1/4" (JAMES IN OVERDOCK)
- 7) CORRUGAN PLATE 1/4" 40" 40" COAX LANE 1/4"
- 8) SET FISH ROOF AROUND WINDOW ONLY WHEN REQUIRED BY ZONING CONDITION, IT/AL, AT ROOF AND HEADS
- 9) BRIDGE FROM SATE 1/4" 40" COAX LANE 1/4" WILL BRIDGE FROM SATE, PER IRC
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9770 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV. 89129 (702) 240-5800

RICHMOND
AMERICAN HOMES
STATE CONTRACTOR LICENSE #0076417
DIVISION PRESIDENT
PRINCE GEORGE, MD

ROOF FRAMING, FRONT, REAR, & SIDE
OF ELEVATION "A"

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Kenyon Square

A2.A

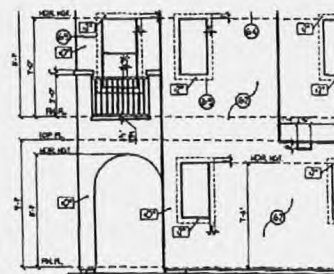
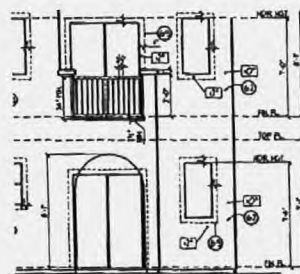
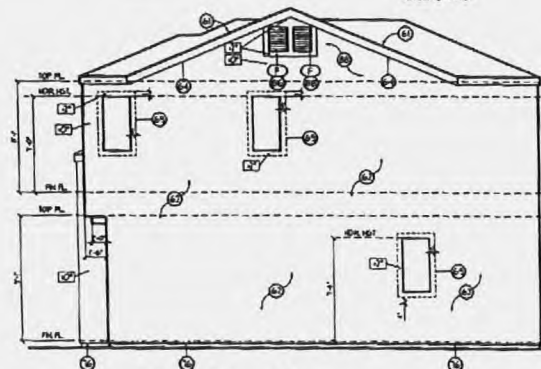
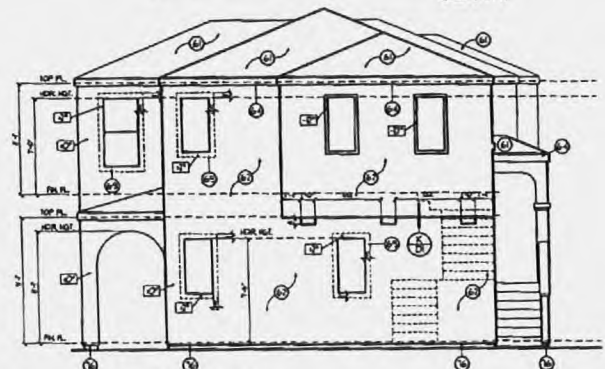
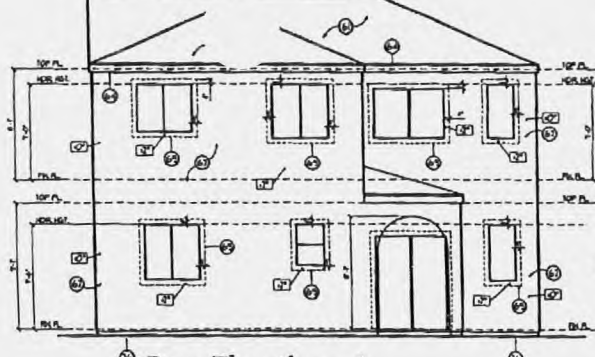
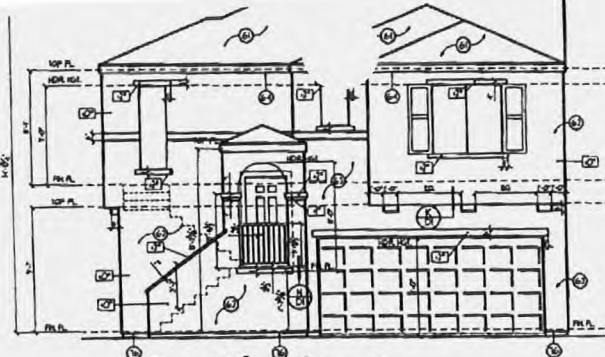
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- SHEET No. 1
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GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC



Optional Deck Rear Elevation

Typical (rear elevations)

SCALE 1/8" = 1'-0"

Optional Deck

Typical (side elevations)

SCALE 1/4" = 1'-0"

[illegible]

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AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT

NOTE: ROOF FRAMING, FRONT, REAR, & SIDE
OF ELEVATION "A"

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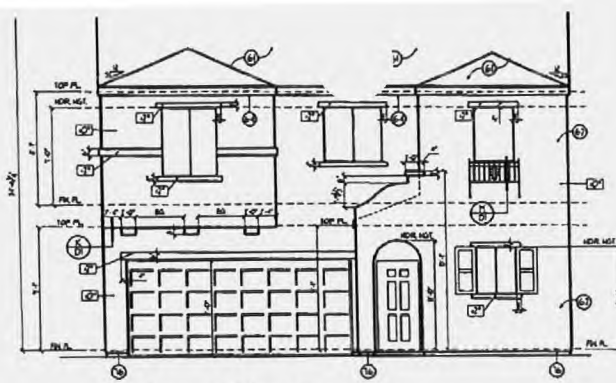
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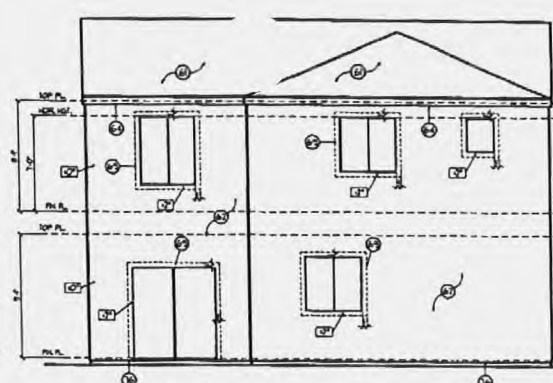
OCT 25 2006

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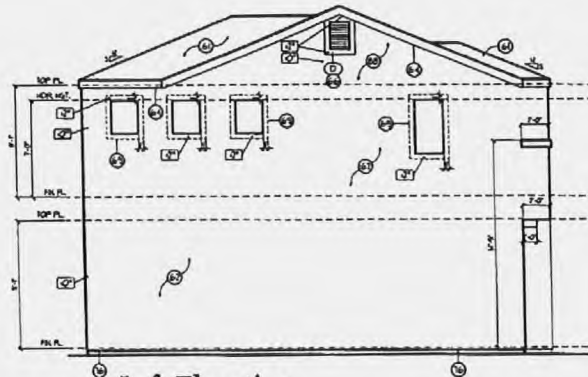
Front Elevation - A

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



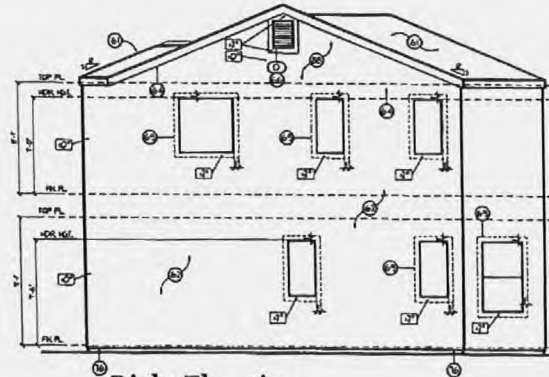
Rear Elevation - A

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



Left Elevation

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



Right Elevation

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

KEYNOTES	
1	FOAM APPLICATIONS SHALL COMPLY PER IRC
2	WINDOW HEADERS HEIGHTS NOTES ON PLANS
3	REFER TO SHEET 200 FOR ATTIC VENTILATION CALCULATIONS
4	ALL FOAM PLANT-ONS AROUND WINDOW TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION
5	CONCRETE FILL OF TYPE 30 FILL SOIL LAYED 2" (MIN) & BED LAYED 4" (MIN) OVER THE GROUND (SEE NOTE 10)
6	BRICKS APPROX BOARD LEGS - NOOD (SEE NOTE 10) - PER IRC
7	BRICK VENEER - APPLICATION SHALL COMPLY TO IRC (SEE NOTE 10)
8	THE POLISH BATH PANEL
9	TEMPERED GLASS (FRAMED BLACK) FOR DECORATIVE PURPOSES ONLY
10	PROVIDE CORROSION RESISTANT METAL PERM W/ PERM (SEE NOTE 10) IN DETAIL
11	ADDRESS PLATE - 6" x 6" w/ GPH. COACH LEAVE - 6" x 6"
12	THE POINT POP-OUT AROUND WINDOWS ONLY SHET REQUIRED BY ZONING CONDITIONS (TYPICAL AT ROOF AND REARS) (SEE NOTE 10) IN DETAIL
13	PROVIDE CORROSION RESISTANT METAL PERM W/ PERM (SEE NOTE 10) IN DETAIL
14	PROVIDE CORROSION RESISTANT METAL PERM W/ PERM (SEE NOTE 10) IN DETAIL
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30	PROVIDE CORROSION RESISTANT METAL PERM W/ PERM (SEE NOTE 10) IN DETAIL

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LAS VEGAS, NV 89129 (702) 240-5600

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AMERICAN HOMES
STATE CONSTRUCTION DEPARTMENT
DIVISION 1 (702) 240-5600

PROOF FRAMING, FRONT, REAR, & SIDE OF ELEVATION "A"

Drawn by: **PL-2003-02**
Date: **08/22/08**
Scale: **1/4" = 1'-0"**

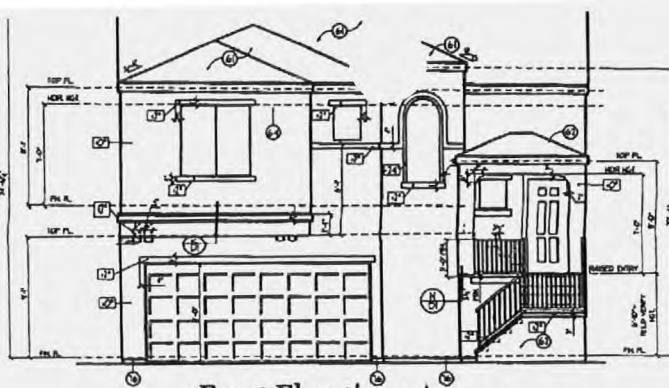
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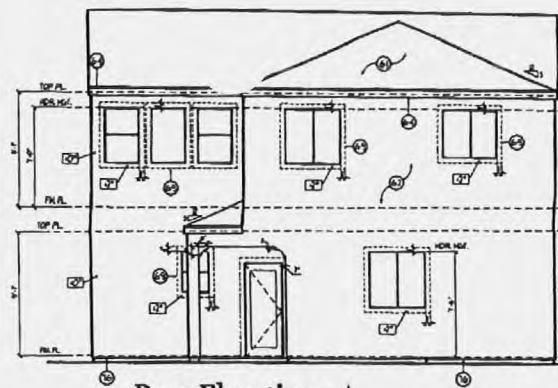
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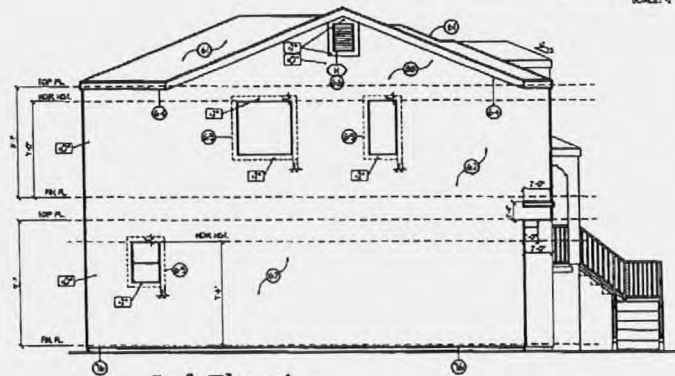
Front Elevation - A

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



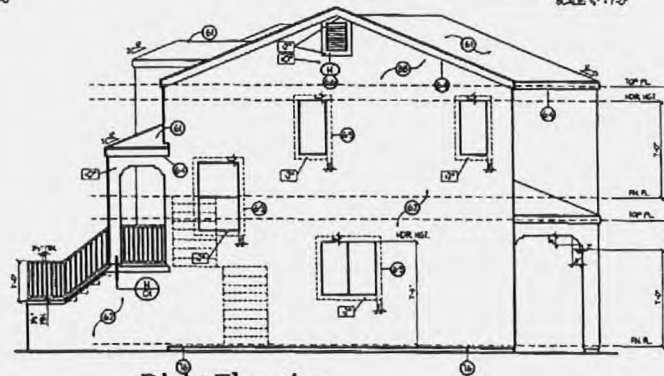
Rear Elevation - A

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



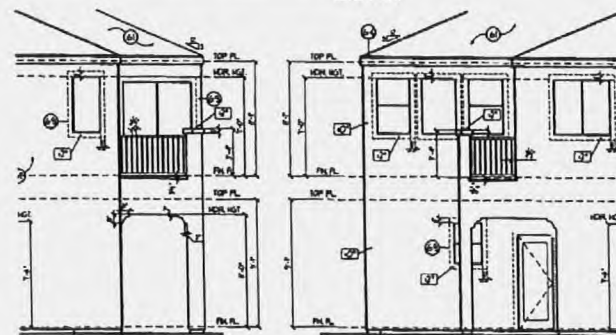
Left Elevation

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



Right Elevation

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



Opt. Deck (Typical)

Rear and side elevations

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

KEYNOTES	
1. FOAM APPLICATIONS SHALL COMPLY PER IRC	
2. WINDOW HEADERS HEIGHTS NOTED ON PLANS	
3. REFER TO SHEET A10 FOR ATTIC VENTILATION CALCULATIONS	
4. ALL FOAM PLANT-ONS AROUND WINDOW TO BE INSTALLED ASHBY REQUIRED PER ALL ZONING CONDITION	
5	CONCRETE TILE OF TYPE 30 MUST BE LAPPED 7" (MIN) & END LAPPED 4" (MIN) OVER BAL. ORS 17" MIN
6	SHIELD AGAINST BOARD 1/2" X 1/2" X 1/2" MIN. BARRIER PER IRC
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 ARCHITECTS
 1000 S. RICHMOND AVE.
 SUITE 100
 LAS VEGAS, NV 89101

PROJECT: 15555

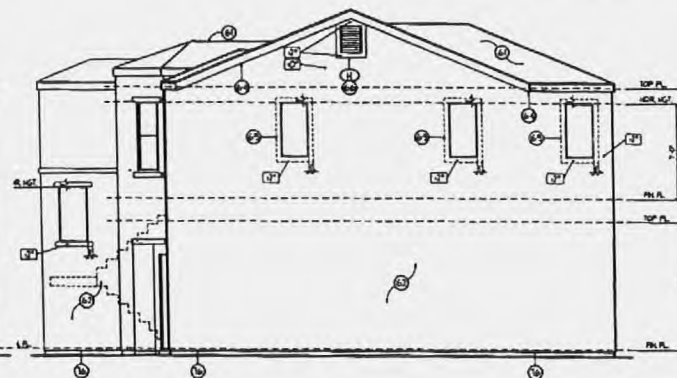
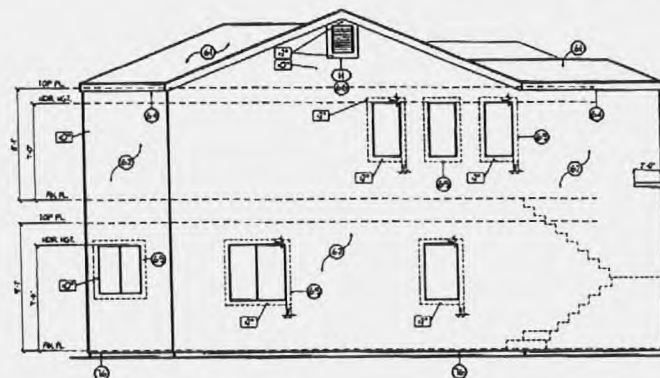
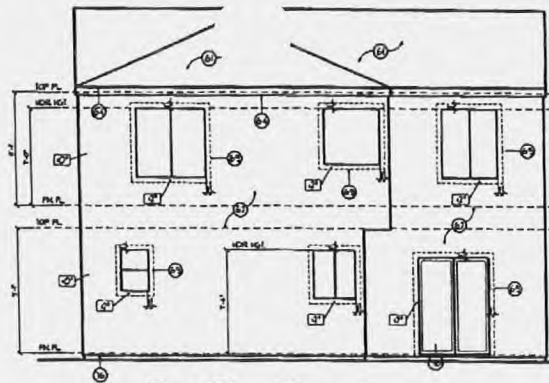
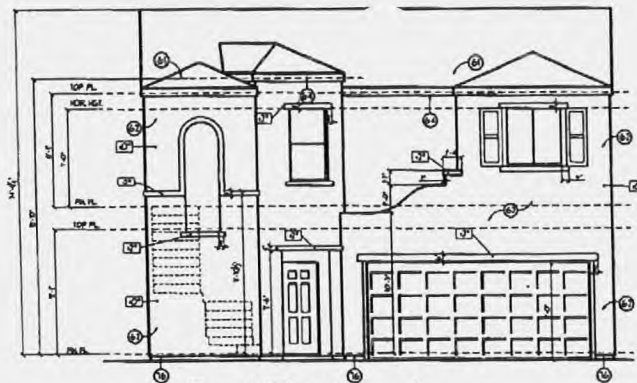
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PROJECT: A2.A

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Front Elevation - A

Rear Elevation - A

Left Elevation

Right Elevation

10 KEYNOTES

1. FOAM APPLICATIONS SHALL COMPLY PER IRC
2. WINDOW HEADERS HEIGHTS NOTES ON PLANS.
3. REFER TO SHEET AJO FOR ATTIC VENTILATION CALCULATIONS
4. ALL FOAM PLANT-ONS AROUND WINDOWS TO BE INSTALLED WHEN REQUIRED PER ALL ZONING CONDITION.

LAS VEGAS DIVISION
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RICHMOND
AMERICAN HOMES
STATE CONTRACTOR LICENSE #0026417
DIVISION PRESIDENT
— PRINCE J. BELAIR JR.

Roof Framing, Front, Rear, & Side
of Elevation "A"

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**Kenneth
Square**

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KENNETH SQUARE

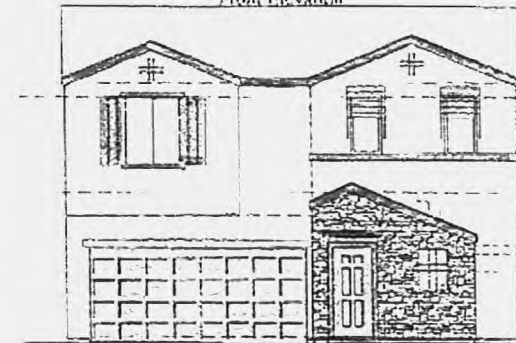
RICHMOND - LAS VEGAS



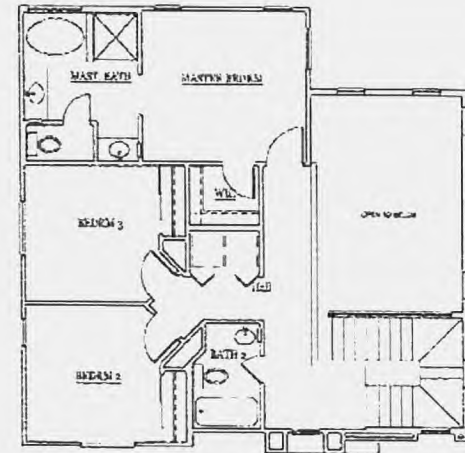
PLAN 2A
Front Elevation



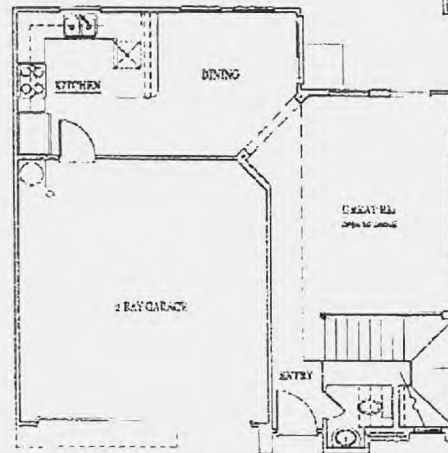
PLAN 2B
Front Elevation



PLAN 2C
Front Elevation



PLAN 2A
Second Floor Plan



PLAN 2A
First Floor Plan

PLAN 2
FIRST FLOOR - 592 SF
SECOND FLOOR - 718 SF
TOTAL - 1,310 SF

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SAVADOLY
ARCHITECTURAL
GROUP, INC.

1. All work shall be done in accordance with the City of Las Vegas Building Code, 2006 Edition, and the International Building Code, 2006 Edition.
2. All work shall be done in accordance with the City of Las Vegas Building Code, 2006 Edition, and the International Building Code, 2006 Edition.
3. All work shall be done in accordance with the City of Las Vegas Building Code, 2006 Edition, and the International Building Code, 2006 Edition.
4. All work shall be done in accordance with the City of Las Vegas Building Code, 2006 Edition, and the International Building Code, 2006 Edition.

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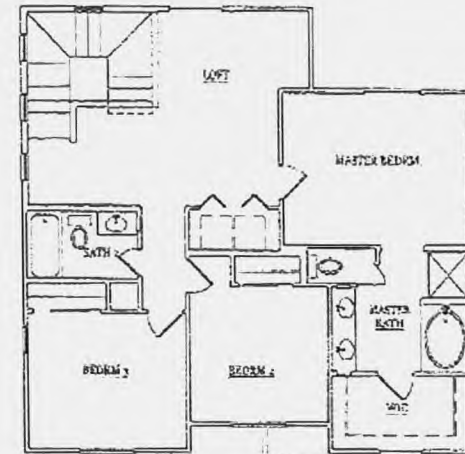
PLAN 4A
Front Elevation



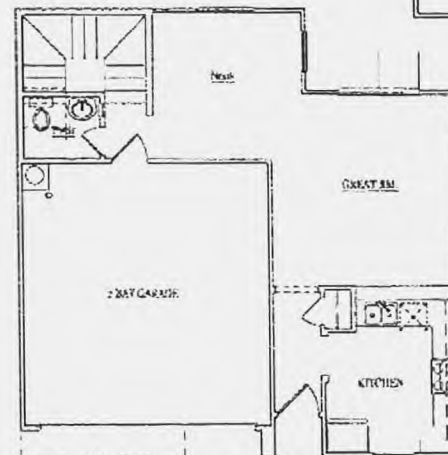
PLAN 4B
Front Elevation



PLAN 4C
Front Elevation



PLAN 4A
Second Floor Plan



PLAN 4A
First Floor Plan

PLAN 4
FIRST FLOOR - 606 SF
SECOND FLOOR - 923 SF
TOTAL - 1,529 SF

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WICKSLEY
ARCHITECTURAL
FIRM, INC.

1. All drawings are prepared by Wicksley Architectural Firm, Inc.
2. All drawings are prepared by Wicksley Architectural Firm, Inc.
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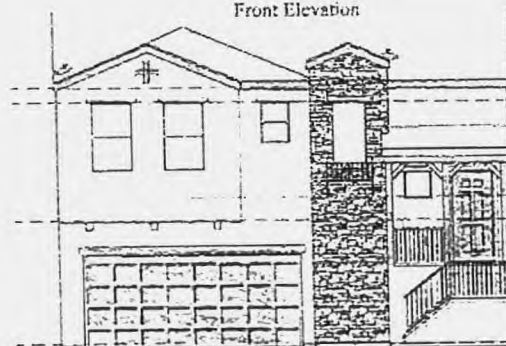
RICHMOND - LAS VEGAS



PLAN 5A
Front Elevation

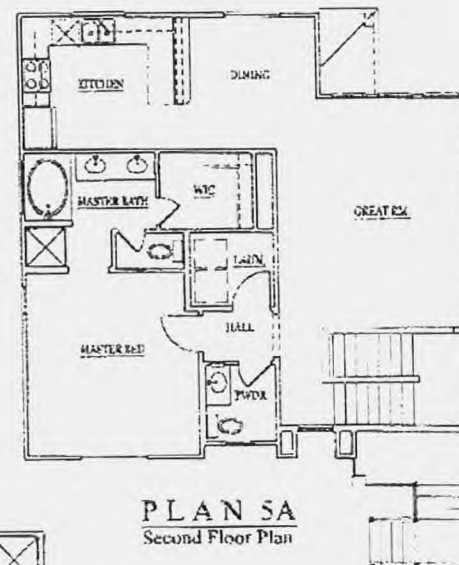


PLAN 5B
Front Elevation

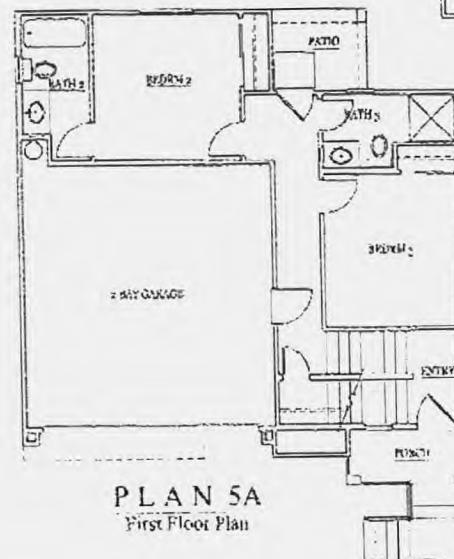


PLAN 5C
Front Elevation

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PLAN 5A
Second Floor Plan



PLAN 5A
First Floor Plan

PLAN 5
FIRST FLOOR - 566 SF
SECOND FLOOR - 989 SF
TOTAL - 1,555 SF

DEC
OCT 25 2006

WOODKILL
ARCHITECTURAL
GROUP, INC.

W

1. All work shall conform to the City of Las Vegas Building Code, 2006 Edition, unless otherwise noted.
2. All work shall conform to the City of Las Vegas Building Code, 2006 Edition, unless otherwise noted.
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PLAN 6A
Front Elevation



PLAN 6B
Front Elevation

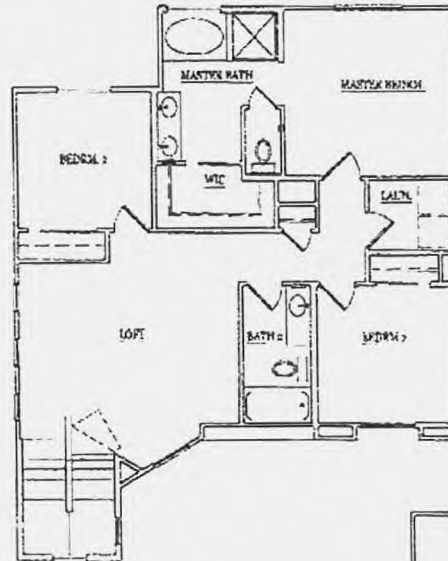


PLAN 6C
Front Elevation

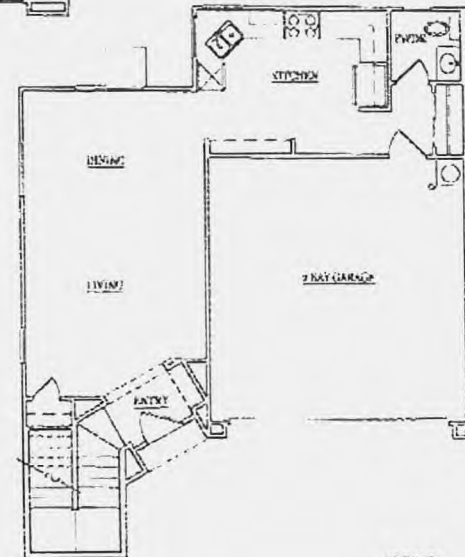
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KENNETH SQUARE

RICHMOND - LAS VEGAS



PLAN 6A
Second Floor Plan



PLAN 6A
First Floor Plan

PLAN 6
FIRST FLOOR - 648 SF
SECOND FLOOR - 988 SF
TOTAL - 1,636 SF

WOODRUFF
ARCHITECTURAL GROUP, INC.

RECEIVED
OCT 25 2008

GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC



GPA-16511 VAR-16525
ZON-16510 SDR-16522
REVISED 11/16/06 PC



GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

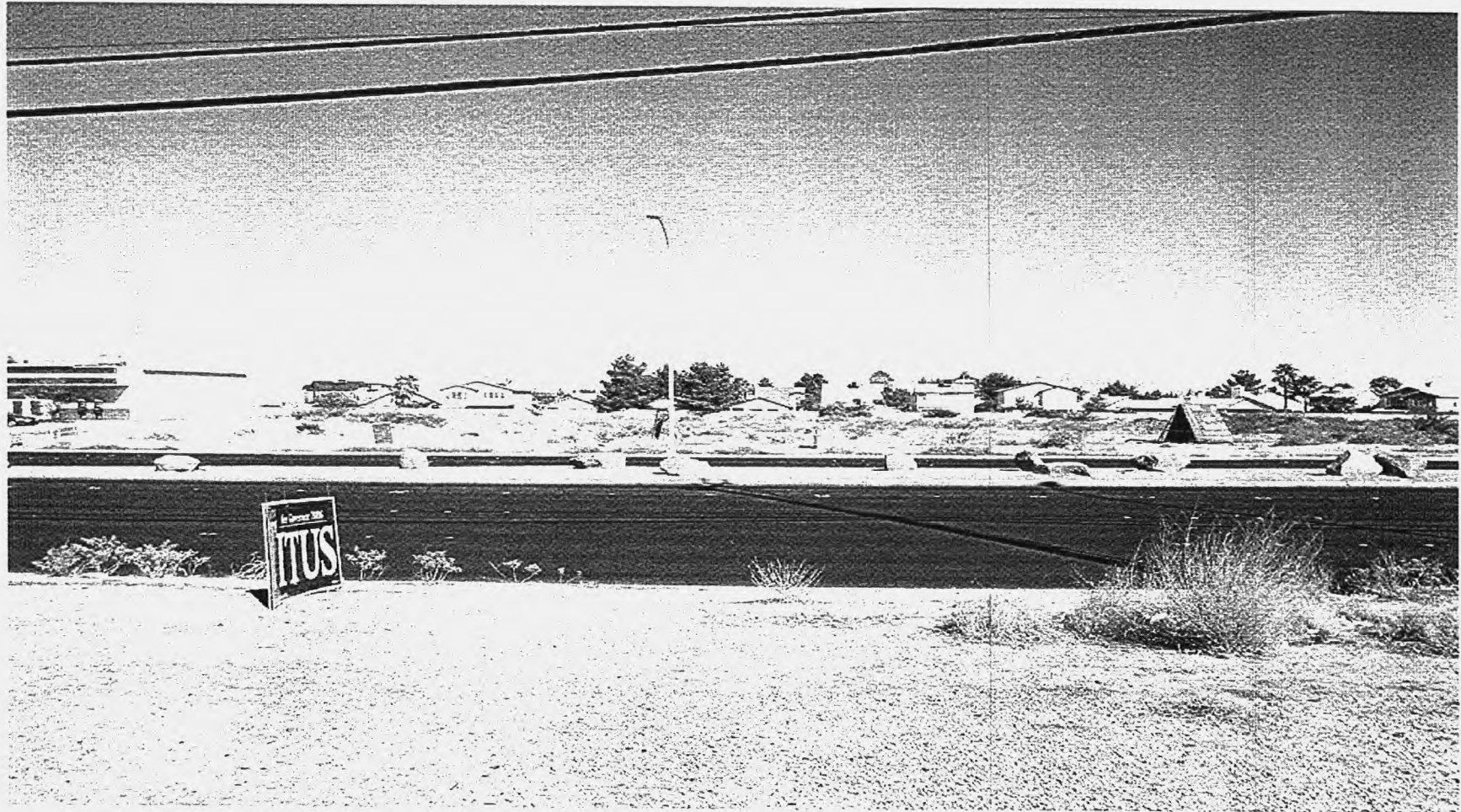


GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC



GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC

SDR 16522				
Richmond American Homes				
SEC Smoke Ranch & Decatur				
Proposed 77 single family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	77	9.57	737
AM Peak Hour			0.75	58
PM Peak Hour			1.01	78
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Smoke Ranch Road				
Average Daily Traffic (ADT)	14,661			
PM Peak Hour	1173			
(heaviest 60 minutes)				
Decatur Boulevard				
Average Daily Traffic (ADT)	26,972			
PM Peak Hour	2158			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT				
Capacity				
Smoke Ranch	32585			
Decatur	51700			
This project will add approximately 737 trips per day on Smoke Ranch and Decatur .This will increase expected volumes by about five percent on Smoke Ranch and about three percent on Decatur. Smoke Ranch is at about 45 percent of capacity and Decatur at about 52 percent of capacity.				
Based on Peak Hour use, this development will add roughly 78 additional cars into the area; which works out to about four every three minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



GPA-16511, ZON-16519, VAR-16525, & SDR-16522 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: SCHNIPPLE FAMILY TRUST
SOUTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/16/06



GPA-16511, ZON-16519, VAR-16525, & SDR-16522 - APPLICANT: RICHMOND AMERICAN HOMES -
OWNER: SCHNIPPLE FAMILY TRUST
SOUTHEAST CORNER OF SMOKE RANCH ROAD AND DECATUR BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/16/06

Triton

Engineering

October 16, 2006

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Site Development Review
Smoke Ranch / Decatur II
APN # 139-19-101-002**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 77 lot single family project called "Smoke Ranch/ Decatur II".

The applicant is requesting a Site Development Review for a proposed 77 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NEC – Light Industrial (C-M)
NWC – Service Commercial and Rural (C-1 & R-E)
SEC – Medium – Low, High & Service Commercial (R-CL, C-2 & C-1)
SWC – Service Commercial (C-1)

We are requesting the following setbacks for the RPD-12:

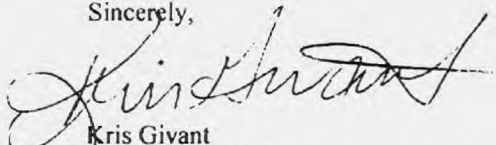
Typical Lot Size:	1,500 sq ft
Front to Roof Edge/Building:	3' Minimum
Front to Garage:	5' to 6' Min. or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	4' feet
Rear Yard	3' feet

RECEIVED
OCT 1 2006

Richmond American Homes believes that requesting RPD-12 zoning will compliment the area and would be a proposed buffer between the R-CL SFR's and the C-1 Commercial Property.

Please place the attached request on the Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

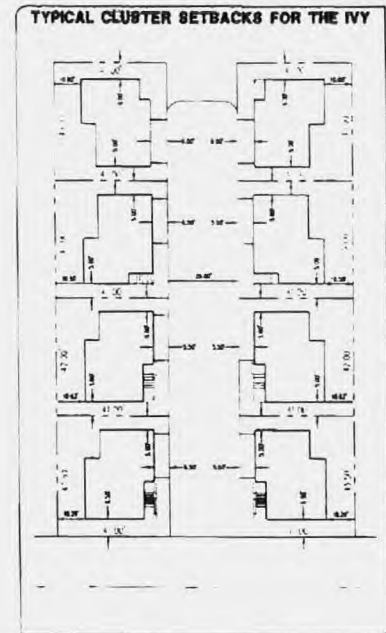
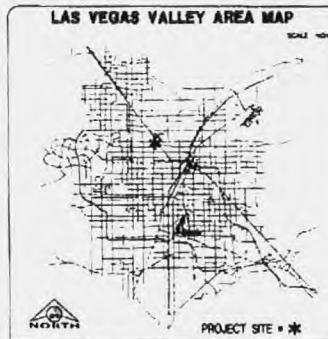
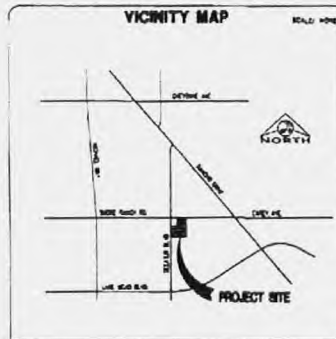
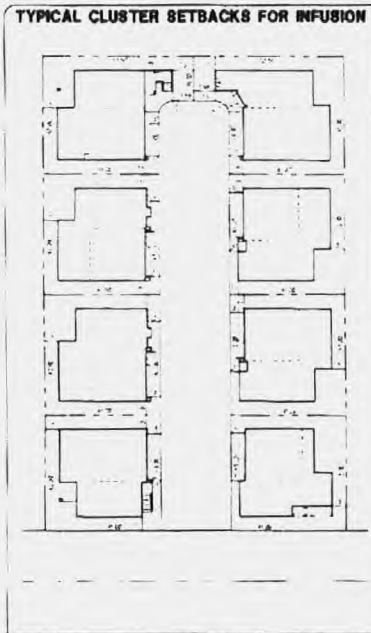
Sincerely,


Kris Givant
Project Coordinator

**GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED**

SMOKE RANCH / DECATUR II

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF THE
NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH,
RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA.



THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER
IN 1/4) OF THE NORTH HALF (N 1/2) OF SECTION 10
RANGE 20 SOUTH, RANGE 81 EAST, TOWNSHIP 10 N., CITY OF
MILWAUKEE, CLARK COUNTY, WISCONSIN.

THEYON Dindigul
6767 W CHARLTON BLVD. SUITE 8
LAS VEGAS NV 89148
OFFICE (702) 254-1160
Fax (702) 254-1002

CLARK COUNTY VERTICAL CONTROL POINT "BLVD 12300" BEING A QIP OF LAS VEGAS HWY 7 AND BOLD PLATE IN CONCRETE "CULVER, NORTHEAST CORNER OF JOHN'S BLVD AND RACE STREET"

1786-1787-1800-1807

SCOTTISH FARM TRUST
over CHEVROLET AVENUE, SUITE 210
LAS VEGAS, NV 89129
OFFICE: (702) 304-1947

NORTH CORNER OF WEST, BEING THE CORNER OF THE
EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF
THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12.
TOWNSHIP 18 SOUTH, RANGE 10 EAST, MDN., AS
SHOWN IN BOOK 108, PAGE 21 OF PLATS ON FILE AT
THE CLARK COUNTY, NEBRASKA RECORDERS OFFICE.

1. COVER SHEET 2. SECTION AND DETAILS

REGIONS AMERICAN HOUSE OF RETIRED, INC.
2480 PASADENA PARKWAY, SUITE 170
HOUSTON, TX 77054
OFFICE : 713/817-8400

CITY OF LAS VEGAS

6733 W. CHAMBERLAIN BLVD., SUITE 4
 LAKewood, CO 80426
 OFFICE: (703) 821-1334
 FAX: (703) 870-4270

COMMON LOGS	NOT USABLE	USABLE	TOTAL
COMMON LOG A	0 SF	8,843 SF	8,843 SF
COMMON LOG B	0 SF	18,275 SF	18,275 SF
COMMON LOG C	2,687 SF	0 SF	2,687 SF
COMMON LOG TOTAL	2,687 SF	29,158 SF	27,445 SF

LAND USE DESIGNATION	
PRESENT ZONING	R-100 RESIDENTIAL, PLANNED DEVELOPMENT
PROPOSED ZONING	R-100 RESIDENTIAL, PLANNED DEVELOPMENT
SITE SUMMARY	
TOTAL UNITS	75 UNITS
SUBSTANDARD UNITS	NONE
GROSS ACREAGE	5.7 ACRES
DENSITY (GROSS)	17 UNITS / ACRE
USABLE OPEN SPACE	
TOTAL REQUIRED	24.50 ACRES
TOTAL PROVIDED	23.08 ACRES

ZON-16519
VAR-16525
SDR-16522
01-17-07 CC

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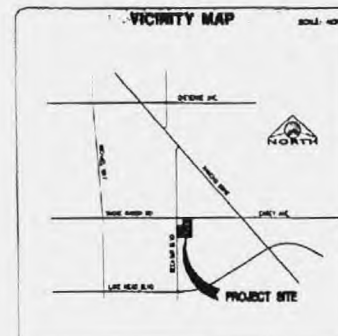
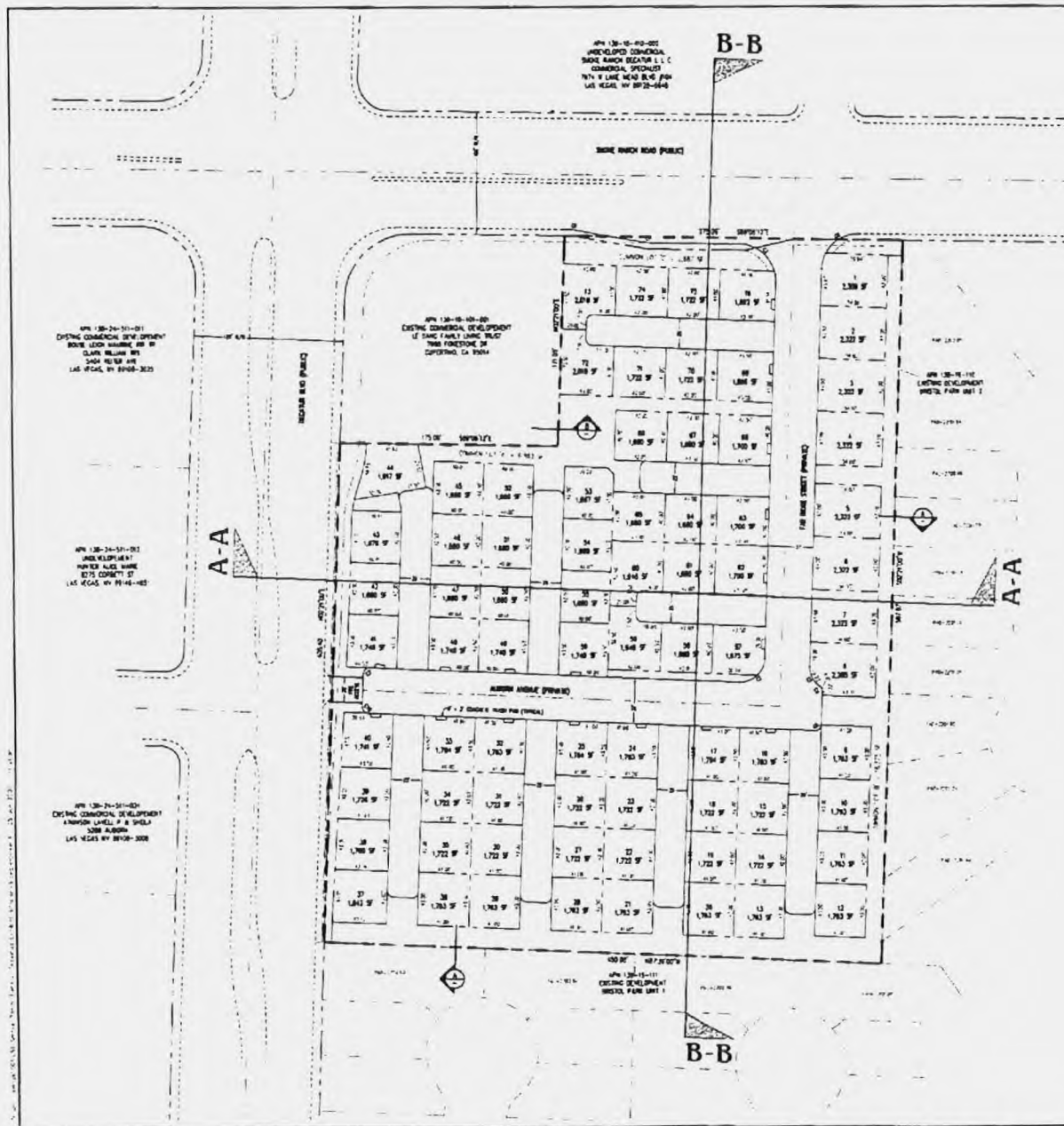
JAN 05 2007

Triton
Engineering

RICHMOND AMERICAN HOMES OF NEVADA, INC.

COVER SHEET

CLV DWG. 1



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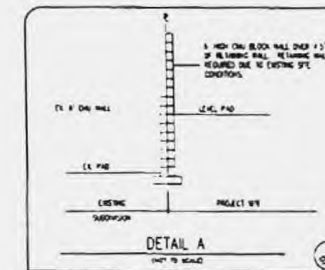
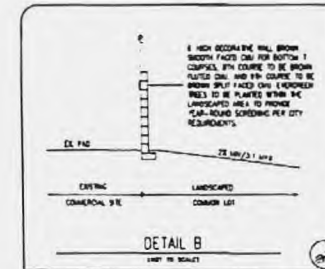
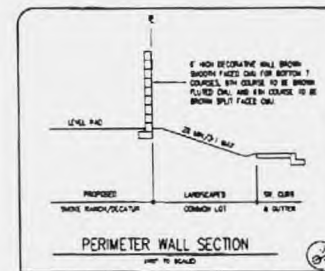
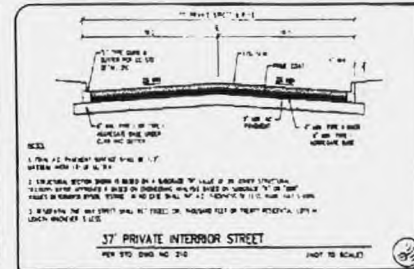
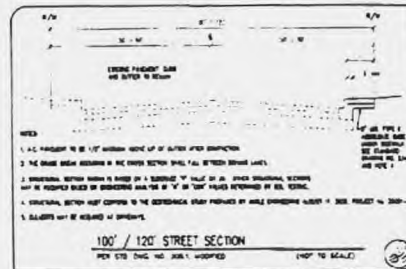
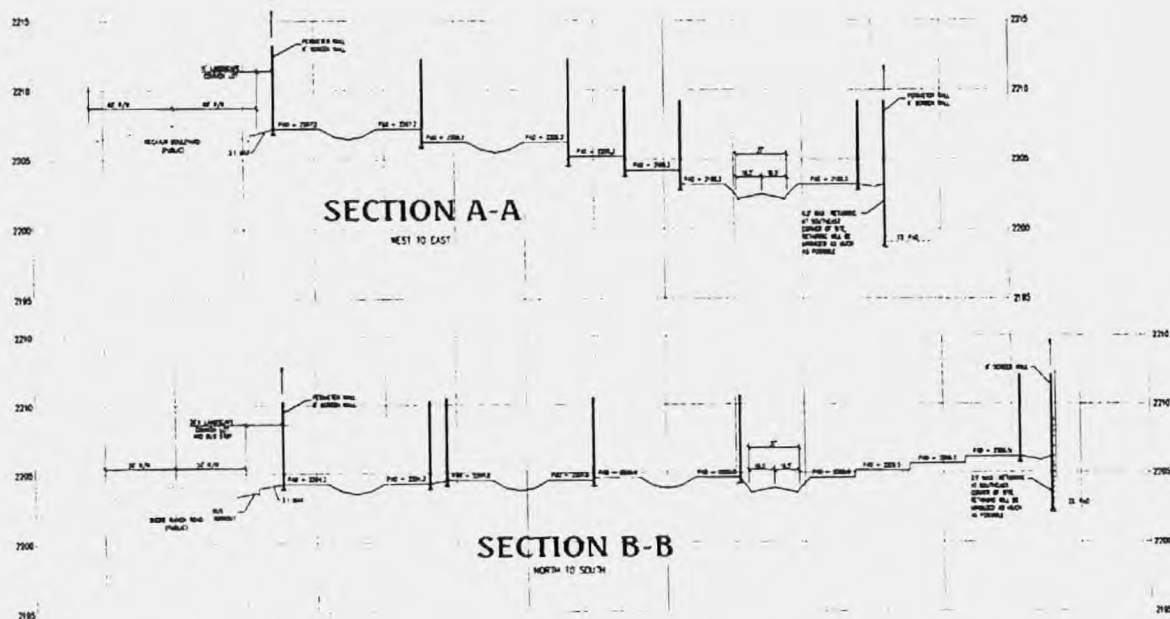
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VAR-16525
SDR-16522
01-17-07 CC

JAN 05 2007

Triton Engineering
1700 S. RAYMOND BLVD.
SUITE 100
LAS VEGAS, NV 89102
TEL: 702.251.1888
FAX: 702.251.1889
WWW.TRITON-ENG.COM

RICHMOND AMERICAN HOMES OF NEVADA, INC.
SNAKE RANCH / DECATUR II
SITE PLAN

2
CLV DWG. 1



ZON-16519
VAR-16525
SDR-16522
01-17-07 CC

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JAN 05 2007

Triton Engineering
1000 S. 1000 E.
SUITE 100
TAMPA, FL 33606
TEL: 813.281.1111
FAX: 813.281.1112
WWW.TRITON-ENG.COM

RICHMOND AMERICAN HOMES OF NEVADA, INC.
SHORE RANCH / DECATUR II
SECTIONS AND DETAILS

SHEET 3 OF 3
CLV DWG

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

GENERAL PLAN AMENDMENT

GPA-16578 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request to Amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: PCD (PLANNED COMMUNITY DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

3

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protests letters for Items 95-97 and New Vista Community Master Development Plan and Developments Standards

Motion made by STEVEN D. ROSS to Approve

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Item 95 [GPA-16578], Item 96 [ZON-16580] and Item 97 [SDR-16581].

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner Renshaw & Ferrario, 3800 Howard Hughes Parkway, appeared on behalf of the applicant together with JOHN BURKE, Architect. ATTORNEY KAEMPFER indicated that New Vista owns the property on the southwest corner of Rainbow Boulevard and Grand Teton Drive. To the west is the Gilcrease Ranch and further east is some vacant land. Across Grand Teton are single-story homes on approximately one sixth-acre lots located within the Silverstone Golf Club. Since these homes are single-story and because of the project's significant setbacks, it represents no site impairment for those residents across Grand Teton Drive. New Vista has been on this property for 20 years serving the intellectually-challenged, most with Down Syndrome. The property was donated by the Gilcrease family for this particular use. The vision is to create a place where intellectually-challenged adults can live, work and play, as there is no place for them to go once family members can no longer care for them. New Vista is the first step to providing that care.

ATTORNEY KAEMPFER indicated that the proposed development consists not only of the existing ranches, but a new assisted care facility for approximately 60 adults, a community center, a basketball court, swimming pool and a studio where they can learn a trade. He stressed that this facility is not open to the general public; there is no retail component and nothing is sold from this site. There were three neighborhood meetings and numerous conditions were agreed by New Vista, in which the neighbors were provided a written list of these conditions. He outlined the conditions as discussed during the neighborhood meeting, which were incorporated in the approval by the Planning Commission.

ATTORNEY KAEMPFER indicated that they will install a trail as required. BART ANDERSON, Public Works Department, stated there is a non-equestrian multi-use trail requirement along the south side of Grand Teton Drive. The City has standards for trails, so it would be for pedestrian and not equestrian use. Staff is willing to work with the applicant to ensure what they propose meets the City's standards. ATTORNEY KAEMPFER commented that they want an equestrian trail for those residents south of the project. He verified that the flood channel would be a concrete channel.

ATTORNEY KAEMPFER confirmed there is no desire for New Vista to sell the property and it is outlined in the Development Agreement. ASSISTANT CITY ATTORNEY BRYAN SCOTT recommended a condition that the document would be recorded with the County Recorder so that any subsequent purchasers would have notice of that agreement. ATTORNEY KAEMPFER was amenable to the recommendation.

During the neighborhood meetings, residents expressed opposition regarding this project and felt it could be accomplished without the General Plan Amendment and zone change. Other concerns were expressed that this might become a commercial project, such as a 24-hour fitness center. MR. BURKE verified with staff that this will not happen because of the required condition that any change would require a public hearing. This project will not set a precedent for other commercial developments in the area. The project was reduced from the original proposal, but it still needs to be as large as requested because of the indoor basketball court and swimming pool.

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

MR. BURKE discussed with the Mayor that they have begun a campaign to raise funding for the project. The project's estimated cost is 30 million dollars. COUNCILWOMAN TARKANIAN pointed out that it takes time to start a charity, but she believes it can be accomplished.

ATTORNEY KAEMPFER pointed out that the fear that it this will become something different is not justified by the facts. He requested approval and recognized the New Vista residents who were in the audience.

ASSISTANT CITY ATTORNEY SCOTT indicated the changes to the development agreement; on page 9 it should refer to Title 19 and a condition be added at the bottom of the agreement to state that Title 19 shall govern any subject matter not specifically provided for in this Master Development Plan. ATTORNEY KAEMPFER agreed.

TOM MCGOWAN, Las Vegas resident, asked how are the mentally challenged residents protected from the surrounding community. He supported the project as it is highly overdue and commendable. ATTORNEY KAEMPFER replied they are not worried about members of the community because they harbor no ill will towards the New Vista residents.

TED RUSSELL, Las Vegas resident, supports the project. It is a model that will be replicated throughout the nation.

PAM BAILEY, 6665 Joe Marcy Drive, expressed concern about the project's impact on her community and does not support the zoning change because it might set a precedent. The project is too large for the small number of residents. She clarified that at the Planning Commission it was agreed to do chat at the south portion and pave the northern parking area. In addition, it was discussed to do a water retention basin with overflow parking to eliminate the majority of the paved parking spaces shown on the site plan. MR. BURKE replied that staff requested that a preliminary study be done. The Regional Flood Control facility has to be concrete and tied into a future Special Improvement District on Rainbow Boulevard. The overflow parking will be made of gravel as approved by staff.

NEAL GALLETS, 7315 North Rainbow Boulevard, appeared in support and verified that family members will also be welcome. He hopes that it will remain as approved and not become commercial.

GERALD GILLOCK, 6600 Via Provenza Avenue, stated that concrete flood channel is an excellent provision, but asked that the flood channel along Rainbow Boulevard be revisited. He thanked the applicant for all the conditions.

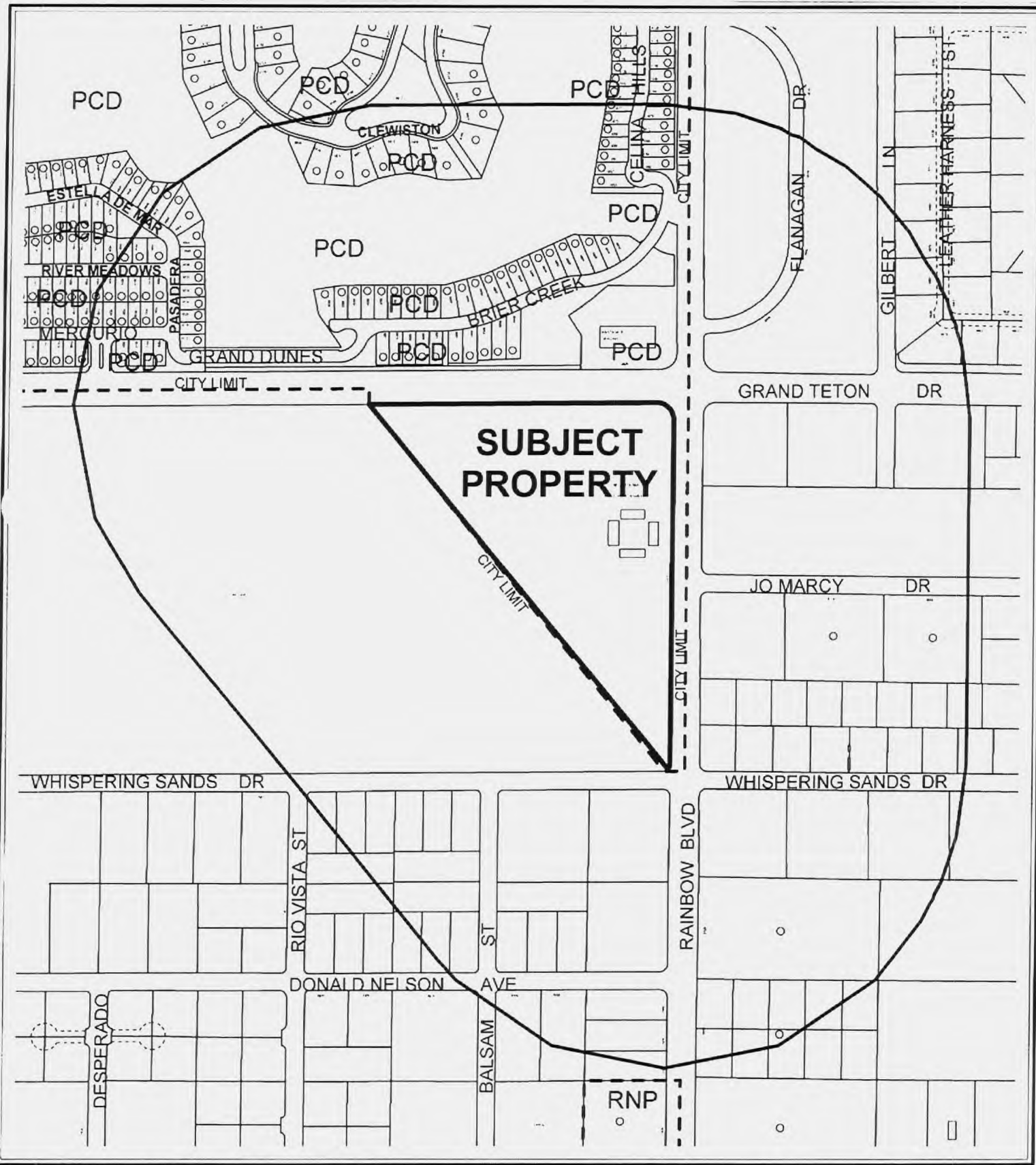
COUNCILMAN ROSS thanked the residents for their support of this project and appreciated the positive comments. There has been a lot of misinformation, and he apologized for rude and inappropriate comments made during the neighborhood meetings. He showed an aerial picture depicting an area not appropriate for commercial. He guaranteed that while he is on the Council,

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

he will make every effort to maintain this area residential. New Vista makes the lives of others better and it will be a disservice to the community not to provide this type of service.

MARGO WHEELER, Director of Planning and Development Department, recommended an amendment to Condition 7 and an added condition. In addition, MS. WHEELER amended Section 4.3 and 7.0 of the Master Development Plan. ATTORNEY KAEMPFER concurred with the amendments.

MAYOR GOODMAN declared the Public Hearing closed on Item 95 [GPA-16578], Item 96 [ZON-16580] and Item 97 [SDR-16581].

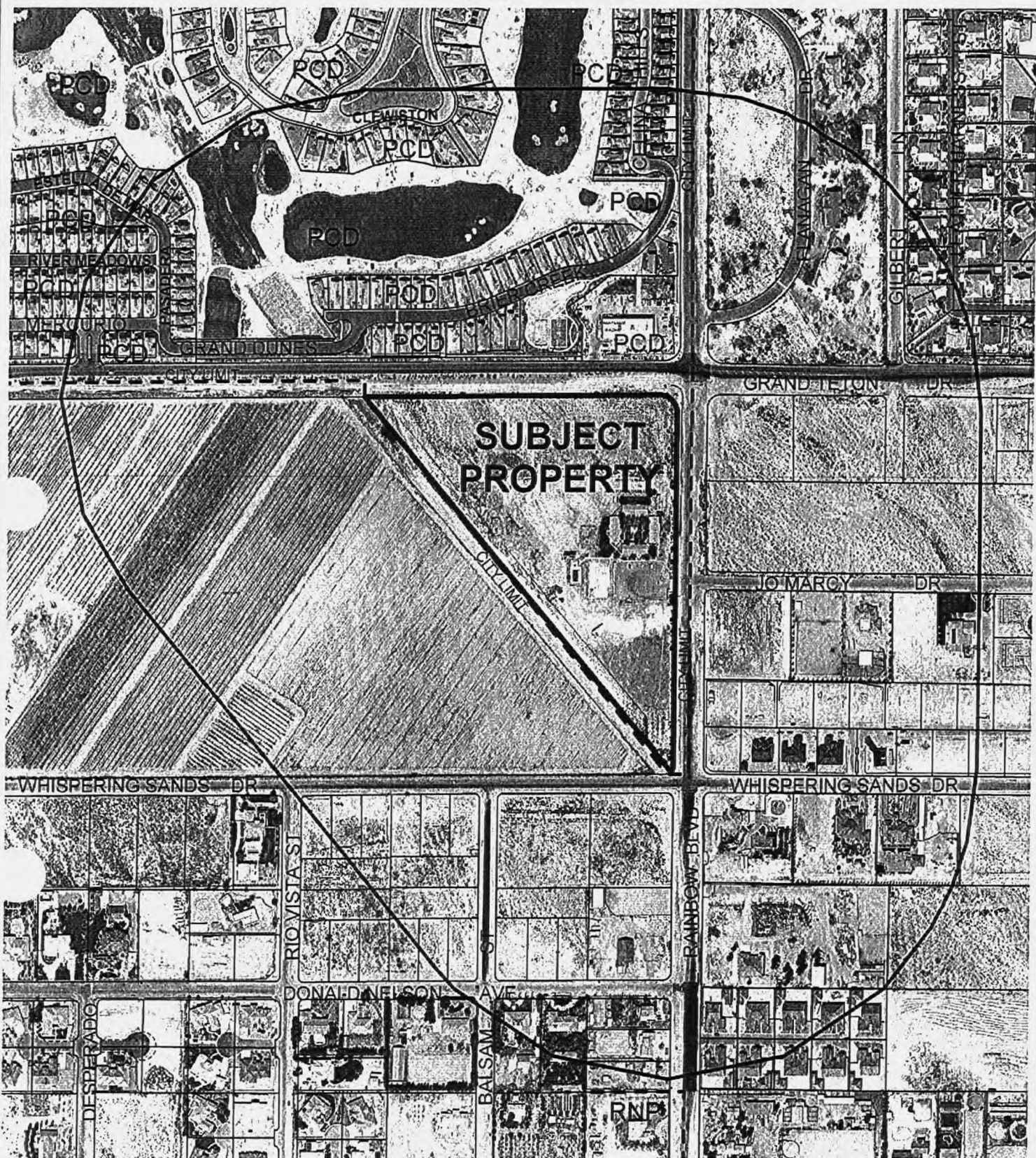


CASE: **GPA-16578**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:
PCD (PLANNED COMMUNITY DEVELOPMENT)



CASE: **GPA-16578**

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

DR (DESERT RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

PCD (PLANNED COMMUNITY DEVELOPMENT)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - GPA-16578 – APPLICANT/OWNER: NEW VISTA RANCH, INC.

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

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-0-1/sd vote) recommends APPROVAL.

**** STAFF REPORT ******PROJECT DESCRIPTION**

This is a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan from DR (Desert Rural Density Residential) to PCD (Planned Community Development).

The proposed development does not meet the intent of the PCD (Planned Community Development) land use designation. The project is a large scale development located in a primarily single-family residential neighborhood. As the project does not meet the intent of the General Plan, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/16/06	The Planning Commission recommended approval of companion items ZON-16580 and SDR-16581 concurrently with this application.
11/16/06	The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #11/ng).
<i>Related Building Permits/Business Licenses</i>	
There is an active business license on the property for a homeless shelter/rescue mission.	
<i>Pre-Application Meeting</i>	
06/01/06	A pre-application meeting was held. It was noted that a drainage study, off-site improvements, and a neighborhood meeting would be required. Trails may be required.
<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Silverstone Golf Club, 8600 Cupp Drive, Las Vegas, Nevada. In attendance were five members of the applicant's team, a Council liaison, one staff member, and 17 members of the public. The following concerns were raised: • There should be no retail or commercial uses on the site • The facilities should not be rented to the general public • Financial support for the facility (and whether they would need to add commercial uses to support the operating costs of the facilities) • The height of the structures are excessive and don't fit in with the rural neighborhood • Concerns about the number of driveways/traffic on Rainbow • Residents would prefer to see the number of parking spaces reduced • The parking lot shouldn't be paved - it should be left in a natural state so that it blends in with the rural character of the neighborhood

	- Concerns about drainage across the site and the existing drainage problems at Rainbow and Whispering Sands The applicant agreed to the following: - Only the gym will be 35' high; all other structures will be under 30' high - Buildings will have a residential appearance - Main access to the site will be from Grand Teton, with overflow access from Rainbow - The applicant will submit a Variance application for a 50% parking reduction - The trail feature along Rainbow will be increased to 25' in width to allow horse path per City approval - Parking lot light will be low-intensity, downward-directed fixtures with the height of the fixtures as low as the City will allow - The applicant will request that there be no street lighting (rural standards), subject to Public Works and City approval - The applicant will attempt to architecturally reduce the massing of the community center/recreation center - Any change in use will require a full public hearing/notification process
--	---

Details of Application Request***Site Area***

Gross Acres	15.05
Net Acres	14.80

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Homeless Shelter	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) land use designation]
North	Single-Family Residential	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
South	Undeveloped	Clark County (RNP)	Clark County
East	Undeveloped	Clark County (RE) and (RNP)	Clark County
West	Orchard	Clark County (RE)	Clark County

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

DEVELOPMENT STANDARDS

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
U (Undeveloped) [DR (Desert Rural Density Residential) land use designation]	2.49 Units Per Acre	37 Units under the current designation	PD (Planned Development)	8 Units Per Acre	PCD (Planned Community Development)	8 Units Per Acre 120 units under the proposed designation

ANALYSIS

The PCD (Planned Community Development) land use designation is intended to be used primarily for residential development. This land use designation is also intended to be used for commercial, public facilities and office developments when the development is used as a buffer. The proposed development does not meet the intent of the PCD land use designation. The project is a large scale development located in a primarily single-family residential neighborhood. As the project does not meet the intent of the General Plan, denial of this request is recommended.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

In regard to “1”:

The proposed use as an assisted living center with a community recreational facility is considered too intense for the adjacent land uses. The area is primarily single-family residential and a project of this size is out of character with the surrounding uses and land use designations.

In regard to “2”:

The PCD (Planned Community Development) land use designation correlates with the PD (Planned Development) District. The PD (Planned Development) district allows for a variety of uses and is intended to promote creative design incorporating multiple uses on large tracts of land that assist in buffering small infill tracts and adjacent uses. The proposed project does not act as a buffer. Rather the proposed development is a large development in the midst of a single-family residential area. Therefore; the proposed project is considered inappropriate for this location and the companion Rezoning to a PD (Planned development) District is also considered inappropriate.

In regard to “3”:

The site gains access from Grand Teton Drive a 120-foot Parkway Arterial. This street will provide adequate access to and from the proposed development. A secondary point of ingress/egress is provided from Rainbow Boulevard. This access point is proposed to be gated and will only be used for special events.

In regard to “4”:

The proposed General Plan Amendment is not affected by any other plans or policies. Although not required in the PD (Planned Development) zoning district the site does not meet the requirements of Title 19.12 for similar development, as designed. Conditions of approval have been added to the Site Development Plan review addressing these issues.

PLANNING COMMISSION ACTION

There were eight speakers in protest at the Planning Commission meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 138 by Planning Department

APPROVALS 0

PROTESTS 0



Carta al. Las Vegas



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity, this map is for reference only.

Geographic Information System
Planning & Development Dept.
2000-01-01

RECEIVED

September 5, 2006

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter – General Plan Amendment – DR to PCD
Zone Change – U to PD
Site Plan Development Review
Variance to reduce required parking

New Vista Community
Assisted Living Apartments
Community and Recreation Center
SW corner Rainbow and Grand Teton
Tax Assessor's Parcel No.: 125-15-501-002

Overview

The plans and documents we are submitting today for your review depict proposed assisted living apartments (56 units) and a proposed community/recreation center. This is a 15.05 net acre, 17.81 gross acre site on the southwest corner of Rainbow Boulevard and Grand Teton Drive in the City of Las Vegas.

General Plan Amendment (DR to PCD) and Rezone (U to PD)

The is a request to amend the General Plan from DR (Desert Rural – 2 residential units per acre) to PCD (Planned Commercial District) and rezone from district U (Undeveloped) to PD (Planned Development). The range of uses being requested (see section 3.4 of the "Master Development Plan Document" for full description) requires the PD rezone and the PCD General Plan designation. The density of residential units being requested is 4.93 DUA.

Per the intent of the PD zoning district and PCD General Plan designation, the goals of this project are to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The General Plan Amendment of property to the PCD

GPA-16578
11/16/06 PC

designation and the PD zoning may be deemed appropriate if the development if the development proposed can accomplish one or more of the following goals:

1. **Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.**
2. **Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.**
3. **Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.**
4. **Promoting or allowing development to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.**
5. **Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.**
6. **Encouraging area sensitive site planning and design.**

Contribution to the health, safety and general welfare of the community and providing development, which is compatible with the City's goals and objectives

We believe these goals will be met by the proposed project as described in the "Master Development Plan Document".

Site Plan Development Review

The documents submitted depict a one and two story residential project with community and recreational facilities. All of the buildings are designed with consistent "Western" detail –

- | | | |
|----|-----------------|--|
| 1. | Exterior Walls: | Stucco, Stone veneer, Painted concrete tilt-up walls,
Split face masonry |
| 2. | Glazing: | Green reflective/tinted glass |
| 3. | Roofing: | Existing sloped roof s are to remain as is
New sloped roofs to be concrete tile
New flat roof are to be built-up roofing |

**GPA-16578
11/16/06 PC**

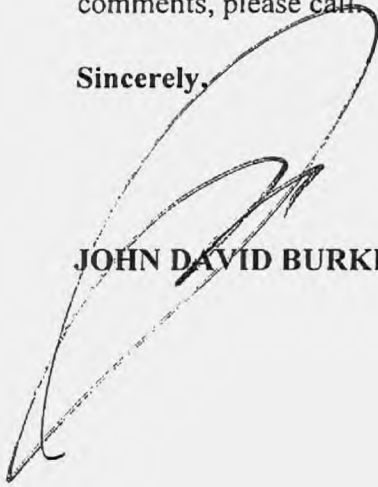
Page 3 of 3

All setbacks and design criteria are further described in the "Master Development Plan Document". There will be approximately half of the site fully landscaped with a desert tolerant plant palette. The project presents an attractive, consistent residential style that is appropriate to the neighborhood.

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, ARCHITECT

GPA-16578
11/16/06 PC

RECEIVED
CITY CLERK

2007 FEB -5 A 9: 16

**RE: GPA-16578; ZON-16580; SDR-16581
CITY COUNCIL MEETING : February 7, 2007
OPPOSED**

2/5/07

Protest

To Whom It May Concern;

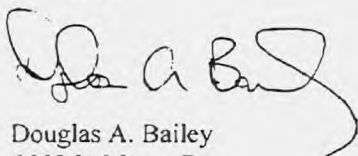
I am strongly opposed to New Vista Ranch's request for a general plan amendment and zoning change. A project of this magnitude does not belong in a rural neighborhood. It is not the least bit compatible with the surrounding neighborhood. My property line is 660' from this development, and my house is in a designated RNP (rural neighborhood preservation) area within unincorporated Clark County. I have also owned my property since the spring of 1988, which is right after New Vista acquired their property from the Gilcrease brothers.

I have never been opposed to the current New Vista community or the population of clients being served, and I am not opposed to New Vista adding more group homes similar to the ones they currently have on the property. I am, however, opposed to having a massive recreation facility that is considerably larger (double the size) than neighborhood recreation centers down the street from my house. Especially since this facility only needs to accommodate approximately 100 residents instead of an entire community. I am also opposed to an apartment complex in a RE/RNP area. It was suggested at a neighborhood meeting that the apartment complex be broken up into group homes and spread out along the property so as to blend with the neighborhood.

Regardless of how it is presented, this is a commercial facility that will increase traffic considerably through employee vehicles, delivery vehicles, visitors, medical personnel, and additional CAT buses. This project needs to be located in an area that is currently zoned for this use instead of being located in a rural neighborhood.

I strongly urge you to vote no on agenda items GPA-16578, ZON-16580, & SDR-16581. Please stick to the master plan and allow those of us, who have put everything into our homes based on the master plan providing us with a RNP area, our rural neighborhood.

Sincerely,



Douglas A. Bailey
6665 Jo Marcy Dr.
Las Vegas, NV 89131

2/5/07 95-97

RE: GPA-16578; ZON-16580; SDR-16581
CITY COUNCIL MEETING : February 7, 2007
OPPOSED

2/5/07

To Whom It May Concern;

I am opposed to the above items being presented at the City Council meeting on February 7, 2007. This development is not compatible with the surrounding neighborhood. It belongs in an area that is currently zoned for this type of facility and not in a RE neighborhood. I strongly urge you to vote no on agenda items GPA-16578, ZON-16580, & SDR-16581. Thank you for considering my request.

Sincerely,



Lee Perry
6170 Donald Nelson Ave.
Las Vegas, NV 89131

NEVADA
CLERK

2007 FEB -5 P 12:58

2/5/07 95-97

Timothy & Maureen Ryan
6826 Donald Nelson Avenue
Las Vegas, NV 89131

February 6, 2007

Honorable Mayor and City Council Members:

We would like to register our opposition to the rezoning request under GPA-16578, ZON-16580 and SDR-16581 by New Vista Ranch Inc.

Allowing this rezoning to allow a massive commercial facility into a single-family residential area under an inappropriate rezoning of PCD would go against the intent of the general plan and cause an abrupt change to the quality of living for the residents in our area.

Many of us moved to this area with a plan to outrun the substantial growth of the community. We chose the area because it is quiet and peaceful due to the low population density and lack of commercial entities. We knew this when buying our property years ago after researching the general plan and proposed usage of the area. We moved here knowing that our commute to work, schools, and shopping would be long-with a dividend of a slower, rural lifestyle, and low traffic levels. We would be able to ride our horses on soft shoulders and trails without the hazards of city traffic. Unlike the urban Rainbow Boulevard many mile away, we are living on a small street whose end is visible a few thousand feet in the distance.

We also knew that there was a small facility down the road, next to the orchard, that permitted a few "Special Needs" residents. This facility was called New Vista Ranch. We assumed this was because they had horses and encourage the mentally challenged and other special needs residents and visitors to experience horses and other aspects of the western living experience. This facility was not called "New Vista Assisted Living Apartment Complex and Massive Sports Arena." It was not zoned commercial. It was not improperly zoned Planned Community Development. NO worries, the local government has our backs, right? We still like to believe this is the case.

We do not have a problem with New Vista Ranch remaining a small community of single-family residences. We do however, take issue with it becoming an apartment complex and sports complex. We do not believe that this sort of rezoning should occur in this area or in any other single-family residential neighborhood. We would support any planned efforts New Vista Ranch Inc. would make that did not require the incorrect rezoning of this parcel of land in our neighborhood. You would not want it in your backyard; —Nor do we.

Respectfully,

Timothy and Maureen Ryan



Protest

Date 2/6/07 Item 95-97

2007 FEB - 6 A 11:49

RECEIVED
CITY CLERK

Paul & Nancy Szymanski
7725 N. Rainbow Blvd.
Las Vegas, NV 89131
February 5, 2007

RECEIVED
CITY CLERK

2007 FEB -6 A 7:45

To the Honorable Mayor and City Council Members:

We would like to register our opposition to the rezoning request under GPA-16578, ZON-16580 and SDR-16581 by New Vista Ranch Inc.

Allowing this rezoning to allow a massive commercial facility into a single-family home residential area under an inappropriate rezoning of PCD would go against the intent of the general plan and cause an abrupt change to the quality of living for the residents in this area.

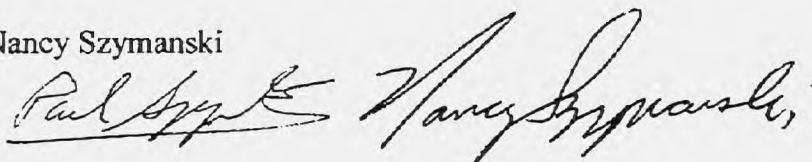
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We also knew that there was a small facility down the road, next to the orchard, that permitted a few "Down's Syndrome" afflicted residents. This facility was called New Vista Ranch. We assumed this was because they had horses and encouraged the mentally challenged residents and visitors to experience horses and other aspects of the western living experience. This facility was not called "New Vista Assisted Living Apartment Complex and Massive Sports Arena." It was not zoned commercial. It was not improperly zoned Planned Community Development. No worries, the local government has our backs, right? We still like to believe this is the case.

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Respectfully,

Paul & Nancy Szymanski

Handwritten signatures of Paul and Nancy Szymanski in black ink.

RECEIVED
CITY CLERK

2007 FEB -6 A 9:00

Tom & Carol Paul
 7675 N. Rainbow Blvd.
 Las Vegas, NV. 89131
 FEBRUARY 05, 2007

To the Honorable Mayor and City Council Members:

We would like to register our opposition to the rezoning request under GPA-16578, ZON-16580 and SDR-16581 by New Vista Ranch Inc.

Allowing this rezoning to allow a massive commercial facility into a single-family home residential area under an inappropriate rezoning of PCD would go against the intent of the general plan and cause an abrupt change to the quality of living for the residents in this area.

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Respectfully,

Carol L. Paul
 Thomas S. Paul

RECEIVED
CITY CLERK

2007 FEB -6 P 1:57

KAREN VAZQUEZ
7840 GARENINE ST.
Las Vegas, NV 89131
February 5, 2007

To the Honorable Mayor and City Council Members:

We would like to register our opposition to the rezoning request under GPA-16578, ZON-16580 and SDR-16581 by New Vista Ranch Inc.

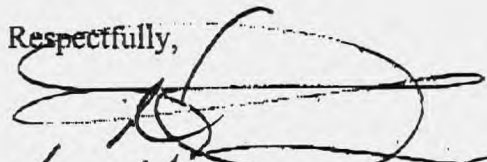
Allowing this rezoning to allow a massive commercial facility into a single-family home residential area under an inappropriate rezoning of PCD would go against the intent of the general plan and cause an abrupt change to the quality of living for the residents in this area.

Many of us moved to this area with a plan to outrun the substantial growth of the community. We chose the area because it is quiet and peaceful due to the low population density and lack of commercial entities. We knew this when buying our property years ago after researching the general plan and proposed usage of the area. We moved here knowing that our commute to work, schools and shopping would be long - with a dividend of a slower, rural lifestyle and low traffic levels. We would be able to ride our horses on soft shoulders and trails without the hazards of city traffic. Unlike the urban Rainbow Boulevard many miles away, we are living on a small street whose end is visible a few thousand feet in the distance.

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Respectfully,


Karen Vazquez

PROCE

DATE: Feb. 07th 2007

NAME:

MARIO A. VICCHILLO JR
6800 Whispering Sands Ave
L.V. NV 89131

I am writing this letter to you in opposition of New Vista Ranch on Rainbow Item #95. In the past 6 months they made changes in there plans from what the agree upon, changed meeting dates with one day notice & seem to have had Agenda change. They miss lead the rural neighborhood in which we live.

Thank you

MARIO & DENNIS
VICCHILLO

702-210-7967

RECEIVED
CITY CLERK

2007 FEB -7 P 1:47

Protest

2/7/07 #95-97

**New Vista Community Master Development Plan
And Developments Standards**

January 29, 2007

Submitted at City Council

Date 2/7/2007 Item 95-97

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- E. Floor Plan – Community/Recreation Center
- F. Multi-Use Transportation Trail Street Section
- G. Transportation Plan and Traffic Impact Analysis
- H. Preliminary Drainage Analysis
- I. Color & Material Board

RECITALS:

A. New Vista Community ("New Vista") owns that certain real property located within the City of Las Vegas and described and shown on **Exhibit "A"** attached hereto (hereinafter "Property" or "Site") containing approximately fifteen net acres of land.

B. Pursuant to Las Vegas Municipal Code 19.06.050 and in conjunction with the Planned Development District as set forth in that code, a "master development plan for the entire site" is to be provided which identifies, "with respect to a PD District development, the proposed location and size of the development parcels, land uses and zoning designations, transportation plans and a traffic impact analysis; open space, community facilities and amenity plans; and the applicable development regulations and design standards."

C. New Vista has applied for PD zoning on the Site and this document is submitted in accordance with the requirements of Las Vegas Municipal Code 19.06.050 (D) (2).

1.0 Overview

1.1 Purpose

The purpose of the Master Development Plan and Development Standards and Guidelines for this PD plan is to provide the parameters of development for the New Vista Community Project. The project is located on 15.05 net acres located at the Southwest Corner of Grand Teton Drive and Rainbow Boulevard in the City of Las Vegas. The Property is zoned U (Undeveloped) with a General Plan designation of DR (Desert Rural). (See **Exhibit "B"**). New Vista has applied for and is seeking to secure PD zoning (Planned Development) with a General Plan Amendment to PCD.

2.0 PD District

2.1 Intent of PD District

The Intent of the Planned Development (PD) District is to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The rezoning of property to the PD District may be deemed appropriate if the development proposed for the District can accomplish one or more of the following goals:

1. Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.
2. Providing for a variety of housing types, employment opportunities or commercial or industrial services, or any combination thereof, to achieve variety and integration of economic and redevelopment opportunities.
3. Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.
4. Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.
5. Providing for the redevelopment of areas where depreciation of any type has occurred.
6. Providing for the revitalization of designated areas.
7. Promoting or allowing development to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.
8. Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.
9. Encouraging area sensitive site planning and design.
10. Contributing to the health, safety and general welfare of the community and providing development, which is compatible with the City's goals and objectives.

2.2 Minimum Site Area

The minimum site area for the PD District is five acres, except that the City Council may waive this requirement when the proper planning justification is shown. The boundary of the Property is 15.05 net acres.

3.0 New Vista Planned Development

3.1 History and Background

New Vista was started back in the mid 1980's to provide for the needs of intellectually challenged adults. The concept was to provide facilities and residential opportunities for its beneficiaries (hereinafter referred to as residents) so that they might learn to live and work independently and ultimately and

hopefully be integrated into the general community. In the late 1980's, New Vista was given approximately 15 acres by the Gilcrease family in what was then Clark County, Nevada. To date, with volunteer work and donations, four "ranch houses" have been built on the Property. Each "ranch house" provides six adult residents with room and board and the supervision of a non-handicapped caretaker couple. New Vista has evolved to the point where the concept is now to also take care of the more senior segment of the intellectually challenged population and to provide necessary and appropriate amenities for them.

3.2 Project Designation

Initially, the Property was zoned RE with the proper use permits in unincorporated Clark County. When the land was annexed into the City of Las Vegas, the zoning/general plan designation was U/DR. To achieve the goals and uses of New Vista, a zoning/general plan designation of PD/PCD is to be secured.

3.3 Site Boundary

The boundaries of the Property, for which these guidelines are written, are described in **Exhibit "C"**.

3.4 Permitted Uses and Standards

As defined in Chapter 19.06.050 Special Purpose and Overlay Districts PD Planned Development District, any combination of residential, commercial, industrial or public uses may be permitted within a specific Planned Development Plan for that district. The uses to be permitted within the district must be specified in the adopted Master Development Plan for the district.

Planned Uses:

In the development of these facilities, New Vista's goal is to provide a portion of the adult intellectually challenged population a place to live and enjoy a positive lifestyle which to the fullest extent possible, "... assure(s) equality of opportunity, full participation, independent living and economic self-sufficiency..."¹. These facilities must provide an array of activities and services that will promote:

1. More independent functioning of the residents within a professionally supervised setting
2. More opportunity for the residents to enjoy interaction with other residents within the New Vista community.
3. "... cultural, civic, educational, medical....recreational..." fulfillment of the New Vista residents.

¹ Public Law 101-336, The Americans with Disabilities Act of 1990 (As Amended July 26, 1990), Section 2. Findings and Purposes, item 8.

To achieve these goals, the following uses are planned:

1. Allow existing residential facilities that provide living quarters for adult intellectually challenged residents and their supervising caregivers.
2. Allow new assisted living apartments for senior intellectually challenged residents
3. Allow offices for the administration of the New Vista community
4. Allow offices for professional medical care limited to:
 - a. Monitoring of the health and welfare of the residents
 - b. Minor medical care of the residents
 - c. Provide Occupational and Physical Therapy for the residents
 - d. Administration of the medical care facilities
5. Allow workshops to promote the training of the residents of New Vista in skills including, but not limited to:
 - a. Arts and crafts
 - b. Painting
 - c. Woodworking
 - d. Ceramics
 - e. Sculpture
 - f. Stained Glass
 - g. Jewelry
6. Allow central dining/banquet facilities
7. Allow recreational facilities including, but not limited to:
 - a. Community Center
 - b. Gymnasium
 - c. Pool and spa
 - d. Fitness/aerobics

The new facilities are for the use of New Vista, its members² and its residents and are not open to the general public. (However, those facilities set forth in paragraph 7, above, may be open for use by other licensed non-profit groups or organizations if and to the extent such use does not conflict with the use of the facilities by New Vista). The new facility shall not have retail sales and the intention of the "Mini-business/craft studios" is to encourage the development of the residents' skills so that they might start businesses in other offsite locations. Any products produced by such "businesses" would be offered for sale at an appropriate offsite commercial location (e.g., the New Vista thrift store at 3085 South Valley View).

² Members are those intellectually challenged individuals living in southern Nevada and their immediate families and guardians

3.5 Special Events

New Vista, pursuant to their fundraising and/or social activities for their non-profit organization, may, with appropriate city approvals, hold up to sixteen (16) special events onsite per year. Examples of these events include, but are not limited to the following:

1. Bachelor and bachelorette celebrity auction
2. Wine tasting gala and auction/silent auction
3. Masquerade ball and auction/silent auction
4. Special Olympics competitions
5. Golf Tournament (held offsite)

3.6 Future Expansions or Alterations

Any change in use of the Property, the addition of any buildings on the Property or any other significant revision to the site plan as approved by the City Council shall be subject to a subsequent Site Plan Development Review by the City Council at a public hearing. This public hearing shall require notice to all property owners within a one half mile radius of the Property, except that written notice of such public hearing shall also extend south to Elkhorn Avenue. All future expansions and/or alterations shall be harmonious and compatible with the approved design.

4.0 Site Design Criteria

4.1 Building Heights and Setbacks

In accordance with the site plan, elevations and floor plans as submitted to the City of Las Vegas, (See **Exhibits "C", "D" and "E"**) the maximum height of the Recreation/ Community Building shall be 35 feet. Portions of the building fronting Rainbow Boulevard shall have a maximum height of 29 feet. The craft studios shall be limited to one-story in height with a maximum height of 24 feet. The main building on the Property, being the Recreation/Community Building, shall be set back: a) a minimum of 140 feet from the right-of-way of Grand Teton; b) a minimum of 70 feet from the right-of-way of Rainbow Boulevard; and c) a minimum of 90 feet from the Gilcrease Orchard. The craft studios shall be setback: a) a minimum of 20 feet from the Grand Teton right-of-way; b) a minimum of 70 feet from the Rainbow Boulevard right-of-way; and c) a minimum of 60 feet from the Gilcrease Orchard.

4.2 Building Setback Exceptions

1. Underground Utilities
2. Roof Overhangs
3. Steps and sidewalks

4. Landscaping and related irrigation
5. Planter and related irrigation
6. Driveways and curb cuts

4.3 Service and Loading Areas

Service and loading area yards shall be screened from adjacent streets.

4.4 Parking, Driveways and Circulation

1. Parking required

In accordance with the site plan as submitted to the City of Las Vegas, the north parking lot shall provide 123 of the total number of parking spaces required for the Site in accordance with the City of Las Vegas Zoning Code Title 19; and this north parking lot shall be paved, striped and landscaped in accordance with the City Code. Additionally, there shall be 20 City standard parking spaces provided at the existing ranchhouses. The south lot shall provide 200 more parking spaces representing the balance of the parking required for the Site. This south lot is considered overflow/special event parking and shall be graded and graveled³ as depicted in the site plan. Primary access to the Site shall be on Grand Teton Drive. Access to and from the south lot will be on Rainbow Boulevard and will be a non-standard 24 foot wide gravel drive. This drive will be gated. Gates will be closed except for parking for the existing ranchhouses, during special events or to allow the ingress and egress of emergency vehicles.

2. Handicapped Parking

The appropriate handicapped spaces shall be provided in accordance with the requirements as outlined in the City of Las Vegas Zoning Code Title 19.

4.5 Signage

1. Temporary Signage

Temporary construction signs naming the builder, architect, etc, are allowed subject to the time limits of constructions and shall not exceed 32 square feet.

2. Site Signage

³ Landscape gravel shall be type 2 gravel as approved by the City of Las Vegas planning staff.

Monument signage giving the New Vista name and address shall be provided in accordance with the requirements as outlined in the City of Las Vegas Zoning Code Title 19. The monument signs shall be located at three locations onsite: at the two entrances and on either the northeast or southeast corner of the Property, at New Vista's discretion. Each monument sign is to be a maximum of 120 square feet in area, a maximum of 6 feet high and, if illuminated, shall be back lit only.

4.6 Landscaping

All landscaping shall be in accordance with the requirements of Title 19.

4.7 Fences and Walls

All fences and walls shall be in accordance with Title 19.

4.8 Streetscape

1. Grand Teton Drive street frontages to be as per **Exhibit "F"**, "Multi-use Transportation Trail" as adopted by the City of Las Vegas, January 16, 2002.
2. Rainbow Boulevard street frontage per "rural standards" north of Phase Line –
(see section 4.10 below for description of Phase Line). "Rural standards" shall be that sidewalk and streetlights be deferred provided that all needed underground infrastructure for future street lighting be constructed.
3. Rainbow Boulevard street frontage south of Phase Line to be left undeveloped
(see section 4.10 below for further discussion)

Alternatively, all monies in lieu of streetlighting and undeveloped improvements shall be contributed to the City if allowed by the City Engineer

4.9 Transportation Plan and Traffic Impact Analysis

Pursuant to Title 19.06.050B.(1), the site plan depicts the transportation plan. The Site is located on the southwest corner of the intersection between two major streets. See **Exhibit "G"** for the Traffic Impact Analysis. The Site is not expected to generate a significant amount to traffic to the surrounding roadways. New Vista shall participate in any future SID as shall be required by the City of Las Vegas Public Works.

4.10 Preliminary Drainage Analysis

A Regional Flood Control drainage structure shall be constructed on the west side of the Site (see **Exhibit "H"** for the Preliminary Drainage Analysis). This structure must conduct floodwaters from its north end and tie into a future storm water system planned for Rainbow Boulevard at its south terminus. Presently, the City has plans to fully construct Rainbow Boulevard and its storm water system as a part of a future Special Improvement District. Estimates on the delivery date are in the range of 2016. In the interim, New Vista's civil engineers are proposing that a phase line be set 400' to the north of Whispering Sands Drive (see site plan). North of this phase line, Rainbow Boulevard is to be developed to rural street frontage standards

5.0 Architectural Design Criteria

5.1 Purpose

The design objective of the architectural criteria is to establish the parameters and theme for creating a uniform architectural character comparable with the surrounding planned communities. To this end, all building elevations shall be residential in character.

5.2 Style

The architectural character of the New Vista project is intended to be "Western" in design with architectural detail reminiscent of the Colorado Rockies and appropriate to a planned community development.

5.3 Building Height

The building heights shall be:

1. The maximum building height for any building on the Site shall not exceed 35 feet.
2. The maximum building height for those portions of buildings fronting on Rainbow Boulevard shall not exceed 29 feet.
3. The maximum building height for the crafts studios shall not exceed 24 feet.

5.4 Mechanical Equipment/Trash Area Screening

Exterior components, whether roof or ground mounted, shall be screened on all sides by a screen wall or parapet wall that shall be aesthetically compatible with the architectural design of the buildings. Monolithic screens are required versus several small individual screens. Trash and mechanical enclosures shall be

horizontally screened from the elevated sight lines. On low rise buildings mechanical equipment shall be screened from side views and views from above.

5.5 Building Materials and Finishes

1. Exterior Walls: Stucco, Stone veneer, Painted concrete tilt-up walls, Split face masonry
2. Glazing: Green reflective (22% max. reflectivity)/tinted glass
3. Roofing: Existing sloped roofs are to remain as is
New sloped roofs to be concrete tile
New flat roof are to be built-up roofing

5.6 Exterior Lighting

1. The design objective for the lighting criteria is to provide safe, functional lighting in an aesthetically pleasing manner.
2. Area illumination is to provide for entry areas and other people-gathering places. Onsite lighting shall not shine on offsite properties.
3. There shall be street lighting provided only on Grand Teton Drive (if permitted by the City of Las Vegas there shall be no street lighting provided on Rainbow Boulevard)
4. Area illumination poles for the parking lot shall be a maximum of 20 feet in height and shall be downcast shoe box fixtures mounted on pole standards.
5. Service area lighting shall be contained within the service yard boundaries.
6. Landscape lighting shall be integrated into the overall project lighting design. Proper shrubs shall be incorporated into the design so as to minimize to every extent reasonably possible any light pollution that might reach on the north side of Grand Teton Drive or on the east side of Rainbow Boulevard.

5.7 Exterior Colors

The intent of the exterior colors is to create a desert responsive color palette, of warm earth tones with primary color accents which shall be considerate of the adjacent residential areas. (See **Exhibit "I"**)

5.8 Landscape Plan

All landscaping shall be installed in accordance with a landscape plan as submitted to and approved by the City of Las Vegas planning staff prior to the issuance of building permits.

6.0 Transfer Not To Relieve New Vista of its Obligations/ Rights of Assignees and Transferees

Except as expressly provided herein, no assignment or transfer of all or any portion of the Property shall relieve New Vista of its obligations hereunder and such assignment or

transfer shall be subject to all of the terms and conditions of this document provided further that no such assignee or transferee shall be entitled to any rights or privileges under this document or otherwise with regard to the Property or the use thereof unless such assignee or transferee assumes in writing and in full all obligations and duties of New Vista under this document and as required by the conditions of zoning approval related to and imposed with regard to GPA-16578, ZON-16580 and SDR-16581.

7.0 Modification of Master Development Plan and Development Standards

This document may be modified only in accordance with the provisions of Las Vegas Municipal Code 19.060.050 (G)

8.0 Exhibits

- A. Legal Description
- B. Land Use Map
- C. Site Plan
- D. Exterior Elevations – Assisted Living Apartments/Community/Recreation Center
- E. Floor Plan – Community/Recreation Center
- F. Multi-Use Transportation Trail Street Section
- G. Transportation Plan and Traffic Impact Analysis
- H. Preliminary Drainage Analysis
- I. Color & Material Board

Exhibit 6.10



CONSULTING ENGINEERS • PLANNERS • SURVEYORS

2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148



W.O. 6730
JUNE 9, 2006
BY: SP
P.R. BY: VCL
PAGE 1 OF 3

EXPLANATION: THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED SOUTHWESTERLY OF GRAND TETON DRIVE AND RAINBOW BOULEVARD, FOR ZONING PURPOSES.

**LEGAL DESCRIPTION
ZONING**

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 15, SAME BEING THE CENTERLINE INTERSECTION OF RAINBOW BOULEVARD AND GRAND TETON DRIVE; THENCE SOUTH 00°17'29" WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE 1/4), SAME BEING THE CENTERLINE OF RAINBOW BOULEVARD, 1302.32 FEET; THENCE SOUTH 89°55'38" WEST, DEPARTING SAID EAST LINE, 50.00 FEET; THENCE NORTH 39°50'02" WEST, 1664.71 FEET; THENCE NORTH 00°12'31" WEST, 50.00 FEET; THENCE NORTH 89°47'29" EAST, 1098.16 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION", ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING 17.76 ACRES, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

W.O.6730

JUNE 9, 2006

PAGE 2 OF 3

BASIS OF BEARINGS:

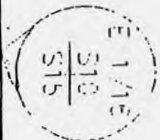
NORTH 89°55'38" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN PARCEL MAP ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 64, OF SURVEYS, PAGE 64.

NOTE: THIS LEGAL IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR SUBDIVIDING LAND NOT IN CONFORMANCE WITH NEVADA REVISED STATUTES.

END OF DESCRIPTION.

G:\6730\LEGAL\LGL-ZONE.doc

REF: G:\6730\LEGALS\6730LGL.dwg (LGL-ZONE)



GRAND TETON DRIVE

N89°47'29"E

1321.79'

1098.16'



P.O.B.

1329.19'

N00°18'08"E

NOT TO SCALE



N.A.P. APN 125-15-501-001
PARCEL 2 OF PARCEL MAP
FILE 64, PAGE 64

Q. 1/2 OF LAS VEGAS
CLARK COUNTY

APN 125-15-501-002

1302.32'

1332.32'

RAINBOW BOULEVARD

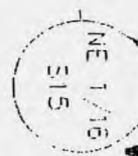
N00°17'29"E

BASIS OF BEARINGS"
N89°55'38"E

1322.02'

S89°55'38"W

50.00' N 1/16



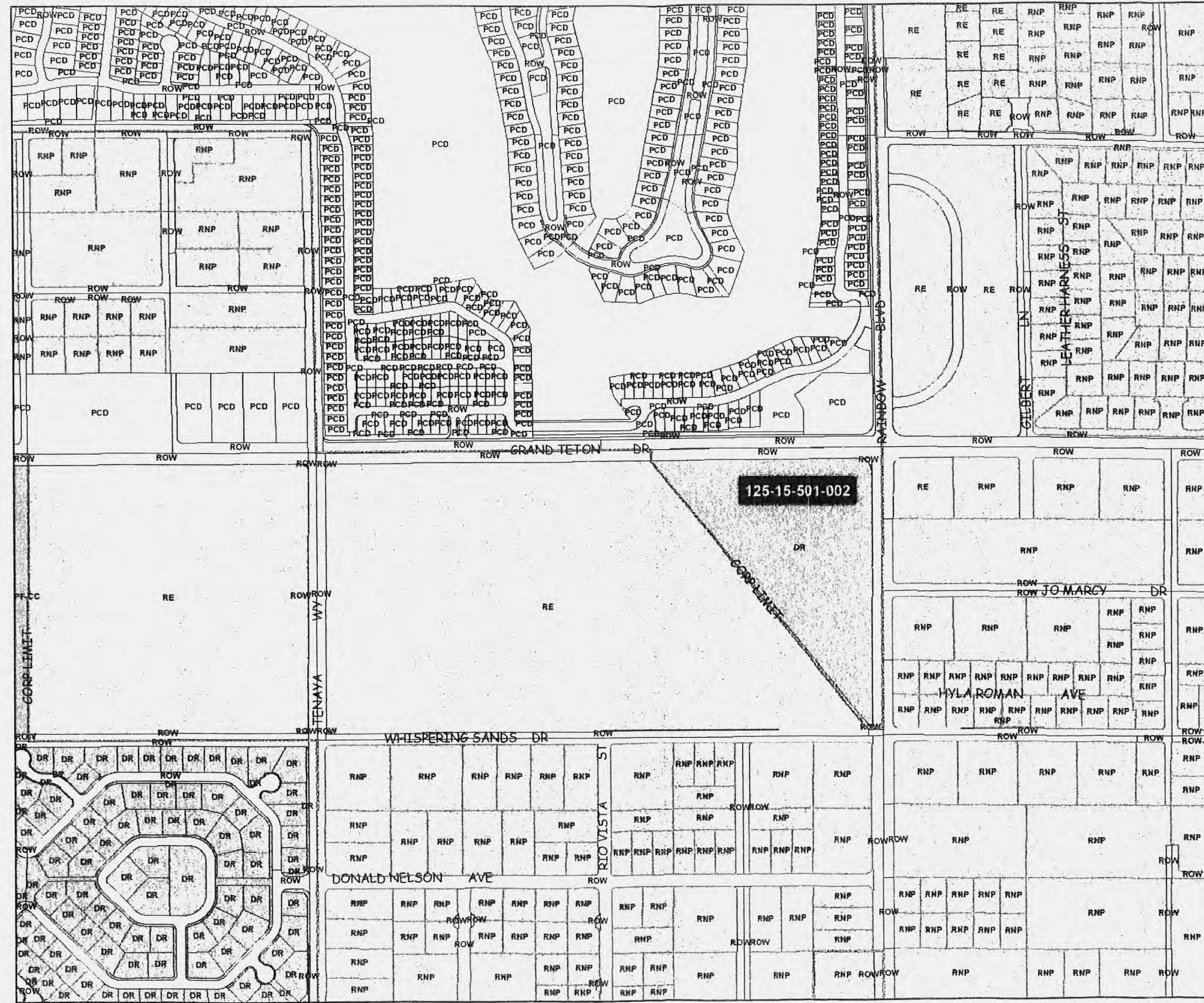
WHISPERING SANDS DRIVE



	
nevada	
2727 S. RAINBOW BOULEVARD LAS VEGAS, NEVADA 89146-5146	
EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION	
SCALE	HORIZ. 1"=250'
VERT.	NA
W.D. NO.	6730
DRAWN BY:	SP
DATE:	06/09/06
SHEET 3 OF 3	

City of Las Vegas

Future Land Use Map



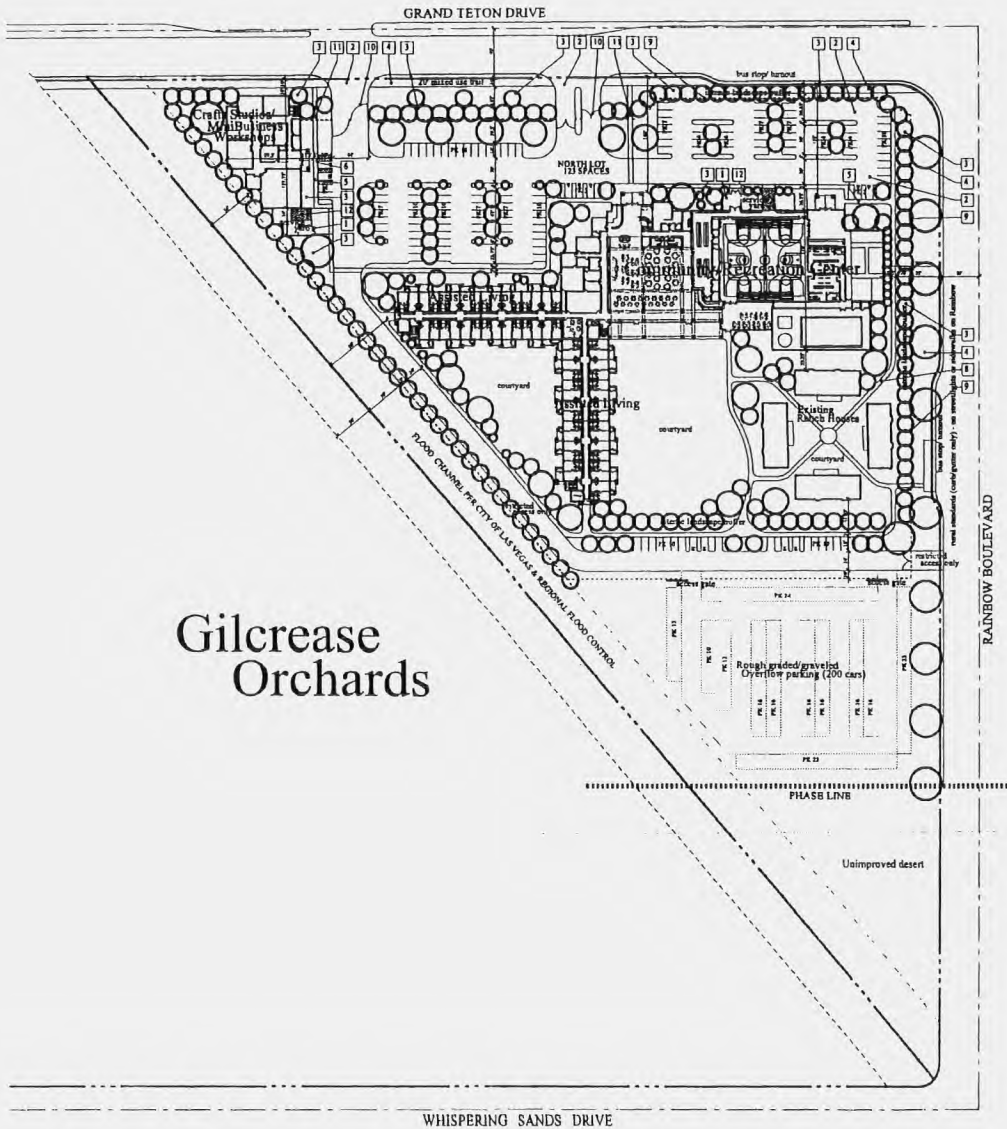
- City Limits
- Rural Neighborhood Preservation
- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Attached
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Tourist Commercial
- Las Vegas Medical District
- Light Industrial / Research
- Planned Community Development
- Downtown Redevelopment Area
- Parks/Recreation/Open Space
- Public Facility
- Public Facility - School
- Public Facility - Clark County
- Town Center
- Resource Conservation
- Downtown - Commercial
- Downtown - Mixed Use
- Not in City
- Right - of - Way

Map Printed: June 1, 2006



GIS maps are normally produced only to meet the needs of the City. Due to continuous development activity this map is for reference only. Geographic Information System: Planning & Development Dept 702-229-6301





1 CONCEPTUAL SITE & LANDSCAPING PLAN
SCALE: 1" = 60'-0"

KEYNOTES

#	description
1	4" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF STEEL TIE GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCK/LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	SIDEWALK CURB & GUTTER
5	4" CONCRETE SIDEWALK W/ROCKSALT FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS AISLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECORATIVE FENCE/WALL
10	DECORATIVE AUTOMATIC GATES
11	DECORATIVE MAIN GATE
12	15' x 35' LOADING ZONE

PROJECT DATA

EXISTING ZONING:	OP-DRA1 ZONING
REQUIRED ZONING:	OP-LPD ZONING
EXISTING USE:	RESIDENTIAL HOUSING
PROPOSED USE:	ASSISTED LIVING COMMUNITY RECREATIONAL CENTER

AREA SUMMARY:

	AREA
ASSISTED LIVING APARTMENTS:	49,512 S.F.
EXISTING RESIDENTIAL HOUSING:	9,903 S.F.
COMMUNITY REC. CENTER:	71,626 S.F.
MINI-BUSINESS/WORKSHOP:	16,192 S.F.
TOTAL BUILDING AREA:	147,233 S.F.

PARKING SUMMARY:

	FACTOR	REQ.
SENIOR CITIZEN APPT.	1/UNIT	41
RESIDENTIAL HOUSING:	1/UNIT	9
COMMUNITY REC. CENTER:	1/200 OFA	359
MINI-BUSINESS/WORKSHOP:	1/250 OFA	65
TOTAL PARKING REQUIRED:		478

PARKING PROVIDED: 143 STANDARD SPACES
(PER CITY OF LAS VEGAS PLANNING COMMISSION)

TOTAL SITE AREA: 655,314 S.F. (15.05 A.C.) - net
775,989 S.F. (17.81 A.C.) - gross

BUILDING COVERAGE: 21.7%
APHP: 125-155-01-002

LOCATION



JOHN BURKE ARCHITECTS
3471 W. LOUNGBROOK RD., SUITE 100, LAS VEGAS, NV 89111 (702) 734-4444

New Vista Community
Assisted Living Residential Units/
Community & Recreational Center
City of Las Vegas
Nevada

date: 11/11/11
proj. no.: 11111
drawn by: JBA
checked by: JBA

sheet no.: A1

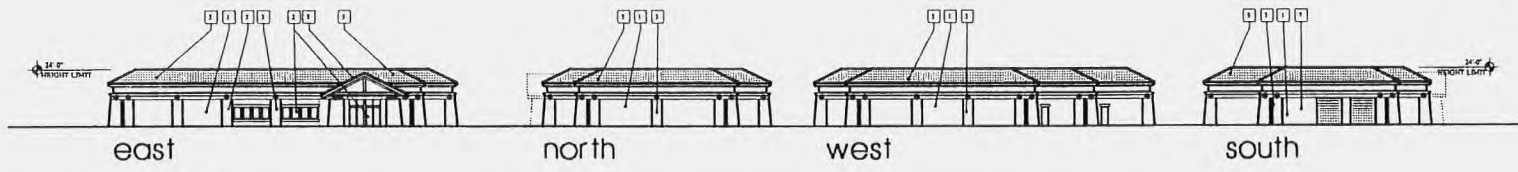
KEYNOTES	
#	description
1	SYNTHETIC STUCKY FIBER SYSTEM ORIBATING AND LE FRAMING
2	ALUMINUM STOREFRONT DOOR OR WINDOW
3	CULTURED STONE VENEER
4	STUCK FASCIA
5	STANDING SEAM METAL ROOF
6	DECORATIVE METAL RAILING
7	ROLL-UP METAL DOOR



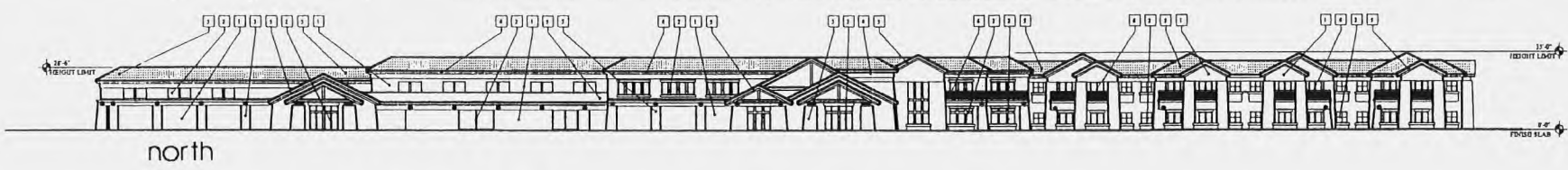
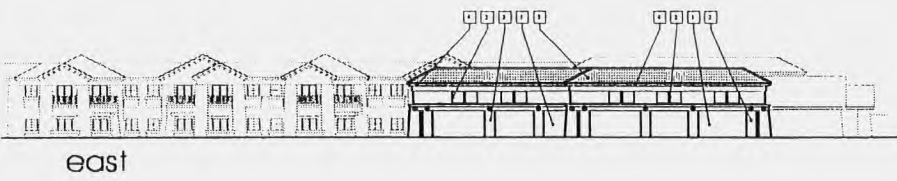
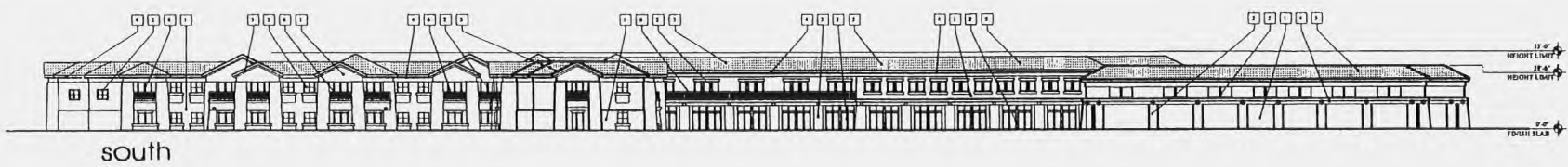
NOTES

revisions
1
2
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john
dunn
architect
1411 W. OGDEN ROAD #101 LAS VEGAS, NV 89118 (702) 734-4400



MiniBusiness Workshops



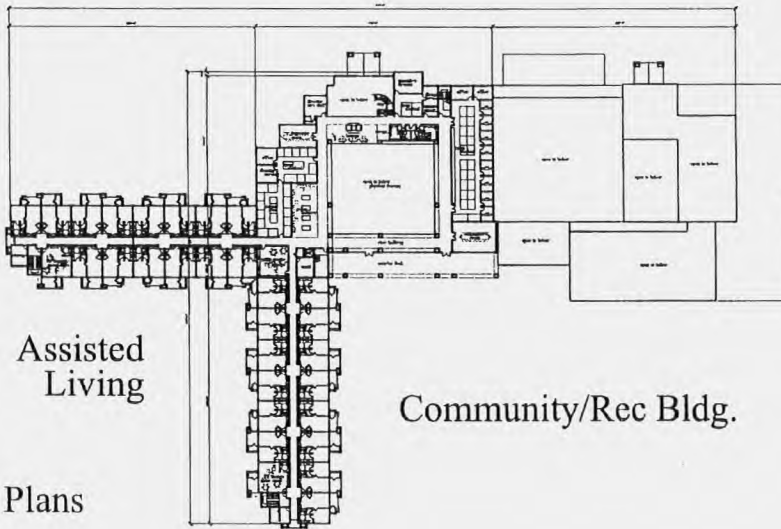
Community/Recreation Building & Assisted Living

New Vista Community
Assisted Living Residential Units
Community & Recreational Center
City of Las Vegas Nevada

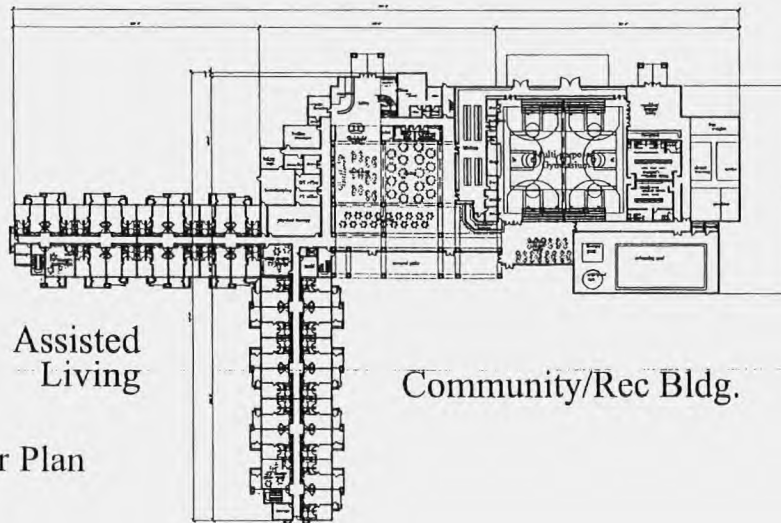
date	proj. no.	drawn by	checked by

sheet no. A3

MiniBusiness
Workshops



1st Floor Plans



2nd Floor Plan

1 FLOOR PLANS
SCALE: 1" = 40'-0"

Area Summary

AL: ASSISTED LIVING APARTMENTS (56 UNITS)	49,912 S.F.
Wk: CRAFTS STUDIOS/ MiniBusiness Workshops	10,582 S.F.

1st FLOOR COMMUNITY/REC CENTER	
A: LOBBY/RECEPTION/DINING MULTI-PURPOSE/BREAKFAST	15,583 S.F.
B: PHYSICAL THERAPY/OT/ HOUSEKEEPING/OFFICES	5,493 S.F.
C: KITCHEN	4,742 S.F.
D: MULTI-PURPOSE GYMNASIUM	9,930 S.F.
E: POOL/FITNESS/LOCKER ROOMS SNACK BAR/LOBBIES	19,269 S.F.
SUBTOTAL: 55,017 S.F.	

2nd FLOOR COMMUNITY/REC CENTER	
F: NURSING/CARE STAFF OFFICES	5,823 S.F.
G: CORPORATE OFFICES	10,786 S.F.
SUBTOTAL: 16,609 S.F.	

COMMUNITY/REC CENTER BLDG. TOTAL: 71,626 S.F.

GRAND TOTAL NEW BUILDING AREA: 132,120 S.F.

REVISIONS

John
Burke, architect
3471 W. QUINCY RD., SUITE 100 LAS VEGAS, NV 89118 (702) 734-4400

New Vista Community
Assisted Living Residential Units/
Community & Recreational Center
City of Las Vegas Nevada

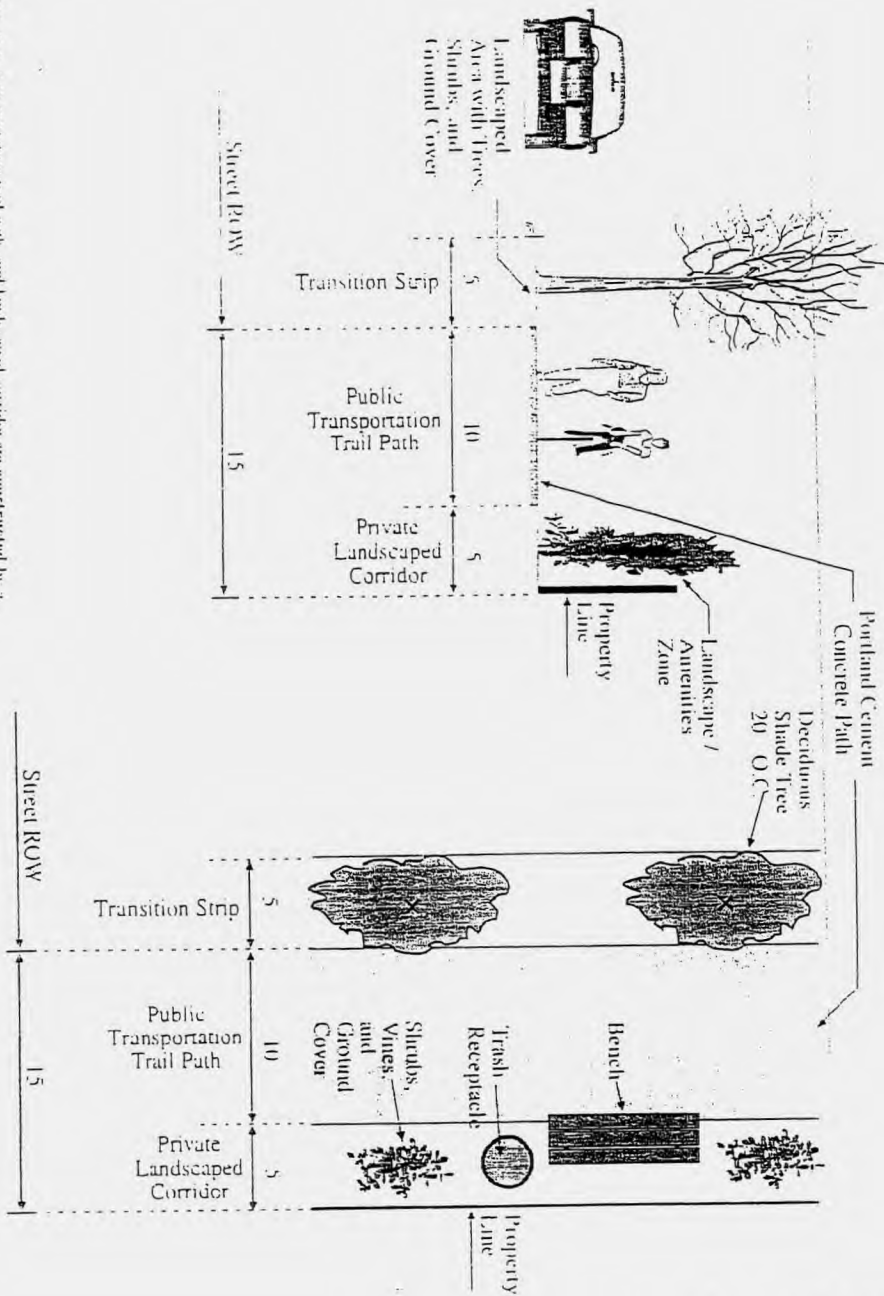
date
proj. no.
dwn. by
chkd. by

sheet no.
A2

Exhibit 1

Multi-Use Transportation Trail

Adopted January 10, 2002



Notes:
The 15-foot wide transportation trail path, and landscaped corridor are constructed by a developer. The landscaped corridor is established as a common lot and owned by an adjacent property owner or homeowners association; the transportation trail path is owned by the City. The transition strip, transportation trail path, and landscaped corridor are maintained by an adjacent or homeowners association.

New Vista Ranch Traffic Summary

- The 56 additional units are anticipated to generate approximately 157 trips per day of which 10 trips are during the AM peak hour and 16 are during the PM peak hour based on the trip rates provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual.
- The community Center/Recreation Center is anticipated to generate a maximum of 813 trips per day of which 17 trips are during the AM peak hour and 52 are during the PM peak hour based on the trip rates provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual.
- The site is not expected to generate a significant amount of traffic to the surrounding roadways.
- The site is served by two arterials which should have adequate capacity to handle the low volume of traffic generated by this development.
- The two driveways are located away from the Rainbow/Grand Teton intersection and should provide adequate access and circulation for the development.
- The City may require a traffic impact study to analyze the traffic impacts from this development.
- The City may impose a traffic signal impact fee. Based on the number of units and square footage proposed, this could be on the order of \$25,000.

This preliminary traffic analysis provides an evaluation of the of the traffic conditions and impacts for a proposed expansion to the New Vista Ranch located on the southwest corner of Rainbow Boulevard and Grand Teton Drive. The proposed expansion includes 56 additional assisted living housing units and a 140,000± square foot Community/Recreation Center.

The average daily traffic volume and the AM and PM peak hour volumes generated by the additional assisted living units and community/recreation center have been estimated based on the trip rates for Assisted Living Units (ITE Code 254) and Multi-Purpose Recreation Facility (ITE Code 435) provided in the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition. The proposed expansion is estimated to generate 27 morning peak hour trips and 68 evening peak hour trips as summarized in the following table.

TRIP GENERATION

Land Use	Size	24 Hour Volume	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living (ITE Code 254)	56 Occupied Beds	153	7	3	8	8
Multi-Purpose Recreation Facility (ITE Code 435)	9 Acres	813	9	8	26	26

As shown in the above table, this expansion is expected to generate very little traffic. The residents of the assisted living units do not drive and many of the community/recreation center users are on-site. The following conclusions and recommendations are provided based on this preliminary analysis.

- The expansion is not expected to generate a significant amount of traffic to the surrounding roadways.
- The site is served by two arterials which should have adequate capacity to handle the low volume of traffic generated by this development.
- Two driveways are proposed to be located on Grand Teton Drive and should provide adequate access and circulation for the development.
- The City may require a traffic impact study to analyze the traffic impacts from this development.
- The City may impose a traffic signal impact fee. Based on the number of units and square footage proposed, this could be on the order of \$25,000.

City of Las Vegas

Master Plan of Streets and Highways

Revised: July 5, 2001 MSH-0001-02
 Revised: September 5, 2001 MSH-0002-01
 Revised: September 19, 2001 MSH-0003-01
 Revised: September 18, 2002 MSH-0003-02
 Revised: September 18, 2002 MSH-0004-02
 Revised: October 02, 2002 MSH-0005-02
 Revised: October 16, 2002 MSH-0006-02
 Revised: May 07, 2003 MSH-1852
 Revised: February 18, 2004 MSH-3453
 Revised: June 16, 2004 MSH-4197
 Revised: October 05, 2005 MSH-8232
 Revised: February 18, 2006 MSH-8656
 Revised: April 19, 2006 MSH-11632
 Revised: July 19, 2006 MSH-13365
 Revised: October 04, 2006 MSH-13509

Street Classification

- Parkway Arterial (125 ft.)
- Parkway Arterial (120 ft.)
- Primary Arterial (100 ft.)
- Primary Arterial (90 ft.)
- Primary Arterial with Limited Access (flyover)
- Secondary Collector (80 ft.)
- Frontage Streets (70 ft.)
- Freeway - Expressway
- Freeway - Expressway (alternative alignment)
- Special Design with Flood Control
- Special Design Road



SOURCE: City of Las Vegas Public Works



Geographic Information System
 City of Las Vegas
 2007-2011



Revised: October 11, 2006

December 18, 2006
W.O.# 6730

Mr. John Burke
John David Burke Architect
3471 West Oquendo Road, Suite 307
Las Vegas, Nevada 89118

RE: NEW VISTA RANCH (GRAND TETON / RAINBOW) DRAINAGE

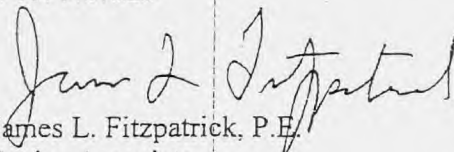
Mr. Burke:

On December 12, 2006 I met with the City of Las Vegas Flood Control, Current Planning and Development Coordination staff to discuss this project. The purpose of the meeting was to discuss the existing drainage conditions for this site and adjacent properties and the impact this proposed project would have on the existing conditions.

The City of Las Vegas staff emphasized that the development of this site would need to be done in such a manner that downstream properties would not be negatively impacted by this project. The following discussion summarizes those existing conditions and develops the concept of the design which achieves that objective. It outlines how this site can be developed at this time and return flows to historic conditions downstream of this site.

Sincerely,

VTN Nevada


James L. Fitzpatrick, P.E.
Senior Associate

cc: Jim Thomas / VTN Nevada

NEW VISTA RANCH DRAINAGE ANALYSIS

EXISTING CONDITIONS

The City of Las Vegas' Northwest Neighborhood Study, Phase 2 determines the existing and future 100 year flows which impact this site. Figures E-13 and F-13 from that report are attached. They show that 1316 cfs and 669 cfs will be carried by Grand Teton and Rainbow in the existing condition. This will necessitate that all buildings or floodwalls adjacent to Grand Teton be constructed approximately 3.6' (1.5' freeboard plus 2.1' depth of flow) above the flow line. Similarly, all buildings or flood walls adjacent to Rainbow will need to be constructed 3.1' (1.5' freeboard plus 1.6' depth flow) above the flow line. This is the standard required by the City of Las Vegas.

There is an existing channel / flow path along the westerly property line of this site which routes 3070 cfs in the existing condition from Grand Teton to the Whispering Sands / Rainbow intersection. In the future, a CCRFCD facility will be constructed at this location to carry 3891 cfs.

For analysis purposes, the existing condition 3070 cfs will be utilized to determine the existing limits of this flow path. The existing condition peak flow was utilized since the City of Las Vegas Northwest Neighborhood Study uses developed condition flow rates for this case. The future flow rate will only occur once all upstream CCRFCD improvements are in place which routes additional flows to this channel. Those improvements can't be constructed until the CCRFCD facilities are constructed adjacent to and extended downstream from this site. Therefore, the 3020 cfs flow was utilized to determine the width of the current flow path along the west property line of this site.

The results of the existing condition analysis are shown on the attached Exhibit ECFP. The width of the flow path varies from 200' to 1200'. It is noted that the flow path crosses into the Whispering Sands R.O.W approximately 1350' west of the center line at Rainbow and into the Rainbow R.O.W. approximately 200' north of the centerline at Whispering Sands.

As Exhibit ECFP demonstrates, this flow path has a width of over 1000' at the downstream end of this project. The existing properties south of Whispering Sands and along Rainbow Boulevard currently are significantly impacted by this approximately 3000 cfs of flow prior to the construction of this site.

PROPOSED CONDITIONS

As previously discussed, the proposed structures adjacent to Grand Teton and Rainbow will need to be elevated or protected by floodwalls up to 1.5' above the calculated water surface in those streets.

The design of conveyance facilities along the west property line of this project will need to maintain the existing conditions outlined above. This will be accomplished by widening the bottom width of the existing earthen channel adjacent to the northwestern portion of this site and spreading out the flow adjacent to the southwestern portion to match existing conditions as it crosses into Whispering Sands and Rainbow R.O. W.

One issue needs to be understood upfront, it is not possible to construct the adjacent future CCRFCD facility at this time since it would have no downstream discharge. In addition, these interim facilities will have to return the flow to existing ground elevation at the perimeter of this site.

This project is being divided into phases for the purpose of this analysis. The northern 2/3 of the site will be developed at this time. The southern 1/3rd of the site will be utilized for "overflow event" parking and to distribute the flow to maintain historic conditions. After construction of CCRFCD facilities, the southern 1/3 of the site can be completely developed.

In order to maintain historic conditions, it will be necessary to widen the bottom width of the existing channel in the existing 100' easement for the future CCRFCD facility. This widening of the bottom of the channel will compensate for the filling of the portion of the existing flow path located within this site. A typical section of this interim channel facility, Exhibit ICF is attached. This channel section was added to the existing cross section to determine the width of the flow path after construction of this project shown on Exhibit FCFP.

It should be noted that the interim channel will remain earthen except for the armoring of the east bank to prevent potential damage to the proposed buildings. It was decided to leave the rest of the channel / flow path as existing or earthen condition. If it were to be improved, that would result in potentially increasing the velocity of discharge on the existing downstream residences. It should be noted that the discharge velocity in both the existing and proposed condition analysis is less than 5 fps which is considered nonerosive.

An interim berm will be utilized in the southern portion to provide an eastern limit in the proposed condition to expand the flow back to historic discharge locations and conditions. In addition, this berm will provide protection for the interim "event overflow" parking area in the southern portion of this site. If the interim berm is damaged during any storm event, the property owner will need to restore it to maintain protection for this interim parking area.

ONSITE DETENTION

At previous public meetings for this project it was suggested that some form of a detention basin be constructed in the southern portion of this site. As discussed at recent meetings with the City of Las Vegas staff members, due to the size of land available and

since no downstream underground drainage system exists, this onsite detention would probably result in no effective reduction of the existing flow impacting downstream property.

It is acknowledged that an onsite basin could be incorporated into the "event overflow" parking lot. However, this basin would have an "at grade" outlet structure. These type of small "at grade" detention facilities have a potential of becoming a public nuisance. It would be similar to in design to the detention basin which was constructed in the Los Prados subdivision just west of Decatur. The City of Las Vegas received numerous complaints about that facility for years. It is suggested to allow the City of Las Vegas Flood Control staff to determine if an onsite detention facility is necessary at the time a technical drainage study is prepared, that determination to be based on impact of development of this site has on the entire basin drainage system.



NORTHWEST NEIGHBORHOOD STUDY PHASE 2

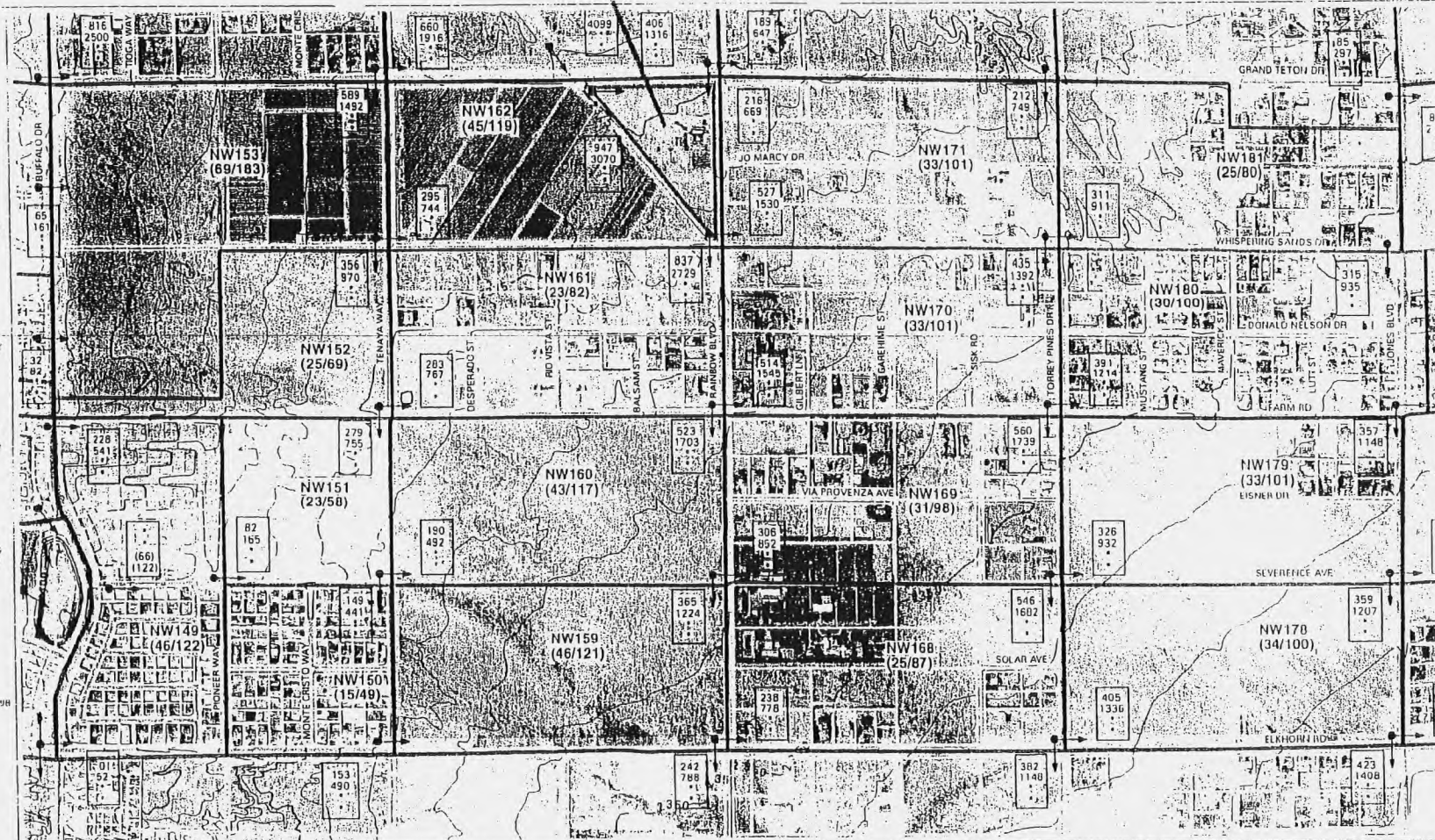
LEGEND

- SUB-BASIN BOUNDARY
- FLOW ARROW
- 10-YEAR STREET FLOW
- 100-YEAR STREET FLOW
- 10-YEAR FACILITY FLOW
- 100-YEAR FACILITY FLOW
- IF FLOWS IN LEFT

BWIS: Basin ID
12/50: Contributing flow
100-year / 100 Years
from the basin left

PREP DATE: SEPTEMBER 1998

FIGURE 1-12



EXISTING DRAINAGE CONDITIONS

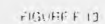
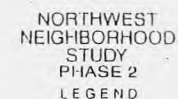


PBSI
1000 South Green Valley Parkway, Suite 100
Henderson, NV 89015
Phone: (702) 255-1234
Fax: (702) 255-1234

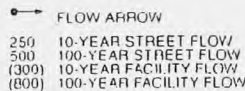
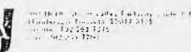
NOTE:

Existing conditions are based on future
CN values with only existing local and
CCRFCD facilities in place

SCALE: 1" = 100' FEET



EXPERIMENTAL PROCEDURE



(FLOWS IN CFS)

NOTE:

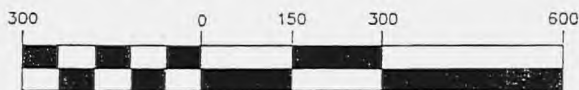
Ultimate drainage conditions are based on future CN values with all flood control facilities in place. Regional facility identifiers were established based on the methodology used in the "1996 Clark County Regional Flood Control Master Plan Update for the Las Vegas Valley."

NOTE

All regional facilities proposed in the 1996 Clark County Regional Flood Control Master Plan Update for the Las Vegas Valley have been resized based on the flows developed in this study. In addition, many of these facilities have been changed from channels to reinforced concrete box culverts.



GRAPHIC SCALE



1" = 300'

VTN

NORTH

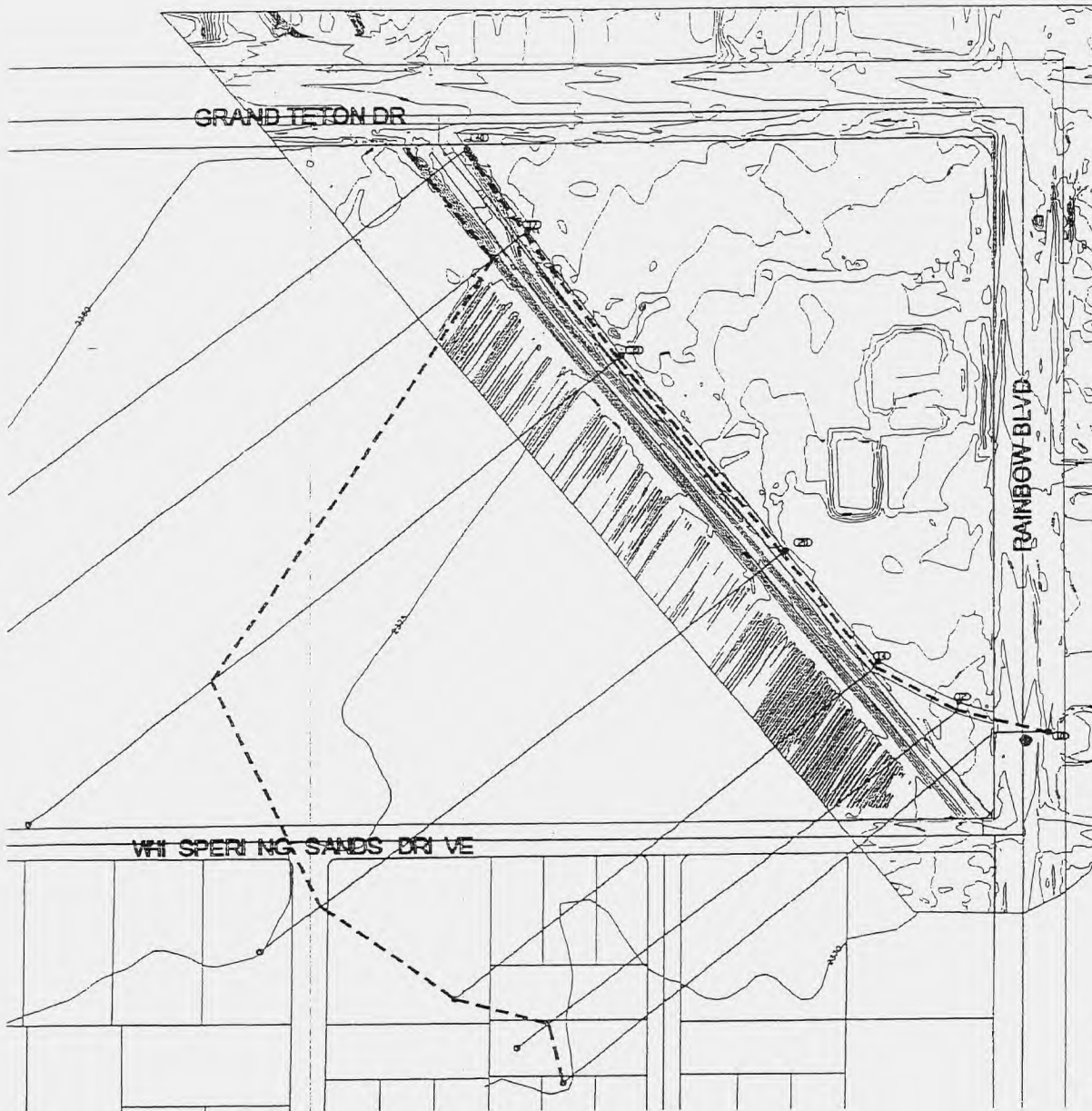
VTN nevada

2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

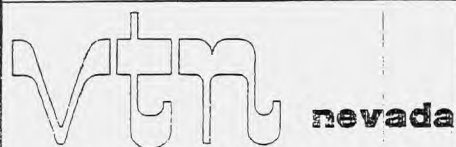
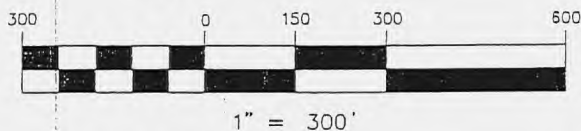
NEW VISTA RANCH

EXHIBIT ECFP

SCALE	HORZ.	1"=300'
	VERT.	N/A
W.O. NO.		6730
DRAWN BY		NDH
DATE:		DEC 2006
SHEET		OF



GRAPHIC SCALE

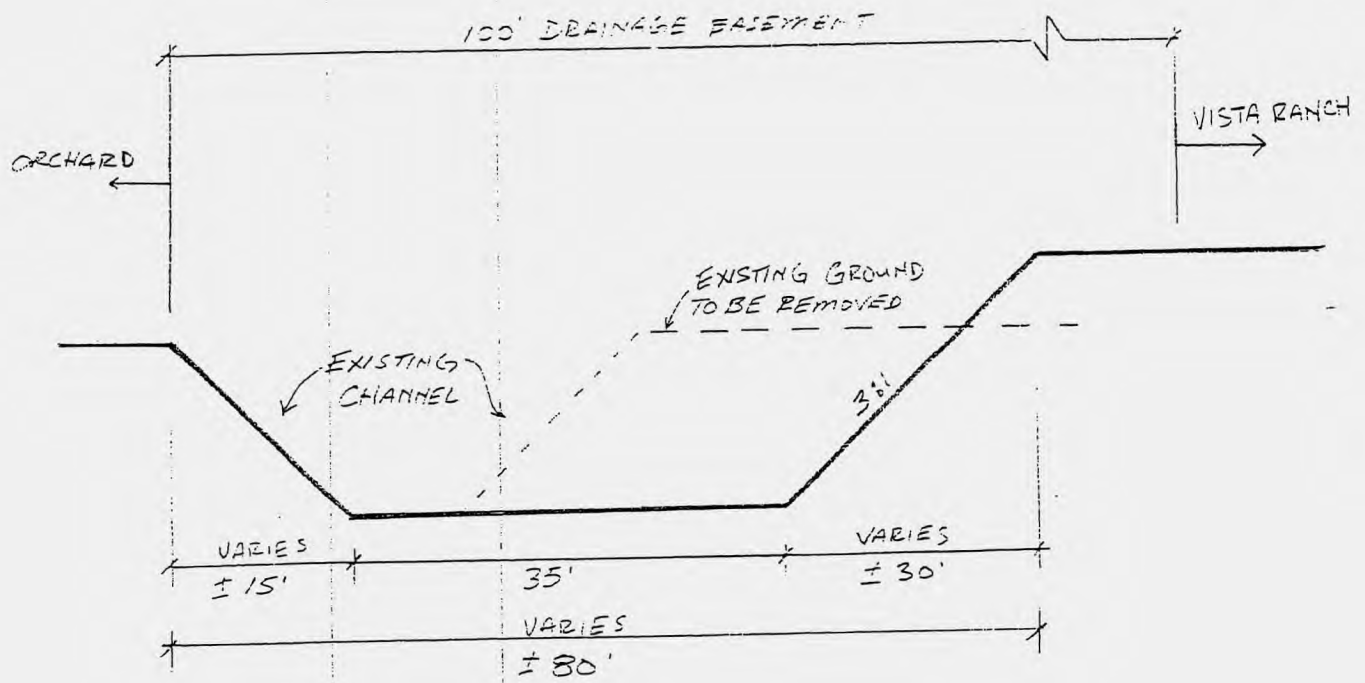


2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

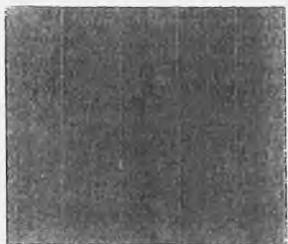
NEW VISTA RANCH

EXHIBIT FCFP

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	VERT. N/A
W.O. NO.	6730
DRAWN BY:	NDH
DATE:	DEC 2006
SHEET	OF

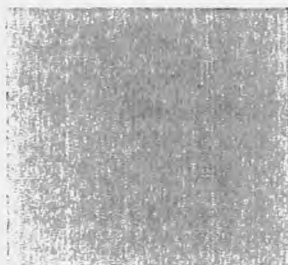


INTERIM CHANNEL



Berridge Standing Metal Seam Roof
Color: Hemlock Green

Stucco Finish



Paint Color:
'Frazee' Paint "8385D Brick Rose"

Accents / Plant-ons
'Frazee' Crystal Ball - 8780W



Split Faced CMU : Cultured Stone
Shale Pro-Ft Ledgesone (PF-8016)

Accents
'Frazee' - Custard

Storefront: White Kynar

Glass: Evergreen Tint

NEW VISTA COMMUNITY

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REZONING RELATED TO GPA-16578

ZON-16580 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: PD (PLANNED DEVELOPMENT) on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), Ward 6 (Ross). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

3

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised plans submitted 01-17-07
6. Backup referenced from the 11-16-06 Planning Commission Meeting Item 12

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

7. The project shall be in compliance with the Master Development Plan submitted 2/7/2007, except as amended herein.

A. The approved Master Development Plan and Development Standard shall be recorded with the County Recorder and a filed-stamped copy provided to the City of Las Vegas Planning and Development Department.

B. Amending Section 4.3 of the Master Development Plan to state that Service and Loading Area yard shall be screened from adjacent streets pursuant to Title 19.

CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

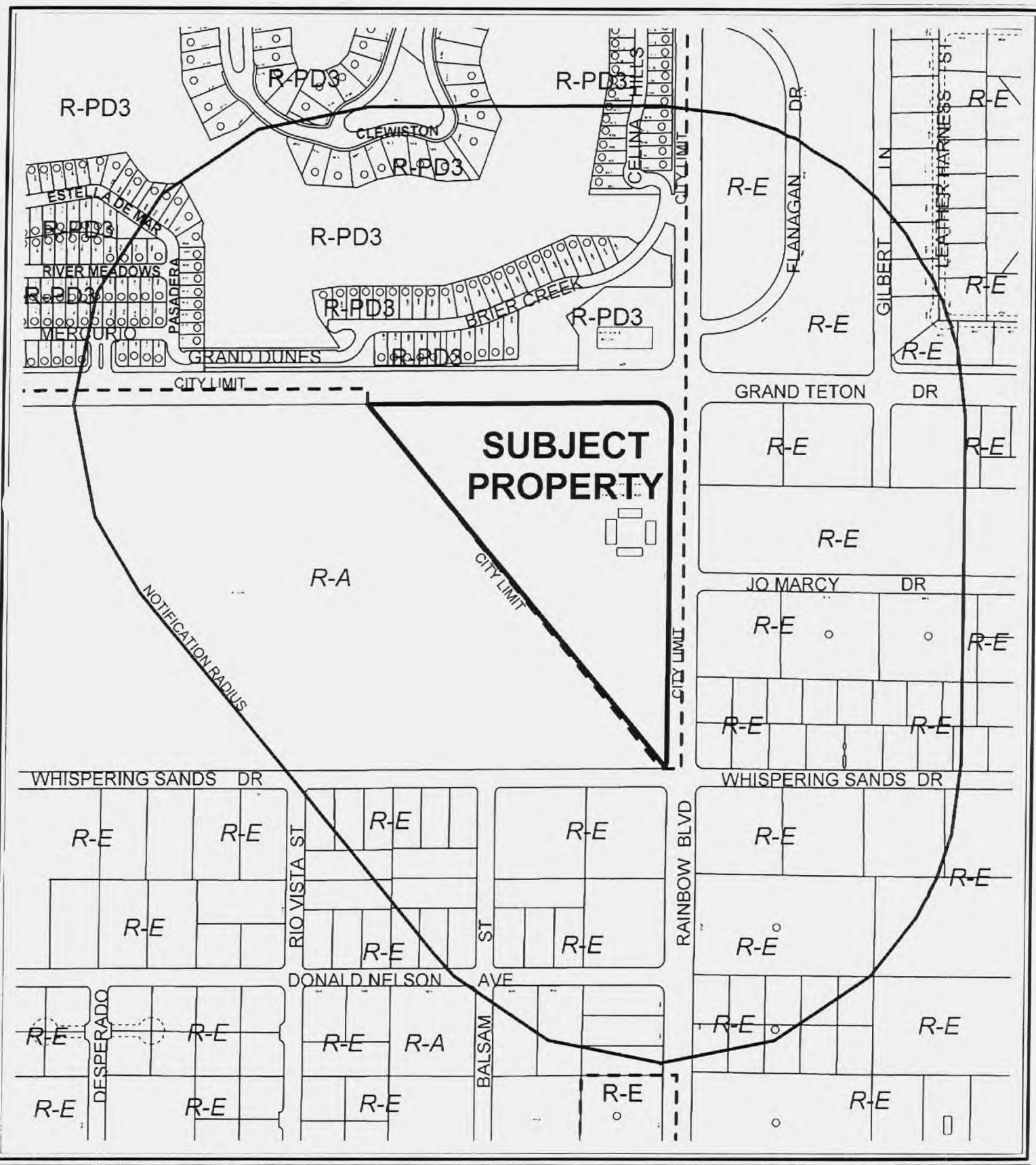
C. Amending Section 7.0 of the Master Development Plan to add the language that Title 19 shall govern any subject matter not specifically addressed by this Master Development Plan.

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

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

Minutes:

See Item 95 for related discussion and backup.



CASE: **ZON-16580**

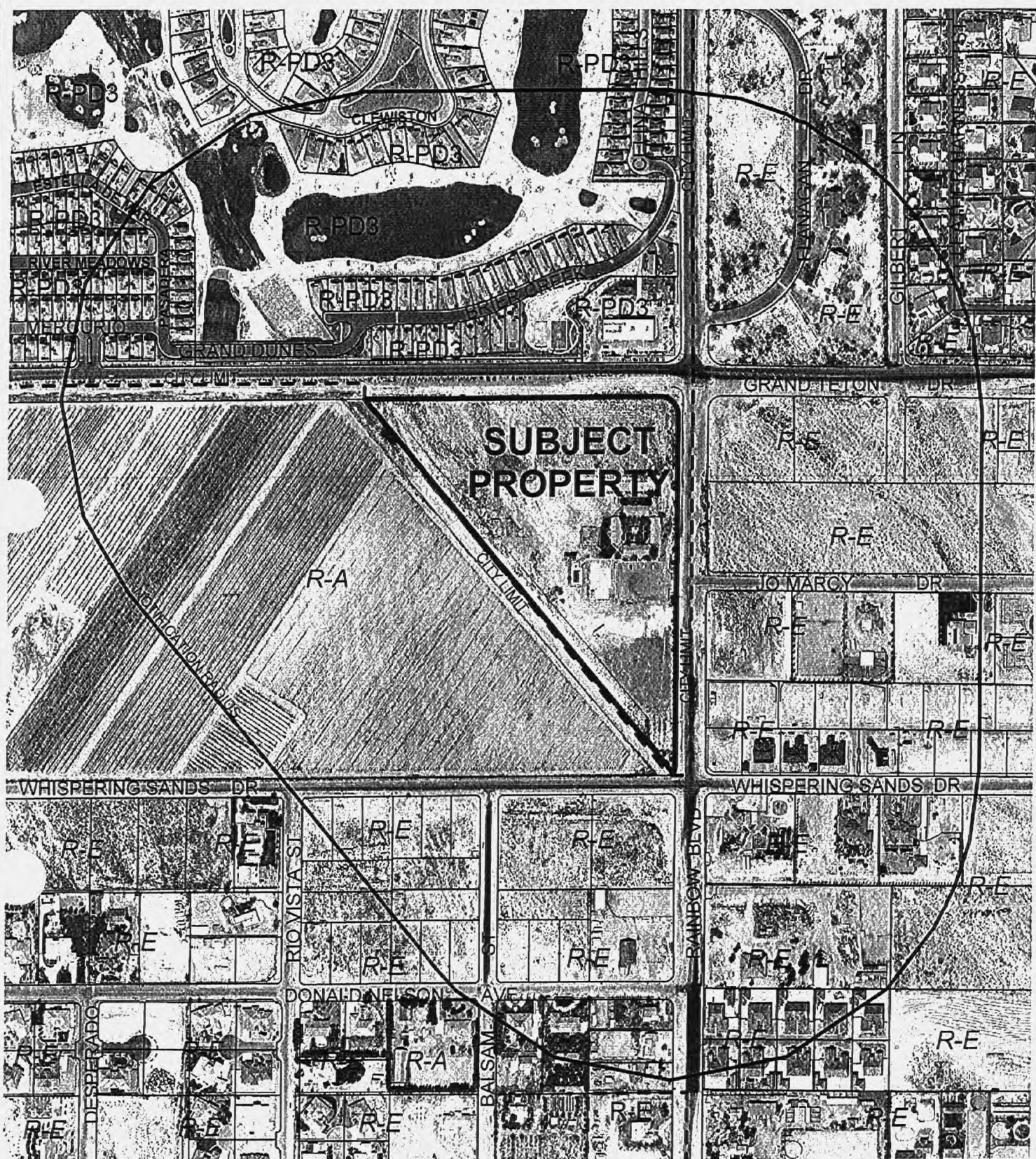
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

P-C (PLANNED COMMUNITY)



CASE: **ZON-16580**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

P-C (PLANNED COMMUNITY)

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

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - ZON-16580 – APPLICANT/OWNER: NEW VISTA RANCH, INC.

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

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-0-1/sd vote) recommends APPROVAL, subject to:

Planning and Development

1. A General Plan Amendment (GPA-16578) to PCD (Planned Community Development) land use designation approved by the City Council.
2. A Site Development Plan Review (SDR-16581) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.
3. The parking that is specified for the site be restricted to 100 spaces for daily use and the applicant must submit a design of the site plan that incorporates that.
4. The height of the parking lot lighting shall be restricted to 20 feet and that proper shrubs be incorporated into the design so as to eliminate any light pollution that might reach on the north side of Grand Teton Drive or on the east side of Rainbow Boulevard.
5. A revised landscape plan shall be submitted prior to the time application is made for a building permit depicting a 20-foot multi-use transportation trail consisting of a five foot landscaped corridor, a 10-foot sidewalk, and a 5-foot transition strip along Rainbow Boulevard and Grand Teton Drive.
6. There will be no retail uses on this site.
7. The City Attorney must review the Development Agreement.

Public Works

8. Dedicate an additional 10 feet of right-of-way for a total half-street width of 60 feet on Grand Teton Drive and the additional right-of-way necessary to maintain a 54-foot radius at the southwest corner of Grand Teton Drive and Rainbow Boulevard adjacent to this site prior to the issuance of any permits. In addition, dedicate all additional rights-of-way required for a bus turnout on Rainbow Boulevard prior to the issuance of any permits unless otherwise allowed by the City Traffic Engineer.
9. Construct all incomplete half-street improvements, including appropriate transition paving and overpaving (if legally able), on Grand Teton Drive and Rainbow Boulevard adjacent to this site concurrent with development of this site. Sidewalk improvements may be deferred at this time on Rainbow Boulevard, provided a Covenant Running with Land Agreement is recorded for all such improvements deferred. Streetlights on Rainbow Boulevard may also be deferred, provided the applicant provides such streetlights to the City for future installation, and constructs all needed underground infrastructure necessary for such future installation. Alternatively, monies in lieu of such streetlights may be contributed to the City if allowed by the City Engineer. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
11. All discussion regarding Summerlin style lighting refers to internal lighting only; not exterior street lighting. Lighting on Grand Teton Drive would match the City's current plan.

**** STAFF REPORT ******PROJECT DESCRIPTION**

This is a request for a Rezoning from U (Undeveloped) [DR (Desert Rural Density Residential)] to PD (Planned Development).

The proposed rezoning is not considered appropriate for this location. Although the parcel meets the minimum size requirements for the proposed PD (Planned Development) District, the site does not meet with the intent of the implementation of a planned development. The proposed development is too intense for this location within a single-family residential area. The development will not act as a buffer between residential and more intense uses; rather it stands out as being drastically different than any other development in the vicinity. The proposed development will not enhance the area and would have a negative effect on the adjacent single-family neighborhoods. Due to these factors denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/16/06	The Planning Commission recommended approval of companion items GPA-16578 and SDR-16581 concurrently with this application.
11/16/06	The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #12/ng).
<i>Related Building Permits/Business Licenses</i>	
There is an active business license on the property for a homeless shelter/rescue mission.	
<i>Pre-Application Meeting</i>	
06/01/06	A pre-application meeting was held. It was noted that a drainage study, off-site improvements, and a neighborhood meeting would be required. Trails may be required.
<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Silverstone Golf Club, 8600 Cupp Drive, Las Vegas, Nevada. In attendance were five members of the applicant's team, a Council liaison, one staff member, and 17 members of the public. The following concerns were raised: • There should be no retail or commercial uses on the site • The facilities should not be rented to the general public • Financial support for the facility (and whether they would need to add commercial uses to support the operating costs of the facilities) • The height of the structures are excessive and don't fit in with the rural neighborhood

	- Concerns about the number of driveways/traffic on Rainbow - Residents would prefer to see the number of parking spaces reduced - The parking lot shouldn't be paved - it should be left in a natural state so that it blends in with the rural character of the neighborhood - Concerns about drainage across the site and the existing drainage problems at Rainbow and Whispering Sands The applicant agreed to the following: - Only the gym will be 35' high; all other structures will be under 30' high - Buildings will have a residential appearance - Main access to the site will be from Grand Teton, with overflow access from Rainbow - The applicant will submit a Variance application for a 50% parking reduction - The trail feature along Rainbow will be increased to 25' in width to allow horse path per City approval - Parking lot light will be low-intensity, downward-directed fixtures with the height of the fixtures as low as the City will allow - The applicant will request that there be no street lighting (rural standards), subject to Public Works and City approval - The applicant will attempt to architecturally reduce the massing of the community center/recreation center - Any change in use will require a full public hearing/notification process
--	---

Details of Application Request**Site Area**

Gross Acres	15.05
Net Acres	14.80

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Homeless Shelter	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) land use designation]
North	Single-Family Residential	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
South	Undeveloped	Clark County (RNP)	Clark County
East	Undeveloped	Clark County (RE) and (RNP)	Clark County
West	Orchard	Clark County (RE)	Clark County

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

DEVELOPMENT STANDARDS

Per Title 19.06 the following Development Standards are proposed:

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	655,314 SF	Y
Min. Lot Width	993 Feet	Y
Min. Setbacks		
• Front	20 Feet	Y
• Side	56 Feet	Y
• Corner	53 Feet	Y
• Rear	N/A	N/A
Min. Distance Between Buildings	14 Feet	Y
Max. Lot Coverage	15.9 %	Y
Max. Building Height	35 Feet	Y
Trash Enclosure	Two	Y
Mech. Equipment	Screened	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
U (Undeveloped) [DR (Desert Rural Density Residential) land use designation]	2.49 Units Per Acre	37 Units under the current designation	PD (Planned Development)	8 Units Per Acre	PCD (Planned Community Development)	8 Units Per Acre 120 units under the proposed designation

<i>Landscaping and Open Space Standards</i>		
<i>Standards</i>	<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	
Parking Area	42 Trees	N
Buffer:	59 Trees	N
Min. Trees	Zero Trees	N
TOTAL	101 Trees	N
Min. Zone Width	10 Feet	Y
	8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Assisted Living	56 Units	1 Space per 3 Residents	19				
Residence	4 Units	2 Spaces per Unit	8				
Community Recreational Facility and Additional Uses	83,681 SF	1:200	419				
Subtotal			446	9	533	9	Y
TOTAL			446		533		Y

ANALYSIS

The PD (Planned Development) District is intended to be a flexible district which may be applied to individual properties, larger planning areas or areas with multiple properties for redevelopment, economic development and cultural enrichment. The PD (Planned Development) District may be used for office, retail, entertainment or commercial uses or for mixed-use developments where commercial and residential uses are combined. The PD (Planned Development) District is further intended to buffer small infill tracts and adjacent uses, encourage the conservation of open space, promote creative site arrangements, preserve prominent natural features, provide for the efficient development of large tracts for multiple uses, and provide for development which enhances neighborhood areas. The minimum size of tract eligible for PD designation is five acres.

The proposed development does not meet many of these criteria. The project is out of character with the area due to its large scale and commercial nature. Despite not being open to the public, the proposed development will create an increased traffic flow that will be inconsistent with the surrounding neighborhood. The existing buildings on the site are small ranch style homes and are clustered in a similar manner to the surrounding development. The proposed structures are much larger, resembling a large apartment building and commercial center. The project is inappropriate for this location and will not enhance the surrounding single-family residential development.

The development standards within the development agreement mostly comply with Title 19 development standards for similar type development. However, the parking section allows non-paved surfaces to be used for the overflow parking lot. Staff cannot support this request as there are potential hazards such as dust that could result from the use of this material. It is noted that the applicant is intending to use this parking lot for overflow and "special vent" parking. The applicant has not stated what a special event would consist of or how often these events would occur.

It is noted that modifications are required to the development agreement in order to bring it into compliance with the submitted plans and elevations. Section 4.1 shall be modified to eliminate the sentence that states: "Any portion of a building over 35 feet in height shall be setback an additional one-foot for each foot of height in excess of 35 feet." This is required as the applicant has agreed to a maximum building height of 35 feet and this language is not necessary and causes confusion. Also Section 5.3 shall be modified to eliminate #2 that states "The Community/Recreation Building shall not exceed 55 feet in height" Again the applicant has agreed to a maximum height off 35 feet and this is an incorrect statement. Elevations show building heights with a 35-foot maximum height.

FINDINGS

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

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

The PCD (Planned Community Development) land use designation is intended to be used primarily for residential development. This land use designation is also intended to be used for commercial, public facilities and office developments when the development is used as a buffer. The proposed development does not meet the intent of the PCD land use designation. The project is a large scale development located in a primarily single-family residential neighborhood. As the project does not meet the intent of the General Plan, denial of this request is recommended.

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

As this is a Planned Development all uses must be called out in the Development Agreement. The proposed uses are listed in section 3.4 of the New Vista Community Master Development Plan and Development Standards. The surrounding neighborhood is primarily single-family residential development. The uses associated with the community recreational facility are commercial in nature, even though they are not open to the general public. The scale of the project is also out of character with the area. The proposed development is not considered compatible with the surrounding land uses and zoning districts.

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

Growth and development factors in the community do not indicate the need for or appropriateness of the rezoning. The development would be better located in an area that is not primarily single-family residential.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

The site gains access from Grand Teton Drive a 120-foot Parkway Arterial. This street will provide adequate access to and from the proposed development. A secondary point of ingress/egress is provided from Rainbow Boulevard. This access point is proposed to be gated and will only be used for special events.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 138 by Planning Department

APPROVALS 0

PROTESTS 0





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-16580** APN: 125-15-501-002

Name of Property Owner: NEW VISTA RANCH, INC.

Name of Applicant: JOHN DAVID BURKE ARCHITECT

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: SAMUEL DUNNAN, PLANNING COMMISSIONER

Partner(s): JOHN DAVID BURKE, EXAD INVESTMENTS, LLC

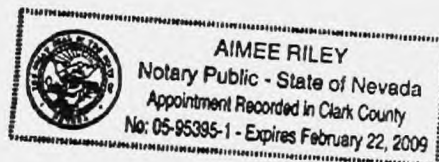
APN: 162-32-202-009

Signature of Property Owner: JOHN DAVID BURKE, MANAGING PARTNER
Print Name: EXAD INVESTMENTS, LLC

Subscribed and sworn before me

This 6th day of September, 2006

Aimee Riley
Notary Public in and for said County and State





Gilcrease
Orchards

1 CONCEPTUAL SITE & LANDSCAPING PLAN
SCALE: 1" = 60'-0"

KEYNOTES

- 1 4'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF STEEL TUBES GATES WITH STAMPED METAL BACKING AND LIFT FOR LOCK/LATCH
- 2 2" A.C. PAVING
- 3 LANDSCAPED AREA - BY OTHERS
- 4 SIDEWALK CURB & GUTTER
- 5 4" CONCRETE SIDEWALK W/ROCKSALT FINISH
- 6 FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
- 7 HANDICAP ACCESSIBLE
- 8 HANDICAP ACCESSIBLE ROUTE
- 9 DECORATIVE 4" FENCE/WALL
- 10 DECORATIVE AUTOMATIC GATES
- 11 DECORATIVE MAIN GATE
- 12 15' x 27' LOADING ZONE

PROJECT DATA

EXISTING ZONING: GP-DRU ZONING
REQUIRED ZONING: GP-LVD ZONING
EXISTING USE: RESIDENTIAL HOUSING
PROPOSED USE: ASSISTED LIVING COMMUNITY RECREATIONAL CENTER

AREA SUMMARY:

	AREA
ASSISTED LIVING APARTMENTS	42,112 S.F.
EXISTING RESIDENTIAL HOUSING	9,909 S.F.
COMMUNITY REC. CENTER	71,000 S.F.
NON-BUSINESS WORKSHOP	18,242 S.F.
TOTAL BUILDING AREA	141,263 S.F.

PARKING SUMMARY:

	FACTOR	REQ. SPS
SENIORE CITIZEN APP.	1/UNIT = 1 GUESTS/5 UNITS	54
RESIDENTIAL HOUSING:	30/UNIT	6
COMMUNITY REC. CENTER	1/1000 GFA	366
NON-BUSINESS WORKSHOP	1/1250 GFA	41
TOTAL PARKING REQUIREMENTS		487

PARKING PROVIDED: 531 SPACES
(24) STANDARD SPACES
(207) NON-STANDARD SPACES

TOTAL SITE AREA: 655,314 S.F. (15.85 A.C.) - net
775,395 S.F. (17.81 A.C.) - gross

BUILDING FOOTPRINT: 104,249 S.F.
BUILDING COVERAGE: 11.9%

APR 125-155-01-002

LOCATION



DECLAYED
OCT 30 2006

GPA-16578 ZON-16580
SDR-16581 11/16/06 PC
REVISED

revisions
A1

john
dole
dunc. arched
1411 W. ORCHARD RD. PHOENIX, ARIZONA 85015-1411

New Vista Community
Assisted Living Residential Units/
Community & Recreational Center
City of Las Vegas Nevada

19924
proj. no. 1001
dwn. by
ckd. by

sheet no. A1



September 5, 2006

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter – General Plan Amendment – DR to PCD
Zone Change – U to PD
Site Plan Development Review
Variance to reduce required parking

New Vista Community
Assisted Living Apartments
Community and Recreation Center
SW corner Rainbow and Grand Teton
Tax Assessor's Parcel No.: 125-15-501-002

Overview

The plans and documents we are submitting today for your review depict proposed assisted living apartments (56 units) and a proposed community/recreation center. This is a 15.05 net acre, 17.81 gross acre site on the southwest corner of Rainbow Boulevard and Grand Teton Drive in the City of Las Vegas.

General Plan Amendment (DR to PCD) and Rezone (U to PD)

This is a request to amend the General Plan from DR (Desert Rural – 2 residential units per acre) to PCD (Planned Commercial District) and rezone from district U (Undeveloped) to PD (Planned Development). The range of uses being requested (see section 3.4 of the "Master Development Plan Document" for full description) requires the PD rezone and the PCD General Plan designation. The density of residential units being requested is 4.93 DUA.

Per the intent of the PD zoning district and PCD General Plan designation, the goals of this project are to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The General Plan Amendment of property to the PCD

ZON-16580
11/16/06 PC

designation and the PD zoning may be deemed appropriate if the development if the development proposed can accomplish one or more of the following goals:

1. **Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.**
2. **Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.**
3. **Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.**
4. **Promoting or allowing development to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.**
5. **Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.**
6. **Encouraging area sensitive site planning and design.**

Contribution to the health, safety and general welfare of the community and providing development, which is compatible with the City's goals and objectives

We believe these goals will be met by the proposed project as described in the "Master Development Plan Document".

Site Plan Development Review

The documents submitted depict a one and two story residential project with community and recreational facilities. All of the buildings are designed with consistent "Western" detail –

- | | | |
|----|-----------------|---|
| 1. | Exterior Walls: | Stucco, Stone veneer, Painted concrete tilt-up walls,
Split face masonry |
| 2. | Glazing: | Green reflective/tinted glass |
| 3. | Roofing: | Existing sloped roofs are to remain as is
New sloped roofs to be concrete tile
New flat roof are to be built-up roofing |

**11/16/06 PC
ZON-16580**

Page 3 of 3

All setbacks and design criteria are further described in the "Master Development Plan Document". There will be approximately half of the site fully landscaped with a desert tolerant plant palette. The project presents an attractive, consistent residential style that is appropriate to the neighborhood.

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

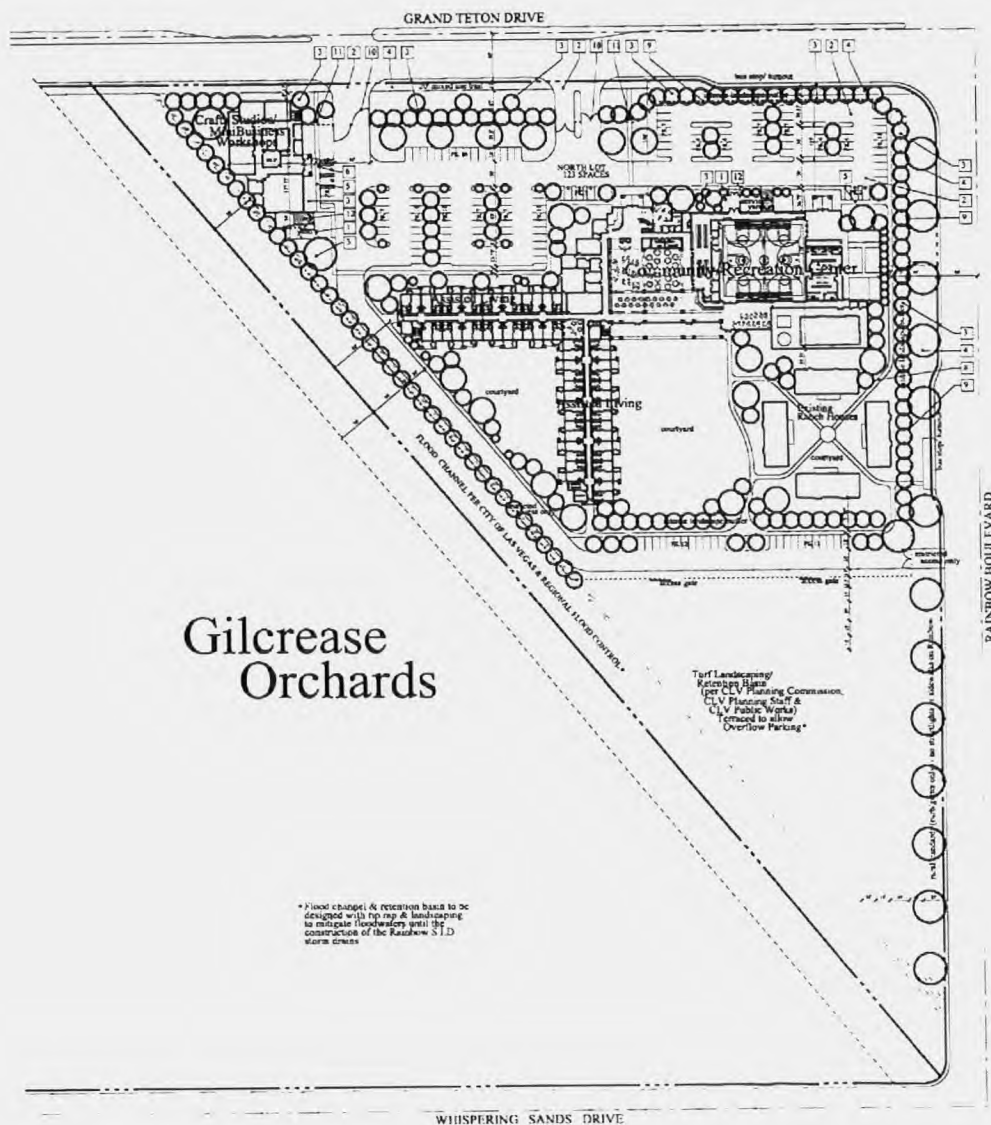
We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, ARCHITECT

11/16/06 PC
ZON-16580



Gilcrease Orchards

* Flood channel & recreation basin to be designed with topography & landscaping to mitigate floodwaters until the construction of the Rainbow S.T.D. storm channel

Turf Landscaping/Recreation Area
(per CLV Planning Commission, CLV Planning Staff & CLV Public Works)
(enclosed to allow overflow parking)

RAINBOW BOULEVARD

WHISPERING SANDS DRIVE

1

CONCEPTUAL SITE & LANDSCAPING PLAN

SCALE: 1" = 647'-0"

ZON-16580

02-07-07 CC

KEYNOTES

#	description
1	1'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF STEEL TUMB GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCK/LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	SIDEWALK CURB & GUTTER
5	4" CONCRETE SIDEWALK W/BOCKALTY FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS ASIDE
8	HANDICAP ACCESSIBLE ROUTE
9	DECORATIVE FENCE/WALL
10	DECORATIVE AUTOMATIC GATES
11	DECORATIVE MAIN GATE
12	15' x 25' LOADING ZONE

PROJECT DATA

EXISTING ZONING:	GP-DLU ZONING
REQUIRED ZONING:	GP-LPD ZONING
EXISTING USE:	RESIDENTIAL HOUSING
PROPOSED USE:	ASSISTED LIVING/COMMUNITY RECREATIONAL CENTER

AREA SUMMARY:

	AREA
EXISTING LIVING APARTMENTS:	49,112 S.F.
EXISTING RESIDENTIAL HOUSING:	9,905 S.F.
COMMUNITY REC. CENTER:	7,428 S.F.
MINI-BUSINESS/WORKSHOP:	18,741 S.F.
TOTAL BUILDING AREA:	142,815 S.F.

PARKING SUMMARY:

	FACTOR	0.85
SENIOR CITIZEN APPT.	1 UNIT TO 100 UNITS	8
RESIDENTIAL HOUSING:	25/UNIT	8
COMMUNITY REC. CENTER:	1/200 GFA	339
MINI-BUSINESS/WORKSHOP:	1/250 GFA	43
TOTAL PARKING REQUIRED:		478

PARKING PROVIDED: 147 STANDARD SPACES (PER CITY OF LAS VEGAS PLANNING COMMISSION)

TOTAL SITE AREA: 655,214 S.F. (15.20 A.C.) - net
771,989 S.F. (17.81 A.C.) - gross

BUILDING COVERAGE: 21.7%

APN: 125-155-01-002

LOCATION



revisions

john burke architects

3411 W. OCEAN BLVD. SUITE 100 LAS VEGAS, NV 89102-4854

New Vista Community
Assisted Living Residential Units/
Community & Recreational Center
City of Las Vegas
Nevada

date: 1/17/06
proj. no.: 2045
drawn by: [signature]
checked by: [signature]

sheet no.: A1

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

Nov 12 06 03:50p

Don & Linda Sanborn

702-253-1589

p. 1

November 9, 2006

Councilman Steven D. Ross
City Hall - 10th floor
400 Stewart Ave
Las Vegas, NV 89101

NEW VISTA COMMUNITY EXPANSION - YES!

Via fax:
702-464-2556

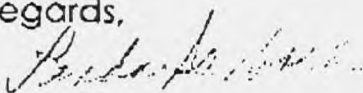
Dear Councilman Ross,

We are parents of a resident at New Vista Ranch, on 7875 North Rainbow Blvd in Ward 6. We are writing to you in support of the New Vista Community expansion plans. New Vista has had a facility in that neighborhood since 1984 providing an independent living facility for the disabled.

They are now ready to expand their facilities providing a much-needed service to the disabled community both young and old.

I strongly urge you to support their application for a zone change being heard by the Las Vegas City Planning Commission on November 16th.

Regards,



Linda J. Sanborn
10243 Andante Court
Las Vegas, NV 89135

Submitted after final agenda

11/13/06 #12

November 13, 2006

Councilman Steven D. Ross
City Hall, Tenth Floor
400 Stewart Ave
Las Vegas, NV 89101

RE: NEW VISTA COMMUNITY EXPANSION

Via fax: 702-464-2556

Dear Councilman,

I am a friend of the parents of a resident at New Vista Ranch, on 7875 North Rainbow Blvd in Ward 6. I am writing to you in support of the New Vista Community expansion plans. New Vista has had a facility in that neighborhood since 1984 providing an independent living facility for the disabled.

They are now ready to expand their facilities providing a much-needed service to the disabled community both young and old.

I strongly urge you to support their application for a zone change being heard by the Las Vegas City Planning Commission on November 16th.

Regards,

Jinny Schilling
4445 Regalo Bello St.
LV NV 89135

November 11, 2006

Councilman Steven D. Ross
City Hall, Tenth Floor
400 Stewart Ave
Las Vegas, NV 89101

NEW VISTA COMMUNITY EXPANSION - YES!

Via fax: 702-464-2556

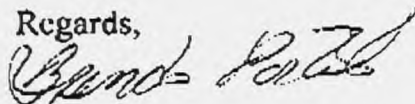
Dear Councilman,

I am a friend of the parents of a resident at New Vista Ranch, on 7875 North Rainbow Blvd in Ward 6. I am writing to you in support of the New Vista Community expansion plans. New Vista has had a facility in that neighborhood since 1984 providing an independent living facility for the disabled.

They are now ready to expand their facilities providing a much-needed service to the disabled community both young and old.

I strongly urge you to support their application for a zone change being heard by the Las Vegas City Planning Commission on November 16th.

Regards,



Brenda Portela
7500 Mountain Quail
Las Vegas, NV. 89131

November 13, 2006

Councilman Steven D. Ross
City Hall, Tenth Floor
400 Stewart Ave
Las Vegas, NV 89101

Via fax: 702-464-2556

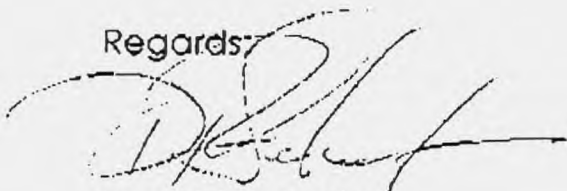
Dear Councilman,

I am a step-parent of a disabled adult living at New Vista Ranch in your Ward. I would very much appreciate your support of their expansion plans. New Vista has provided an independent living facility for the disabled since 1984.

They are now ready to expand their facilities providing a much-needed service to the disabled community both young and old.

I strongly urge you to support their Zone Change Application that will be heard by the Las Vegas City Planning Commission on November 16th.

Regards:



Donald R. Sanborn
10243 Andante Ct
Las Vegas, NV 89135

11.13.06

Dear Council Members:

I am the sibling of a resident of New Vista Ranch. My sister, Melissa Lofchie, is 31. She has been fortunate to have lived there for two years. She works off-site during the day at Opportunity Village.

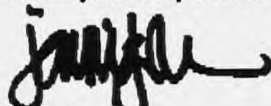
Thanks are due to the individuals who have taken on the building of such facilities. Not only do residential living facilities for the handicapped help the individual foster an independent lifestyle and feeling of self worth, but they ease the burden on the state to manage their care and provide such opportunities. It is not an easy task to provide clean, safe and properly supervised housing for challenged individuals.

The expansion of the New Vista Ranch campus to include a facility that can care for Melissa as she grows older is very important. If we do not allow such places to grow and succeed, where will these special citizens go?

We are striving to get the funds through our capital campaign drive; the land is in place through a generous land grant many years ago. The fact that the neighborhood has expanded rapidly, around New Vista Ranch, and the "new" residents don't want our handicapped family members lowering property values is a sad statement on our inclusion policies for the retarded. PLEASE help this cause and let us protect our children and give them a future as elderly citizens.

The core issue here must be decided from a humanitarian perspective, not a fiscal one. This is bigger than "property values", it is "people values".

Thank you for your consideration,



Jennifer Sher
9121 Eagle Hills Drive
Las Vegas, NV 89134

November 9, 2006

Councilman Steven D. Ross
City Hall, Tenth Floor
400 Stewart Ave
Las Vegas, NV 89101

Via fax: 702-464-2556

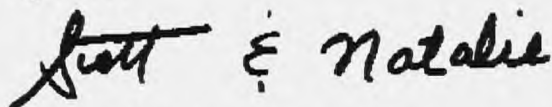
Dear Councilman Ross,

We are residents of Ward 6 and are writing to you in support of the New Vista Community expansion plans. New Vista has had a facility in our neighborhood since 1984 providing an independent living facility for the disabled.

They are now ready to expand their facilities providing a much-needed service to the disabled community both young and old.

I strongly urge you to support their application for a zone change being heard by the Las Vegas City Planning Commission on November 16th.

Regards,



Scott & Natalie Gingerich
7253 Lansbrook Avenue
Las Vegas, NV 89131
702-270-0131

submitted after final agenda

Date 11/16/06 Item #12

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT REVIEW RELATED TO GPA-16578 AND ZON-16580

SDR-16581 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT: JOHN DAVID BURKE ARCHITECT - OWNER: NEW VISTA RANCH, INC. - Request for a Site Development Review FOR A PROPOSED TWO-STORY, 56-UNIT ASSISTED LIVING APARTMENT DEVELOPMENT WITH A 43,283 SQUARE-FOOT COMMERCIAL AMUSEMENT/RECREATION (INDOOR) FACILITY, 3,024 SQUARE FEET OF MEDICAL OFFICE SPACE, AND 1,382 SQUARE FEET OF RETAIL SPACE on 15.05 acres at 7875 North Rainbow Boulevard (APN 125-15-501-002), U (Undeveloped) Zone [DR (Desert Rural Density Residential) Master Plan Designation] [PROPOSED: PCD (Planned Community Development) General Plan Designation] [PROPOSED: PD (Planned Development) Zone] Ward 6 (Ross). NOTE: NEW VISTA RANCH, INC. IS THE APPLICANT/OWNER. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

6

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised plans submitted 01-17-07

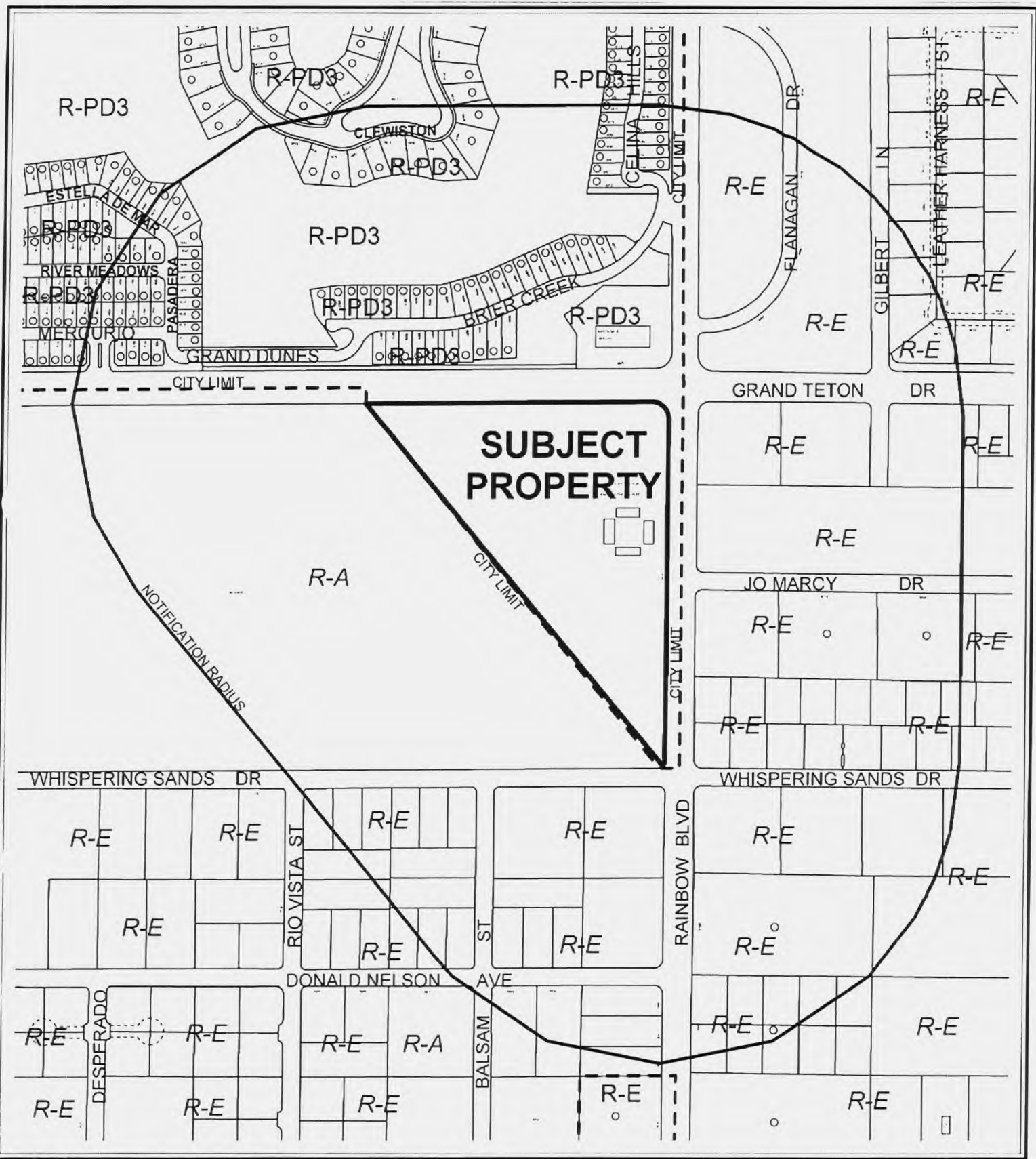
Motion made by STEVEN D. ROSS to Approve Subject to Conditions

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

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

Minutes:

See Item 95 for related discussion and backup.



CASE: **SDR-16581**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [DR (DESERT RURAL DENSITY RESIDENTIAL) GENERAL PLAN LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

P-C (PLANNED COMMUNITY)

AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - SDR-16581 – APPLICANT/OWNER: NEW VISTA RANCH, INC.

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

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (6-0-1/sd vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-16578) and Rezoning (ZON-16580) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/30/06, except as amended by conditions herein.
4. The Site Plan must incorporate the amended design standards set forth in the zoning
5. The site plan shall be revised in accordance with the master development and standards agreement as approved
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: The applicant shall provide an additional 47 trees in the parking lot area; an additional 50 trees in the perimeter landscape buffer along the right-of-way; and an additional 54 trees in an eight-foot wide landscape buffer along the eastern edge of the flood control channel.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. Landscape and maintain all unimproved rights-of-way, if any, on Grand Teton Drive and Rainbow Boulevard adjacent to this site.
17. Submit an Encroachment Agreement for all landscaping, if any, located in the Grand Teton Drive and Rainbow Boulevard public rights-of-way adjacent to this site prior to occupancy of this site.
18. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
20. Site development to comply with all applicable conditions of approval for ZON-16580 and all other applicable site-related actions.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed development will consist of a 56-unit assisted living complex attached to a large community recreation facility. The overall floor area of the entire development is proposed to be 143,498 square feet. The community recreational facility will consist of several uses including a pool, gymnasium, snack bar, banquet facility, beauty salon, and a craft shop and would be used by the residents of this assisted living facility and which are to be used by the residents of other similar facilities operated by the same group. This facility would not be open to the general public.

The proposed development is considered inappropriate for the area as it is out of scale with surrounding development. The facility would generate a large amount of traffic. The surrounding area is primarily single-family residential and this facility would have similar characteristics to that of a commercial development. Denial of this project is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
11/16/06	The Planning Commission recommended approval of companion items GPA-16578 and ZON-16580 concurrently with this application.
11/16/06	The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Agenda Item #13/ng).
<i>Related Building Permits/Business Licenses</i>	
There is an active business license on the property for a homeless shelter/rescue mission.	
<i>Pre-Application Meeting</i>	
06/01/06	A pre-application meeting was held. It was noted that a drainage study, off-site improvements, and a neighborhood meeting would be required. Trails may be required.
<i>Neighborhood Meeting</i>	
09/26/06	A neighborhood meeting was held at Silverstone Golf Club, 8600 Cupp Drive, Las Vegas, Nevada. In attendance were five members of the applicant's team, a Council liaison, one staff member, and 17 members of the public. The following concerns were raised: • There should be no retail or commercial uses on the site • The facilities should not be rented to the general public • Financial support for the facility (and whether they would need to add commercial uses to support the operating costs of the facilities) • The height of the structures are excessive and don't fit in with the rural neighborhood

	- Concerns about the number of driveways/traffic on Rainbow - Residents would prefer to see the number of parking spaces reduced - The parking lot shouldn't be paved - it should be left in a natural state so that it blends in with the rural character of the neighborhood - Concerns about drainage across the site and the existing drainage problems at Rainbow and Whispering Sands The applicant agreed to the following: - Only the gym will be 35' high; all other structures will be under 30' high - Buildings will have a residential appearance - Main access to the site will be from Grand Teton, with overflow access from Rainbow - The applicant will submit a Variance application for a 50% parking reduction - The trail feature along Rainbow will be increased to 25' in width to allow horse path per City approval - Parking lot light will be low-intensity, downward-directed fixtures with the height of the fixtures as low as the City will allow - The applicant will request that there be no street lighting (rural standards), subject to Public Works and City approval - The applicant will attempt to architecturally reduce the massing of the community center/recreation center - Any change in use will require a full public hearing/notification process
--	---

Details of Application Request

Site Area

Gross Acres 15.05

Net Acres 14.80

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Homeless Shelter	DR (Desert Rural Density Residential)	U (Undeveloped) [DR (Desert Rural Density Residential) land use designation]
North	Single-Family Residential	PCD (Planned Community Development)	R-PD3 (Residential Planned Development – 3 Units Per Acre)
South	Undeveloped	Clark County (RNP)	Clark County
East	Undeveloped	Clark County (RE) and (RNP)	Clark County
West	Orchard	Clark County (RE)	Clark County

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

DEVELOPMENT STANDARDS

Per Title 19.06 the following Development Standards are proposed:

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	655,314 SF	Y
Min. Lot Width	993 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	20 Feet 56 Feet 53 Feet N/A	Y Y Y N/A
Min. Distance Between Buildings	14 Feet	Y
Max. Lot Coverage	15.9 %	Y
Max. Building Height	35 Feet	Y
Trash Enclosure	Two	Y
Mech. Equipment	Screened	Y

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
U (Undeveloped) [DR (Desert Rural Density Residential) land use designation]	2.49 Units Per Acre	37 Units under the current designation	PD (Planned Development)	8 Units Per Acre	PCD (Planned Community Development)	8 Units Per Acre 120 units under the proposed designation

Landscaping and Open Space Standards		
Standards	Provided	Compliance
	Ratio	
Parking Area	42 Trees	N
Buffer:	59 Trees	N
Min. Trees	Zero Trees	N
TOTAL	101 Trees	N
Min. Zone Width	10 Feet	Y
	8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Assisted Living	56 Units	1 Space per 3 Residents	19				
Residence	4 Units	2 Spaces per Unit	8				
Community Recreational Facility and Additional Uses	83,681 SF	1:200	419				
Subtotal			446	9	533	9	Y
TOTAL			446		533*		Y

* The parking lot will consist of 290 spaces with a chat surface. Per Title 19.10 these are not typically counted toward the total parking as the surface is not paved. However, the applicant has requested this surface as part of their development agreement. Staff does not support this request.

ANALYSIS

The proposed planned development calls for a 56-unit assisted living complex and a large community recreational facility. The community recreational facility will have several uses including a gymnasium (10,796 SF), pool with a snack bar and locker rooms (19,876 SF), craft studio (10,582 SF), beauty salon (1,154 SF), medical and corporate offices (16,609 SF). The total floor area of the buildings will be 143,498 square feet. The applicant has stated in their development agreement that the site is not open to the general public.

The proposed development requires several revisions to the landscape plan. There shall be no landscaping permitted in the 50-foot flood control channel at the request of Flood Control and the Department of Public Works. If approved conditions have been added requesting the applicant provide additional trees in the parking lot area to meet Title 19.12 requirements. Trees shall be added along the entire perimeter adjacent to the right-of-way, placed 20 feet on center. An eight-foot wide landscape buffer shall be provided along the eastern edge of the flood control channel, this buffer shall contain trees placed 30 feet on center.

The proposed development will consist of stucco cultured stone, and a metal roof. The color palate includes white/off white stucco with custard, rose, and hemlock green accents. These materials and colors are acceptable for the area and the City of Las Vegas.

The proposed project is situated in an area that is primarily single-family residential development. A development of this magnitude is considered inappropriate for the area. There will be a significant effect on the area in terms of increased traffic and the sheer size of the development in relation to surrounding development. The proposal calls for 54 percent of the parking to be on a chat surface. Although this is overflow parking, this is not supported as during the special events there would be a large amount of traffic flow on this surface and the potential for dust problems would be an issue.

FINDINGS

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

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

The proposed development is considerably larger and more intense than any other development in the vicinity. The surrounding neighborhood is primarily single-family residential development and the addition of a 56-unit assisted living center and a large community recreational facility is considered out of character with the area.

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

The proposed development requires General Plan Amendment and Rezoning applications and does not meet the intent of the General Plan. Additionally the project does not meet landscaping requirements as designed. Conditions of approval have been added regarding the landscaping. It is also noted that a development of this nature that is not located in a PD (Planned Development) District would not be permitted to use a non-paved surface for the majority of its parking lot area.

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

The site gains access from Grand Teton Drive a 120-foot Parkway Arterial. This street will provide adequate access to and from the proposed development. A secondary point of ingress/egress is provided from Rainbow Boulevard. This access point is proposed to be gated and will only be used for special events.

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

Building materials will include stucco and stone. These materials are appropriate for the area and the City of Las Vegas. Landscape materials will include trees and shrubs that meet City of Las Vegas requirements.

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

Building elevations show structures with a maximum height of 35 feet. The architectural design is intended to be reminiscent of the "Colorado Rockies Western" area. While the design of the project will be aesthetically pleasing it is noted that the sheer mass of the buildings is out of scale with development in the area and is considered inappropriate.

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

The proposed development would not endanger the public health or the general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 138 by Planning Department

APPROVALS 0

PROTESTS 0





Gilcrease
Orchards

1 CONCEPTUAL SITE & LANDSCAPING PLAN
SCALE: 1" = 60'-0"

KEYNOTES

#	description
1	4'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF 18" DIA. TUMING GATES WITH STAMPED METAL BACKING AND 1/2" PIN LOCK-ATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	SIDEWALK CURB & GUTTER
5	6" CONCRETE SIDEWALK WITH ROCKSALT FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS ARBLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECORATIVE 6' FENCE/WALL
10	DECORATIVE AUTOMATIC GATES
11	DECORATIVE MAIN GATE
12	15' x 20' LOADING ZONE

PROJECT DATA

EXISTING ZONING:	GP (GAL) ZONING
REQUIRED ZONING:	GP, LFD ZONING
EXISTING USE:	RESIDENTIAL HOUSING
PROPOSED USE:	ASSISTED LIVING COMMUNITY RECREATIONAL CENTER

AREA SUMMARY:	
	AREA
EXISTING LIVING APARTMENTS	47,312 S.F.
EXISTING RESIDENTIAL HOUSING	8,869 S.F.
COMMUNITY REC. CENTER	11,896 S.F.
MINI-BUSINESS/WORKSHOP	10,542 S.F.
TOTAL BUILDING AREA:	141,498 S.F.

PARKING SUMMARY:	
	FACTOR
SENIOR CITIZEN APT.	1/UNIT - 1 GUEST'S UNIT
RESIDENTIAL HOUSING	34/UNIT
COMMUNITY REC. CENTER	1/280 GFA
MINI-BUSINESS/WORKSHOP	1/250 GFA
TOTAL PARKING REQUIRED	481

PARKING PROVIDED:	535 SPACES (243 STANDARD SPACES) (292 NON-STANDARD SPACES)
TOTAL SITE AREA:	851,514 S.F. (15.91 A.C.) - net 775,999 S.F. (14.31 A.C.) - gross
BUILDING FOOTPRINT:	104,249 S.F.
BUILDING COVERAGE:	13.3%
APN#:	125-135-01-002

LOCATION



RECEIVED
OCT 30 2006

GPA-16578 ZON-16580
SDR-16581 11/16/06 PC

REVISED

REVISIONS

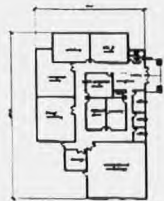
jon
dunne
architect

1415 W. 1000 PAVO RD. SUITE 100 LAS VEGAS, NV 89119 (702) 441-4141

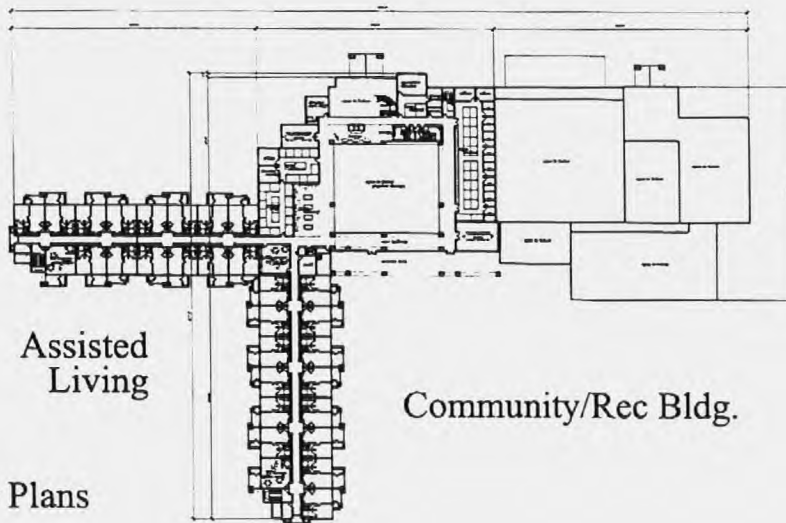
New Vista Community
Assisted Living Residential Unit
Community & Recreational Center
City of Las Vegas
Nevada

date
proj. no.
dwn. by
chkd. by

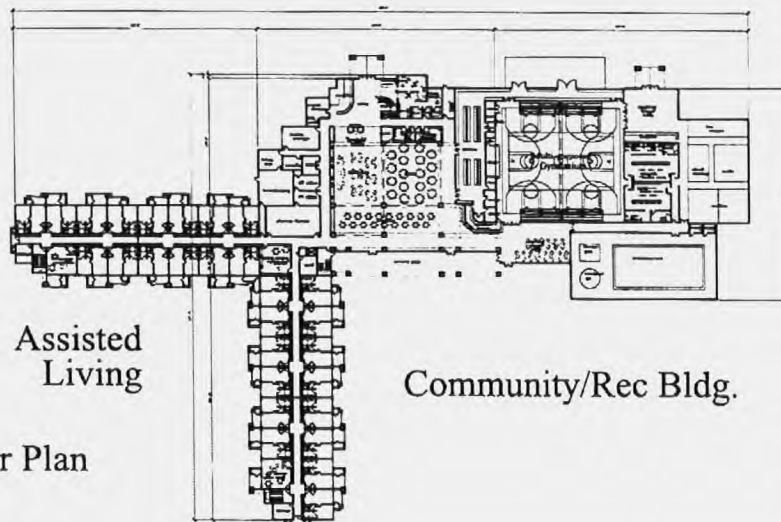
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A1



MiniBusiness Workshops



1st Floor Plans



2nd Floor Plan

1 FLOOR PLANS
SCALE: 1" = 40'-0"

Area Summary

AL: ASSISTED LIVING APARTMENTS (56 UNITS) 49,912 S.F.

WL: CRAFTS STUDIOS/ MiniBusiness Workshops 10,582 S.F.

1st FLOOR COMMUNITY/REC CENTER

A: LOBBY/ RECEPTION/DINING MULTI-PURPOSE/BREAKFAST 14,429 S.F.

B: BEAUTY SALON 1,154 S.F.

C: PHYSICAL THERAPY/OT/ HOUSEKEEPING/OFFICES 5,493 S.F.

D: KITCHEN 4,742 S.F.

E: MULTI-PURPOSE GYMNASIUM 10,796 S.F.

F: POOL/FITNESS/LOCKER ROOMS SNACK BAR/LOBBIES 19,876 S.F.

SUBTOTAL: 56,490 S.F.

2nd FLOOR COMMUNITY/REC CENTER

G: NURSING/CARE STAFF OFFICES 5,823 S.F.

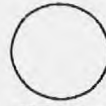
H: CORPORATE OFFICES 10,766 S.F.

SUBTOTAL: 16,609 S.F.

COMMUNITY/REC CENTER BLDG. TOTAL: 73,099 S.F.

GRAND TOTAL NEW BUILDING AREA: 133,593 S.F.

RECEIVED
OCT 30 2006



1411 W. GARDEN RD. #101 LAS VEGAS, NV 89102-1411

revisions
11/16/06

jon
danielle
burne
architect
1411 W. GARDEN RD. #101 LAS VEGAS, NV 89102-1411

1411 W. GARDEN RD. #101 LAS VEGAS, NV 89102-1411

New Vista Community
Assisted Living Residential Unit
Community & Recreational Center
City of Las Vegas Nevada

date
proj. no.
dwg. by
chgd. by

sheet no.
A2

GPA-16578 ZON-16580
SDR-16581 11/16/06 PC
REVISED

KEYNOTES

#	description
1	SYNTHETIC STUDCO PANEL SYSTEM GABRIELINO AND DE PLUMBING
2	ALUMINUM STORMDOOR DOOR ON WINDOW
3	COLORFUL STONE VENEER
4	STUCCO PANELS
5	STANDING SEAM METAL ROOF
6	DECORATIVE METAL RAILING
7	ROLL UP METAL DOOR



revisions

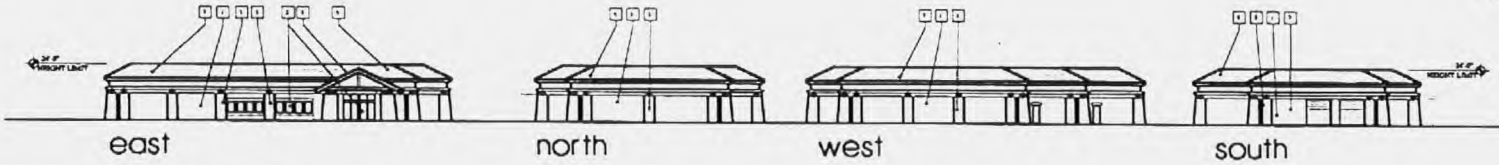
john
 adair
 durke, architect
 401 W. COLEMAN ROAD PMB 100 LAS VEGAS, NV 89104-1000



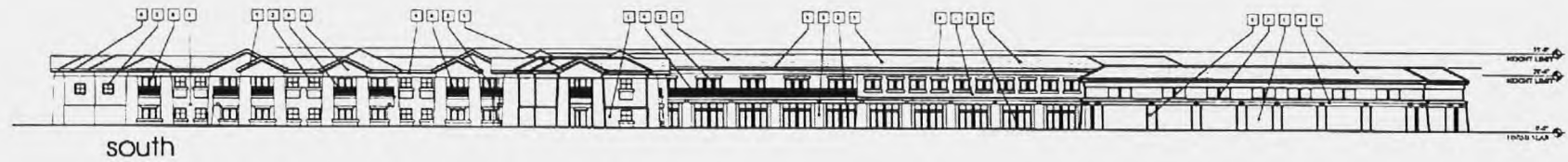
New Vista Community
 Assisted Living, Recreation Center
 Community & Recreational Center
 City of Las Vegas Nevada

date	10/10/06
proj. no.	11/16/06
drawn by	chd
checked by	chd

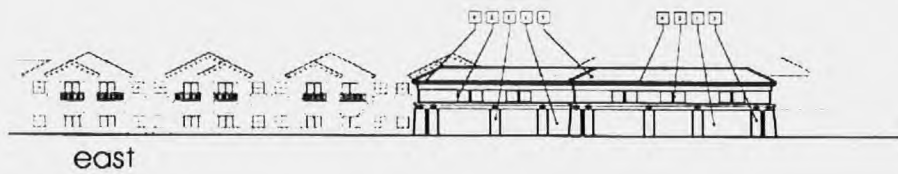
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 A3



MiniBusiness Workshops



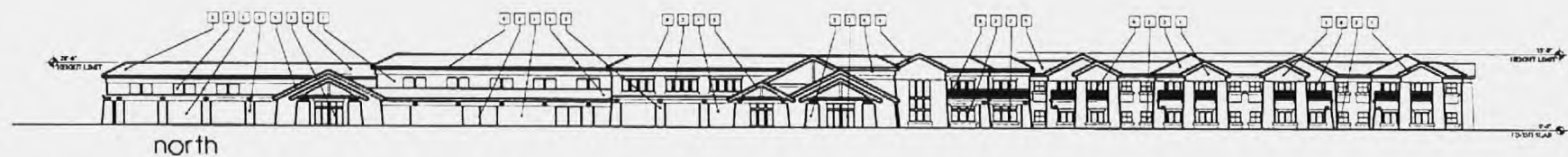
south



east



west



north

Community/Recreation Building & Assisted Living

1 ELEVATIONS
 SCALE: 1" = 20'-0"

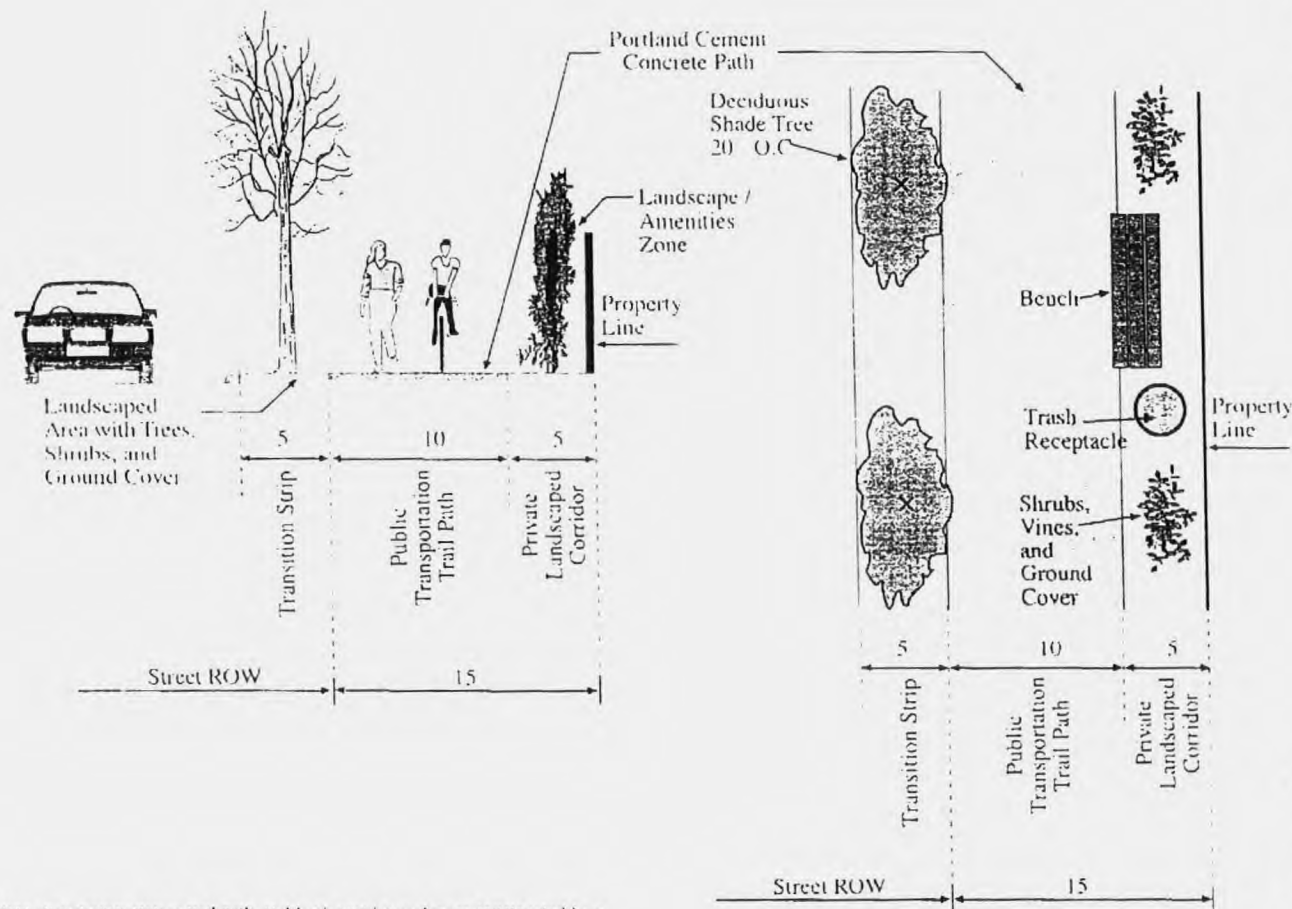
GPA-16578 ZON-16580 OCT 30 2006
 SDR-16581 11/16/06 PC

REVISED

Exhibit 1

Multi-Use Transportation Trail

Adopted January 16, 2002



Notes:

The transition strip, transportation trail path, and landscaped corridor are **constructed** by a developer, the landscaped corridor is established as a common lot and **owned** by an adjacent property owner or homeowners association, the transportation trail path is **dedicated** to the City, the transition strip, transportation trail path, and landscaped corridor are **maintained** by an adjacent maintenance or homeowners association.

SEP 27 2006

11/16/06 PC
GPA-16578 ZON-16580
SDR-16581 REVISED

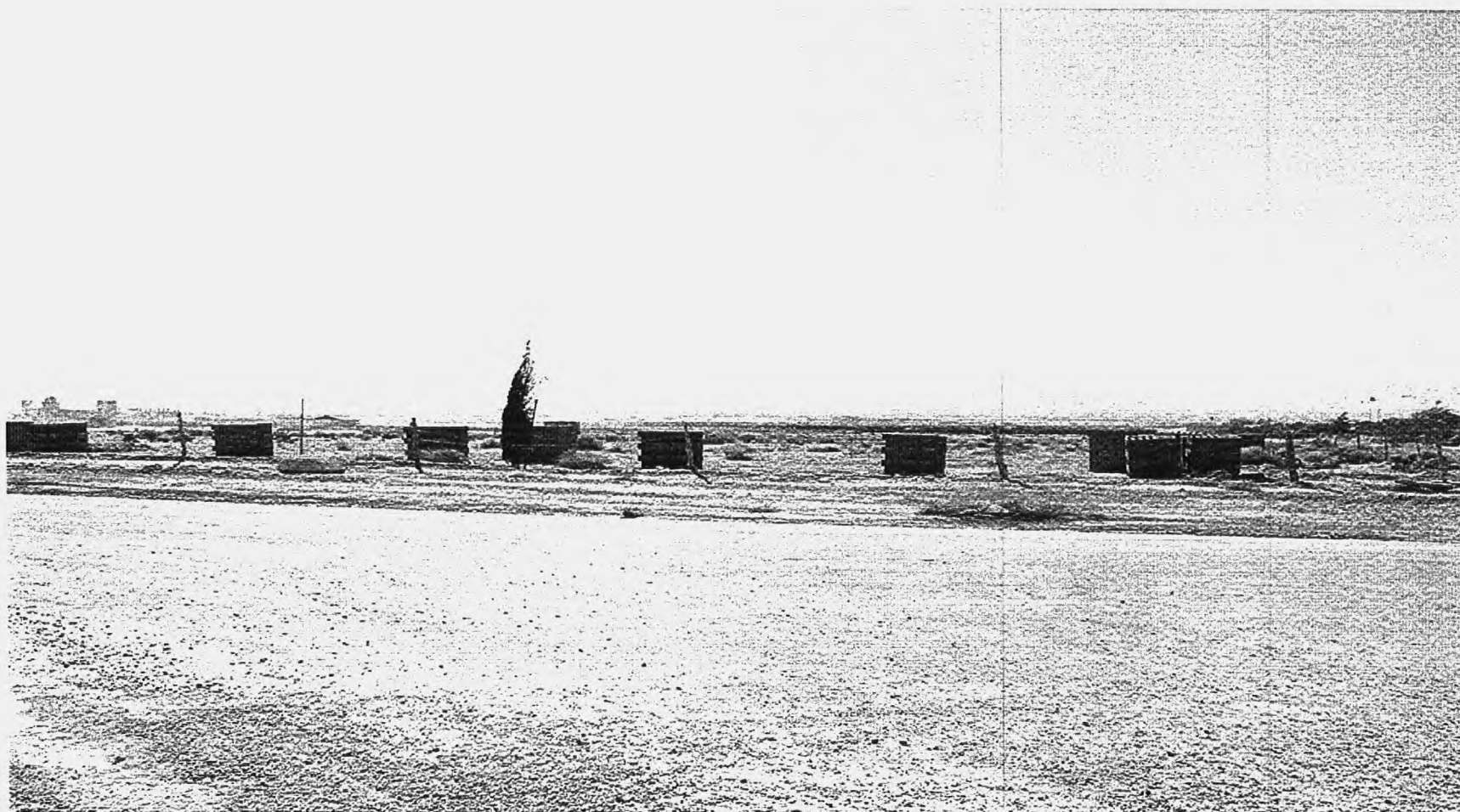
SDR 16581				
John David Burke Architect				
SWC Grand Teton & Rainbow				
Proposed 84.363 thousand square foot recreational/community center.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	84.363	22.88	1,930
AM Peak Hour			1.62	137
PM Peak Hour			1.64	138
(heaviest 60 minutes)				
Previous Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	ASSISTED LIVING [BEDS]	56	2.66	149
AM Peak Hour			0.14	8
PM Peak Hour			0.22	12
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	84.363		2,079
AM Peak Hour				145
PM Peak Hour				151
(heaviest 60 minutes)				
Existing traffic on all nearby streets: Counts not available for Rainbow Boulevard in this location				
Grand Teton Drive				
Average Daily Traffic (ADT)	5,437			
PM Peak Hour	435			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Grand Teton Drive	51700			
This project will add approximately 2,079 trips per day on Grand Teton and Rainbow. Note that this is based on the trip generation for a standard recreational community center. The actual proposed use is expected to				

generate substantially less traffic than shown. This will increase expected			
volumes by about 38 percent on Grand Teton. Grand Teton at about 11			
percent of capacity. Counts are not available for Rainbow in this vicinity,			
but it is believed to be under capacity.			
Based on Peak Hour use, this development will add roughly 151 additional			
cars into the area; which works out to about five every two minutes.			
Note that this report assumes all traffic from this development uses all named streets.			



GPA-16578, ZON-16580 & SDR-16581 - APPLICANT/OWNER: NEW VISTA RANCH, INC.
7875 NORTH RAINBOW BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/15/06



GPA-16578, ZON-16580 & SDR-16581 - APPLICANT/OWNER: NEW VISTA RANCH, INC.
7875 NORTH RAINBOW BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/15/06



GPA-16578, ZON-16580 & SDR-16581 - APPLICANT/OWNER: NEW VISTA RANCH, INC.
7875 NORTH RAINBOW BOULEVARD
NOVEMBER 16, 2006 PLANNING COMMISSION

09/15/06



September 5, 2006

**CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT**
731 South Fourth Street
Las Vegas, Nevada 89101

**Re: Justification Letter – General Plan Amendment – DR to PCD
Zone Change – U to PD
Site Plan Development Review
Variance to reduce required parking**

**New Vista Community
Assisted Living Apartments
Community and Recreation Center
SW corner Rainbow and Grand Teton
Tax Assessor's Parcel No.: 125-15-501-002**

Overview

The plans and documents we are submitting today for your review depict proposed assisted living apartments (56 units) and a proposed community/recreation center. This is a 15.05 net acre, 17.81 gross acre site on the southwest corner of Rainbow Boulevard and Grand Teton Drive in the City of Las Vegas.

General Plan Amendment (DR to PCD) and Rezone (U to PD)

The is a request to amend the General Plan from DR (Desert Rural – 2 residential units per acre) to PCD (Planned Commercial District) and rezone from district U (Undeveloped) to PD (Planned Development). The range of uses being requested (see section 3.4 of the “Master Development Plan Document” for full description) requires the PD rezone and the PCD General Plan designation. The density of residential units being requested is 4.93 DUA.

Per the intent of the PD zoning district and PCD General Plan designation, the goals of this project are to permit and encourage comprehensively planned developments whose purpose is redevelopment, economic development, cultural enrichment, or to provide a single purpose or multi-use planned development. The General Plan Amendment of property to the PCD

**SDR-16581
11/16/06 PC**

designation and the PD zoning may be deemed appropriate if the development if the development proposed can accomplish one or more of the following goals:

1. **Providing for an orderly and creative arrangement of land uses that are harmonious and beneficial to the community.**
2. **Providing for flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in zoning districts.**
3. **Providing for cultural, civic, educational, medical, religious or recreational facilities, or any combination thereof, in a planned or a unique setting and design.**
4. **Promoting or allowing development to occur in accordance with a uniform set of standards, which reflect the specific circumstances of the site.**
5. **Avoiding premature or inappropriate development that would result in incompatible uses or would create traffic and public service demands that exceed the capacity of existing or planned facilities.**
6. **Encouraging area sensitive site planning and design.**

Contribution to the health, safety and general welfare of the community and providing development, which is compatible with the City's goals and objectives

We believe these goals will be met by the proposed project as described in the "Master Development Plan Document".

Site Plan Development Review

The documents submitted depict a one and two story residential project with community and recreational facilities. All of the buildings are designed with consistent "Western" detail –

- | | | |
|----|-----------------|---|
| 1. | Exterior Walls: | Stucco, Stone veneer, Painted concrete tilt-up walls,
Split face masonry |
| 2. | Glazing: | Green reflective/tinted glass |
| 3. | Roofing: | Existing sloped roofs are to remain as is
New sloped roofs to be concrete tile
New flat roof are to be built-up roofing |

**SDR-16581
11/16/06 PC**

Page 3 of 3

All setbacks and design criteria are further described in the "Master Development Plan Document". There will be approximately half of the site fully landscaped with a desert tolerant plant palette. The project presents an attractive, consistent residential style that is appropriate to the neighborhood.

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code.

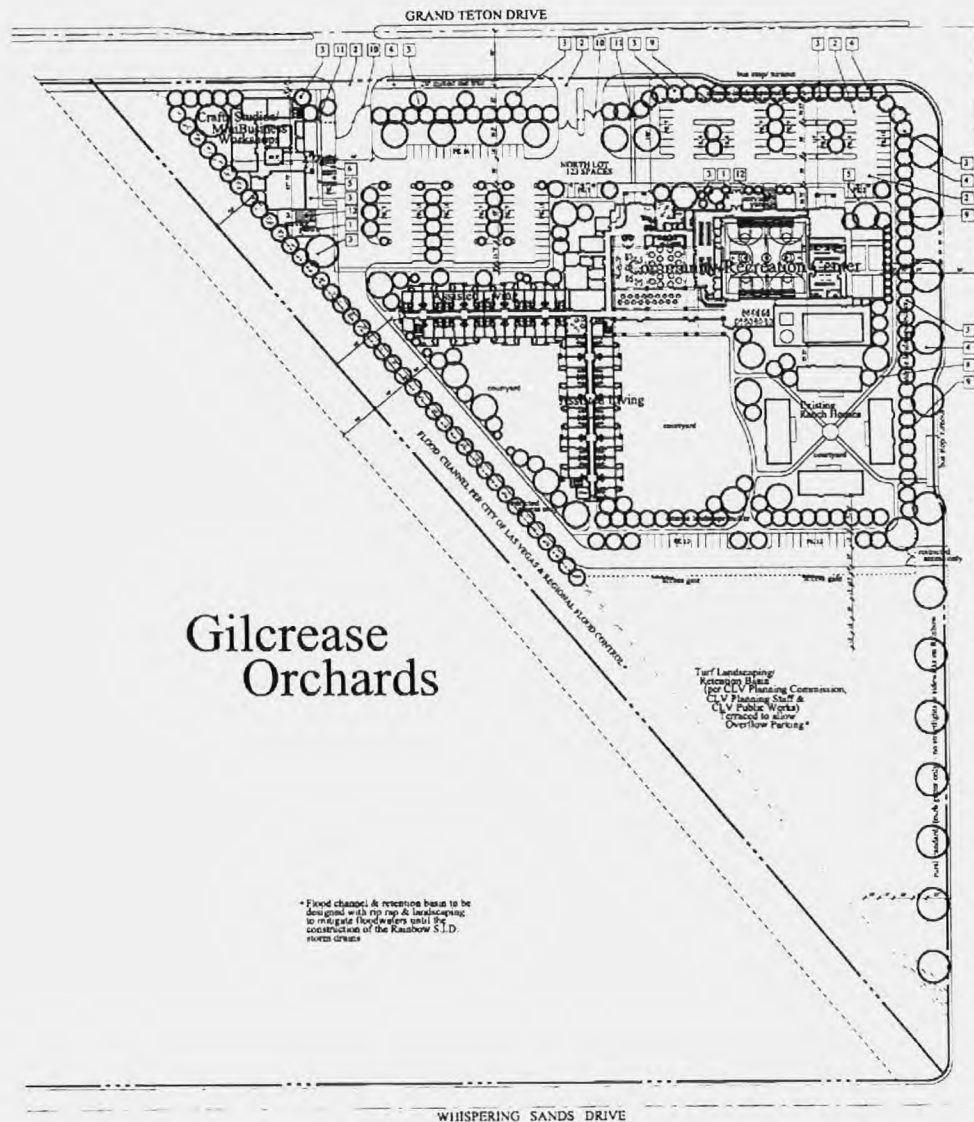
We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, ARCHITECT

**SDR-16581
11/16/06 PC**



Gilcrease Orchards

* Flood channels & retention basins to be designed with rip rap & landscaping to mitigate floodwaters until the construction of the Rainbow S.D. project is complete.

Turf Landscaping Retention Area (per C.V. Planning Commission, C.V. Planning Staff & C.V. Public Works) located to allow overflow parking.

RAINBOW BOULEVARD

WHISPERING SANDS DRIVE

GRAND TETON DRIVE

CONCEPTUAL SITE & LANDSCAPING PLAN

SCALE: 1" = 60'-0"

KEYNOTES

#	description
1	2" x 3" (100' LONG) x 18" (18" HIGH) TRASH ENCLOSURE WITH PAIR OF STEEL TUNE GATES WITH STAMPED METAL RACKING AND LIFT PIN LOCK/LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	SIDEWALK, CURB & GUTTER
5	4" CONCRETE SIDEWALK W/ROCKSALT FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS ASIDE
8	HANDICAP ACCESSIBLE ROUTE
9	DECORATIVE FENCE/WALL
10	DECORATIVE AUTOMATIC GATES
11	DECORATIVE MAIN GATE
12	17' x 25' LOADING DOCK

PROJECT DATA

EXISTING ZONING:	GP-DU ZONING
REQUIRED ZONING:	GP-LPD ZONING
EXISTING USE:	RESIDENTIAL HOUSING
PROPOSED USE:	ASSISTED LIVING/COMMUNITY RECREATIONAL CENTER

AREA SUMMARY:

	AREA
ASSISTED LIVING APARTMENTS:	49,512 S.F.
EXISTING RESIDENTIAL HOUSING:	9,961 S.F.
COMMUNITY REC. CENTER:	7,125 S.F.
MENT-BUSINESS/WORKSHOP:	10,962 S.F.
TOTAL BUILDING AREA:	142,821 S.F.

PARKING SUMMARY:

	FACTOR	NO.
SENIOR CITIZEN APT.	1.5/1000 GROSS UNITS	94
RESIDENTIAL HOUSING:	UNIT	4
COMMUNITY REC. CENTER:	1/200 GFA	354
MENT-BUSINESS/WORKSHOP:	1/150 GFA	43
TOTAL PARKING REQUIRED:		474

PARKING PROVIDED: 147 STANDARD SPACES PER CITY OF LAS VEGAS PLANNING COMMISSION

TOTAL SITE AREA: 653,316 S.F. (15.81 A.C.) - net 775,969 S.F. (17.81 A.C.) - gross

BUILDING COVERAGE: 21.7%

APN: 125-155-01-002

LOCATION



revisions

john dunn
dunn, architect

1011 W. OGDEN RD. #801 LAS VEGAS, NV 89102-2574

New Vista Community
Assisted Living Residential Units/
Community & Recreational Center

City of Las Vegas Nevada

date: 11/10/04
proj. no.: 104111
drawn by:
chkd. by:

sheet no.:
A1

SDR-16581

02-07-07 CC

MiniBusiness
Workshops

1st Floor Plans

Assisted
Living

Community/Rec Bldg.

2nd Floor Plan

Assisted
Living

Community/Rec Bldg.

1 FLOOR PLANS
SCALE: 1" = 40'-0"

Area Summary

AL: ASSISTED LIVING APARTMENTS (56 UNITS)	49,912 S.F.
WK: CRAFTS STUDIOS/ MiniBusiness Workshops	10,582 S.F.

1st FLOOR COMMUNITY/REC CENTER	
A: LOBBY/RECEPTION/DINING MULTI-PURPOSE/BREAKFAST	15,583 S.F.
B: PHYSICAL THERAPY/OT/ HOUSEKEEPING/OFFICES	5,493 S.F.
C: KITCHEN	4,742 S.F.
D: MULTI-PURPOSE GYMNASIUM	9,930 S.F.
E: POOL/FITNESS/LOCKER ROOMS SNACK BAR/LOBBIES	19,269 S.F.
SUBTOTAL:	55,017 S.F.

2nd FLOOR COMMUNITY/REC CENTER	
F: NURSING/CARE STAFF OFFICES	5,823 S.F.
G: CORPORATE OFFICES	10,786 S.F.
SUBTOTAL:	16,609 S.F.

COMMUNITY/REC CENTER BLDG. TOTAL: 71,626 S.F.

GRAND TOTAL NEW BUILDING AREA: 132,120 S.F.

revisions

jon
dunne
architect
3431 W. GARDEN RD. 4TH LAS VEGAS, NV 89102-4043

New Vista Community
Assisted Living Residential Units/
Community & Recreational Center
City of Las Vegas Nevada

done	date
proj. no.	rev.
drawn by	chkd. by

sheet no.
A2

SDR-16581
02-07-07 CC

KEYNOTES

#	description
1	SYNTHETIC STUCCO FINISH SYSTEM ON EXTERIOR AND 22 PLASTER
2	ALUMINUM STORMDOOR (DOOR FOR WORK)
3	CLAY TILES STONE VENEER
4	STUCCO FAUCIA
5	STANDING SEAM METAL ROOF
6	DECORATIVE METAL SAILING
7	ROLL UP METAL DOOR

revisions

john
adair
durke . arched
3411 W. QUELLEN ROAD #101 LAS VEGAS, NV 89119-4401

New Vista Community
Assisted Living Residence, Child
Community & Recreational Center
City of Las Vegas Nevada

date	proj. no.	drawn by	checked by
11/11/07	16581	AD	AD

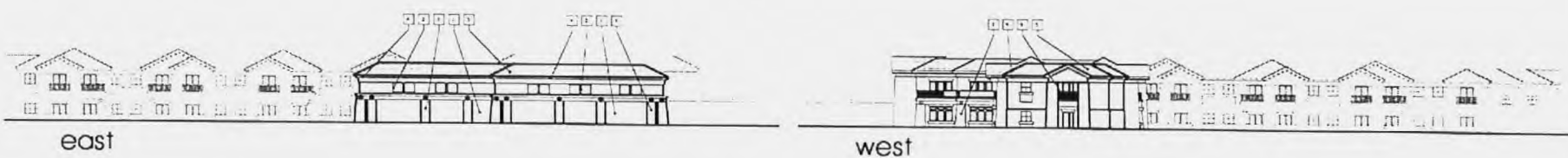
sheet no.
A3



MiniBusiness Workshops



south



east

west



north

Community/Recreation Building & Assisted Living

1 ELEVATIONS
SCALE 1" = 20'-0"

SDR-16581
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:
REZONING

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

3

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Support letter by three business owners for Items 98-103
6. Backup referenced from the 12-07-06 Planning Commission Meeting Item 14

Motion made by LAWRENCE WEEKLY to Withdraw without Prejudice Item 98 [ZON-17740], Item 99 [VAR-17741], Item 100 [VAR-17742], Item 101 [VAR-17743], Item 102 [VAC-17744] and Item 103 [SDR-17745]

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

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

Minutes:

These items were heard under Item 73 as a separate action.

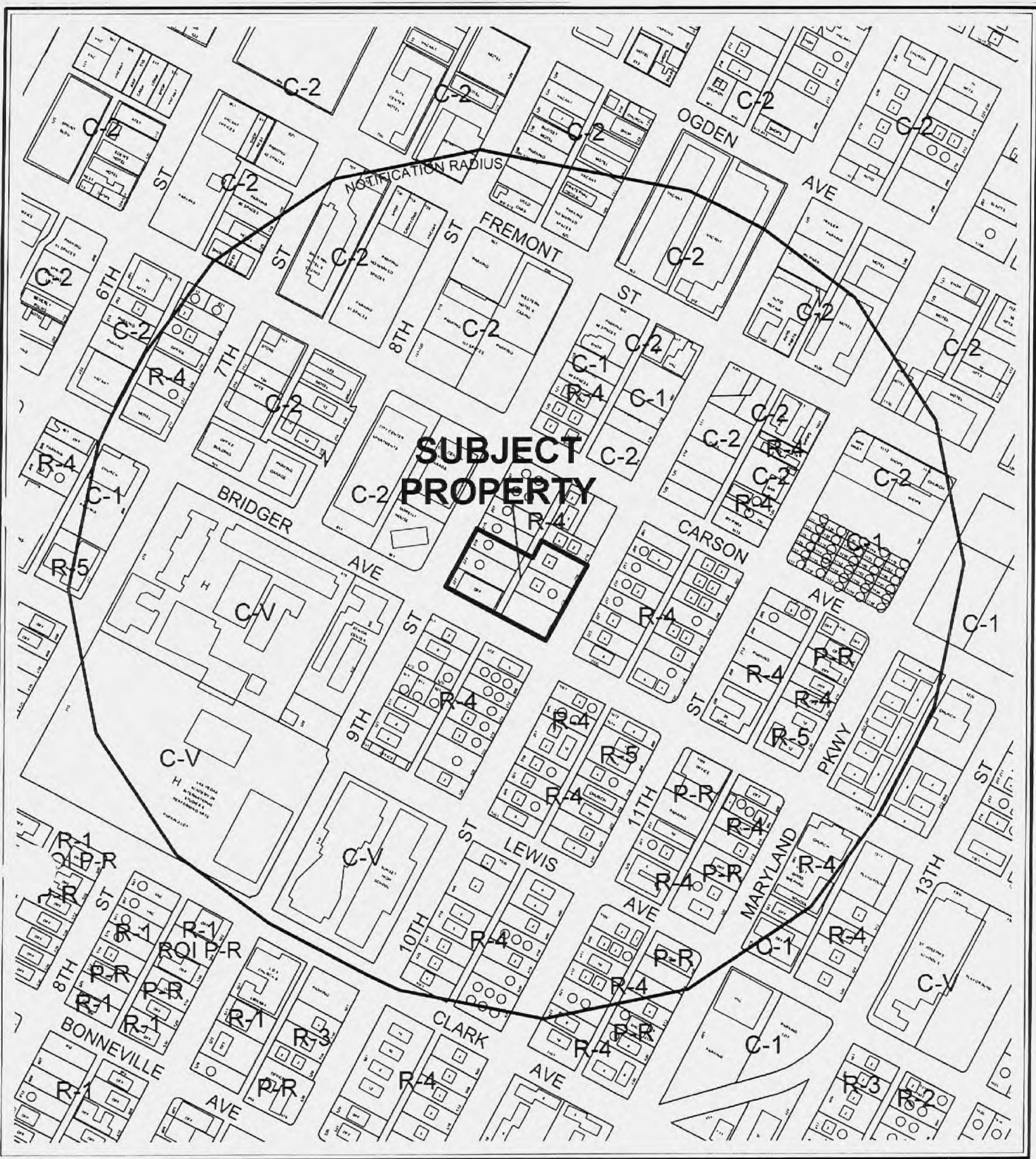
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

COUNCILMAN WEEKLY stated he has areas of concern and is uncomfortable moving forward with this project. He would like to see something compatible as with Phase 1. He was appreciative that the applicant took time to meet with his constituents, but he does not want the residents to feel they have to say yes to anything. He is aware affordable housing is needed but is still concerned about the project's size. He recommended that all applications be withdrawn without prejudice and asked TIM WHITWRIGHT, Neighborhood Services Department, to work with STEVE BIAGIOTTI in providing some federal funds to make this project work.

MR. BIAGIOTTI was amenable to the Councilman's request and will meet with staff to bring back a different project. He does not feel he has properly educated residents as to what he is doing and why it would complement Phase 1.

MARGO WHEELER, Director of Planning and Development Department, explained that the Variance requests led to staff's recommendation of denial. She concurred with COUNCILMAN WEEKLY that the project could be changed in a way that could be more acceptable. COUNCILMAN WEEKLY commented that remarks and idle threats do not phase him.

COUNCILMAN REESE noted that this project is too large for this location and it needs to be smaller. The applicant should take COUNCILMAN WEEKLY'S suggestion to revise the project. MR. BIAGIOTTI replied that the first building is a four-and-a-half story, 300-unit apartment that has a separate parking garage, which required more land. The new building is five-and-a-half-story building and will have an underground parking garage. He hopes to demonstrate that the impact is not negative from what he is proposing to build. It is not economically feasible for him to reduce the project, but he will spend more time educating staff, as well as the residents of the area. MR. BIAGIOTTI pointed out that some have already changed their opposition.

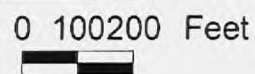


CASE: **ZON-17740**

RADIUS: 1000 FT

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

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





CASE: **ZON-17740**

RADIUS: 1000 FT

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

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

0 100200 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

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

Public Works

3. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.
4. Dedicate a 10-foot radius on the northeast corner of Bridger Avenue and 9th Street and a 10-foot radius on the northwest corner of 10th Street and Bridger Street prior to the issuance of any permits.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
6. Construct all incomplete half-street improvements on Bridger Avenue, 9th Street and 10th Street adjacent to this site concurrent with development of this site.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a rezoning from R-4 (High Density Residential) to R-5 (Apartment) on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street. The following related applications will be considered concurrently: VAC-17744, VAR-17741, VAR-17742, VAR-17743 and SDR-17745.

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

BACKGROUND INFORMATION

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

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

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

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

Redevelopment Area

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

Trails

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

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

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

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

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

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

Per Title 19.08.06, the following standards apply:

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

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

Existing Zoning	Permitted Density	Units Allowed	Proposed Zoning	Permitted Density	General Plan	Permitted Density
R-4	50 du/ac	69	R-5	unlimited	MXU	greater than 25.49 du/ac

Per Title 19.12, the following standards apply:

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

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

Pursuant to Title 19.10, the following parking standards apply:

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

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

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

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

ANALYSIS

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

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

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

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

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

The elevations depict a stucco exterior with aluminum accents.

FINDINGS

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

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

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

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

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

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

PLANNING COMMISSION ACTION

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 129 by Planning Dept

APPROVALS 1

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-17740** APN: **139-34-712-043**
Name of Property Owner: **POULOS FAMILY TRUST**
Name of Applicant: **SDA, INC. -- DARIUSZ WIECHA**

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

_____ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

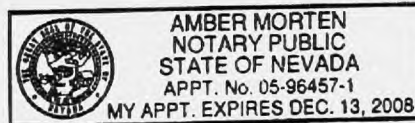
Print Name: **Peter Poulos**

Christine Poulos
CHRISTINE POULOS

Subscribed and sworn before me

This **19** day of **October**, 20**08**

Amber Morten
Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

Yes

✓ No

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

City Official: _____

Partner(s): _____

APN: _____

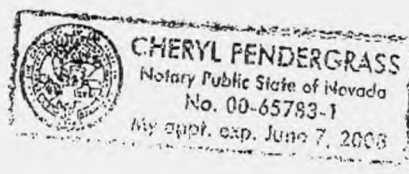
Signature of Property Owner: June T Boyd.

Print Name: June T. Boyd

Subscribed and sworn before me

This 16th day of Oct, 2006

Notary Public in and for said County and State





SDA

October 24, 2006

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

Re: Bridger Avenue Apartments, Re-Zoning Submittal

Dear Mr. Goldberg:

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

RE-ZONING

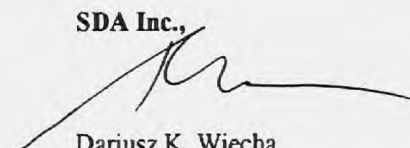
This is a rehabilitation project from existing residential and vacant land to multi-family affordable rental units. The target market will be residents who work in the downtown area and seniors. Said residents will be able to live in close proximity of their workplace. This project will assist in the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

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

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

Sincerely,

SDA Inc.,



Dariusz K. Wiecha
Vice President

DKW/lis

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

71
98-103

DOWNTOWN BUSINESS OPERATORS COUNCIL

Support

February 1, 2007

The Honorable Oscar B. Goodman
Mayor of Las Vegas &
City Council Members
City Hall, Tenth Floor
400 Stewart Avenue
Las Vegas, Nevada 89101

2007 FEB - 7 A 8:46

RECEIVED
CITY CLERK

Re: Bridger Apartments
February 7, 2006 Hearing
ZON - 17740, VAR - 17741, VAR - 17742, VAR - 17743,
VAR - 17744, and SDR - 17745

Dear Mayor and City Council Members,

On behalf of the Downtown Business Operators Council, we are contacting you to request your support for the proposed Bridger Apartment Community. It is clear that this project would represent significant economic gains for many of our respective business entities.

The Bridger Apartment Community will be a 300 unit apartment complex similar to the City Center apartments. The City Center apartments have improved the quality of life in the area and have encouraged other businesses to invest in their buildings.

We hope that you all agree with our position and support the Bridger Apartment Community and view it as a significant and positive revitalization effort of the eastern side of downtown.

Thank you for your consideration and please do not hesitate to call us should you need further feedback.

Sincerely,

File 02-07-07 #98-103

Doug DeMasi

Earl White

Rev. Steven Smith

702-241-5085
121 N. 15th Street, Las Vegas, Nevada 89101

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

November 28, 2006

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

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

Planning Commission:

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

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

Sincerely,

June T. Boyd

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

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

A

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE RELATED TO ZON-17740

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

3

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letter by John L. Thorndall
6. Backup referenced from the 12-07-06 Planning Commission Meeting Item 15

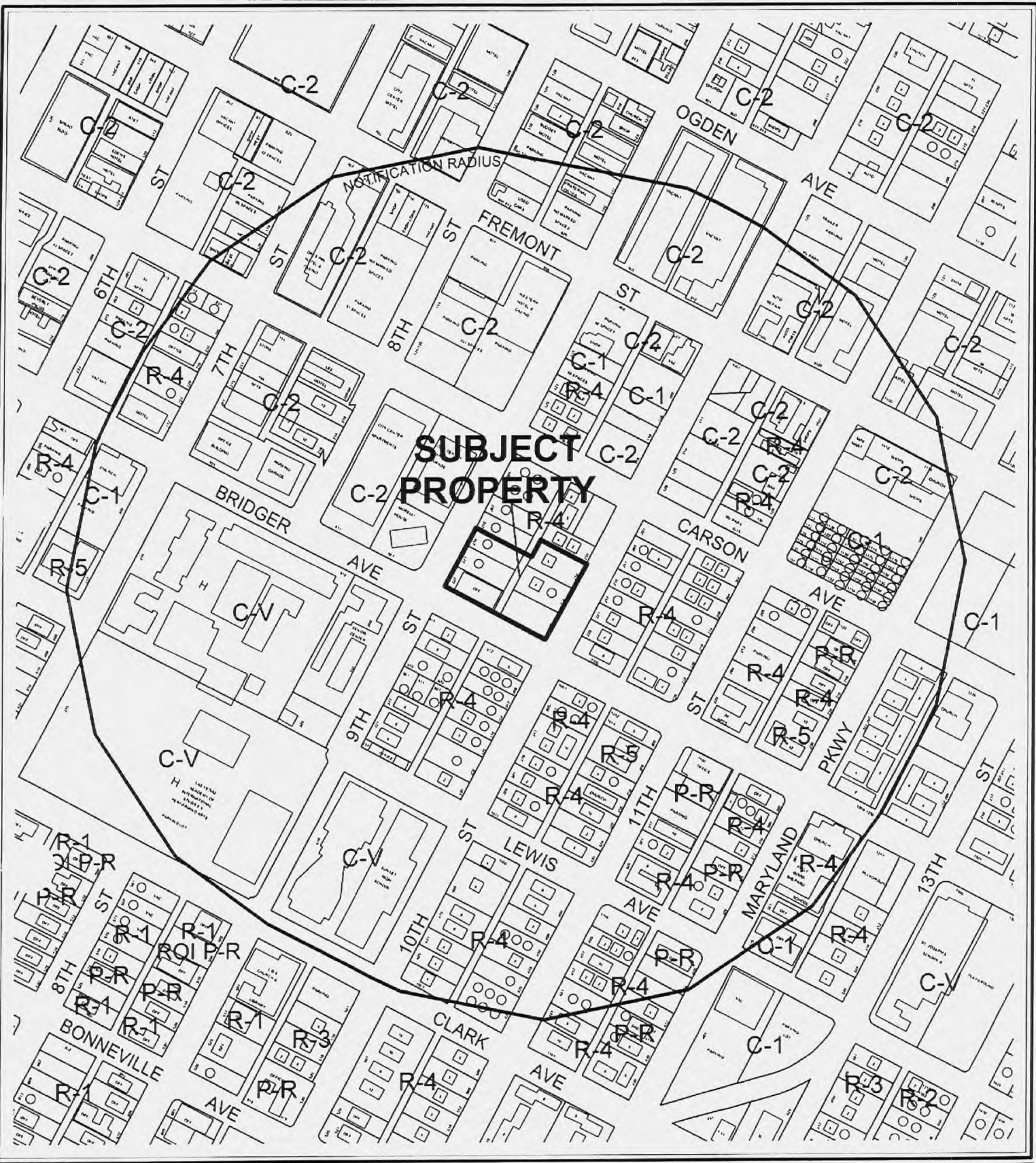
Motion made by LAWRENCE WEEKLY to Withdraw without Prejudice Item 98 [ZON-17740], Item 99 [VAR-17741], Item 100 [VAR-17742], Item 101 [VAR-17743], Item 102 [VAC-17744] and Item 103 [SDR-17745]

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

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

Minutes:

See Item 98 for related discussion and backup.



0 100200 Feet



CASE: **VAR-17741**

RADIUS: 1000 FT

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

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-17740), and Site Development Plan Review (SDR-17745), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. To provide 50 additional parking spaces which meet Title 19 standards.

** STAFF REPORT **

PROJECT DESCRIPTION

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

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

BACKGROUND INFORMATION

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

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

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

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

Redevelopment Area

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

Trails

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

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

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

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

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

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

Per Title 19.08.06, the following standards apply:

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

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

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-4	50 du/ac	69	R-5	unlimited	MXU	greater than 25.49 du/ac

Per Title 19.12, the following standards apply:

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

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

Pursuant to Title 19.10, the following parking standards apply:

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

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

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

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

ANALYSIS

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

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

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

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

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

The elevations depict a stucco exterior with aluminum accents.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by not providing the required number of parking spaces for the prospective uses. The provision of additional parking spaces or a reduction in the number of apartments would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

PLANNING COMMISSION ACTION

The Planning Commission added condition #3.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 131 by City Clerk

APPROVALS 1

PROTESTS 1



STATEMENT OF FINANCIAL INTEREST

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



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-17741** APN: **139-34-712-026 /-027/-028**
Name of Property Owner: **LARRY AND PATRICIA SCHLEUSNER FAMILY TRUST**
Name of Applicant: **SDA, INC - DARIUSZ WIECHA**

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

_____ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name

LARRY

PATRICIA SCHLEUSNER

Subscribed and sworn before me

This **19TH** day of **OCT**, 20**06**

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



SDA

SDA INC.
The Denver Tech Center
1625 S. Fourth Avenue, Suite 100
Greenwood Village, Colorado 80120
Telephone: (303) 750-0000
Facsimile: (303) 750-0000

**Real Estate: Construction
Development
Investment
Management**

October 24, 2006

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

Re: Bridger Avenue Apartments, Variance Parking

Dear Mr. Goldberg:

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

VARIANCE PARKING

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

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

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

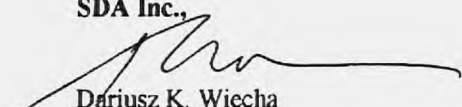
In addition to 200 parking spaces currently shown on our plans and dedicated for the new complex residents, we are making 33 additional spaces available to city employees via a direct agreement with the city.

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

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

Sincerely,

SDA Inc.,


Dariusz K. Wiecha
Vice President

DKW/lis

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

JOHN L. THORNDAL
JAMES G. ARMSTRONG
CRAIG R. DEIN
STEPHEN C. BALKENBUSH
PAUL F. EISINGER
CHARLES L. BUCKHAM
BRIAN K. TERRY
BLAIR C. FARKER
BRENT T. KOLVET
ROBERT F. BALKENBUSH
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CHRISTOPHER J. CURTIS
KATHERINE F. FARKS
DAVID P. LANE
KEVIN K. DIAMOND

THURKEY V. BARKLEY
SKULATA K. SHAH
SUSAN F. FRASCA
JILL M. LORENZEN
PAUL R. KIRST
CHRISTINE M. BOOZE
KRISTEN R. GRUNDEN
MATTHEW J. PINCOLINI
MICHAEL A. KRISTOF
BOONE L. CRAGUN

LAW OFFICES
**THORNDAL ARMSTRONG
DELK BALKENBUSH & EISINGER**
A PROFESSIONAL CORPORATION
THORNDAL LUM

REPLY TO LAS VEGAS OFFICE

February 5, 2007

LAS VEGAS

1100 F. BRIDGER AVENUE
LAS VEGAS, NV 89101
MAILING:
P.O. BOX 2070
LAS VEGAS, NV 89125-2070
(702) 300-0622
FAX (702) 366-0327

RENO

6590 S. McCARRAN BLVD #8
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(775) 768-2882
FAX (775) 786-8004

ELKO

919 IDAHO STREET
ELKO, NV 89802
(775) 777-3011
FAX (775) 786-8004

VIA FACSIMILE - 382/8558

Mayor Oscar Goodman
Las Vegas City Hall
400 East Stewart Avenue
Las Vegas, NV 89101

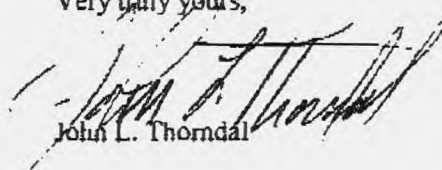
RE: Council Meeting 2-7-07
Agenda Item 99

Dear Mayor Goodman:

On February 7, 2007, the Council will have before it requests for variances concerning a multi-story apartment building a developer wishes to erect on the north side of Bridger Avenue between Ninth Street and Tenth Street.

I am writing to call your attention to my letter dated November 30, 2006. This is a protest letter regarding the Request for Variance 17741 to reduce the parking spaces, which is number 99 on this Wednesday's agenda. Although this letter is on file with the Planning Development Department, I wanted to send you a copy so you are personally aware of our concerns.

Very truly yours,


John L. Thorndal

ILT/jo

g:/Ann/Misc/Goodman 2-5-07

cc: Lawrence Weekly w/enc., via facsimile
Lois Tarkanian with enc., via facsimile
Steve Wolfson with enc., via facsimile

Attorneys also licensed to practice in
California, Colorado, Illinois, Kansas, Nebraska, New Jersey, New York, Oklahoma, South Dakota, Texas, Utah

File 2/6/07 #99

JOHN L. THORNDAL
JAMES G. ARMSTRONG
CRAIG R. DELK
STEPHEN C. BALKENBUSH
PAUL F. EISINGER
CHARLES L. BURCHAM
BRIAN K. TERRY
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MICHAEL A. KRISTOF
DOONEL CRAGUN



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

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

November 30, 2006

LAS VEGAS

1100 E. BRIDGER AVENUE
LAS VEGAS, NV 89101
MAILING:
P.O. DRAWER 2070
LAS VEGAS, NV 89125-2070
(702) 366-0622
FAX: (702) 366-0327

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FAX: (775) 786-8004

ELKO

919 IDAHO STREET
ELKO, NV 89801
(775) 777-3011
FAX: (775) 786-8004

VIA FACSIMILE: 385-7268

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

Re: VAR-17741 (December 7, 2006)

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

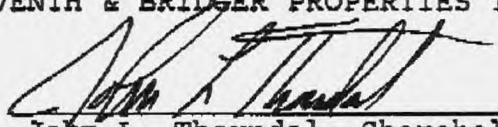
We object to Variance Request 17741 to allow only 150 parking spaces where 425 spaces are required. It would be highly unusual for an apartment complex to need a parking space for only every other apartment. Generally, at least one space is needed for every apartment and, more often than not, there are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

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

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

Very truly yours,

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

BY: 

John L. Thorndal, Shareholder
and Partner

JLT/ad

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

November 28, 2006

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

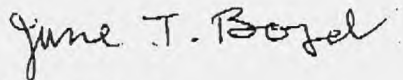
RE: Case: ZON-17740
Rezoning for the Proposed Bridger Avenue Apartments
Las Vegas, Nevada

Planning Commission:

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

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

Sincerely,



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

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

A

JOHN L THORNDAL
JAMES C ARMSTRONG
RAIG K DELK
STEPHEN C BALKENBUSH
PAUL F EISINGER
CHARLES I BUCKHAM
BRIAN K TERREY
BLAKE C PARKER
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BOONEL L CRAIGON



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

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

November 30, 2006

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FAX (775) 786-2104

FIRO
919 IDAHO STREET
FIRO, NV 89811
(775) 777-3111
FAX (775) 780-8104

VIA FACSIMILE: 385-7268

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

Re: VAR-17741 (December 7, 2006)

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

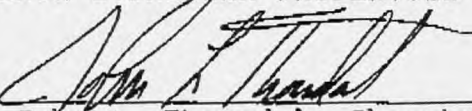
Las Vegas Planning Dept.
Re: Variance 17741
November 30, 2006
Page 2

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Very truly yours,

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

BY:



John L. Thorndal, Shareholder
and Partner

JLT/ad

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

VARIANCE RELATED TO ZON-17740 AND VAR-17741

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

3

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

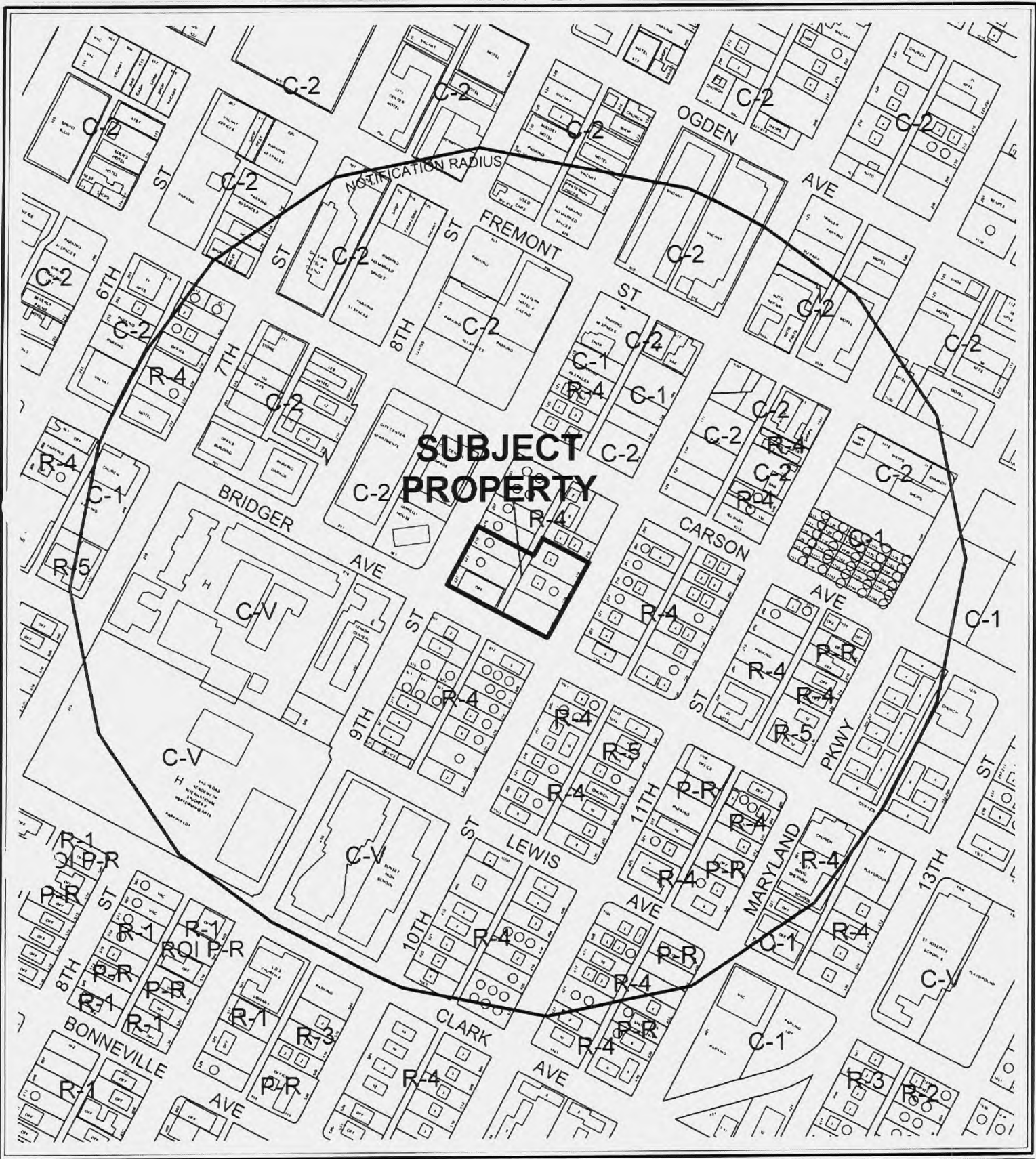
Motion made by LAWRENCE WEEKLY to Withdraw without Prejudice Item 98 [ZON-17740], Item 99 [VAR-17741], Item 100 [VAR-17742], Item 101 [VAR-17743], Item 102 [VAC-17744] and Item 103 [SDR-17745]

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

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

Minutes:

See Item 98 for related discussion and backup.



CASE: **VAR-17742**

RADIUS: 1000 FT

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

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: FEBRUARY 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

THIS ITEM WAS HELD IN ABEYANCE FROM THE JANUARY 17, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-17740), and Site Development Plan Review (SDR-17745), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

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

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

BACKGROUND INFORMATION

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

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

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

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

Redevelopment Area

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

Trails

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

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

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

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

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

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

Per Title 19.08.06, the following standards apply:

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

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

Existing Zoning	Permitted Density	Units Allowed	Proposed Zoning	Permitted Density	General Plan	Permitted Density
R-4	50 du/ac	69	R-5	unlimited	MXU	greater than 25.49 du/ac

Per Title 19.12, the following standards apply:

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

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

Pursuant to Title 19.10, the following parking standards apply:

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

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

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

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

ANALYSIS

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

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

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

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

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

The elevations depict a stucco exterior with aluminum accents.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a project that does not comply with the Residential Adjacency Standards. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 131 by City Clerk

APPROVALS 1

PROTESTS 0



Case Number: **VAR-17742** APN: 139-34-712-041/-042
Name of Property Owner: ASHTON - BOYD FAMILY TRUST
Name of Applicant: SDA, INC - DARIUSZ WIECHA

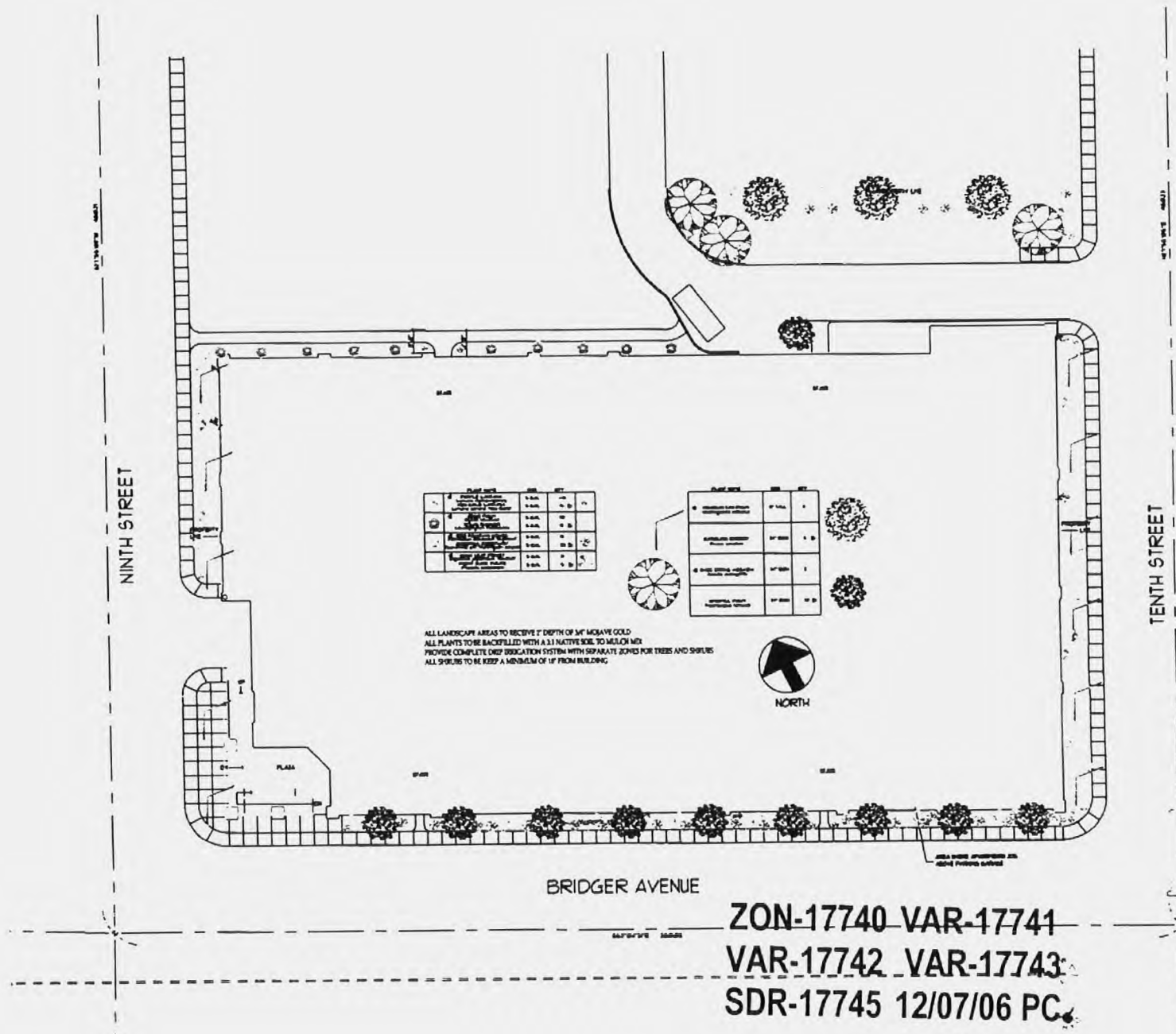
 No

APN: _____

Print Name: June T. Boyd

 **CHERYL PENDERGRASS**
Notary Public State of Nevada
No. 00-65783-1
My appt. exp. June 7, 2008

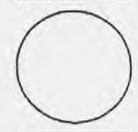




ZON-17740 VAR-17741
VAR-17742 VAR-17743
SDR-17745 12/07/06 PC



300 S. WILSON, SUITE 200
DENVER, COLORADO 80202
303.733.0000 303.733.0000 FAX



ARCHITECTS
CONSULTING ARCHITECTS

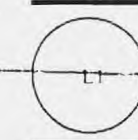
1001 E. 10th Ave.
Suite 100
Denver, CO 80202
303.733.0000
303.733.0000 FAX

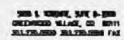
BRIDGER STREET
APARTMENTS
LAS VEGAS, NEVADA
DEVELOPED BY S.O.A., INC. COLORADO



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BRIDGER STREET
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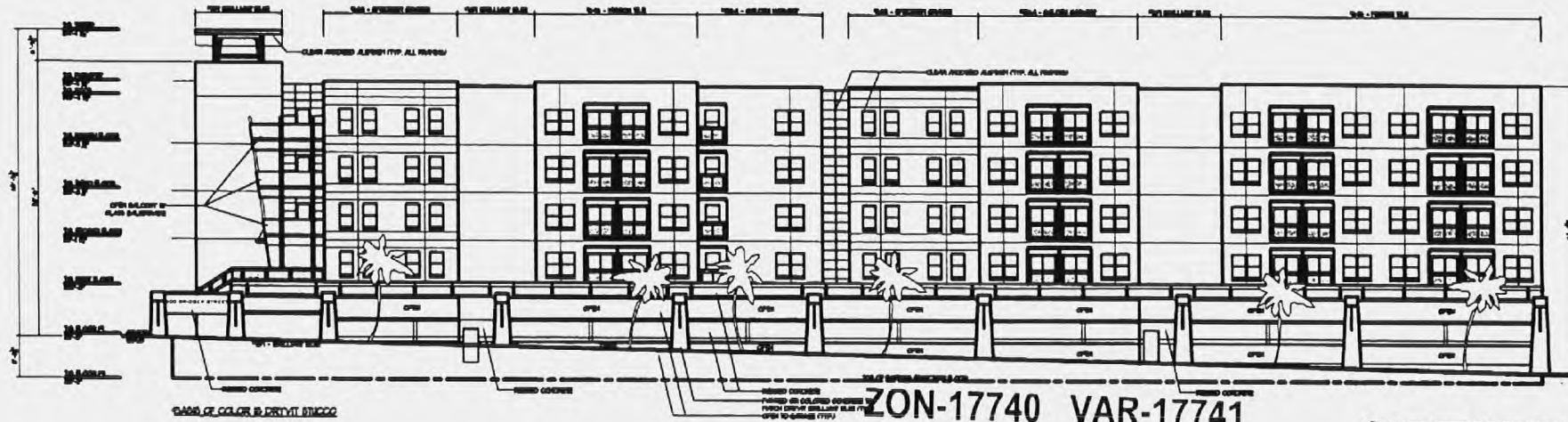
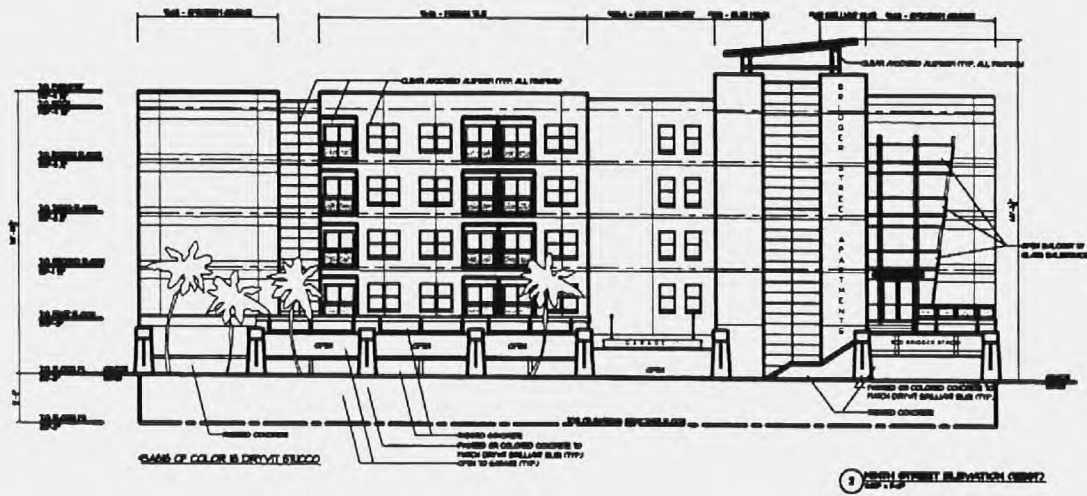
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CITY REPORTAL 10/24/92

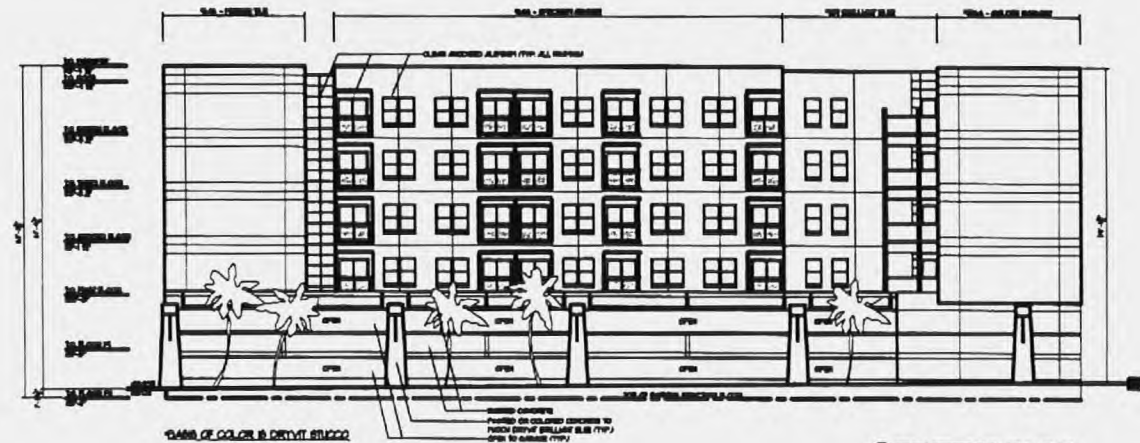
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BY _____

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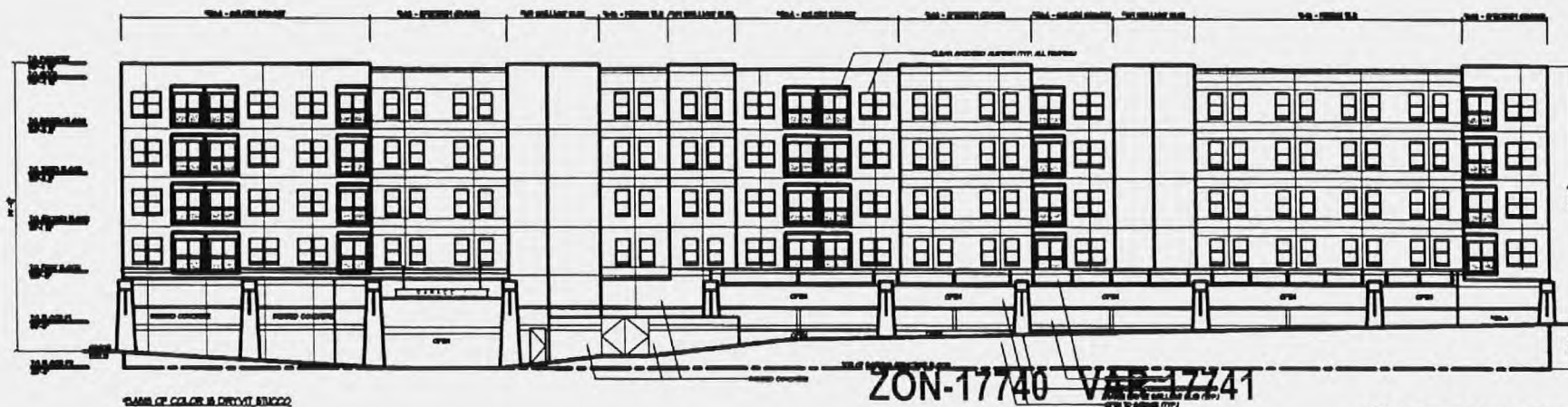
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ZON-17740	VAR-17741
VAR-17742	VAR-17743
SDR-17745	12/07/06 PC



2 NORTH STREET ELEVATION (SHEET 12)



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

1 NORTH STREET ELEVATION (SHEET 11)



300 S. MOBILE, SUITE 100
 GREENWOOD VILLAGE, CO 80040
 303.455.0000



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SDA

SDA INC.
The Denver Tech Center
2050 South Yosemite Street, Suite 100
Greenwood Village, CO 80120
Phone: (303) 720-0800
Facsimile: (303) 720-0800

**Real Estate: Construction
Development
Investment
Management**

October 24, 2006

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

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

Dear Mr. Goldberg:

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

VARIANCE SITE DISTANCE TO RESIDENTIAL ADJACENCY

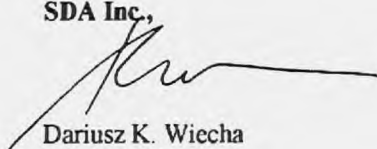
The City provides a recommended site distance for residential adjacency. As this requirement is fully valid in lesser density areas, it does not allow for creation of an urban streetscape in a downtown context. Since we are requesting a zoning change to R-5 to allow for an urban in-fill development,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

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

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

Sincerely,

SDA Inc.,


Dariusz K. Wiecha
Vice President

DKW/lis

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

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

November 28, 2006

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

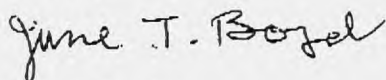
RE: Case: ZON-17740
Rezoning for the Proposed Bridger Avenue Apartments
Las Vegas, Nevada

Planning Commission:

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

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

Sincerely,



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

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

A