

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

**VAR-18210 - VARIANCE RELATED TO ZON-18208 - PUBLIC HEARING -
APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER:
FLETCHER JONES, SR. TRUST - Request for a Variance TO ALLOW 509 PARKING
SPACES WHERE 783 SPACES ARE REQUIRED on 9.34 acres at 400 South Decatur
Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General
Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward-1 (Tarkanian).**

C.C.: 03/21/07

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

MOTION:

**TROWBRIDGE – DENIED – Motion carried with GOYNES voting NO, STEINMAN
excused and TRUESDELL abstaining because the matter is represented by the Jones
Vargas firm**

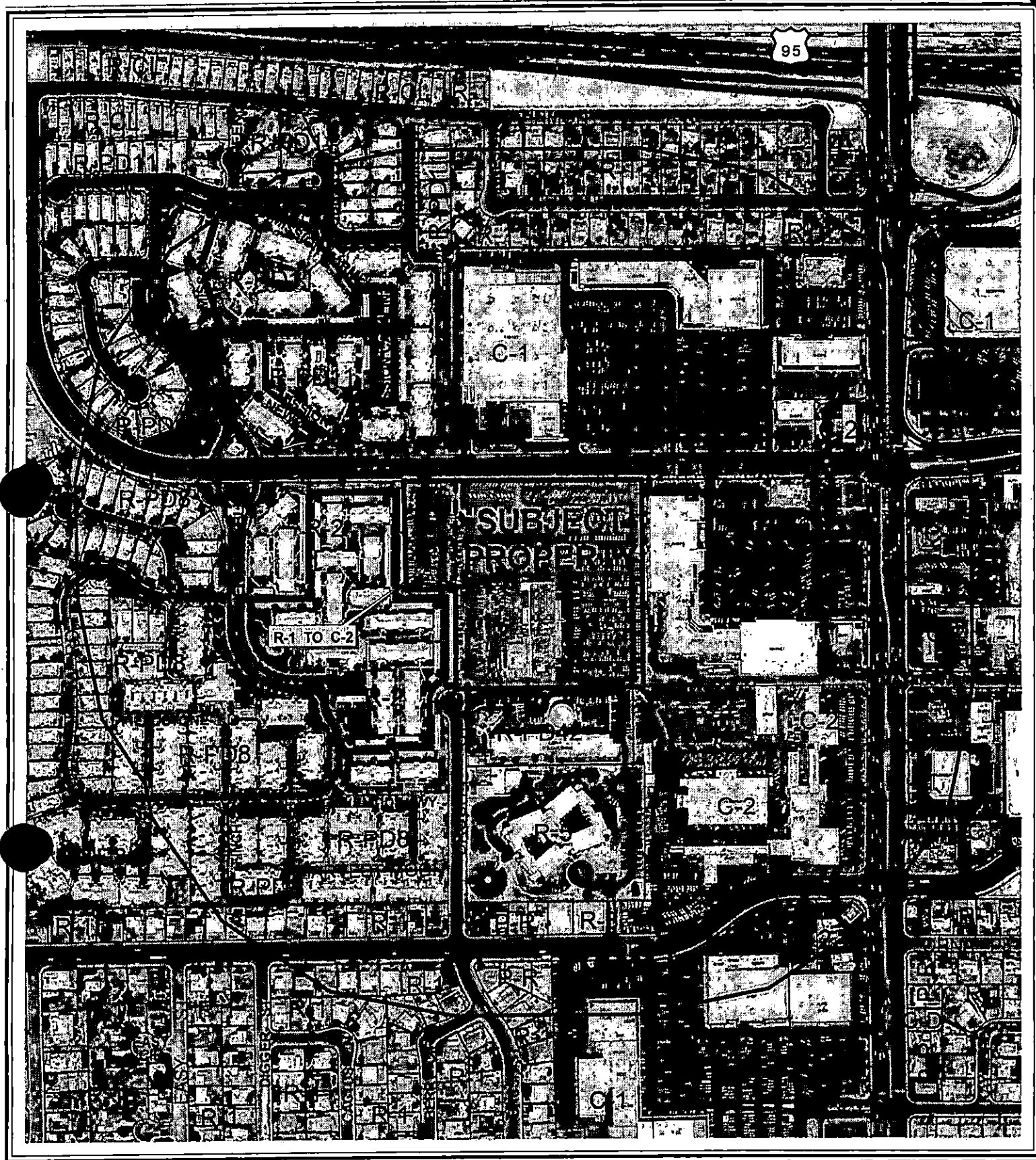
To be heard by the City Council on 3/21/2007

MINUTES:

See Item 20 for related discussion.

(7:15 – 7:37)

1-2733



CASE: **VAR-18210**

RADIUS: 1000 FT

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

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

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-18210 - APPLICANT: FLETCHER JONES
MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18208), Special Use Permit (SUP-19129), and Site Development Plan Review (SDR-18206) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-18210 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Variance to allow 509 parking spaces where 783 spaces are required on 9.34 acres at 400 South Decatur Boulevard, south of Meadows Lane. The request is related to Site Development Plan Review (SDR-18206), Rezoning (ZON-18208), and Special Use Permit (SUP-19129). Construction of a 123,669 square foot expansion of an existing automobile service to an existing 31,206 square foot auto service facility is proposed. No topographical constraints exist on site which hinder the ability of project from complying with Title 19.10 therefore staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/01/94	The City Council accepted at the request of the applicant, a Withdrawal without Prejudice a request [Z-0030-74(6)] for a Review of Condition to allow commercial access onto Brush Street on property located on the south side of Meadows Lane approximately 650 feet west of Decatur Boulevard. The Meadows School ceased operations in June 1988.
04/16/86	The City Council considered and approved the Plot Plan Review for the Meadows School expansion. The Planning Commission and staff recommended approval.
03/20/85	The City Council considered and approved the Plot Plan Review for the Meadows School Project. The Planning Commission and staff recommended approval. The Planning Commission and staff recommended approval.
05/16/84	The City Council considered and approved the Plot Plan Review (Z-30-74) to operate a private elementary school on property located approximately 600 feet west of Decatur Boulevard. The Planning Commission and staff recommended approval.
11/03/76	The Board of City Commissioners considered and approved a request for a Plot Plan Review (Z-30-74) for a body shop and paint room at 444 South Decatur Boulevard. The Planning Commission and staff recommended approval.
08/01/74	The Board of City Commissioners considered and approved a request for Reclassification of Property (Z-30-74) located south of the westerly prolongation of Michael Way. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
None	

VAR-18210 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

Pre-Application Meeting	
01/09/07	A Pre-application was held with the applicant. Planning staff advised the applicant of the requirement for a Site Development Plan Review and Development Impact Notice and Assessment (DINA) application.
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	9.34 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Automotive	GC (General Commercial)	Split Zoned: C-2 (General Commercial) R-1 (Single Family Residential)
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Residential	H (High Density Residential)	R-PD42 (Residential Planned Development – 42 Units Per Acre)
East	Commercial	SC (Service Commercial)	C-2 (General Commercial)
West	Residential	MLA (Medium Low Attached Residential)	R-2 (Medium Low Density Residential)

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

* In accordance with Ordinance No. 5227 a DINA was prepared for the project to address the potential increase in Average Daily Trips (ADT) that may result with implementation of the proposed rezone and commercial development.

VAR-18210 - Staff Report Page Three
February 22, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following Commercial Development Standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 lineal feet	680 lineal feet	Y
Min. Setbacks			Y
• Front	20	27	
• Side	10	38	
• Corner	15	115	
• Rear	20	55	
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50 percent	38 percent	Y
Max. Building Height	NA	26 feet	Y
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Auto	154,875	5 spaces plus 1 space per 200 square foot gfa	779	16	509	8	N
TOTAL (including handicap)			779	16	509	8	N
Loading Spaces			4		4		Y
Percent Deviation					36%		

ANALYSIS

The request is to reduce the required parking for the proposed expansion of an existing automobile repair facility on a 9.34 acre parcel south of Meadows Lane.

VAR-18210 - Staff Report Page Four
February 22, 2007 - Planning Commission Meeting

- **General Plan and Zoning**

Development surrounding the project site includes commercial to the north and east, and residential to the west and south. The General Plan designated land use for the entire project site is GC (General Commercial) with the underlying zoning split zoned as 7.8 acres of the project site is categorized as C-2 (General Commercial) and the remainder of the 9.34 acre site zoned R-1 (Single family Residential). The C-2 (General Commercial) zone is consistent with the General Commercial land use plan designation. A request to change the R-1 (Single Family Residential) zoning to a C-2 (General Commercial) zone designation shall be considered with this request (ZON-18208).

- **Parking**

Parking requirements under Title 19.04 require Auto Paint and Body Repair uses to provide 5 parking spaces plus 1 space for every 200 square feet of gross floor area. The project site currently has 1,053 parking spaces including triple stacked parking spaces which are considered nonconforming pursuant to Title 19. The expanded facility proposes 509 parking spaces thereby eliminating 547 parking spaces from the site. Required parking is 779 spaces and as such a 36 percent deviation from code is requested. No topographical constraints prevent the proposal from being designed to meet minimum parking standards therefore staff recommends denial.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

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February 22, 2007 - Planning Commission Meeting

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship with the design of 123,699 square foot addition upon a 9.34 acre parcel. An alternative design that reduces the square footage 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 20

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 298 [Mailed ZON-18208, SUP-19129 & SDR-18206]

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18210** APN: _____

Name of Property Owner: Fletcher Jones Sr. Trust

Name of Applicant: Fletcher Jones Management Group, Inc.

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

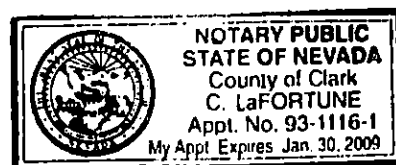
Signature of Property Owner: [Signature]

Print Name: Fletcher Jones Jr.

Subscribed and sworn before me

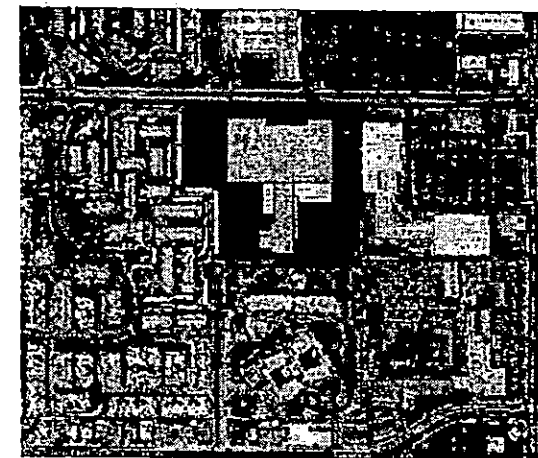
This 14 day of Nov, 2006

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





3 VICINITY MAP



2 COLORED SITE PLAN

ZON-18208 VAR-18210
SDR-18206 02/22/07 PC

JONES VARGAS

HERBERT M. JONES
MELVIN D. CLOSE, JR.
JOSEPH W. BRDWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGID
GARY R. GDDHEART
MICHAEL E. BUCHLEY
RICHARD F. JDST
JANET L. CHUBB
DDUGLAS M. CDHEN
HIRK B. LENHARD
KEVIN R. STDLWORTHY
JAMES L. WRDHAMS
JODI R. GDDHEART
PAUL A. LEMCKE

PHILIP M. BALLIF
MICHAEL G. ALDND
ANN MORGAN
R. DDUGLAS KURDZIEL
KRIS T. BALLARD
CRAIG H. NDRVILLE
WILLIAM C. DAVIS, JR.
KARL L. NIELSON
PATRICK A. RDSE
PATRICK J. SHEEHAN
TONY F. SANCHEZ III
CLARK V. VELLIS
JOHN P. DESMDND
SCOTT M. SCHDENWALD
CDNSTANCE L. AKRIDGE
EDWARD M. GARCIA

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89168

TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

MARIA-NICOLLE BERINGER
WHITNEY D. BDCCHI
JENNIFER BEATTY BRINTON
LOUIS M. BUBALA III
ADAM K. BULT
DAVID A. CARROLL
TYRUS D. CDBB
TRACY A. DIFILLIPP
ELIZABETH M. FIELDER
WILLIAM D. GREENLEE, JR.
RYAN W. HERRICK
BRIAN R. IRVINE
KIRK D. KAPLAN
BENJAMIN W. KENNEDY
CURT R. LEDFORD
DARREN J. LEMIEUX
DIANE J. MARKERT

LINDA P. MCKENZIE*
MATTHEW T. MILDNE
CHRISTOPHER C. MDNEY
BINU G. PALAL**
TAMARA BEATTY PETERSON
ALEX RAMIREZ
RICHARD A. RAWSON
MOLLY MALDNE REZAC
JOHN P. SANDE, IV
BRETT J. SCDLARI
STEVEN G. SHEVDRSKI
TIFFANY J. SWANIS
STACIE A. TRUESDELL
JESSE A. WADHAMS
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

CLIFFORD A. JONES (1912 - 2001)
GERGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

Writer's Direct Line
(702) 862-3342
E-Mail Address
struesdelt@jonesvargas.com

ROBERT E. BRUCE
AMANDA J. CDWLEY
ALAN B. RABKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

November 7, 2006

HAND DELIVERED

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

RE: Justification Letter – Parking Variance

Dear Planning and Development Department:

Enclosed is an application for a Parking Variance submitted in conjunction with an application for a Site Development Plan Review for an approximately 123,669 sq/ft expansion of an existing automobile service facility for that property consisting of approximately 9.34 acres located at 400 S. Decatur Blvd., south of Meadows Lane (APN 138-36-601-002) (the "**Property**") submitted by Fletcher Jones Management Group, Inc. (the "**Applicant**").

The Property is zoned C-2 (General Commercial) and R-1 (Single Family Resident District) and designated GC (General Commercial) under the General Plan. An application to re-zone the portion of the Property from R-1 to C-2 is also being submitted in conjunction with this application. The Property is currently used as an automobile service facility which is operated as part of the Bill Heard Dealership.

Because the automobile service facility is operated as part of the Bill Heard Dealership, the operation does not require the amount of parking required by code for a stand-alone automobile service facility. The current facility's requirements are more consistent with that required for a dealership with the ancillary use of an automobile service facility. Such a facility only requires 310 parking spaces and the Property would have parking in excess of what is required.

However, the existing facility is located on separate parcels from the Bill Heard Dealership. Therefore, a variance is required. The Applicant is requesting a variance to permit 509 parking spaces where 783 are required, or reduction of 35%.

REND OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, REND, NEVADA 89504 TEL (775) 786-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY
**LICENSED IN ILLINOIS AND WISCONSIN ONLY

ZON-18208 VAR-18210
SDR-18206 02/22/07 PC

November 7, 2006
Page 2

Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS



Stacie A. Truesdell

ST
Enclosures.

ZON-18208 VAR-18210
SDR-18206 02/22/07 PC

Mr. & Mrs. Donald B. Gaines
P.O. Box 1106
Rancho Santa Fe, CA 92067
dbg@gainesinvestmenttrust.com
(858) 759-9221 phone

February 16, 2007

Andrew P. Reed, Planning Supervisor
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

email: areed@lasvegasnevada.gov

Re: Site Development Plan Review SDR-18206
Variance VAR-18210
Special Use Permit SUP-19129
Rezoning ZON-18208

Dear Mr. Reed,

As the owner of the directly adjacent property, we are strongly opposed to a zone change from R-1 to C-2. We are also opposed to any variance or special use permit etc. that may effect the quiet enjoyment of our property or the neighborhood in general.

Our property is a 304 unit senior apartment community know as, Country Club at the Meadows. All of our residents are 55+ with an average age of 70+.

Our community is behind security gates and is very low density. Those two factors contribute to our business success in that location. Virtually, all of our residents rent from us because of the ambiance of the grounds and the atmosphere of quiet peaceful surroundings.

When we bought our property about four years ago, one of our considerations for purchase was that certain parts of the adjacent property are R-1. This zoning is compatible with our property and does not pose any noise problems and other problems associated with commercial development.

There is no question that this proposed zone change etc. will impact our elderly residents negatively and that will cause us economic hardship on an operational level and will depress the value of our property.

Page 2 of 2
February 16, 2007
Andrew P. Reed, Planning Supervisor

We would be agreeable to arrange a site visit of our property with the members of the planning commission that have jurisdiction over this decision so that they can see the situation first hand. I am sure that the 500 or so residents that live at Country Club at the Meadows will feel the same way as we do when they are made aware of the proposed zone changes being considered on the adjacent property.

Please call us at the above phone number to discuss this issue further and please keep us in the loop as to all decision making on this issue.

Sincerely,

Don and Pam Gaines

Meadows Las Vegas LLC
Country Club at the Meadows
300 Promenade Blvd.
Las Vegas, NV 89107

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-19129 - SPECIAL USE PERMIT RELATED TO ZON-18208 AND VAR-18210 - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST - Request for a Special Use Permit FOR A PROPOSED AUTO PAINT & BODY REPAIR SHOP WITH A WAIVER TO ALLOW SERVICE BAYS TO FACE PUBLIC RIGHT-OF WAY at 400 South Decatur Boulevard (APN 138-36-601-002), C-2 (General Commercial) Zone and R-1 (Single Family Residential) Zone [PROPOSED: C-2 (General Commercial)], Ward 1 (Tarkanian).

C.C.: 03/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

TROWBRIDGE – DENIED – Motion carried with GOYNES voting NO, STEINMAN excused and TRUESDELL abstaining because the matter is represented by the Jones Vargas firm

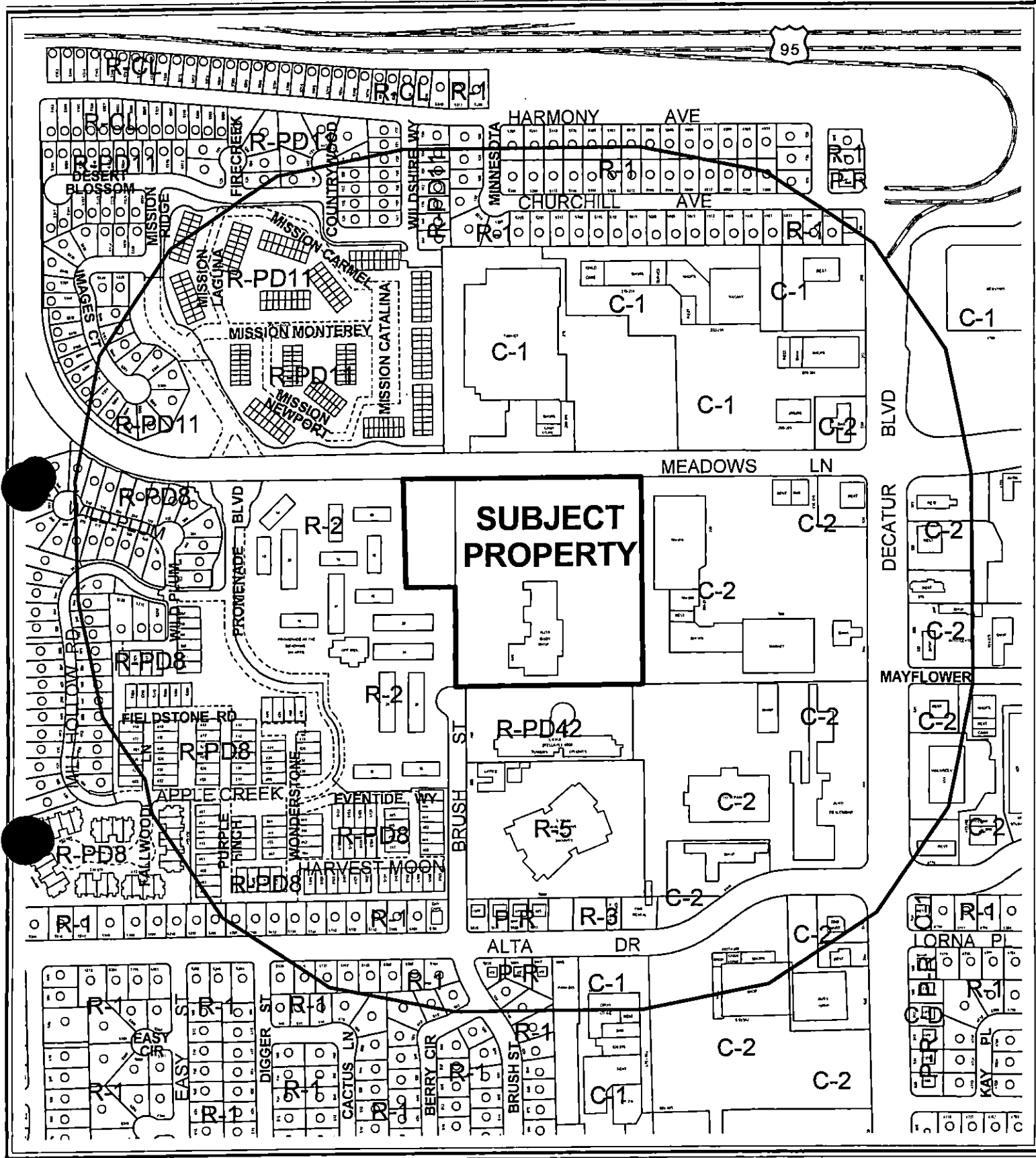
To be heard by the City Council on 3/21/2007

MINUTES:

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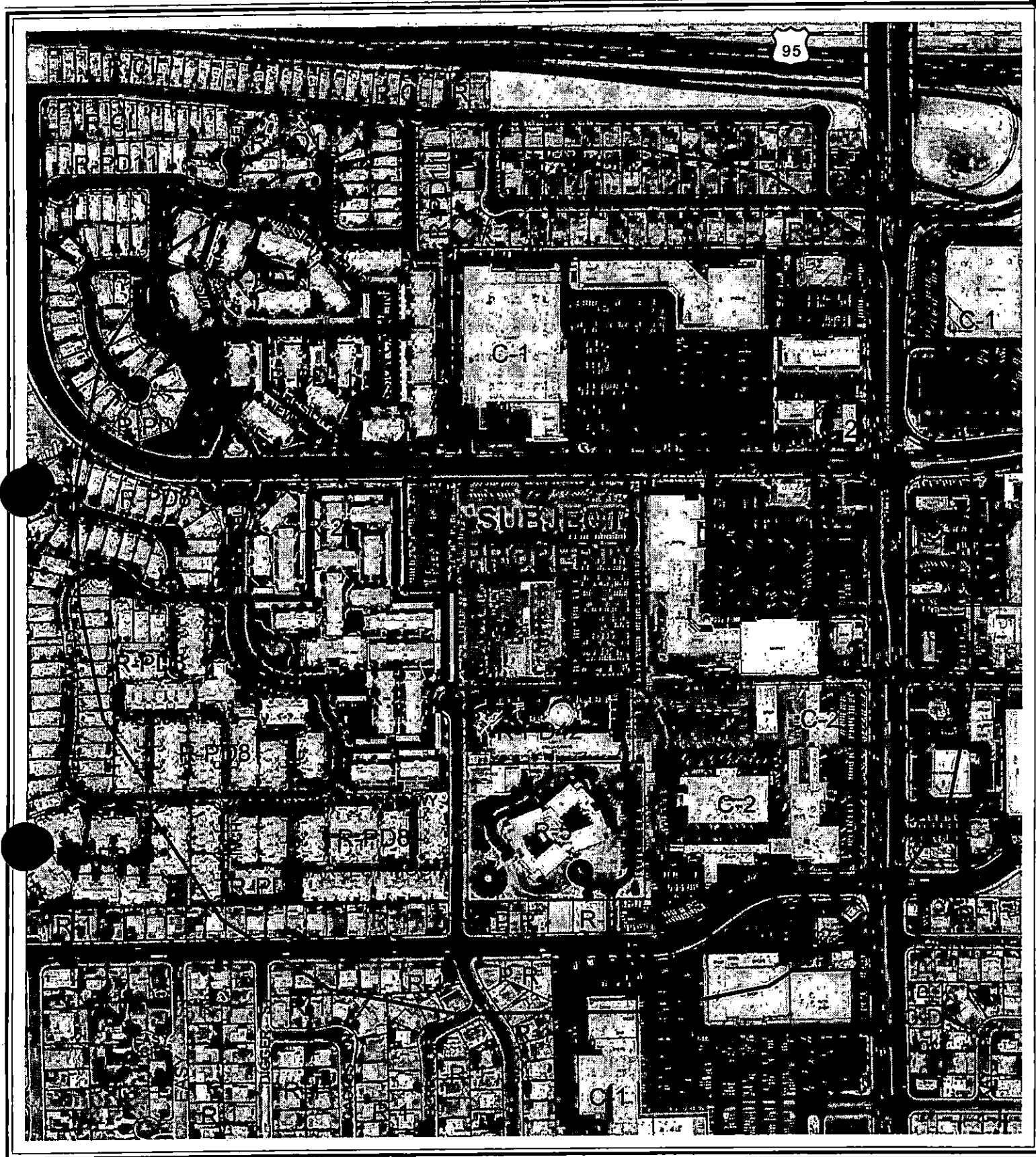


CASE: SUP-19129

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL)



CASE: SUP-19129

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-1 (SINGLE FAMILY RESIDENTIAL)

0 200 400 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-19129 - APPLICANT: FLETCHER JONES
MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-18208), Variance (VAR-18210) and Site Development Plan Review (SDR-18206) if approved.
2. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-19129 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Special Use Permit for a proposed Auto Paint and Body Repair Shop with a Waiver to allow service bays oriented towards the public Right-of-Way (ROW) located at 400 South Decatur Boulevard south of Meadows Lane. The project as designed does not meet the minimum standards under Title 19 and therefore staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/01/94	The City Council accepted at the request of the applicant, a Withdrawal without Prejudice a request (Z-0030-74 (6)) for a Review of Condition to allow commercial access onto Brush Street on property located on the south side of Meadows Lane approximately 650 feet west of Decatur Boulevard.
04/16/86	The City Council considered and approved the Plot Plan Review for the Meadows School expansion. The Planning Commission and staff recommended approval. The Meadows School ceased operations in June 1988.
03/20/85	The City Council considered and approved the Plot Plan Review for the Meadows School Project. The Planning Commission and staff recommended approval. The Planning Commission and staff recommended approval.
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08/01/74	The Board of City Commissioners considered and approved a request for Reclassification of Property (Z-30-74) located south of the westerly prolongation of Michael Way. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
None	
<i>Pre-Application Meeting</i>	
01/09/07	A Pre-application was held with the applicant. Planning staff advised the applicant of the requirement for a Site Development Plan Review and Development Impact Notice and Assessment (DINA) application.

SUP-19129 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

Neighborhood Meeting

A neighborhood meeting is not required for this type of application nor was one held.

Details of Application Request

Site Area

Gross Acres 9.34 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Automotive	GC (General Commercial)	C-2 (General Commercial) and R-1 (Single Family Residential)
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
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East	Commercial	SC (Service Commercial)	C-2 (General Commercial)
West	Residential	MLA (Medium Low Attached Residential)	R-2 (Medium Low Density Residential)

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

*In accordance with Ordinance No. 5227 a DINA was prepared for the project to address the potential increase in Average Daily Trips (ADT) that may result with implementation of the proposed rezone and commercial development.

SUP-19129 - Staff Report Page Three
February 22, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
	154,875	5 plus 1 space per 200 sf gfa	779	16	509	8	N
SubTotal							
TOTAL (including handicap)			779		509		N
Loading Spaces			4		4		Y

Waivers		
Request	Requirement	Staff Recommendation
Allow Service Bays to face public ROW.	Oriented away from public right of way	DENY

ANALYSIS

The request is for a Auto Paint and Body Repair Shop on a 9.34 acre project site developed with a 31,000 square foot auto repair facility and associated parking area.

- General Plan and Zoning**

The project is located within the GC (General Commercial) land use category as designated in the General Plan. The site is zoned as C-2 (General Commercial) and the proposed use is allowed with a Special Use Permit. Existing uses surrounding the project site include commercial to the north, multi-family residential to the west and south, and commercial to the east.

SUP-19129 - Staff Report Page Four
February 22, 2007 - Planning Commission Meeting

- **Site Plan**

The site plan and elevations indicate service bays will be oriented to the north facing Meadows Lane as well as west towards a residential property line. In accordance with the Conditional Use requirements service bay access doors cannot face public ROW and such facilities shall be designed to minimize intrusion into adjoining properties. The Waiver request will allow service bays to face Meadows Lane. Staff recommends denial of the request as the project lacks landscape features to offset the visual effects of the bay doors.

- **Parking**

The project site contains 1,056 parking spaces serving an existing auto repair facility. However, the proposal requests a Variance (VAR-18210) to allow 509 parking spaces where 779 are required.

- **Special Use Permit – Conditional Use Regulations**

1. No use or discarded automotive parts or equipment shall be located or stored in any open area outside of an enclosed building.
2. All disabled or wrecked vehicles shall be stored in an area which is screened from view from the surrounding properties and adjoining streets.
3. Opening in service bays shall not face public right-of-way and shall be designed to minimize visual intrusion into adjoining properties.
4. All repair work shall be performed within an enclosed building.

FINDINGS

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

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

The proposal will not blend with surrounding land uses as the proposal lacks the design and features that sufficiently address Title 19.04 Conditional Use Regulations for visual intrusion and Title 19.08 Commercial Development Standards.

SUP-19129 - Staff Report Page Five
February 22, 2007 - Planning Commission Meeting

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

The intensity of use along with the traffic projected to be generated are considered unacceptable at this location. This type of structure is more suited to an industrial zoned parcel surrounded by similar uses.

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."**

Significant impacts to current surface street operations may result with implementation of this project. Greater than 4,000 average daily vehicle trips will be generated with the project as concluded in the traffic analysis.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

The proposed use exceeds the intent of the current General Plan and the zoning regulations for commercial development as the proposal does not adequately address architectural design, landscaping, parking, and screening requirements.

5. **The use meets all of the applicable conditions per Title 19.04.**

The proposed use does not meet the conditions set forth under Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

20

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 298 [Mailed ZON-18208, VAR-18210 & SDR-18206]

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-19129** APN: 138-36-601-002

Name of Property Owner: Fletcher Jones, Sr. Trust

Name of Applicant: Fletcher Jones Management Group, Inc.

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: Fletcher Jones, Jr., Successor Co-Trustee

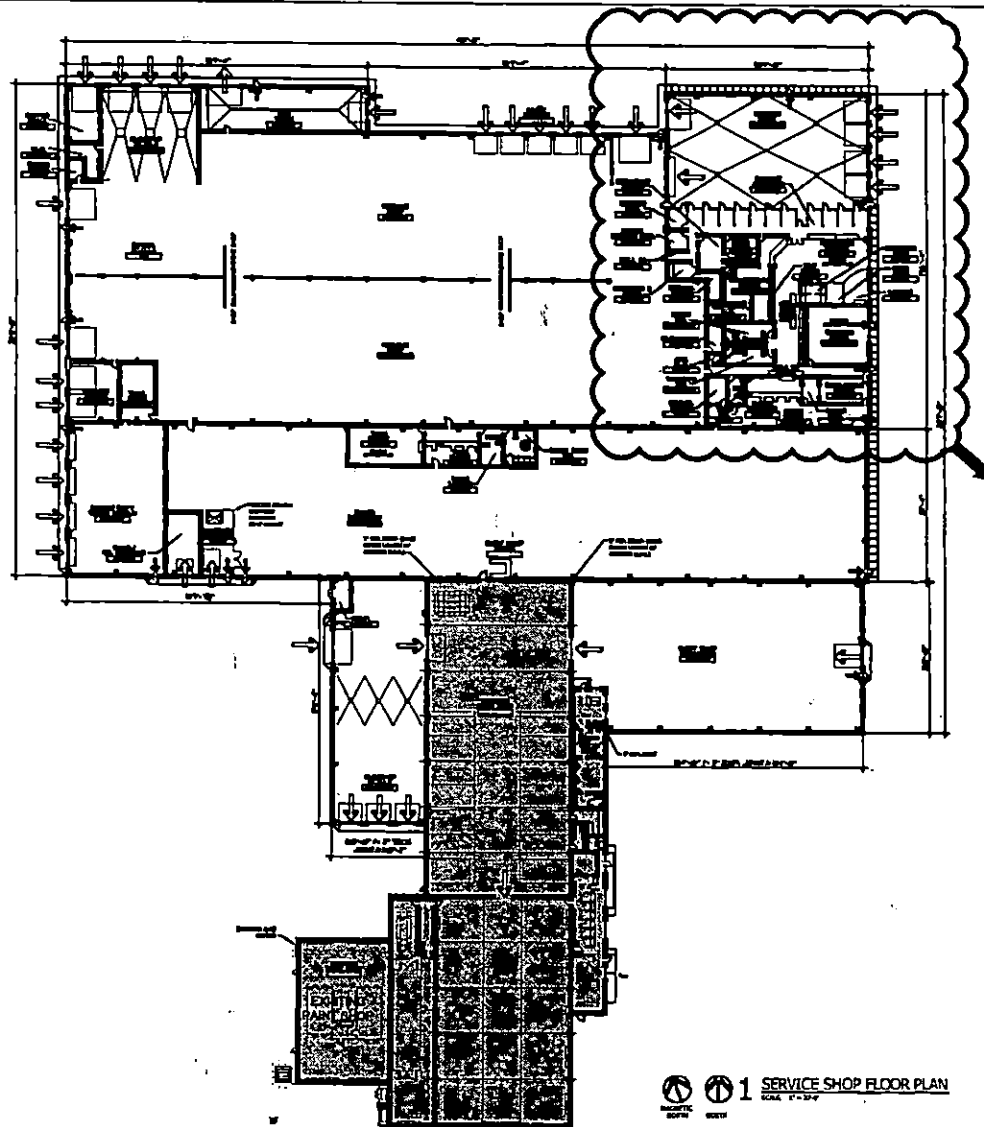
Subscribed and sworn before me

This 9 day of January 2007

Notary Public in and for said County and State



LESLIE BOEDDEKER
Notary Public State of Nevada
No. 96-1579-1
My appt. Exp. May 1, 2008



Maximum occupancy:

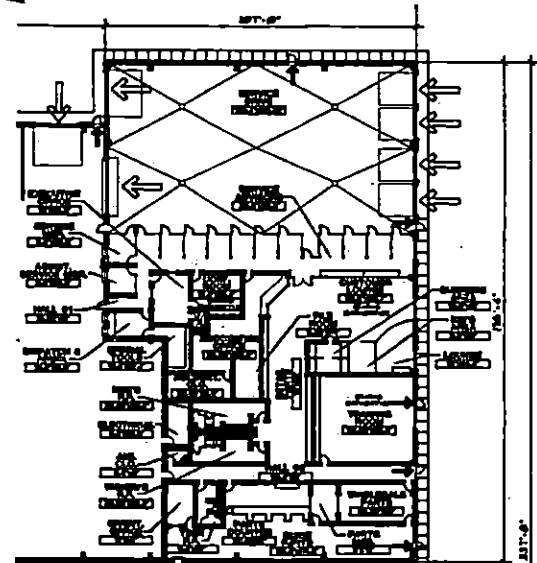
SECTION A & B MAXIMUM OCCUPANCY: 100 PERSONS
SECTION C MAXIMUM OCCUPANCY: 100 PERSONS
SECTION D MAXIMUM OCCUPANCY: 100 PERSONS

Building Summary:

SECTION A	1,000 SQ. FT.
SECTION B	1,000 SQ. FT.
SECTION C	1,000 SQ. FT.
SECTION D	1,000 SQ. FT.
SECTION E	1,000 SQ. FT.
SECTION F	1,000 SQ. FT.
SECTION G	1,000 SQ. FT.
SECTION H	1,000 SQ. FT.
SECTION I	1,000 SQ. FT.
SECTION J	1,000 SQ. FT.
SECTION K	1,000 SQ. FT.
SECTION L	1,000 SQ. FT.
SECTION M	1,000 SQ. FT.
SECTION N	1,000 SQ. FT.
SECTION O	1,000 SQ. FT.
SECTION P	1,000 SQ. FT.
SECTION Q	1,000 SQ. FT.
SECTION R	1,000 SQ. FT.
SECTION S	1,000 SQ. FT.
SECTION T	1,000 SQ. FT.
SECTION U	1,000 SQ. FT.
SECTION V	1,000 SQ. FT.
SECTION W	1,000 SQ. FT.
SECTION X	1,000 SQ. FT.
SECTION Y	1,000 SQ. FT.
SECTION Z	1,000 SQ. FT.

Legend:

→ WALKWAY ENTRANCE WAY
→ WALKWAY EXIT WAY



1 SERVICE SHOP FLOOR PLAN
SCALE: 1" = 30'

RECEIVED
PARTIAL ENLARGED PLAN
JAN 10 2007

PRELIMINARY - NOT FOR CONSTRUCTION

Copyrighted Document
This drawing and the associated electronic file are provided as a representation of the project. The user acknowledges that the user is responsible for the accuracy of the information contained herein. The user agrees to indemnify and hold the architect harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this drawing. The user agrees to release the architect from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this drawing. The user agrees to release the architect from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this drawing.

ALTERATIONS AND ADDITIONS TO
BILL HEARD LAS VEGAS CHEVRON
19129

02/22/07 PC

a.2

JONES VARGAS

HERBERT M. JONES
MELVIN D. CLDSE, JR.
JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANOE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENHARD
KEVIN R. STOLWORTHY
JAMES L. WADKAMS
JOOI R. GOODHEART
PAUL A. LEMCKE

PHILIP M. BALLIF
MICHAEL G. ALONSO
ANN MORGAN
R. DOUGLAS KUROZIEL
KRIS T. BALLARD
GRAIG H. NORVILLE
WILLIAM C. DAVIS, JR.
KARL L. NIELSON
PATRICK A. ROSE
PATRICK J. SHEEHAN
TONY F. SANCHEZ III
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SCOTT M. SCHOENWALD
CONSTANCE L. AKRIDGE
EDWARD M. GARCIA

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89189
TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

MARIA-NICOLLE BERINGER
WHITNEY D. BOCCHI
JENNIFER BEATTY BRINTON
LOUIS M. BUBALA III
ADAM K. BULT
DAVID A. CARROLL
TYRUS O. COBB
TRACY A. DIFILLIPPO
ELIZABETH M. FIELDER
WILLIAM D. GREENLEE, JR.
RYAN W. HERRICK
BRIAN R. IRVINE
KIRK D. KAPLAN
BENJAMIN W. KENNEDY
CURT H. LEDFORD
DARREN J. LEMIEUX
DIANE J. MARKERT

LINDA P. MCKENZIE*
MATTHEW T. MILONE
CHRISTOPHER C. MONEY
BINU G. PALAL**
TAMARA BEATTY PETERSON
ALEA RAMIREZ
RICHARD A. RAWSON
MOLLY MALONE REZAC
JOHN P. SANOE, IV
BRETT J. SCDLARI
STEYEN G. SHEYDRSKI
TIFFANY J. SWANIS
STACIE A. TRUESDELL
JESSE A. WADHAMS
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

Writer's Direct Line
(702) 862-3342
E-Mail Address
struesdell@jonesvargas.com

January 9, 2007

ROBERT E. BRUCE
AMANDA J. COWLEY
ALAN B. RABKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

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

HAND DELIVERED

RE: Justification Letter – Special Use Permit

Dear Planning and Development Department:

Enclosed is an application for a Special Use Permit submitted in conjunction with an application for a Site Development Plan Review for an approximately 123,669 sq/ft expansion of an existing automobile service facility for that property consisting of approximately 9.34 acres located at 400 S. Decatur Blvd., south of Meadows Lane (APN 138-36-601-002) (the "***Property***") submitted by Fletcher Jones Management Group, Inc. (the "***Applicant***").

The Property is zoned C-2 (General Commercial) and R-1 (Single Family Resident District) and designated GC (General Commercial) under the General Plan. An application to re-zone the portion of the Property from R-1 to C-2 is being submitted in conjunction with this application. The Property is currently used as an automobile service facility which is operated in conjunction with the Bill Heard dealership located adjacent to the Property. The Applicant wishes to expand the existing service facility.

The Property is currently operating and will continue to operate as an automobile service facility in conjunction with the adjacent Bill Heard Dealership. However, because the current use of the Property as an automobile service facility is a non-conforming use, expansion of the existing automobile service facility requires a special use permit.

RENO OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 786-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY
**LICENSED IN ILLINOIS AND WISCONSIN ONLY

SUP-19129
02/22/07 PC

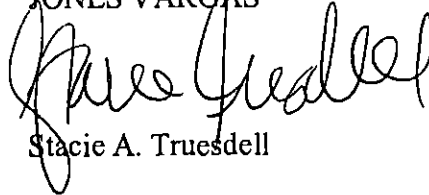
January 9, 2007

Page 2

Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS

A handwritten signature in black ink, appearing to read "Stacie A. Truesdell", written over the printed name.

Stacie A. Truesdell

ST
Enclosures.

Mr. & Mrs. Donald B. Gaines
P.O. Box 1106
Rancho Santa Fe, CA 92067
dbg@gainesinvestmenttrust.com
(858) 759-9221 phone

February 16, 2007

Andrew P. Reed, Planning Supervisor
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

email: areed@lasvegasnevada.gov

Re: Site Development Plan Review SDR-18206
Variance VAR-18210
Special Use Permit SUP-19129
Rezoning ZON-18208

Dear Mr. Reed,

As the owner of the directly adjacent property, we are strongly opposed to a zone change from R-1 to C-2. We are also opposed to any variance or special use permit etc. that may effect the quiet enjoyment of our property or the neighborhood in general.

Our property is a 304 unit senior apartment community know as, Country Club at the Meadows. All of our residents are 55+ with an average age of 70+.

Our community is behind security gates and is very low density. Those two factors contribute to our business success in that location. Virtually, all of our residents rent from us because of the ambiance of the grounds and the atmosphere of quiet peaceful surroundings.

When we bought our property about four years ago, one of our considerations for purchase was that certain parts of the adjacent property are R-1. This zoning is compatible with our property and does not pose any noise problems and other problems associated with commercial development.

There is no question that this proposed zone change etc. will impact our elderly residents negatively and that will cause us economic hardship on an operational level and will depress the value of our property.

Page 2 of 2
February 16, 2007
Andrew P. Reed, Planning Supervisor

We would be agreeable to arrange a site visit of our property with the members of the planning commission that have jurisdiction over this decision so that they can see the situation first hand. I am sure that the 500 or so residents that live at Country Club at the Meadows will feel the same way as we do when they are made aware of the proposed zone changes being considered on the adjacent property.

Please call us at the above phone number to discuss this issue further and please keep us in the loop as to all decision making on this issue.

Sincerely,

Don and Pam Gaines

Meadows Las Vegas LLC
Country Club at the Meadows
300 Promenade Blvd.
Las Vegas, NV 89107

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18206 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18208 AND SUP-19129 - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST - Request for a Site Development Plan Review for a 123,669 SQUARE FOOT EXPANSION OF AN EXISTING AUTOMOBILE SERVICE FACILITY WITH WAIVERS OF THE PERIMETER LANDSCAPING REQUIREMENT TO ALLOW NO LANDSCAPING ALONG THE EAST PROPERTY LINE AND ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE AN EIGHT FOOT WIDE BUFFER IS REQUIRED; TO ALLOW A FIVE FOOT WIDE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; TO ALLOW A SIX FOOT WIDE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND TO ALLOW A ONE FOOT WIDE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED ADJACENT TO A PUBLIC RIGHT OF WAY on 9.34 acres at 400 South Decatur Boulevard (APN 138-36-601-002), R-1 (Single Family Residential) Zone and C-2 (General Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 1 (Tarkanian).

C.C.: 03/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

TROWBRIDGE – DENIED – Motion carried with GOYNES voting NO, STEINMAN excused and TRUESDELL abstaining because the matter is represented by the Jones Vargas firm

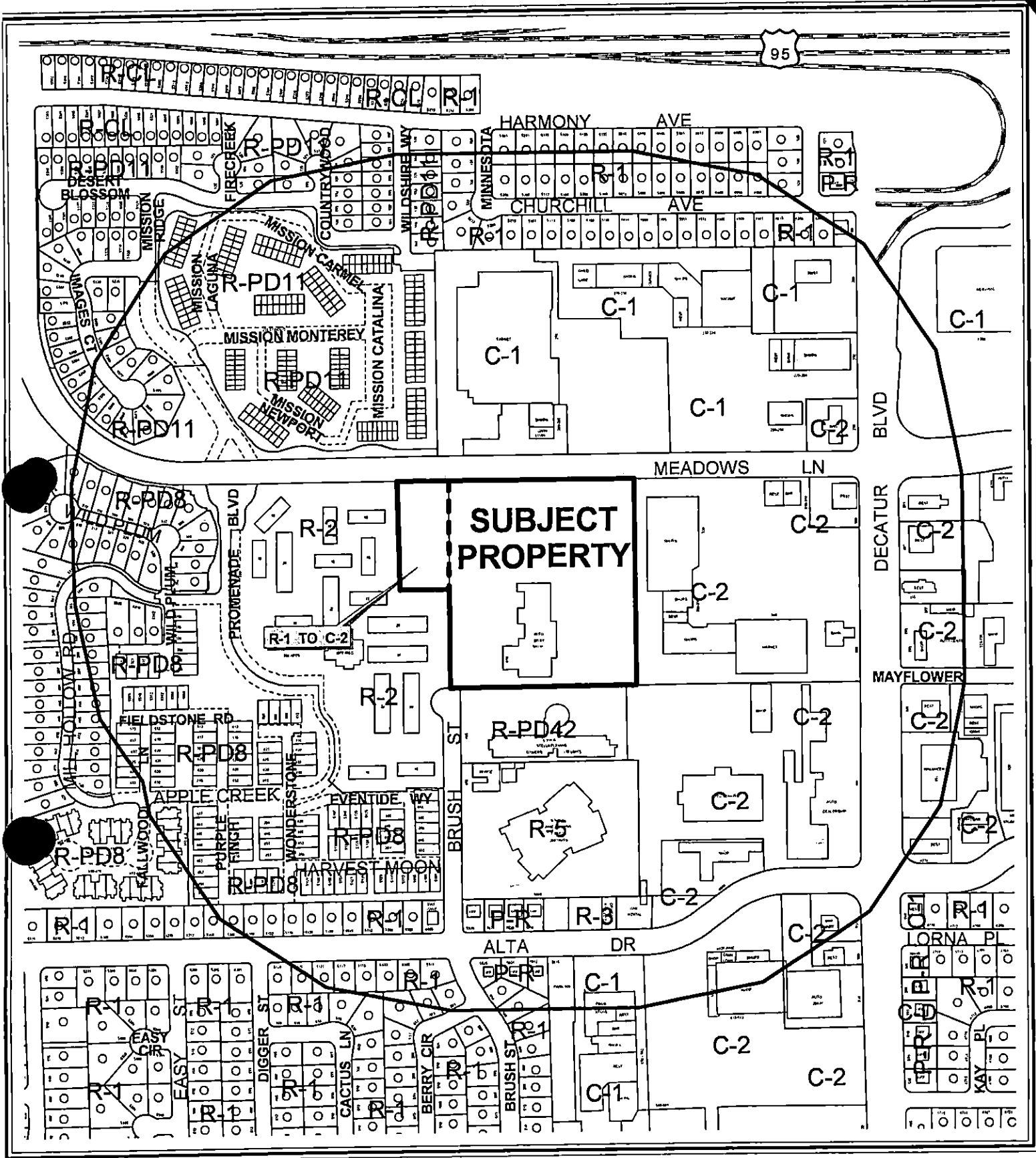
To be heard by the City Council on 3/21/2007

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 23 – SDR-18206

MINUTES:

See Item 20 for related discussion.

(7:15 – 7:37)
1-2733



CASE: **SDR-18206**

RADIUS: 1000 FT

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

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

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-18206 - APPLICANT: FLETCHER JONES
MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18208), Variance (VAR-18210), and Special Use Permit (SUP-19129) 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 11/17/06 except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved; to allow a zero foot landscape buffer along the east property line and along a portion of the south property line where an eight foot wide buffer is required; a five foot wide buffer along a portion of the south property line where eight feet is required; a six foot wide buffer along the west property line where eight feet is required; a one foot wide buffer along the north property line where 15 feet is required adjacent to a public Right-of-Way.
5. A revised site plan shall be submitted to and approved by the Planning and Development Department prior to the time application is made for a building permit to reflect the changes herein: Screening shall be provided along all residential property lines in accordance with Title 19 Section 19.08.050.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

JA

SDR-18206 - Conditions Page Two
February 22, 2007 - Planning Commission Meeting

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. 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.
15. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18208 and all other applicable site-related actions.

SDR-18206 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a 123,669 square foot expansion of an existing automobile service facility located on 9.34 acres at 400 South Decatur Boulevard, south of Meadows Lane.

The proposal includes Waivers of perimeter landscaping requirements to allow a zero foot landscape buffer along the east property line and along a portion of the south property line where an eight foot wide buffer is required; a five foot wide buffer along a portion of the south property line where eight feet is required; a six foot wide buffer along the west property line where eight feet is required; and a one foot wide buffer along the north property line where 15 feet is required adjacent to a public Right-of-Way. Companion items to this request include a Rezone (ZON-18208), Special Use Permit (SUP-19129), and Variance (VAR-18210). The existing structure was constructed in 1978.

Planning staff considers the proposed expansion as inappropriate for this area of the city. The project site is directly west of existing senior/retirement multi-family residential development to the west and within a one half mile radius of single family dwellings northwest along Meadows Lane. The project design does not meet the urban design standards of Title 19.08.050. The bulk and scale of the structure is more suitable within an industrial zoned area of the city. Furthermore, significant average daily vehicle trips will result with implementation of the project. Staff recommends denial of the request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
06/01/94	The City Council accepted at the request of the applicant, a Withdrawal without Prejudice a request (Z-0030-74 (6)) for a Review of Condition to allow commercial access onto Brush Street on property located on the south side of Meadows Lane approximately 650 feet west of Decatur Boulevard.
04/16/86	The City Council considered and approved the Plot Plan Review for the Meadows School expansion. The Planning Commission and staff recommended approval. The Meadows School ceased operations at this location in June 1988.
03/20/85	The City Council considered and approved the Plot Plan Review for the Meadows School Project. The Planning Commission and staff recommended approval. The Planning Commission and staff recommended approval.
05/16/84	The City Council considered and approved the Plot Plan Review (Z-30-74) to operate a private elementary school on property located approximately 600 feet west of Decatur Boulevard. The Planning Commission and staff recommended approval.

SDR-18206 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

11/03/76	The Board of City Commissioners considered and approved a request for a Plot Plan Review (Z-30-74) for a body shop and paint room at 444 South Decatur Boulevard. The Planning Commission and staff recommended approval.
08/01/74	The Board of City Commissioners considered and approved a request for Reclassification of Property (Z-30-74) located south of the westerly prolongation of Michael Way. The Planning Commission and staff recommended approval.
Related Building Permits/Business Licenses	
None	
Pre-Application Meeting	
01/09/07	A Pre-application was held with the applicant. Planning staff advised the applicant of the requirement for a Site Development Plan Review and Development Impact Notice and Assessment (DINA) application.
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	9.34 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Automotive	GC (General Commercial)	Split Zoned: C-2 (General Commercial) R-1 (Single Family Residential)
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Residential	H (High Density Residential)	R-PD42 (Residential Planned Development – 24 Units Per Acre)
East	Commercial	SC (Service Commercial)	C-2 (General Commercial)
West	Residential	MLA (Medium Low Attached Residential)	R-2 (Medium-Low Density Residential)

SDR-18206 - Staff Report Page Three
February 22, 2007 - Planning Commission Meeting

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

* In accordance with Ordinance No. 5227 a DINA was prepared for the project to address the potential increase in Average Daily Trips (ADT) that may result with implementation of the proposed rezone and commercial development.

DEVELOPMENT STANDARDS

The following Title 19 - Section 19.08 Commercial Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 lineal feet	680 lineal feet	Y
Min. Setbacks			Y
• Front	20	27	
• Side	10	38	
• Corner	15	115	
• Rear	20	55	
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50 percent	38 percent	Y
Max. Building Height	NA	26 feet	Y
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

SDR-18206 - Staff Report Page Four
February 22, 2007 - Planning Commission Meeting

The following Title 19 – Section 19.12 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>		
Parking Area	1 Trees/6 uncovered space 1 Trees/6 landscape island	130 Trees 130 Trees = 130 landscape islands	None	N
Buffer: Min. Trees	1 Trees/20 Linear Feet Adjacent to residential	32 Trees (West property line) 27 (South property line)	None	N
	1 Trees/30 Linear Feet Adjacent to commercial	21 Trees (East property line) 23 Trees (North property line)	None	N
			7	N
			7	N
TOTAL			7	N
Min. Zone Width	15 feet (adjacent to Right-of-Way) 8 feet (interior lot lines)		1 feet along the north property line 0 feet (east and south property lines) 5 feet (along a segment of the south property line) 6 feet (along the west property line)	N* N N N
Wall Height	8 feet (adjacent to residential) 6 feet (adjacent to commercial)		None	N

SDR-18206 - Staff Report Page Five
February 22, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

1. According to Title 17C, the parking requirements are as follows:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
	154,875	5 plus 1 space per 200 sf gfa	779	16	509	8	N
SubTotal							
TOTAL (including handicap)			779		509		N
Loading Spaces			4		4		Y

Waivers		
Request	Requirement	Staff Recommendation
Reduction in landscape buffer zone widths:		
• 0 feet along a 170 foot segment of the south property line	8 feet	DENIAL
• 0 feet along the east property line	8 feet	DENIAL
• 6 feet along the west property line	8 feet	DENIAL
• 1 feet along the north property line	15 feet	DENIAL

ANALYSIS

The project proposes the construction of a one story 123,669 square foot addition to an existing 31,206 one story auto service facility on a 9.34 acre parcel.

- General Plan and Zoning**

The General Plan designated land use for the entire project site is GC (General Commercial) with the underlying zoning split as 7.8 acres of the project site is categorized as C-2 (General Commercial) and the remainder of the 9.34 acre site zoned R-1 (Single family Residential). The C-2 (General Commercial) zone is consistent with

SDR-18206 - Staff Report Page Six
February 22, 2007 - Planning Commission Meeting

the General Commercial land use plan designation. An Auto Paint and Body Repair Shop is a permitted use under a Special Use Permit. A request to change the R-1 (Single Family Residential) zoning to a C-2 (General Commercial) zone designation shall be considered with this request (ZON-18208). Development surrounding the project site includes commercial to the north and east and southeast, and residential to the west and south.

- **Site Plan and Elevations**

The project site is developed with an existing one story 31,206 square-foot Auto Paint and Body Repair Shop. The project as proposed will expand the current facility with a one-story 123,699 square-foot addition resulting in a 154,905 square foot structure. The expansion is a monolithic design containing minimal architectural features to offset bulk and scale. The building is designed with service bays that will be oriented towards a public Right-of-Way (ROW) - Meadows Lane. In accordance with Title 19 Special Use Permit conditions for Automobile use service bays are not permitted to open toward the ROW. As such, a companion (SUP-19129) shall be considered with this request with a Waiver request to relieve the project of this requirement. An existing combination brick wall and chain link fence ranging in height from 6-12 feet borders the project site.

- **Parking**

The existing use contains 1,053 parking spaces and the proposal would eliminate 547 parking spaces. A Variance (VAR-18210) request to reduce the minimum required parking from 779 spaces shall be considered with this application.

- **Landscaping - Waivers**

The proposal includes requests to waive Title 19 Landscape Standards including reductions of landscape buffer zones along all property lines and associated perimeter landscaping. Parking lot landscaping and pedestrian open space required under Title 19 is not proposed. Both elements could assist the project in alleviating the visual effect of the vast structure and parking areas from adjacent residential. Staff is unable to support the Waiver request as an alternative landscape design has not been proposed which could reduce the effect of the development upon adjacent residential uses.

- **Development Impact Notification and Assessment (DINA) - Traffic**

The proposal has the potential to result in impacts to street operations and intersections as the project exceeds the City of Las Vegas DINA Threshold of Significance for traffic. Pursuant to City Ordinance No. 5227, a project is deemed to be a "Project of Significant Impact" if it is a commercial or industrial facility generating more than 3,000 Average Daily Trips (ADT). A Traffic Analysis Report was prepared for the project in November 2006 (Solaegui Engineers, Ltd.) and is available for review at the Planning and Development Department. The report determined that the expansion will result in the generation of 4,115 ADT with 253 morning peak hour trips and 242 trips during the afternoon peak hour.

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February 22, 2007 - Planning Commission Meeting

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 bulk and scale of the proposal is considered too intense and incompatible with existing adjacent residential uses. The project provides minimal landscape and screening elements that could reduce the perception of the proposed monolithic structure to a human scale. The project is more suitable within a manufacturing and/or industrial zoned area of the city.

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

The proposed development is consistent with the land use designation of the General Plan and underlying commercial zone. The project design, bulk and scale, and minimal landscaping are inconsistent with Title 19.

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

Adequate vehicular access is provided to the project site via Meadows Lane. The proposed project will result in the generation of 4,100 Average Daily Trips (ADT) and may impact street and intersection operations along Meadows Lane and South Decatur Boulevard.

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

Building materials are appropriate for this type of development. The minimal amount of landscaping proposed is inappropriate for this area of the City.

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

The elevation and overall scale of the proposed structure is considered uncomplimentary for this area of the city. The project does not address the architectural design requirements of Title 19 nor provides insufficient landscaping and screening from adjacent residential.

SDR-18206 - Staff Report Page Eight
February 22, 2007 - Planning Commission Meeting

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

Intensification of the current use has the potential to adversely affect the existing senior living/residential uses directly west of the project site as perimeter screening, parking lot landscaping, and architectural elements to reduce the bulk and scale of the building are absent from the site design and elevations. Furthermore, ADT generated from the expansion may impact street operations on adjacent roadways and intersection of Meadows Lane at South Decatur Boulevard. As the proposal does not meet the intent of the General Plan and urban design standards of Title 19, the project may impact the quality of life for residents within the immediate vicinity.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

20

ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 298 [Mailed ZON-18208, VAR-18210 & SUP-19129]

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18206** APN: _____

Name of Property Owner: Fletcher Jones Sr Trust

Name of Applicant: Fletcher Jones Management Group, Inc.

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

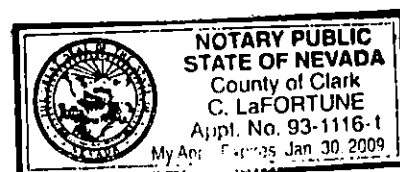
Signature of Property Owner: [Signature]

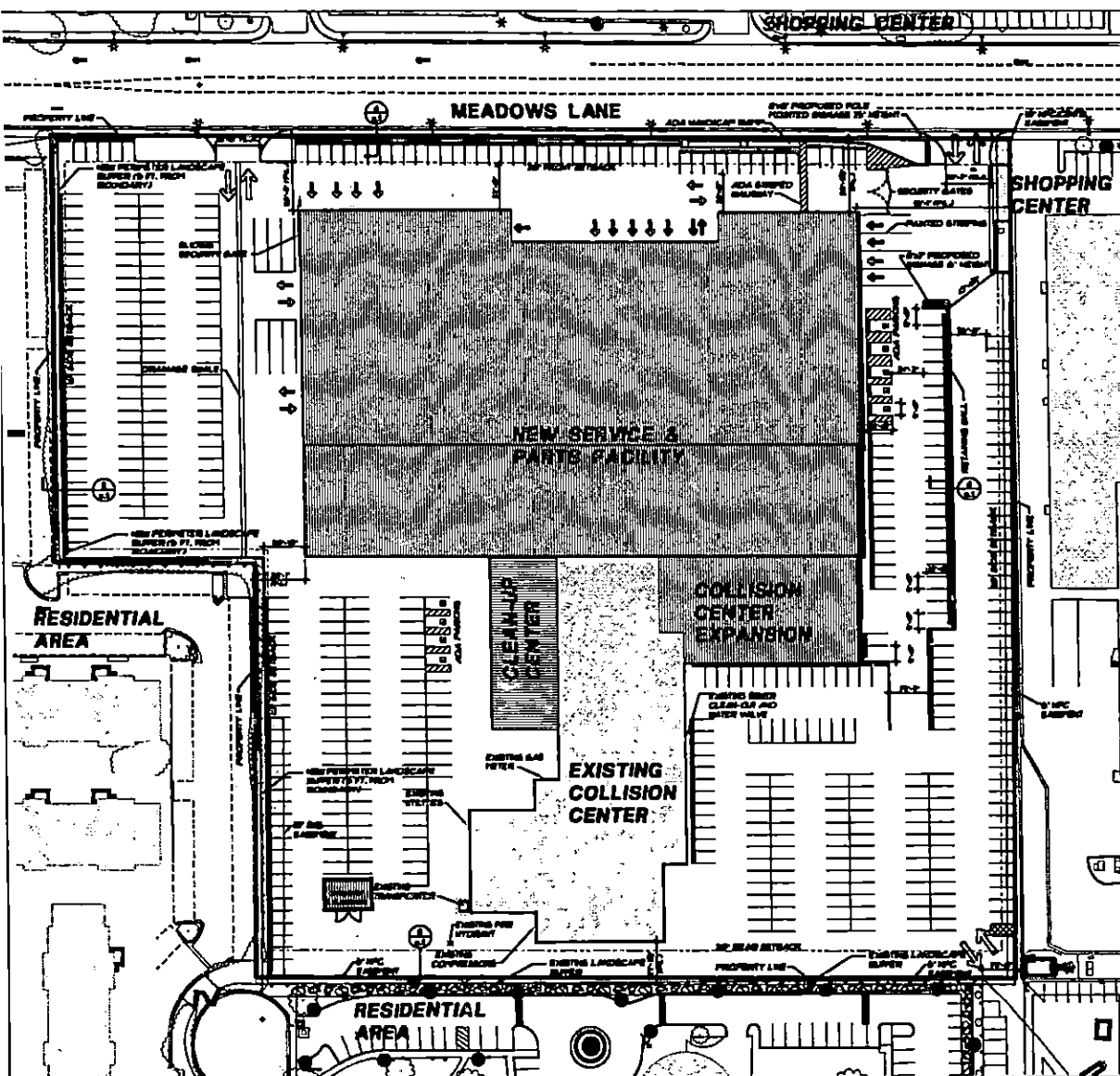
Print Name: Fletcher Jones Jr.

Subscribed and sworn before me

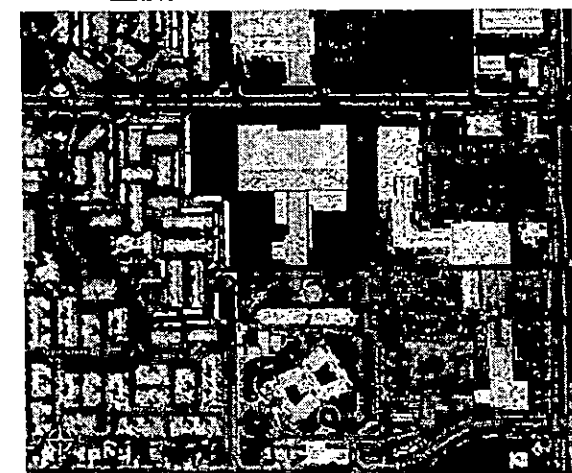
This 14 day of Nov, 2006

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





FORM: PARKING ANALYSIS	
1. NO. OF SPACES OF PARKING SPACES AVAILABLE (1 per 100 sq. ft.) 274	2. NO. SPACES OF ACCESSIBLE PARKING SPACES 0
3. TOTAL NUMBER OF PARKING SPACES 274	4. ACCESSIBLE PARKING SPACES 0
5. NO. OF UNACCESSIBLE PARKING SPACES IN USE OF VEHICLE ACCESSIBLE 0	6. NO. OF ACCESSIBLE PARKING SPACES IN USE OF VEHICLE ACCESSIBLE 0
7. NO. OF UNACCESSIBLE PARKING SPACES IN USE OF VEHICLE ACCESSIBLE 0	8. NO. OF ACCESSIBLE PARKING SPACES IN USE OF VEHICLE ACCESSIBLE 0
NOTE: PARKING AND LANDSCAPE SURFACES IN PROCESS OF BEING OBTAINED	
NOTE: ALL DEVIATIONS ARE BASED ON 44 HOURS BARRIED UPON RECEIVING RESIDENTIAL TRAFFIC TO COMMERCIAL.	
Legend	
ENTRANCE BUILDING 51.68 SQ. FT. TOTAL DRIVEWAY 10.00 SQ. FT. SPITE 48.00 SQ. FT. FLUORIDE AREA PATIO FLUORIDE AREA PATIO	PRIORITY LINE NEW DRIVEWAY SHADING STRIP VEHICLE FLOW ENTRANCE BUILDING LANDSCAPE
P.A. PRIORITY LINE DA. ACCESSIBLE	

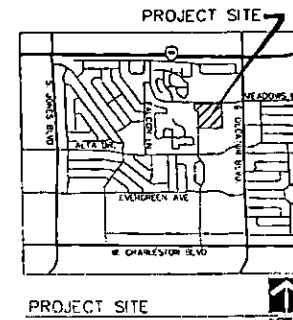
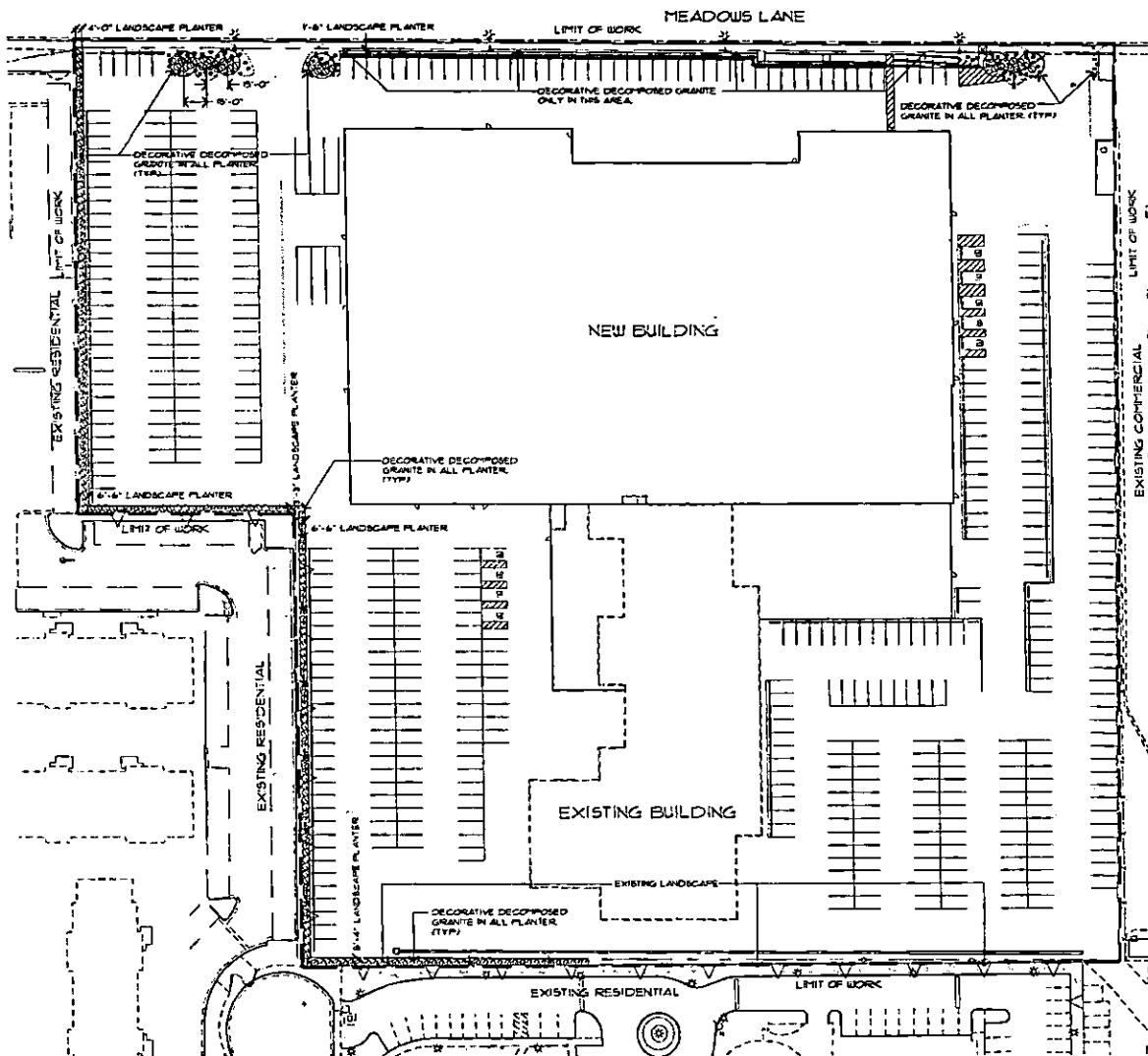


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ALTERATIONS AND ADDITIONS TO BILL HEARD LAS VEGAS CHEVROLET

02/22/07 PC

ZON-18208 VAR-18210



PROPOSED PLANT SCHEDULE

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
TREES					
14'-0" Dia	2	14'-0" Dia	CHRYSEAL "Pink Dawn"	CHRYSEAL	Deciduous, flowering
14'-0" Dia		14'-0" Dia	Cercidin "Desert Flamingo" in Old surprise "Sun Hill"	Desert Flamingo Palo Verde	Semi-Evergreen
14'-0" Dia		14'-0" Dia		Prunella Other	
SHRUBS					
14'-0" Dia	3	14'-0" Dia	Acacia standishii	Shrubby Acacia	Evergreen
14'-0" Dia		14'-0" Dia	Chaparral thorn	Desert Willow	Deciduous, flowering
14'-0" Dia		14'-0" Dia	Viburnum chinensis	Wax Tree	Deciduous, flowering
ACCENT SECURITY TREES					
4-6 CANES	10	4-6 CANES	Fouquieria splendens	Cholla	Deciduous, flowering
8-10 Gal		8-10 Gal	Yucca brevifolia	Joshua Tree Yucca	Evergreen, flowering
LARGE SHRUBS					
5-Gal	11	5-Gal	Cercis floridana	Silver Leaf Cercis	Evergreen, flowering
5-Gal		5-Gal	Vauquelinia californica	Arizona Rosewood	Evergreen, flowering
MEDIUM SHRUBS					
5-Gal	107	5-Gal	Leucodaphnol leucogaulis	Chihuahuan Sage	Evergreen, flowering
5-Gal		5-Gal	Rosa carolina	Virginia Rose	Evergreen, flowering
SMALL SHRUBS					
1-Gal	15	1-Gal	Liriodendron tulipifera	New Gold Liriodendron	Deciduous, flowering
1-Gal		1-Gal	Myoporum parvifolium	Myoporum	Evergreen, flowering
PERENNIALS					
DECOMPOSED GRANITE IN ALL PLANTING AREAS 2" DEPTH (TYP)					
COLOR: APACHE BROWN 10' SCREENED					
NOTE: DO NOT DECOMPOSED GRANITE					

REVISIONS

NO.	DATE	BY	REVISION
1	02/22/07	PC	ISSUED FOR PERMIT

The WLB Group
 Landscape Architecture
 2851 N. 1st Avenue, Suite 2125
 HOUSTON, TX 77010 (713) 480-9881

BILL HEARD CHEVROLET

LANDSCAPE PLAN

Call before you dig
 800-487-4874

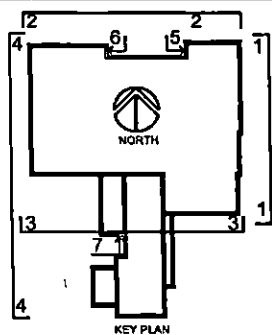
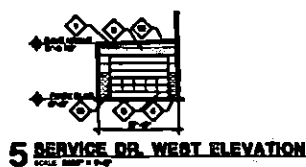
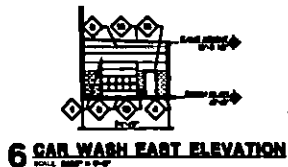
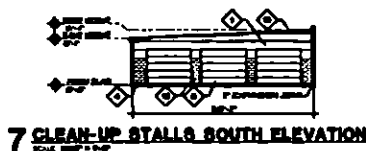
Call before you dig
 1-800-227-2600

REACTIVE
 NOV 17 2007

Drawn	RM	Checked	8
Date	10-17-06		
Scale	1"=40'-0"		
Job No.	408041-A-061		
Rev. No.	B041CNDWG		
Sheet			

L1.1

02/22/07 PC
ZON-18208 VAR-18210
SDR-18206



General notes:

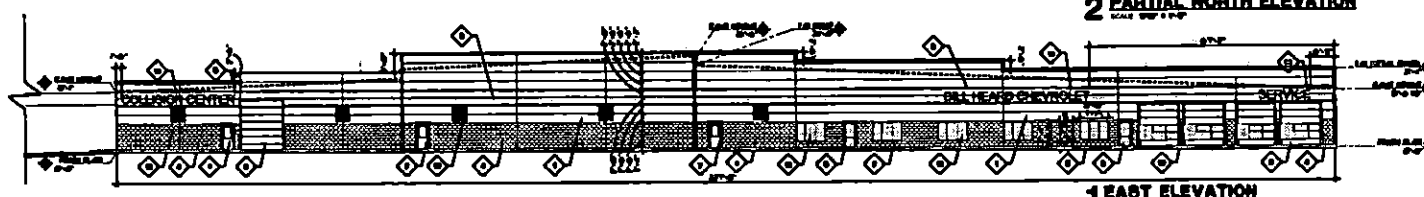
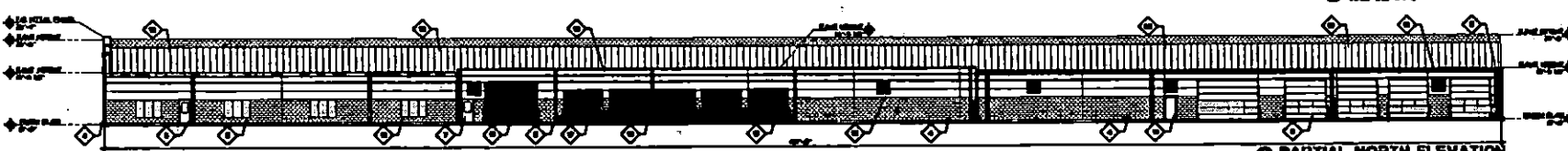
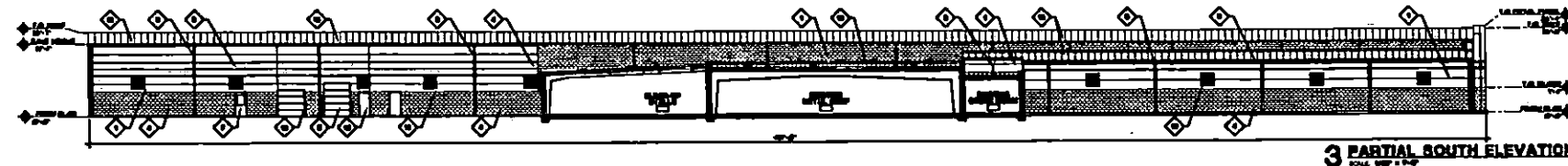
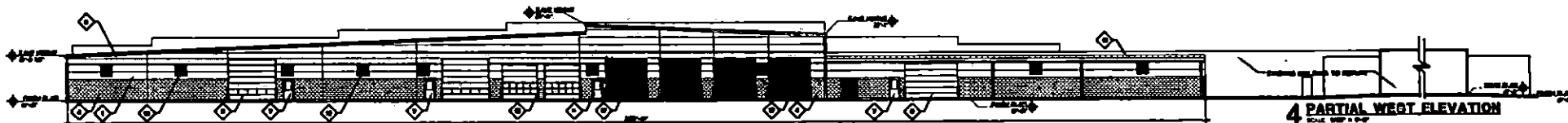
1. GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND APPLY DIMENSIONS TO MATCH EXISTING WORK.
2. GENERAL CONTRACTOR SHALL VERIFY ALL MATERIALS, FINISHES AND METHODS OF CONSTRUCTION AND APPROVE ALL MATERIALS, FINISHES AND METHODS OF CONSTRUCTION AND APPROVE ALL MATERIALS, FINISHES AND METHODS OF CONSTRUCTION.

Material schedule / elevation key:

- 1. EXISTING ROOF WITH BLANK, TYP.
- 2. EXISTING ROOF WITH BLANK, TYP.
- 3. EXISTING ROOF WITH BLANK, TYP.
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General notes:

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DAVID ZENNER & ASSOCIATES, INC.
11111 Las Vegas Blvd. N.W.
Suite 1000, Las Vegas, NV 89143
(702) 831-8710 Fax (702) 831-8711

ALTERATIONS AND ADDITIONS TO

BILL HEARD LAS VEGAS CHEVROLET

4155 DECATUR BLVD. LAS VEGAS, NEVADA 89102

RECEIVED

10-13-05

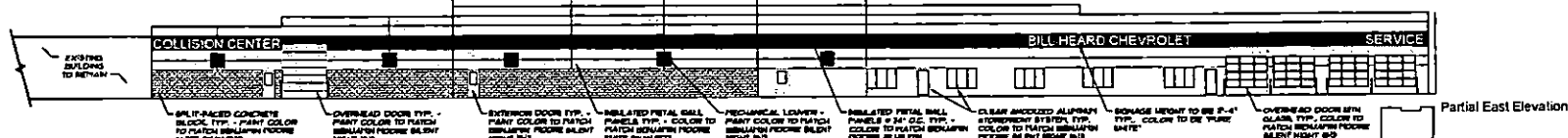
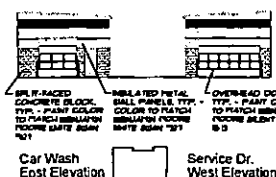
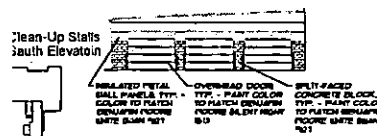
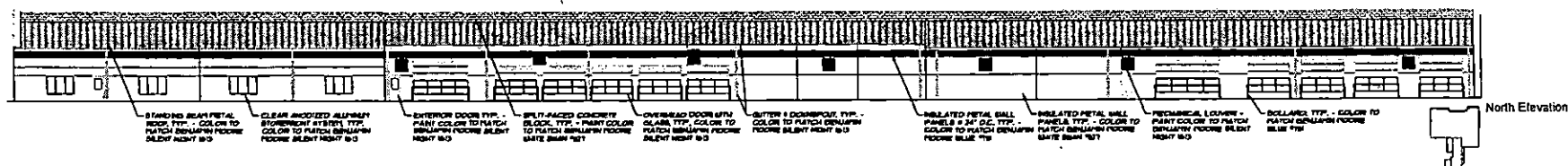
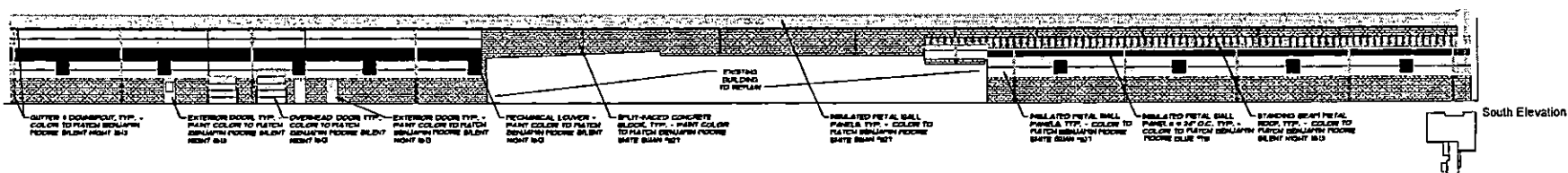
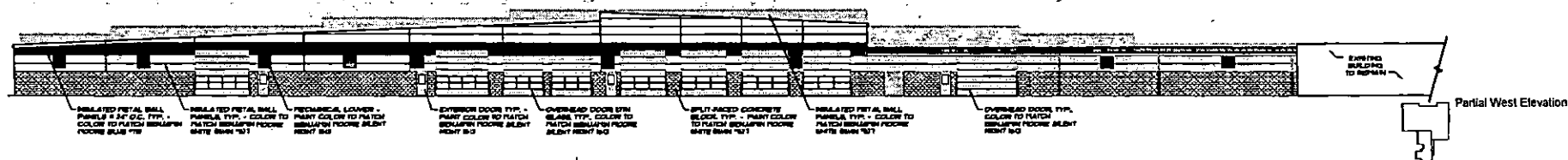
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10-13-05

02/22/07 PC

ZON-18208 VAR-18210

SDR-18206

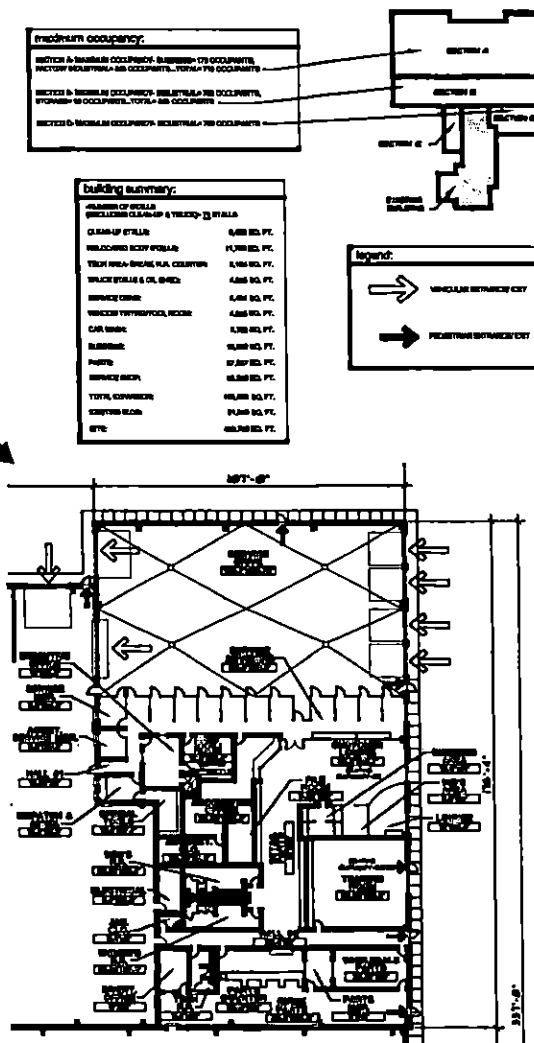
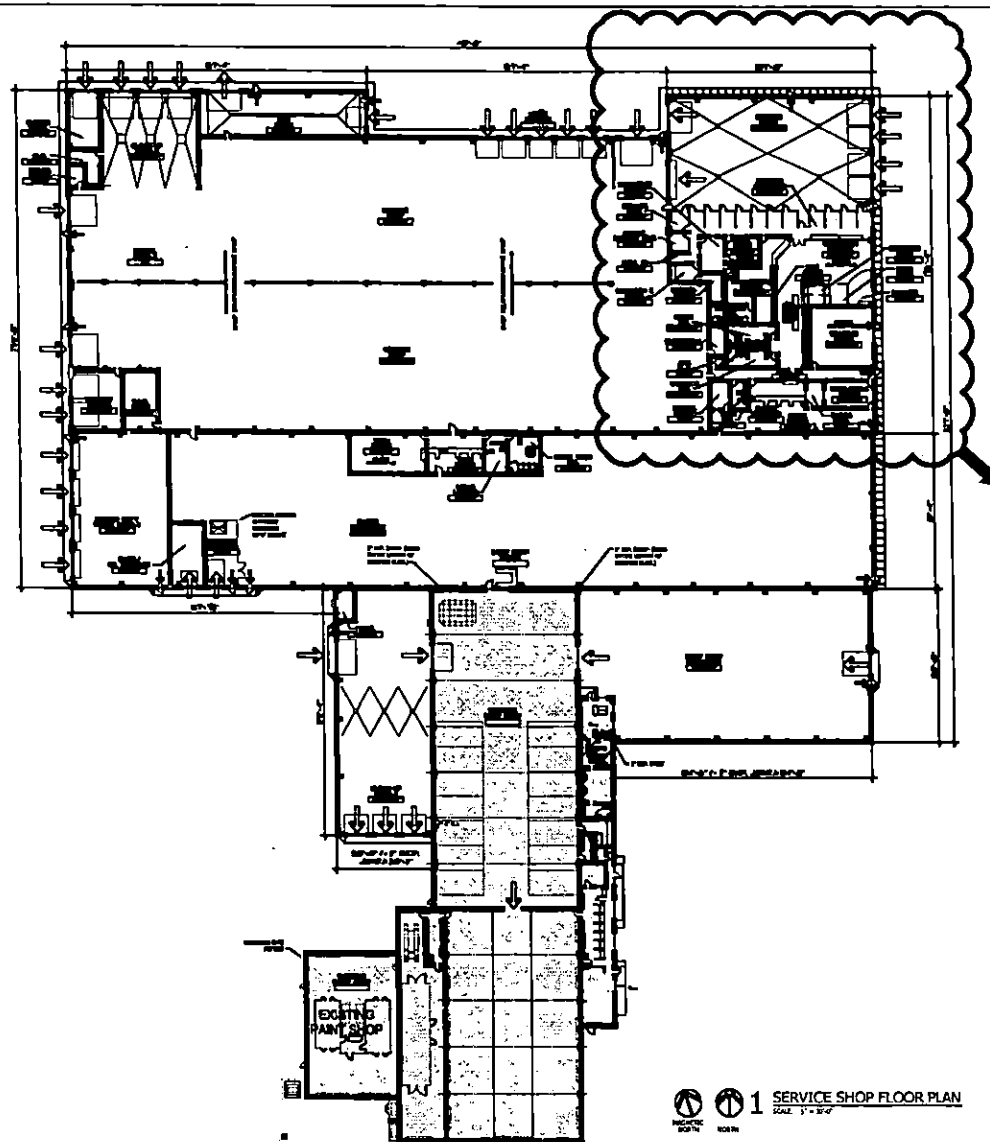


BILL HEARD LAS VEGAS CHEVROLET

02/22/07 PC
ZON-18208 VAR-18210
SDR-18206

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NOV 17 2006




1 SERVICE SHOP FLOOR PLAN
SCALE: 1/4" = 1'-0"

  **PARTIAL ENLARGED PLAN**
SCALE 1" = 20'-0"

PRELIMINARY. NOT FOR CONSTRUCTION

**david
zenner
d.l.d.**

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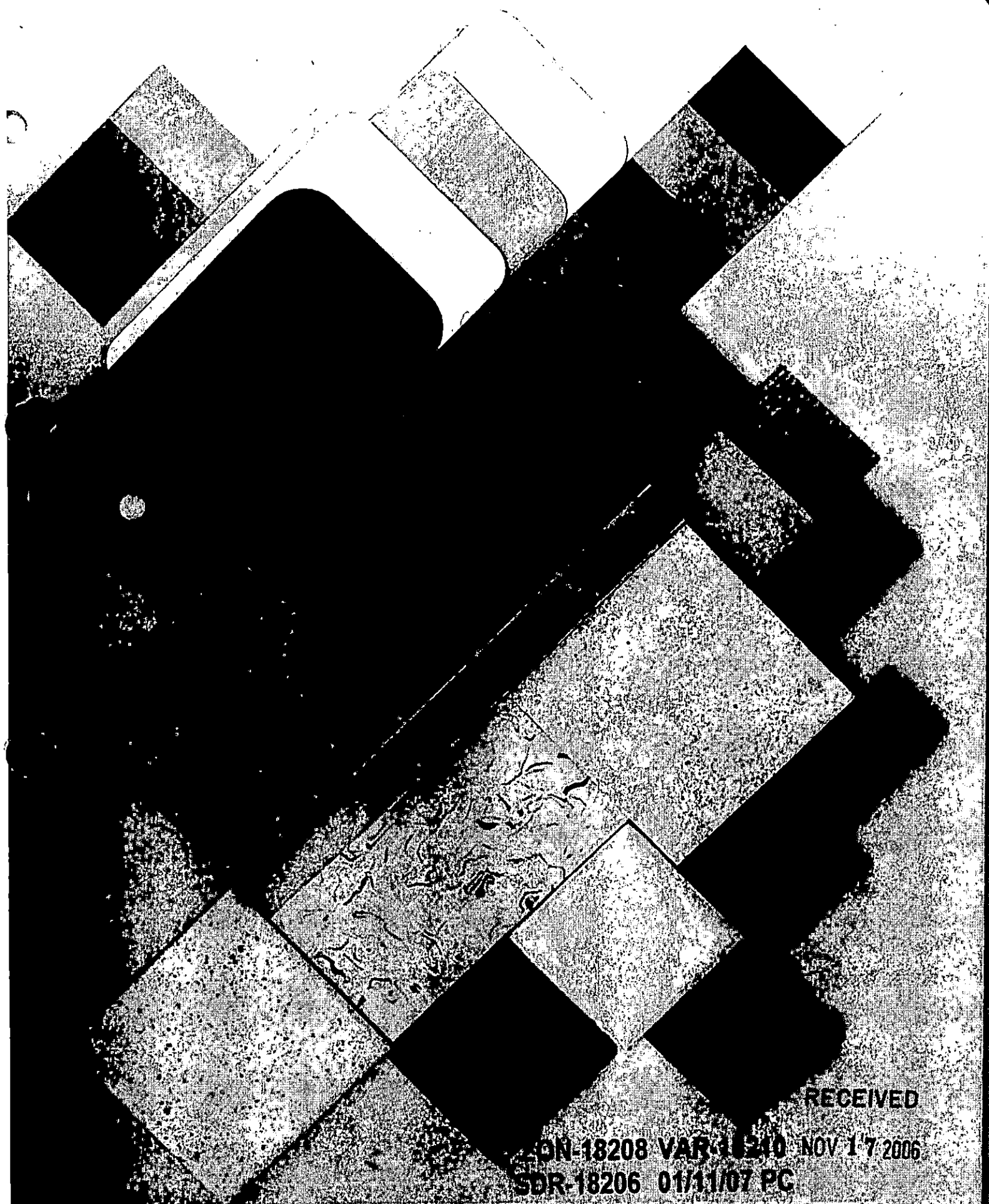
818 Marling St. apt. 16W
Atlanta, Georgia 30318
(404) 881-6370 fax (404) 881-6113

ALTERATIONS AND ADDITIONS TO
BILL HEARD LAS VEGAS CHEVROLET

444 S. DECATUR BLVD. LAS VEGAS, NEVADA 89102

02/22/07 PC
ZON-18208 VAR-18210
SDR-18206

For Site Submittal 10-13-06
 Project No. 1500
 16
 a.2
 2006



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ON-18208 VAR-18210 NOV 17 2006
SDR-18206 01/11/07 PC

CHEVROLET IMAGE 2000 - LIGHT SCHEME

SDR 18206				
Fletcher Jones Management Group, Inc.				
400 S. Decatur				
Proposed 123.669 thousand square foot expansion of an automobile service facility.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	NEW CAR SALES [1000SF]	123.669	33.34	4,123
AM Peak Hour			2.05	254
PM Peak Hour			2.64	326
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Meadows Lane				
Average Daily Traffic (ADT)	16,900			
PM Peak Hour	1352			
(heaviest 60 minutes)				
Decatur Boulevard				
Average Daily Traffic (ADT)	52,413			
PM Peak Hour	4193			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Meadows Lane	32585			
Decatur Boulevard	51700			
This project will add approximately 4,123 trips per day on Meadows and Decatur. This will increase expected volumes by about twenty four percent on Meadows and about eight percent on Decatur. Meadows is at about 52 percent of capacity and Decatur is over capacity.				
Based on Peak Hour use, this development will add roughly 326 additional cars into the area; which works out to about two every eleven minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-18208, VAR-18210, SUP-19129 & SDR-18206 - APPLICANT: FLETCHER JONES MANAGEMENT
GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST
400 SOUTH DECATUR BOULEVARD
FEBRUARY 22, 2007 PLANNING COMMISSION

12/12/06



ZON-18208, VAR-18210, SUP-19129 & SDR-18206 - APPLICANT: FLETCHER JONES MANAGEMENT
GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST
400 SOUTH DECATUR BOULEVARD
FEBRUARY 22, 2007 PLANNING COMMISSION

JONES VARGAS

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

HERBERT M. JONES
MELVIN O. CLOSE, JR.
JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GOODHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENHARD
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
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PAUL A. LEMCKE

PHILIP M. BALLIF
MICHAEL G. ALONSO
ANN MORGAN
R. DOUGLAS KURDZIEL
KRIS T. BALLARD
CRAIG H. NORVILLE
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EDWARD M. GARCIA

MARIA-NICOLLE BERINGER
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JESSE A. WADHAMS
CHRISTINA H. WAND
GORDON H. WARREN
ANDREW WONG

CLIFFORD A. JONES (1912 - 2001)
GEDRGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD OIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

Writer's Direct Line
(702) 862-3342
E-Mail Address
slrvesdell@jonesvargas.com

ROBERT E. BRUCE
AMANDA J. COWLEY
ALAN B. RABKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

November 7, 2006

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

HAND DELIVERED

RE: Justification Letter – Site Development Plan Review

Dear Planning and Development Department:

Enclosed is an application for a Site Development Plan Review for an approximately 123,669 sq/ft expansion of an existing automobile service facility for that property consisting of approximately 9.34 acres located at 400 S. Decatur Blvd., south of Meadows Lane (APN 138-36-601-002) (the "**Property**") submitted by Fletcher Jones Management Group, Inc. (the "**Applicant**").

The Property is zoned C-2 (General Commercial) and R-1 (Single Family Resident District) and designated GC (General Commercial) under the General Plan. An application to re-zone the portion of the Property from R-1 to C-2 is being submitted in conjunction with this application. The Property is currently used as an automobile service facility which is operated in conjunction with the Bill Heard dealership located adjacent to the Property. The Applicant wishes to expand the existing service facility.

Additionally, the Applicant is requesting waivers of the following perimeter landscaping requirements:

1. A waiver of the perimeter landscaping along the east Property line. Currently, there is no perimeter landscaping provided along the east Property line. Moreover, the property to the east is a developed commercial center, the back side of which abuts the Property, and this property has not provided perimeter landscaping adjacent to the Property.
2. A reduction for the perimeter landscaping requirement along the southern Property line. Currently, there is no perimeter landscaping provided along the southern Property line. The existing building is approximately 27 feet from the property to the south. Therefore, perimeter landscaping cannot be provided here and maintain the existing access along the

RENO OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 786-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY
**LICENSED IN ILLINOIS AND WISCONSIN ONLY

02/22/07 PC
ZON-18208 VAR-18210
SDR-18206

southern end of the Property. The Applicant is proposing to provide limited landscaping of 5.5 feet along the western half of the southern Property line where such landscaping will not interfere with on site traffic flow.

3. A reduction for the perimeter landscaping along the western Property line to permit 6.5 feet of landscaping where 8 feet is required. Currently, there is no perimeter landscaping provided along the western Property line. Here, the Property abuts parking structures for the residential property to the west. 6.5 feet of landscaping in conjunction with the landscaping provided by the property to the west should form an increased barrier from what is currently provided.
4. A reduction for the perimeter landscaping along the north Property line. Currently, there is no perimeter landscaping provided along the north Property line. The Applicant is proposing to provide a sidewalk with 1.5 feet of landscaping along the north Property line and approximately 20 feet of landscaping at both northern entrances to the Property.

Due to that fact that the Property is currently operating and will continue to operate as an automobile service facility in conjunction with the adjacent Bill Heard Dealership, pedestrian use of the Property is not intended and could be unsafe due to the large number of automobiles that will be operating on the Property. Therefore, the Applicant is also requesting a waiver of the pedestrian open space requirement. Additionally, all of the parking provided on site will be used in conjunction with the service facility and a majority of the parking is not visible from Meadows Lane. Therefore, the Applicant is requesting a waiver of the requirement for landscaping islands within the parking lot.

Finally, the Applicant would like to request a waiver of the perimeter fencing requirements in order to retain the existing perimeter fencing which consists of chain link. The Property is contiguous with the Bill Heard Dealership to the southeast and the Applicant would like to maintain the existing fencing so that it is uniform with that provided on the contiguous property.

The proposed expansion will result in a more aesthetically pleasing view of the Property from Meadows Lane and the proposed landscaping will be an enhancement over what is currently provided. Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS



Stacie A. Truesdell

ST
Enclosures.

02/22/07 PC
ZON-18208 VAR-18210
SDR-18206

Mr. & Mrs. Donald B. Gaines
P.O. Box 1106
Rancho Santa Fe, CA 92067
dbg@gainesinvestmenttrust.com
(858) 759-9221 phone

February 16, 2007

Andrew P. Reed, Planning Supervisor
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101

email: areed@lasvegasnevada.gov

Re: Site Development Plan Review SDR-18206
Variance VAR-18210
Special Use Permit SUP-19129
Rezoning ZON-18208

Dear Mr. Reed,

As the owner of the directly adjacent property, we are strongly opposed to a zone change from R-1 to C-2. We are also opposed to any variance or special use permit etc. that may effect the quiet enjoyment of our property or the neighborhood in general.

Our property is a 304 unit senior apartment community know as, Country Club at the Meadows. All of our residents are 55+ with an average age of 70+.

Our community is behind security gates and is very low density. Those two factors contribute to our business success in that location. Virtually, all of our residents rent from us because of the ambiance of the grounds and the atmosphere of quiet peaceful surroundings.

When we bought our property about four years ago, one of our considerations for purchase was that certain parts of the adjacent property are R-1. This zoning is compatible with our property and does not pose any noise problems and other problems associated with commercial development.

There is no question that this proposed zone change etc. will impact our elderly residents negatively and that will cause us economic hardship on an operational level and will depress the value of our property.

Page 2 of 2
February 16, 2007
Andrew P. Reed, Planning Supervisor

We would be agreeable to arrange a site visit of our property with the members of the planning commission that have jurisdiction over this decision so that they can see the situation first hand. I am sure that the 500 or so residents that live at Country Club at the Meadows will feel the same way as we do when they are made aware of the proposed zone changes being considered on the adjacent property.

Please call us at the above phone number to discuss this issue further and please keep us in the loop as to all decision making on this issue.

Sincerely,

Don and Pam Gaines

Meadows Las Vegas LLC
Country Club at the Meadows
300 Promenade Blvd.
Las Vegas, NV 89107

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-19070 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ALL STAR AUTOMOTIVE, INC. - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL) on 1.09 acres at 2027-2041 West Bonanza Road (APNs 139-28-401-029 and 031), Ward 5 (Weekly).

C.C.: 03/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – Motion failed with TRUESDELL, EVANS and TROWBRIDGE voting NO and STEINMAN excused; the application will go forward with NO RECOMMENDATION

To be heard by City Council on 3/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

FLINN FAGG, Planning Manager, stated the proposed zone change is consistent with the abutting land uses and recommended approval.

SAM BIRASHI, 1100 Grier Drive, appeared on behalf of the applicant and questioned the necessity of Condition 5.

BART ANDERSON, Public Works Department, stated Condition 5 was not needed and requested its deletion.

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 24 – ZON-19070

MINUTES – Continued:

TODD FARLOW, 240 North Nineteenth Street, suggested that landscaping be required when the applicant returns to renovate the building.

TOM DeMARCO, 651 Clark Way Drive, requested clarification of the plans for the site since a site plan was not submitted as part of this application. MR. FAGG explained that the applicant is not proposing to expand or change the building and that the application is merely to change the zone so that the use would be compatible with the zoning.

CHAIRMAN DAVENPORT stated that this application would only provide consistency with the General Plan.

ALLEN SLACK, 708 Clarkway Drive, stated there are problems with people interested in purchasing residential property for commercial or office uses. He expressed frustration for this application as there had not been any attempt to inform the community of what to expect. He encouraged the Commission to enforce additional landscaping as the area is in need of beautification.

MARGO WHEELER, Director of Planning and Development, reiterated that because there is no new construction proposed, requirements for landscaping cannot be imposed. The zoning did not match the General Plan and the purpose of the application is to allow the site to comply with the General Plan. She informed the concerned residents that any issues involving the condition of the site would need to be dealt with by Code Enforcements.

COMMISSIONER TRUESDELL agreed to bring the site into conformance, but inquired about the need to make other modifications. MR. FAGG indicated that there are specific standards related to individual uses and he gave examples of a site that would trigger additional improvements. If there is no change to the use of the property, the City is unable to require they upgrade the property.

COMMISSIONER TROWBRIDGE queried the applicant's desire to bring the site into conformance without any intent to change the use. MR. BIRASHI confessed that when the freeway expansion came about, he realized the zone had changed from Commercial/Industry to General Commercial. It was then that he understood that only certain businesses could operate under that zone. MR. BIRASHI confirmed that the fence would be repaired and the building repainted.

CHAIRMAN DAVENPORT verified that if there were another use that would require a Special Use Permit, the Commission could then enforce beautification upgrades. COMMISSIONER GOYNES requested that the applicant choose an appropriate color scheme for the building.

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 24 – ZON-19070

MINUTES – Continued:

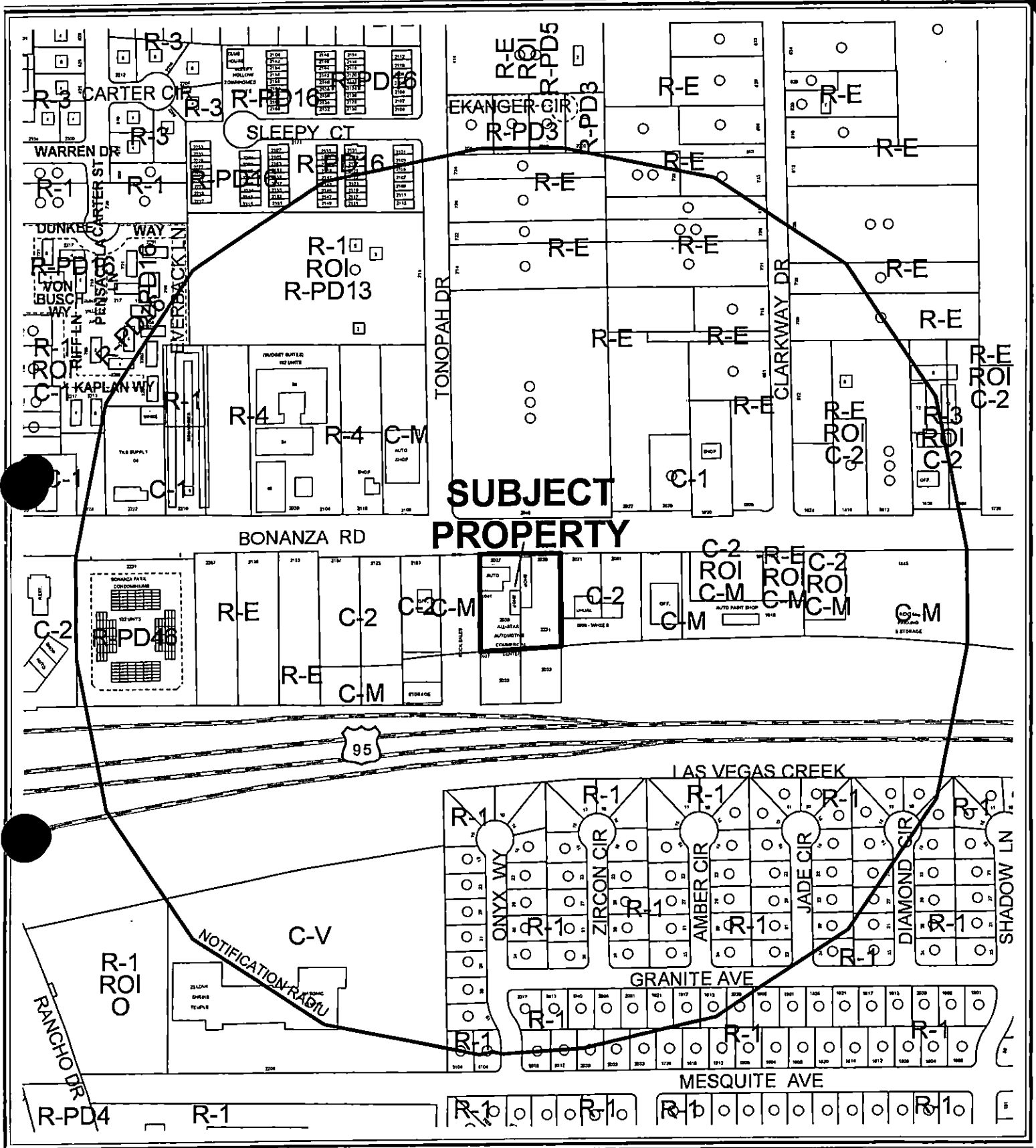
At the request of COMMISSIONER GOYNES, MR. ANDERSON explained that the elimination of Condition 5 would be acceptable as the existing conditions are adequate to support.

COMMISSIONER EVANS stated he would not support the application as he would rather see a project's entire plan rather than one application at a time.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(7:37 – 7:53)

2-171



CASE: **ZON-19070**

RADIUS: 1000 FT

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

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

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-19070 - APPLICANT/OWNER: ALL STAR
AUTOMOTIVE, INC.**

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

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.

Public Works

3. Construct all incomplete half-street improvements on Bonanza Road and 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.
4. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Bonanza Road. Driveways shall also receive approval from the Nevada Department of Transportation.
5. 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.
6. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

ZON-19070 - Conditions Page Two
February 22, 2007 - Planning Commission Meeting

7. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Bonanza Road public right-of-way adjacent to this site prior to the issuance of any permits.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer. We note that a portions of this site are within FEMA Floodzones.

ZON-19070 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning to a C-M (Commercial/Industrial) District on 1.09 acres at 2029, 2039, and 2041 West Bonanza Road. The property currently consists of developed land that is zoned C-2 (General Commercial). The applicant indicates this action will allow for uses that are currently not permitted in a C-2 (General Commercial) district.

The proposed rezoning to the C-M (Commercial/Industrial) zoning district is consistent with the existing LI/R (Light Industrial/Research) Master Plan designation. It is also consistent with the existing auto service and equipment rental uses in the vicinity. Approval is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/08/71	The Board of City Commissioners approved a Rezoning (Z-0074-71) from R-3 (Medium Density Residential) to C-2 (General Commercial) and C-M (Commercial/Industrial) on the subject property. The Planning Commission and staff recommended approval.
02/24/76	The Planning Commission approved a request for a Plot Plan Review (parent case Z-0074-71) for a Recreational Vehicle Sales Facility on a portion of the subject site. Staff recommended approval.
03/24/92	The Board of Zoning Adjustment approved a request for a Special Use Permit (U-0046-92) for a Used Car Lot in a C-2 (General Commercial) zoning district. Staff recommended approval.
07/07/04	The City Council denied an Appeal (DIR-4573) of a Planning and Development Director's decision per Title 19.00.070.F to deny the acceptance of a application for a Special Use Permit for an Off-Premise Advertising (Billboard) Sign for failure to comply with Title 19.14.100. Staff had recommended denial.
05/17/06	The City Council approved a General Plan Amendment (GPA-9219) expanding the Redevelopment Area. This property was designated as LI/R (Light Industrial/Research) as part of this General Plan Amendment. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
12/01/90	A business license for a S09 (Sign Painting Establishment - any person who engages in the business of painting signs but who is not required to have a State Contractor's license) category license was processed in by the Department of Finance and Business Services. This license (S09-00007) was originally issued by Business Services on 12/19/90 and was re-issued due to a change of location on 08/23/94 with no apparent Planning and Development review.

ZON-19070 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

08/16/94	A business license for an A08 (Appliance Sales and Service- the sales of new appliances ie; refrigerators, ovens, etc. The service and repair of customer's appliances) category license was processed in by the Department of Finance and Business Services. This license (A08-01442) was originally issued by Business Services on 08/18/94 and was re-issued due to a change of location on 09/10/96 with no apparent Planning and Development review.
Pre-Application Meeting	
12/27/06	A pre-application meeting was held and elements of this application were discussed. Submittal requirements were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Net Acres	1.09

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Automotive Commercial Center	LI/R (Light Industrial / Research)	C-2 (General Commercial)
North	Single Family Residential	MXU (Downtown – Mixed Use)	R-E (Residence Estates)
South	Interstate ROW (I-95)	Interstate ROW (I-95)	Interstate ROW (I-95)
East	Truck Rental	LI/R (Light Industrial / Research)	C-2 (General Commercial)
West	Building & Landscaping Material / Lumber Yard	LI/R (Light Industrial / Research)	C-M (Commercial/ Industrial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Redevelopment Plan Area	X		Y
West Las Vegas Plan	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

RTS

ZON-19070 - Staff Report Page Three
February 22, 2007 - Planning Commission Meeting

ANALYSIS

The subject property is designated as LI/R (Light Industrial/Research) under the Southeast Sector Plan of the General Plan. This category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. The existing buildings are currently used for appliance sales and service and sign painting which are in compliance with the General Plan. The proposed rezoning to the C-M (Commercial/Industrial) zoning district will allow a variety of uses not currently allowed under the C-2 (General Commercial) zoning district.

The site is within the North Las Vegas Airport Overlay Map portion of the Airport Overlay District. This is a developed site and is in compliance with Title 19.06.080 (B) which allows a "structure to a height up to thirty five feet above the surface of the land on any parcel" without a height limitation review or prohibition.

The site encompasses two parcels with existing buildings built at the lot lines. Additionally, should the parcels in the future become separate sites the site will placed out of conformance with development standards for the proposed C-M (Commercial/Industrial) zoning district. For this reason a condition has been added that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

The proposed rezoning to the C-M (Commercial/Industrial) zoning district is consistent with the existing LI/R (Light Industrial/Research) Master Plan designation. It would also make it consistent with surrounding land uses, which consist of building and landscape supplies and equipment rental uses to the west and east of the property. For these reasons staff is recommending approval of this item.

FINDINGS

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

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

The proposed rezoning would bring the zoning at this site into conformance with the LI/R (Light Industrial/Research) designation as listed under the Southeast Sector Plan of the General Plan. The Light Industrial/Research category allows a variety of commercial and light industrial or research uses. The site's existing buildings can accommodate the range of uses and is in compliance with the General Plan.

ZON-19070 - Staff Report Page Four
February 22, 2007 - Planning Commission Meeting

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."**

Currently, there is a large residential lot north of the subject site and interstate right-of-way to the south of the property which should not be affected by the possibility of rezoning. The proposed rezoning would be compatible with the building and landscape supplies and equipment rental uses to the west and east of the property.

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

Growth and development factors indicate a need for light industrial activities to locate in this area. Given the existing General Plan designation of LI/R (Light Industrial/Research) on the subject site, the rezoning to the C-M (Commercial/Industrial) zoning district is appropriate for the area.

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 will receive access from West Bonanza Road, which is adequate in size to meet the requirements of the proposed C-M (Commercial/Industrial) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 203

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number **ZON-19070** APN: 139-28-401-029 & 139-28-401-031

Name of Property Owner: ALL STAR AUTOMOTIVE INC

Name of Applicant: SHAWN BARASHY

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

☐ Yes

☒ No

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

City Official: N/A

Partner(s): N/A N/A

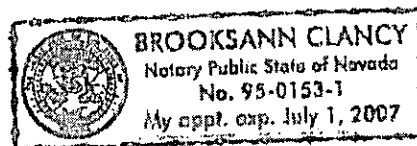
APN N/A

Signature of Property Owner: Shawn Barashy

Print Name: SHAWN BARASHY

Subscribed and sworn before me

This 13th day of December, 20 06
Brooksann Clancy
Notary Public in and for said County and State



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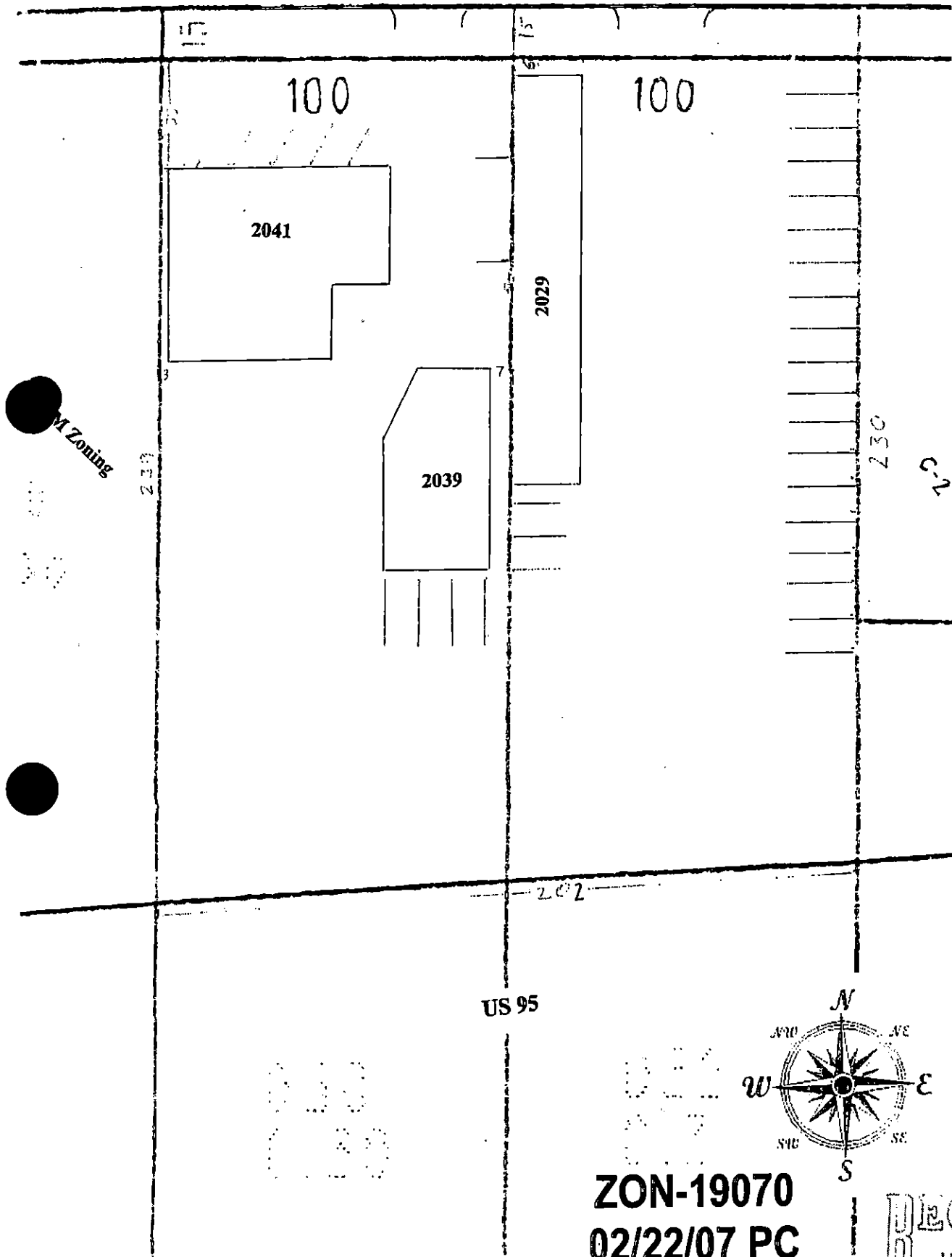
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ZON-19070

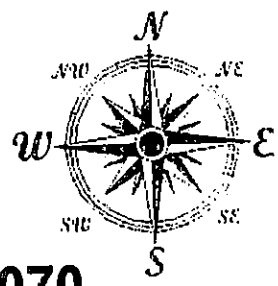
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DECEMBER
1 JAN 05 2007

BONANZA ROAD



US 95



ZON-19070
02/22/07 PC

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JAN 05 2007

PARKING: 37

BUILDING SIZE:

2029 - 2800 #

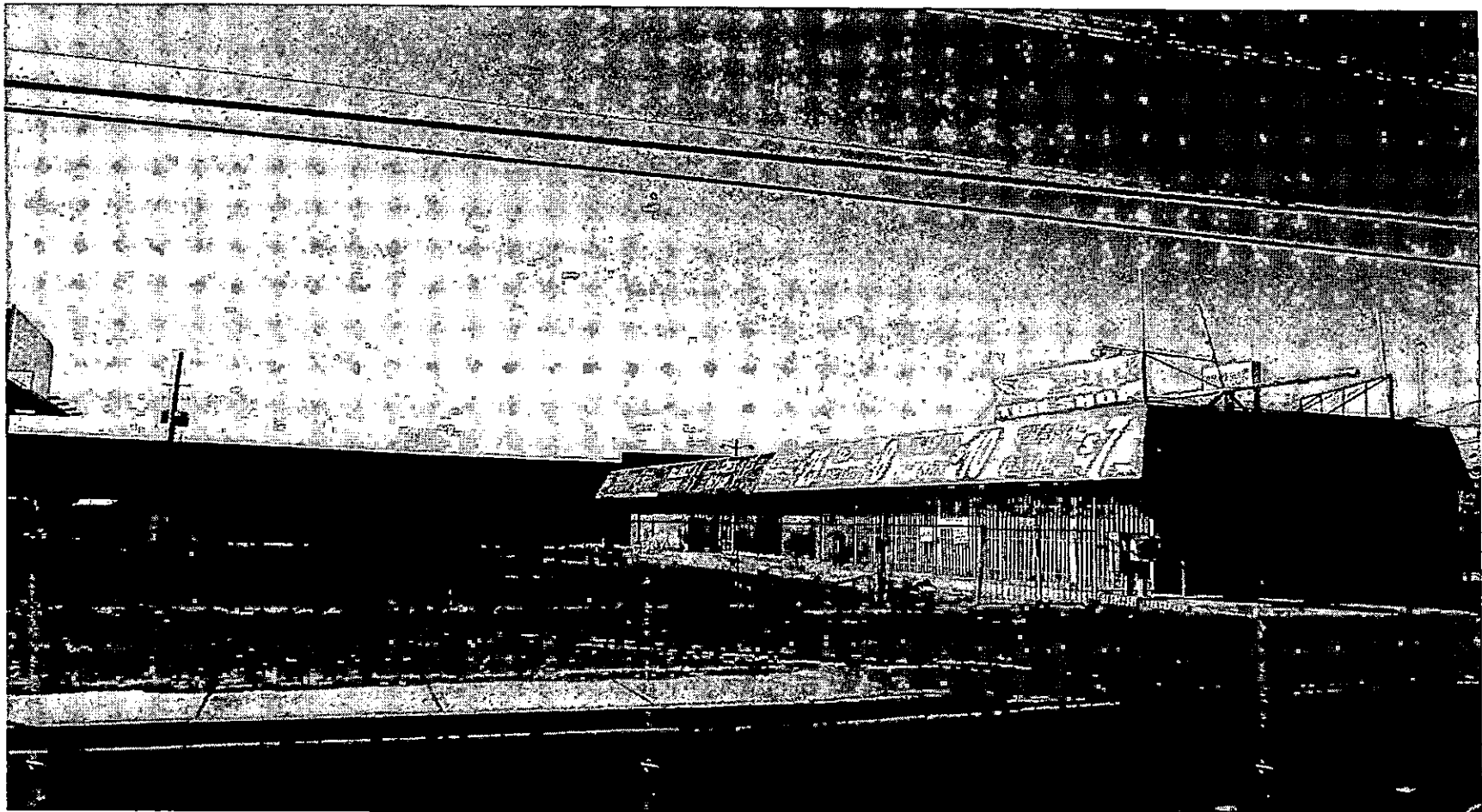
2039 - 1600 #

1" = 25'



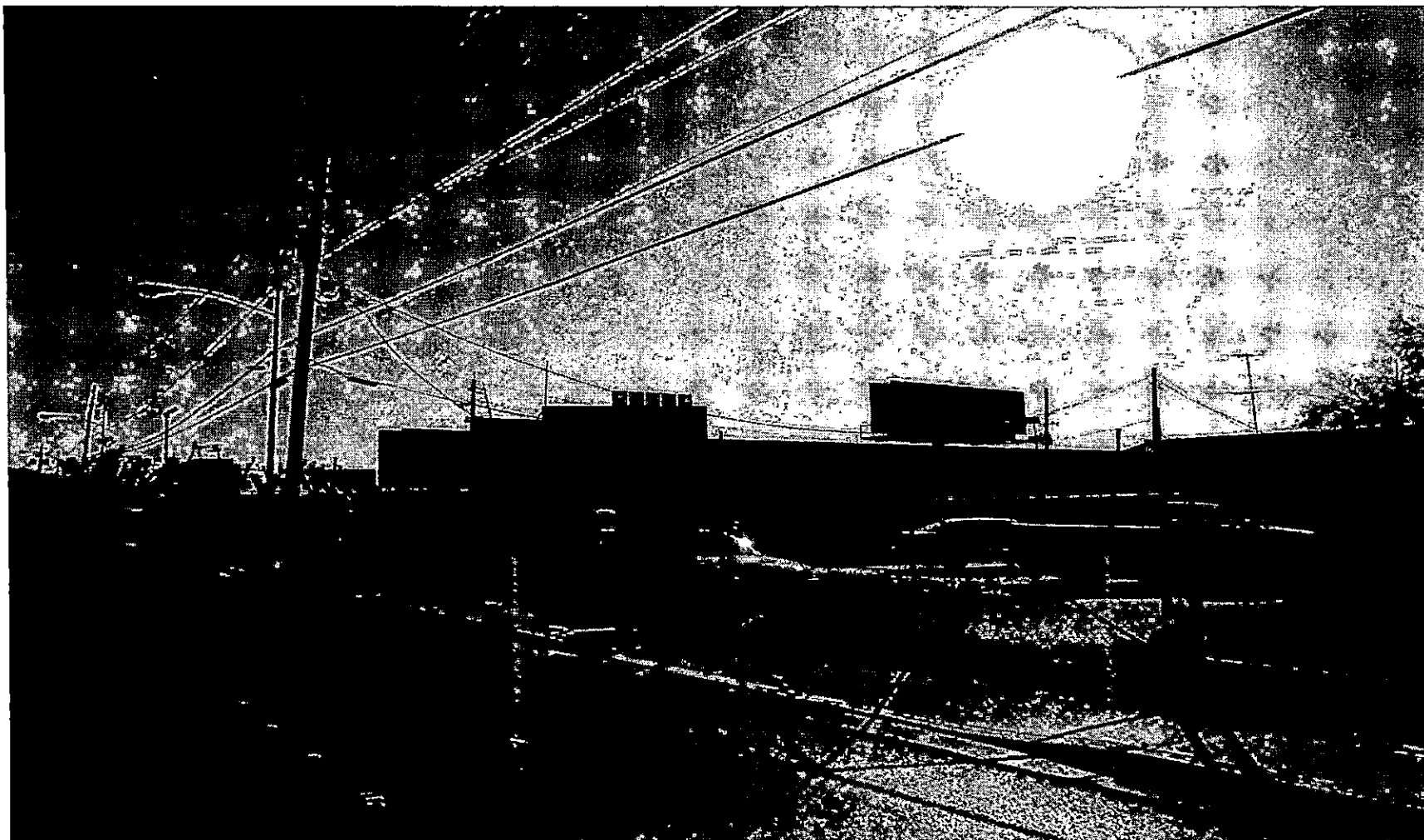
ZON-19070
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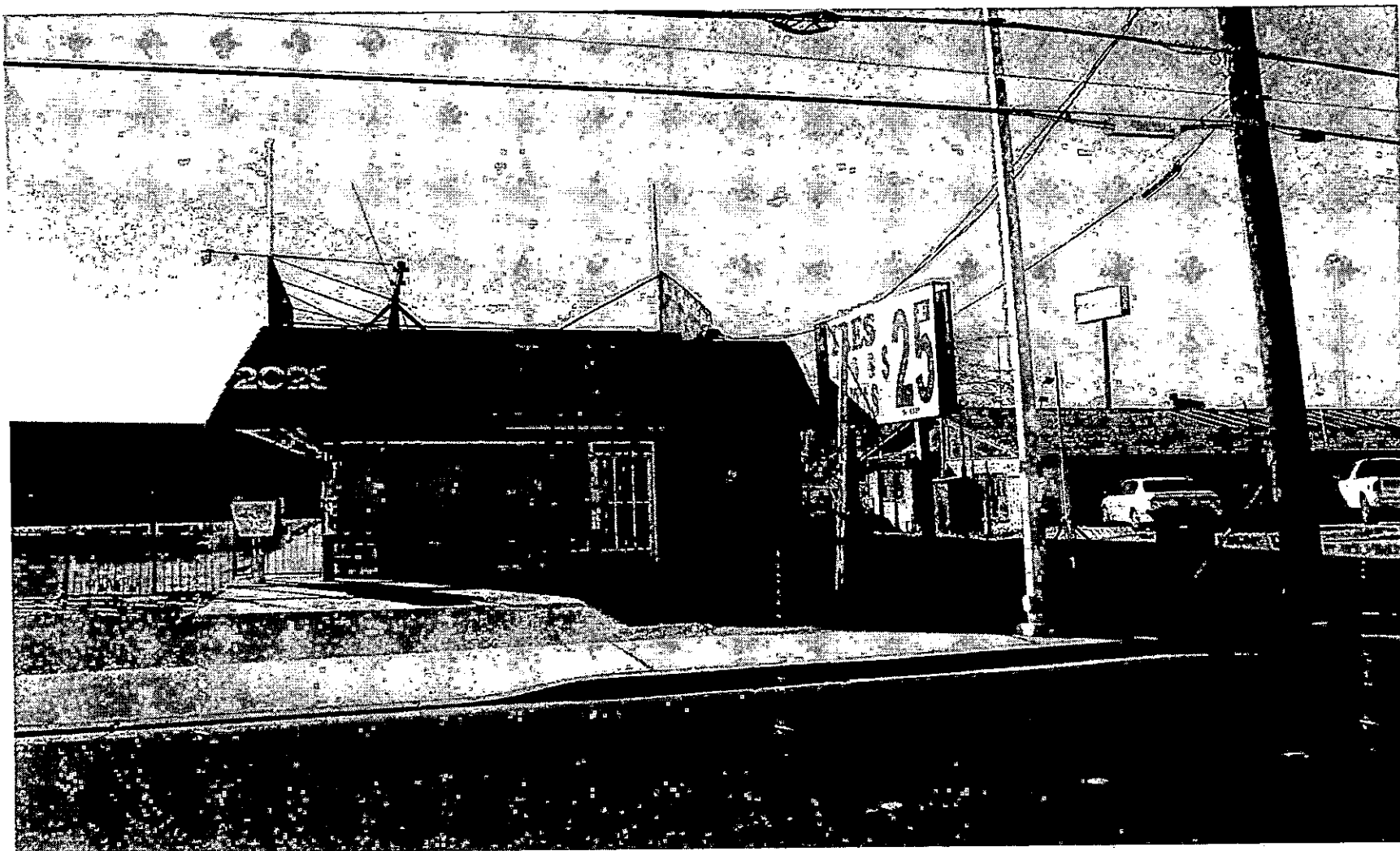
ZON-19070 - APPLICANT/OWNER: ALL STAR AUTOMOTIVE, INC.
2029-2041 BONANZA ROAD
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07



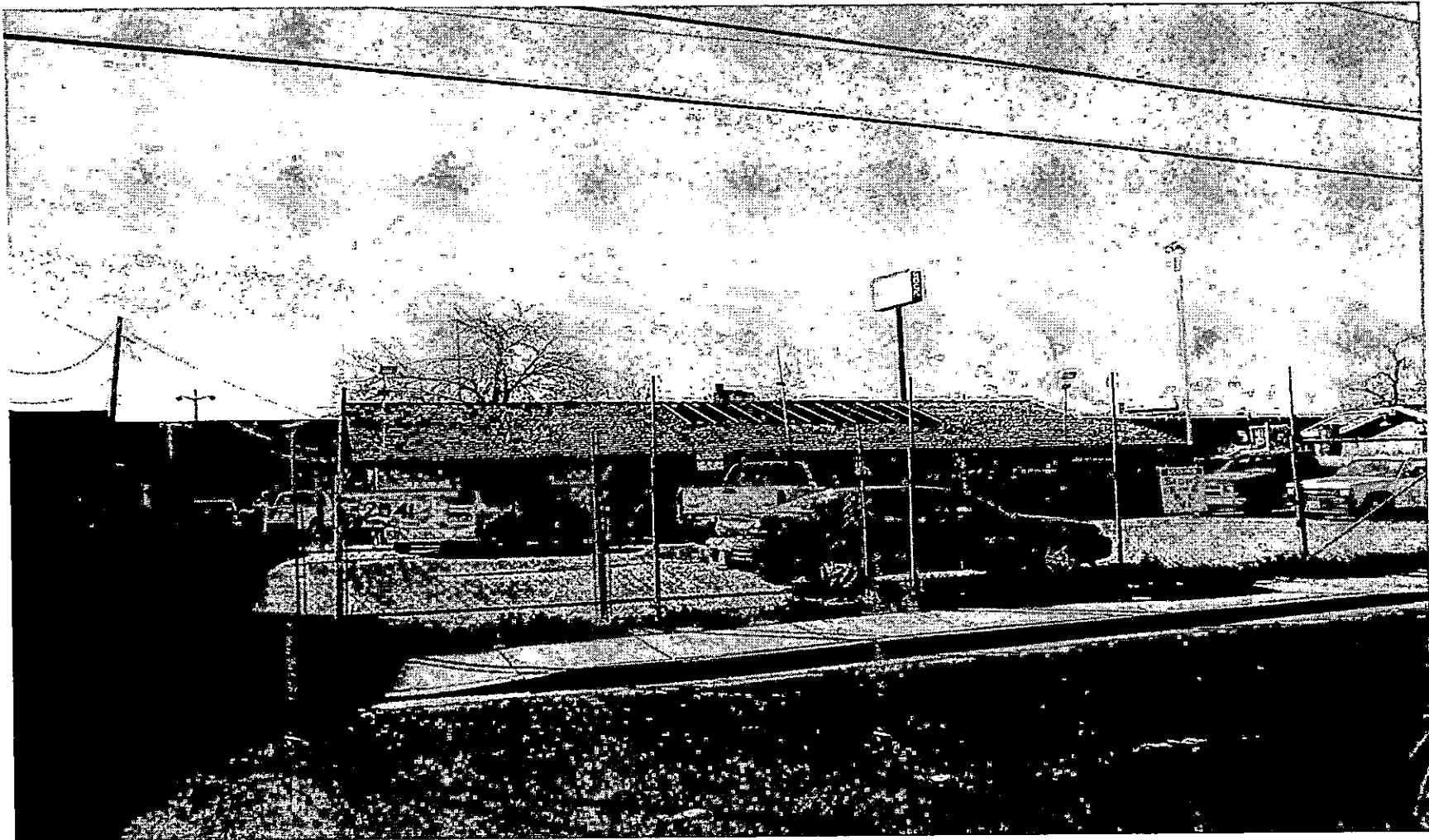
ZON-19070 - APPLICANT/OWNER: ALL STAR AUTOMOTIVE, INC.
2029-2041 BONANZA ROAD
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07



ZON-19070 - APPLICANT/OWNER: ALL STAR AUTOMOTIVE, INC.
2029-2041 BONANZA ROAD
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07



ZON-19070 - APPLICANT/OWNER: ALL STAR AUTOMOTIVE, INC.
2029-2041 BONANZA ROAD
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07

ALL-STAR AUTOMOTIVE, INC.

P.O. Box 81191
Las Vegas, NV 89180

Wednesday, December 13, 2006

To: Planning And Development Department

Re: Zone Change - Justification Letter
APN # 139-28-401-029 and 139-28-401-031
2029, 2039, 2041 W. Bonanza Road, Las Vegas, NV 89106

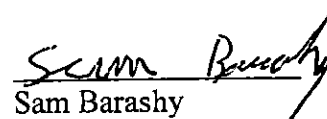
Dear Sirs,

We hereby submit a request to change the current zoning of the subject property from a C-2 zoning, to a C-M zoning.

The reasons that we request the zone change are as follows:

1. The design of the site fits uses which are not permitted in C-2 zoning, but are allowed in the C-M zoning
2. The area characteristics have changed and there is a demand for uses that are more suitable to a C-M zoning, rather than a C-2 zoning. Some of the proposed uses for the subject property are vehicle parking and equipment storage.
3. The General Plan does not need to be changed in order to allow for the C-M zoning.
4. The property adjoining us to the West is zoned C-M, and the third lot to the East is C-M as well.
5. Prior to the U.S. 95 freeway expansion, the south end of our property was zoned C-M.

Sincerely,


Sam Barashy

ZON-19070
02/22/07 PC
RECEIVED
JAN 05 2007

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-18625 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LE FERIA, LLC - Request for a Variance TO ALLOW 39 PARKING SPACES WHERE 95 PARKING SPACES ARE THE MINIMUM REQUIRED on 2.33 acres at 3851 Pennwood Avenue (APNs 162-07-702-002 and 003), M (Industrial) Zone, Ward 1 (Tarkanian).

C.C.: 03/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letter by Meadows Mobile Home Park for Items 25 and 26

MOTION:

TROWBRIDGE – DENIED – UNANIMOUS with STEINMAN excused

To be heard by City Council on 3/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 25 [VAR-18625] and Item 26 [SDR-19214].

Due to the changes to the site without the necessary approvals, **ANDY REED**, Department of Planning and Development, recommended denial of both applications.

JOHN BARRY, 4550 West Sahara, appeared on behalf of the applicant and explained his client was attempting to create a development that would benefit the community. He stated his client had not been aware of the site's limitations when purchased. **MR. BARRY** suggested these applications be grandfathered in as the property has been used in

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 25 – VAR-18625

MINUTES – Continued:

this fashion for several years and he agreed to all conditions. While he acknowledged the applications included a landscape waiver request, he proposed desert landscaping in front of the bakery and Building G1.

TODD FARLOW, 240 North Nineteenth Street, agreed with the applicant's statement that this area is one of the most densely populated areas in town, but pointed out that density underscores the importance of the required landscaping and parking spaces.

YVONNE CAMPLAIN, appeared on behalf of the adjacent property owners, Katerra Family Trust, and requested more information on the applicant's plans.

MARGO WHEELER, Director of Planning and Development Department, explained the site had originally been approved for a mini-storage of 42,000 square feet. The site now proposes 12,000 square feet of retail use which was not part of the original approval and the applicant is requesting the variance in order retain that retail use.

COMMISSIONER GOYNES further clarified that the applicant could not meet the parking and landscaping requirement because the site was approved under old standards. CHAIRMAN DAVENPORT added that the retail uses had been added without the City's knowledge and the applicant was attempting to bring the property into conformance with the City's regulations.

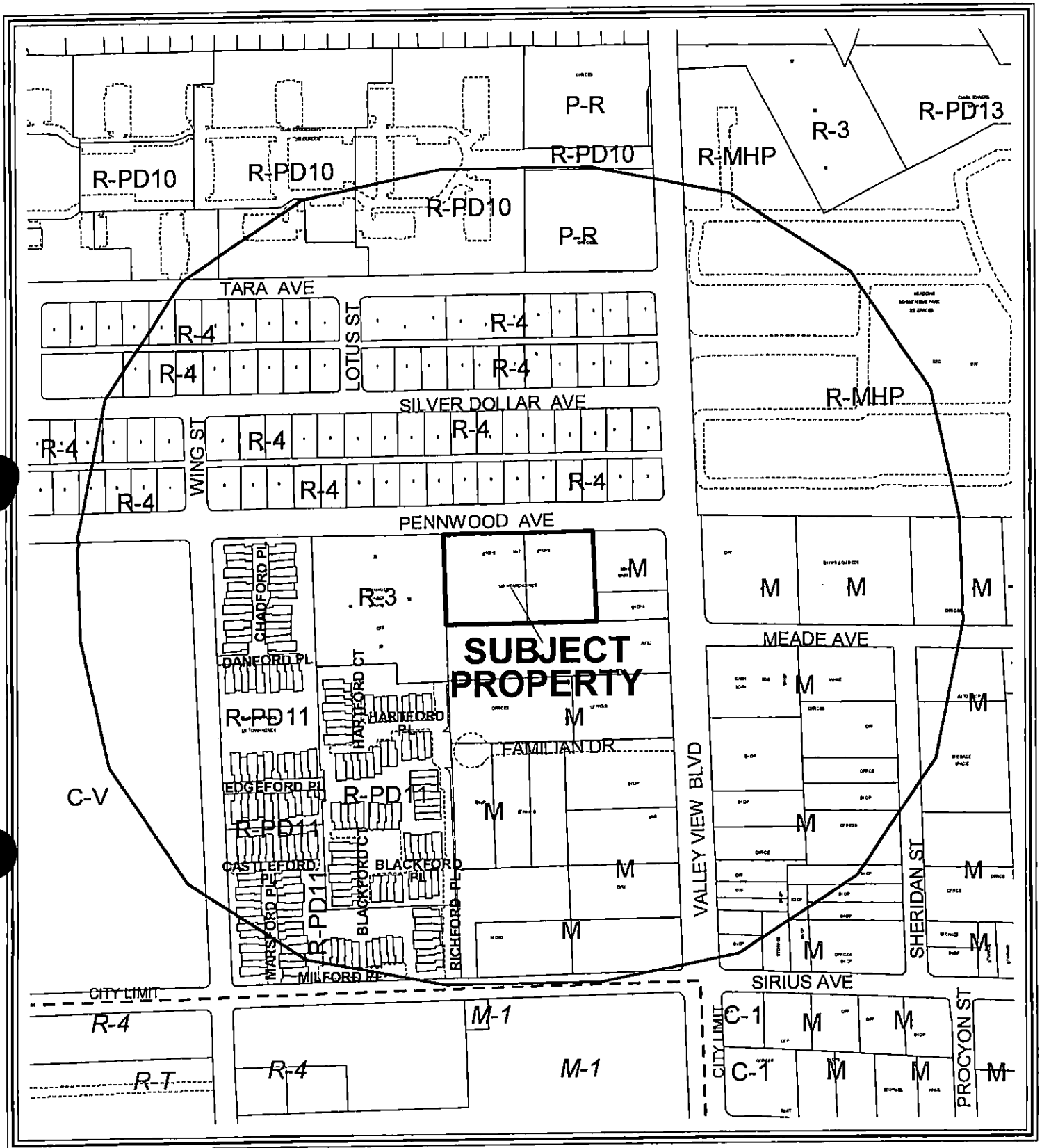
MS. CAMPLAIN stated she could support the application if the payphones were removed and landscaping installed.

COMMISSIONER GOYNES expressed his support for removing the payphones, but noted their removal was not part of this application.

COMMISSIONER TRUESDELL noted the property owner has the responsibility of knowing what is permitted on the site and pointed out that overdeveloping a site and burdening neighboring properties should be avoided. He stated he could not support such a large variance, but appreciated the applicant's offer to remove the payphones.

COMMISSIONER TROWBRIDGE stated he could support the parking variance, given the length of time the retail use has existed, but stated he could not support the landscape waiver which the area needs.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 25 [VAR-18625] and Item 26 [SDR-19214].



CASE: **VAR-18625**

RADIUS: 1000

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-18625 - APPLICANT/OWNER: LE FERIA, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-0017-72) shall be required, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-19214) shall be required.
3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-18625 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Variance to allow 39 parking spaces where 95 parking spaces are required for an existing mini-storage facility, retail, and office development consisting of three buildings on 2.33 acres at 3851 Pennwood Avenue. A Site Development Plan Review (SDR-19214) is also for the subject site to allow an expansion of allowable uses to include retail uses and increase the tenantable space available. As a part of that application the applicant requests waivers of the parking area landscaping and perimeter landscape buffer requirements.

The applicant indicates that the existing mini-storage facility, retail, and office development serves the demand for affordable retail and office space that primarily services the immediate neighborhood. Due to the self-imposed hardship inevitably created by the intensity and extent of changes to the site without all appropriate approvals, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/15/72	The City Council approved a Rezoning (Z-0017-72) to allow M (Industrial) zoning, where C-1 (Limited Commercial) had been the zoning on a portion of the site. The Planning Commission and Staff recommended approval.
09/27/79	The Board of Zoning Adjustment approved a Variance (V-0071-79) to allow a resident manager's quarters in a mini-warehouse complex where residential uses are not allowed. Staff recommended approval.
02/22/06	A companion item for a Site Development Plan Review (SDR-19214) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
08/02/94	A business license for a C11 (Contractor - Any person who is licensed or required to be licensed as a contractor under NRS Chapter 624, whether or not the contractor maintains a business location within the corporate limits of the City) category license was processed in by the Department of Finance and Business Services. This license (C11-05342) was originally issued by Business Services on 08/04/94 and was re-issued due to a change of location on 04/26/99 with no apparent Planning and Development review. This license is listed for suite B13 at 3851 Pennwood Avenue.
11/04/94	A business license for a C05 (Tobacco Dealer - Retail - Any person licensed to sell tobacco through a vending machine or in conjunction with another gross retail license as defined in NRS 370. The fee amount shall be charged for each sales location, whether a machine or other retail location) category license was processed in by the Department of Finance and Business Services. This license (C05-01690) was issued by Business Services on 11/22/94 with no apparent Planning and Development review. This license is listed for suite B10 at 3851 Pennwood Avenue.

VAR-18625 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

11/04/94	A business license for a C15 (Convenience Store - Business located in a building or portion thereof, which is separated from the rest of the building, selling groceries at retail and having not less than 1,200 sq. ft. nor more than 5,000 sq. ft. of floor space exclusive of warehouse and office space) category license was processed in by the Department of Finance and Business Services. This license (C15-00197) was issued by Business Services on 11/22/94 with no apparent Planning and Development review. This license is listed for suite B10 at 3851 Pennwood Avenue.
01/16/96	A business license for a D16 (Department Store - A retail establishment that maintains a selected variety of merchandise for purchase by the general public) category license was processed in by the Department of Finance and Business Services. This license (D16-00056) was originally issued by Business Services on 02/15/96 and was re-issued due to a change of owner on 02/15/06 with no apparent Planning and Development review. This license is listed for suite B21 at 3851 Pennwood Avenue.
03/23/99	A business license for a F07 (Furniture Store - Sale of new furniture only) category license was processed in by the Department of Finance and Business Services. This license (F07-01586) was denied by the Planning and Development Department on 11/30/06, pending verification of adequate parking. This license was originally issued by Business Services on 04/20/99 but is under review for a change of location (updated suite number, same building) as of 11/20/06. This license has not been re-issued as of 01/22/07. This license is listed for suite B14 at 3851 Pennwood Avenue.
10/20/00	A business license for a B02 (Bakery - Businesses specializing in baked goods, not providing meals as found in restaurant (R05, R07, R09)) category license was processed in by the Department of Finance and Business Services. This license (B02-00085) was issued by Business Services on 01/09/01 with no apparent Planning and Development review. This license is listed for suite A1 at 3851 Pennwood Avenue.
10/23/02	A business license for a B08 (Beauty/Cosmetics Sales - Sales of cosmetics and beauty supplies) category license was processed in by the Department of Finance and Business Services. This license (B08-00842) was denied by the Planning and Development Department on 12/04/06, pending issuance of a Certificate of Occupancy. This license was originally issued by Business Services on 11/01/02 but is under review for a change of location (updated suite number, same building) as of 11/07/06. This license has not been re-issued as of 01/17/07. This license is listed for suite B4 at 3851 Pennwood Avenue.

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February 22, 2007 - Planning Commission Meeting

03/07/03	A business license for a G04 (Gifts and Novelties - The sale of ornamental gifts and novelties, ie, statues, clocks, souvenirs, plaques, etc) category license was processed in by the Department of Finance and Business Services. This license (G04-05167) was denied by the Planning and Development Department on 11/21/06, pending verification of adequate parking. This license was originally issued by Business Services on 03/25/03 but is under review for a change of name and expansion (added a suite number, same building) as of 11/07/06. This license has not been re-issued as of 01/22/07. This license is listed for suite B16 at 3851 Pennwood Avenue.
06/27/03	A business license for a W10 (Wire Service - Which is any person who engages in the business of transmitting or receiving information or funds by means of a communication system in which the transmission and reception stations are directly connected by one or more telephones or computers) category license was processed in by the Department of Finance and Business Services. This license (W10-00044) was denied by the Planning and Development Department on 10/18/06, pending verification of adequate parking. This license was originally issued by Business Services on 10/17/03 but is under review for a change of location as of 10/11/06. This license is listed for suite B1 at 3851 Pennwood Avenue.
10/16/03	A business license for a M06 (Miscellaneous Sales - Sales of tangible goods not otherwise specified in the Code) category license was processed in by the Department of Finance and Business Services. This license (M06-02771) was denied by the Planning and Development Department on 10/17/06, pending verification of adequate parking. This license was originally issued by Business Services on 10/27/03 but is under review for a change of location as of 10/16/06. This license is listed for suite B1 at 3851 Pennwood Avenue.
06/20/05	A business license for a P11 (Stenographer - Any person, other than a certified shorthand reporter or court reporter, who engages in the business of typing documents for the general public or for persons other than himself or his immediate employer) category license was processed in by the Department of Finance and Business Services. This license (P11-00557) was approved by the Planning and Development Department on 06/28/06. This license was originally issued by Business Services on 06/30/05 but is under review for a change of location as of 05/11/06. This license has not been re-issued due to a Fire Department denial as of 06/29/06. This license is listed for suite B7 at 3851 Pennwood Avenue.
10/18/05	A business license for a T18 (Miscellaneous Telephone Sales/Service - A business which sells telephones, cellular phones, and other miscellaneous accessories) category license was processed in by the Department of Finance and Business Services. This license (T18-00683) was approved by the Planning and Development Department on 10/21/05 and issued by Business Services on 11/07/05. This license is listed for suite G2 at 3851 Pennwood Avenue.

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February 22, 2007 - Planning Commission Meeting

10/19/05	A building permit application, plan check L-1841-05, was submitted for the site. This was for a Non-work Certificate of Occupancy for a rental office. This permit (05007418) was reviewed by the Planning and Development Department and issued by the Building and Safety Department the same day as submitted.
10/19/05	A business license for a W11 (Mini Warehouse - Any person who operates a facility divided into individual spaces for storing personal property which are rented or leased to individual occupants who have access to those units but do not conduct a business there from) category license was processed in by the Department of Finance and Business Services. This license (W11-00005) was approved by the Planning and Development Department on 01/31/06 and issued by Business Services on 01/31/06. This license is listed for suite B26 at 3851 Pennwood Avenue.
10/21/05	A business license for a P27 (Personal Services - Any business that provides personal services, including without limitation a wake-up service, reminder service, errand service, vehicle registration service, personal chef, cook, shopping service or pet sitting service) category license was processed in by the Department of Finance and Business Services. This license (P27-00314) was denied by the Planning and Development Department on 11/22/06, pending verification of adequate parking. This license was originally issued by Business Services on 11/04/05 but is under review for a change of location (updated suite number, same building) as of 11/07/06. This license has not been re-issued as of 01/09/07. This license is listed for suite B6 at 3851 Pennwood Avenue.
01/31/06	A building permit application, plan check L-3018-06, was submitted for the site. This was for a Non-work Certificate of Occupancy for a general retail location. This permit (06000721) was reviewed by the Planning and Development Department and issued by the Building and Safety Department the same day as submitted.
01/31/06	A business license for a C07 (Clothing Store - New retail clothing sales) category license was processed in by the Department of Finance and Business Services. This license (C07-03484) was approved by the Planning and Development Department on 02/08/06 and issued by Business Services on 02/15/06. This license is listed for suite B23 at 3851 Pennwood Avenue.
02/21/06	A building permit application, plan check L-0292-06, was submitted for the site. This was for a Non-work Certificate of Occupancy for a general retail location. This permit (06001377) was reviewed by the Planning and Development Department and issued by the Building and Safety Department the same day as submitted.
08/18/06	A building permit application, plan check L-3485-06, was submitted for the site. This is for a tenant improvement to obtain a Certificate of Occupancy for a restaurant expansion. This application (739306) was reviewed and problemed by the Planning and Development Department on 12/01/06 due to parking concerns. There are outstanding reviews within the Building and Safety Department portion of the review and no permit has been issued.

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February 22, 2007 - Planning Commission Meeting

10/03/06	A business license for a M21 (Merchandise Broker - Any person who acts as an agent for others in negotiating contracts, purchases, the sale of goods, wares or services and who does not take possession of the merchandise) category license was processed in by the Department of Finance and Business Services. This license (M21-00938) was approved by the Planning and Development Department on 10/05/06 and issued by Business Services on 10/20/06. This license is listed for suite B5 at 3851 Pennwood Avenue.
10/03/06	A business license for a T18 (Miscellaneous Telephone Sales/Service - A business which sells telephones, cellular phones, and other miscellaneous accessories) category license was processed in by the Department of Finance and Business Services. This license (T18-00705) was approved by the Planning and Development Department on 10/05/06 and issued by Business Services on 10/20/06. This license is listed for suite B5 at 3851 Pennwood Avenue.
10/30/06	A business license for a C23 (Check Cashing Service Limited - Service of cashing checks for a fee, service charge or other consideration as a service that is supplemental to a retail business that otherwise does not provide services normally associated with a financial institution. The term does not include a general financial institution, specified financial institution, or any business that provides any kind of loan, cash advance, or deferred deposit service) category license was processed in by the Department of Finance and Business Services. This license (C23-98869) was denied by the Planning and Development Department on 11/14/06, pending approval of a parking variance. This license has not been re-issued as of 01/08/07. This license is listed for suite B1 at 3851 Pennwood Avenue.
<i>Pre-Application Meeting</i>	
11/22/06	A pre-application meeting was held and elements of this application were discussed. It was noted that the site plan was to identify all uses on-site. Additionally, various parking standards were identified along with disability accessible and loading space standards. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.33

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February 22, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office, other than Listed and General Retail	LI/R (Light Industrial / Research)	M (Industrial)
	Mini-warehouse	LI/R (Light Industrial / Research)	M (Industrial)
North	Multi-Family Residential	H (High Density Residential)	R-4 (High Density Residential)
South	Auto Repair Garage - Major	LI/R (Light Industrial / Research)	M (Industrial)
East	General Retail	LI/R (Light Industrial / Research)	M (Industrial)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.04 and Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking	Parking	Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	6,567 SF	1 space/300 SF GFA	21 Spaces	1 Space	8 Spaces	1 Space	N*

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February 22, 2007 - Planning Commission Meeting

		1 space / 50 Storage Units spread through out plus min. 5 spaces on exterior of security fence					
Mini-Storage Facility	32,809 SF 119 Units		8 Spaces		3 Spaces		N*
General Personal Service	308 SF	1 space / 250 SF GFA	2 Spaces		1 Space		N*
Furniture/App liance Store	561 SF	1 space / 500 SF of GFA	2 Spaces		1 Space		N*
Bakery - Delicatessen/ Donut Shop	1,848 SF	1 space / 100 SF GFA	18 Spaces	1 Space	8 Spaces	1 Space	N*
General Retail, Other Than Listed	7,240 SF	1 space / 175 SF GFA	40 Spaces	2 Spaces	16 Spaces		N*
SubTotal	49,556 SF		91 Spaces	4 Spaces	37 Spaces	2 Spaces	N*
TOTAL (including handicap)			95 Spaces		39 Spaces		N*
Percent Deviation					≈ 58.95% Reduction		
Loading Spaces		3 Spaces at 30,000 to 50,000 SF of GFA	3 Spaces		3 Spaces		Y

* If approved this Variance would allow 39 parking spaces where 95 parking spaces are the minimum required.

VAR-18625 - Staff Report Page Eight
February 22, 2007 - Planning Commission Meeting

ANALYSIS

The subject property is designated as LI/R (Light Industrial/Research) under the Southeast Sector Plan of the General Plan. This category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. The existing buildings are currently used for a variety of retail and office uses at the front of the property and provides mini-storage facilities for the remainder of the property which are in compliance with the General Plan.

The M (Industrial) zoning district is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. The uses established at this location are permissible in an M (Industrial) zoning district which is compatible with the LI/R (Light Industrial/Research) General Plan designation.

The site is within the McCarran International Airport Overlay Map portion of the Airport Overlay District. This is a developed site and is in compliance with Title 19.06.080 (B) which allows a "structure to a height up to thirty five feet above the surface of the land on any parcel" without a height limitation review or prohibition.

The site encompasses two parcels with existing buildings built across the lot lines. Additionally, should the parcels in the future become separate sites the site will placed out of conformance with development standards for the M (Industrial) zoning district? For this reason a condition has been added to the Site Development Plan Review (SDR-19214) that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

The expansion of uses and the increase in square footage devoted to the non mini-storage facility uses requires several deviations from development standards, including a landscape related waivers for the perimeter landscape buffer at the right-of-way and parking area landscaping as a part of the site development plan review (SDR-19214) which is also being heard concurrently with this item. Staff is recommending denial on the site development plan review due to the extent of the wavier requests and need for this variance.

The existing office, retail, and mini-storage facility development requires 95 parking spaces. The submitted site plan indicates 39 spaces will be provided, including two handicap spaces depicted as van accessible. This is a request for a reduction in the number of required parking spaces by approximately 58.95 percent. Staff is not in support of this Variance request as this is a self-imposed hardship generated by the project exceeding the scope of the original approvals for this site and therefore does not meet the criteria for granting a Variance.

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February 22, 2007 - Planning Commission Meeting

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 exceeding the originally approved uses and square footage allowed for non mini-storage facility activities. The provision of additional parking spaces or a reduction in the intensity of the uses on-site 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

12

ASSEMBLY DISTRICT 8

SENATE DISTRICT 11

NOTICES MAILED 339 [Mailed with SDR-19214]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18625** APN: 162-07702-002, 003

Name of Property Owner: LA FERIA INVESTMENT PROPERTIES

Name of Applicant: BAYRON ROSALES

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

Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

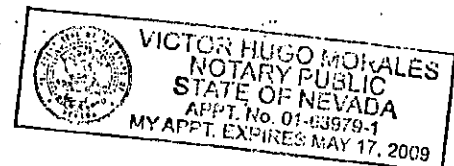
Signature of Property Owner: Bayron Rosales

Print Name: BAYRON ROSALES

Subscribed and sworn before me

This 4 day of November, 2006

Notary Public in and for said County and State



01/28/87 PARKING VOLUNTARY SITE DEVELOPMENT REVIEWING[illegible]

APARTMENT COMPLEX

NOTE: RENTERS OF STORAGE SPACES PARK FOR LOADING
AND UN-LOADING PURPOSES ONLY **VAR-18625**

REVISED
02/22/07 PC

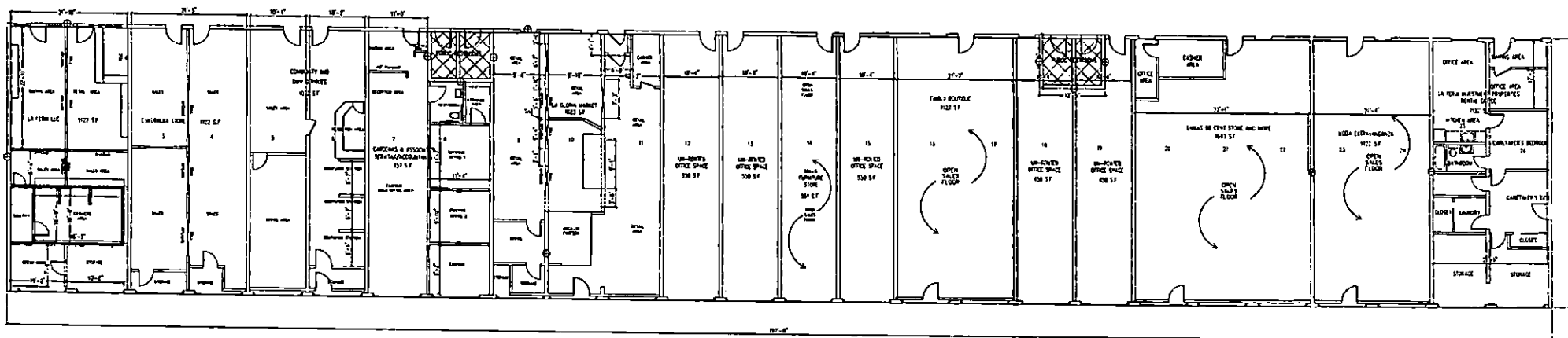
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FEB 01 2007

DEBOARD CONSTRUCTION COMPANY
GENERAL CONTRACTOR LIC. 49004
800 N. JAMESON BLVD SUITE 200
PHOENIX (702) 808-7878, FAX (702) 878-0088

Sheet No. 2

PROPOSED SITE PLAN

REV

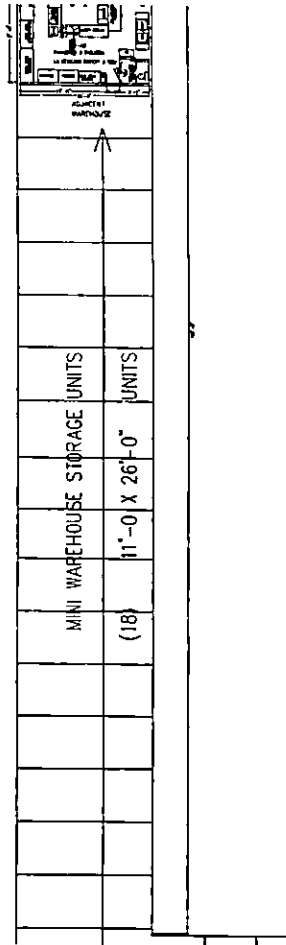
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**VAR-18625
REVISED
02/22/07 PC**

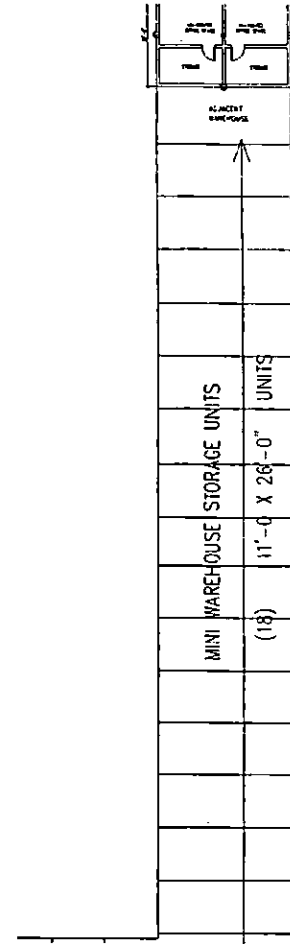
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JAN 12 2007



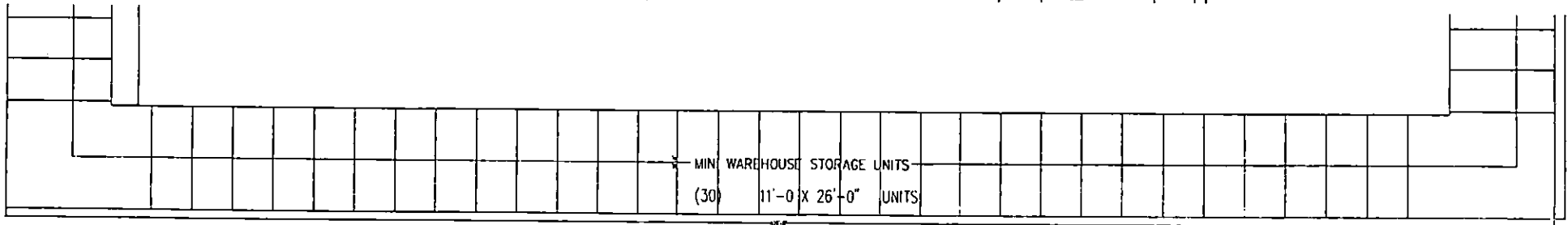
BUILDING "A"
SCALE: AS DIMENSIONED



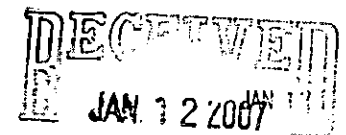
BUILDING "G"
SCALE: AS DIMENSIONED



BUILDING "F"
SCALE: AS DIMENSIONED



VAR-18625
REVISED
02/22/07 PC



La Feria Investment Properties, LLC

La Feria Plaza and Storage
3851 Pennwood Ave., Suite B-26
Las Vegas, Nevada 89102

12/4/2006

To: City of Las Vegas
Planning Commission
Planning and Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Re: Justification for Parking Variance for 3851 Pennwood Drive

To Whom It May Concern,

La Feria Investment Properties, llc, with Bayron Rosales as their representative, come before this Honorable Planning Commission requesting a parking variance for the property located at 3851 Pennwood Drive. This property is located just west of Valley View Ave. on Pennwood i in one of the cities most highly dense neighborhoods.

The property owned by La Feria Investment Properties, LLC is directly across from two Apartment Complexes, is bordered to the West by residential condominiums/ apartments and to the south and east by commercial entities, a strip mall complex and a Seven-Eleven respectively. The neighborhood is pedestrian and mostly Hispanic.

The businesses which have come to be Tenants at 3851 Pennwood are owned by and cater to the Hispanic Community which has come to call this neighborhood home. They are family owned and operated providing a variety of services necessary for this family orientated neighborhood. Services offered to the community include a DMV services business, a Tax and Accounting Service, a furniture store, a 99 Cent Store as well as a clothing store, a boutique and a deli/bakery. These are the primary businesses which provide this community with the services it.

Parking Analysis according to the Las Vegas zoning Code would require that this property have 85 parking Spaces, however based upon the fact that no less than 80% of the traffic to this property is pedestrian in nature to have this number of parking spaces would place an undue burden upon the property owners as it would require the demolition of one of the warehouse/storage buildings which provide the storage facilities this neighborhood needs because of the high density of apartments located in the neighborhood. These storage spaces provide the bulk of the income for the owners, allow for the

VAR-18625
02/22/07 PC

La Feria Investment Properties, LLC

La Feria Plaza and Storage
3851 Pennwood Ave., Suite B-26
Las Vegas, Nevada 89102

affordable rents offered to the tenants, small business owners whom in turn can provide for their families and pay the taxes required of all business owners in the City.

The Parking plan provided by La Feria Investment Properties, LLC has a total of sixty-nine (69) spaces. Fifty-Five(55) are for regular cars, ten (10) for compact cars with four (4) handicapped spaces provided for compliance to Chapter 19 of the Las Vegas Zoning Code.

The owners of this property respectfully pray that based upon the 80% to 20% minimum pedestrian traffic ratio, the high density of population, the necessity for family owned businesses in this neighborhood and for the services provided for the Citizens of Las Vegas which are the patrons of the tenants at 3851 Pennwood ,as well as for the revenue created here with each business owner paying the taxes required by the City that this property that this honorable Board of Commissioners GRANT La Feria Investment Properties, llc the requested parking variance according to the Site Plan submitted.

Respectfully Submitted for La Feria Investment Properties, llc by:

Bayron Rosales
(PRINT NAME)

Bayron Rosales
SIGNATURE

VAR-18625
02/22/07 PC

THE MEADOWS MOBILE HOME PARK

2900 South Valley View Boulevard
Las Vegas, NV 89102
(702) 876-3660

February 15, 2007

Planning and Development Department
Current Planning Division
Andrew P. Reed, Planning Supervisor
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101

Re: VAR-18625
SDR-19214

→ PROTEST

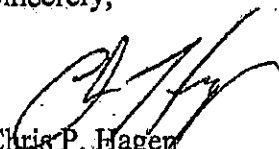
Dear Mr. Reed:

We strenuously oppose both of the above referenced applications.

We have been encouraged by the redevelopment of the neighborhood and landscaping has provided the enhanced curb appeal versus the historically industrial neighborhood. We have spent considerable money on landscaping and would expect the city to reinforce this landscape buffer and required parking minimum.

Thank you for your consideration.

Sincerely,


Chris P. Hagen
Vice President

CPH:mmd

PLANNING AND
DEVELOPMENT

FEB 21 5 00 PM '07

RECEIVED

Submitted after final agenda

Date 2/22/07 Item #25-26

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-19214 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18625 - PUBLIC HEARING - APPLICANT/OWNER: Le FERIA, LLC - Request for a Site Development Plan Review FOR AN EXISTING OFFICE, RETAIL AND MINI-STORAGE FACILITY DEVELOPMENT AND A WAIVER TO ALLOW A LANDSCAPE BUFFER WIDTH OF ZERO FEET WHERE 15 FEET IS THE MINIMUM REQUIRED ALONG THE RIGHT-OF-WAY on 2.33 acres at 3851 Pennwood Avenue (APNs 162-07-702-002 and 003), M (Industrial) Zone, Ward 1 (Tarkanian).

C.C.: 03/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

TROWBRIDGE – DENIED – UNANIMOUS with STEINMAN excused

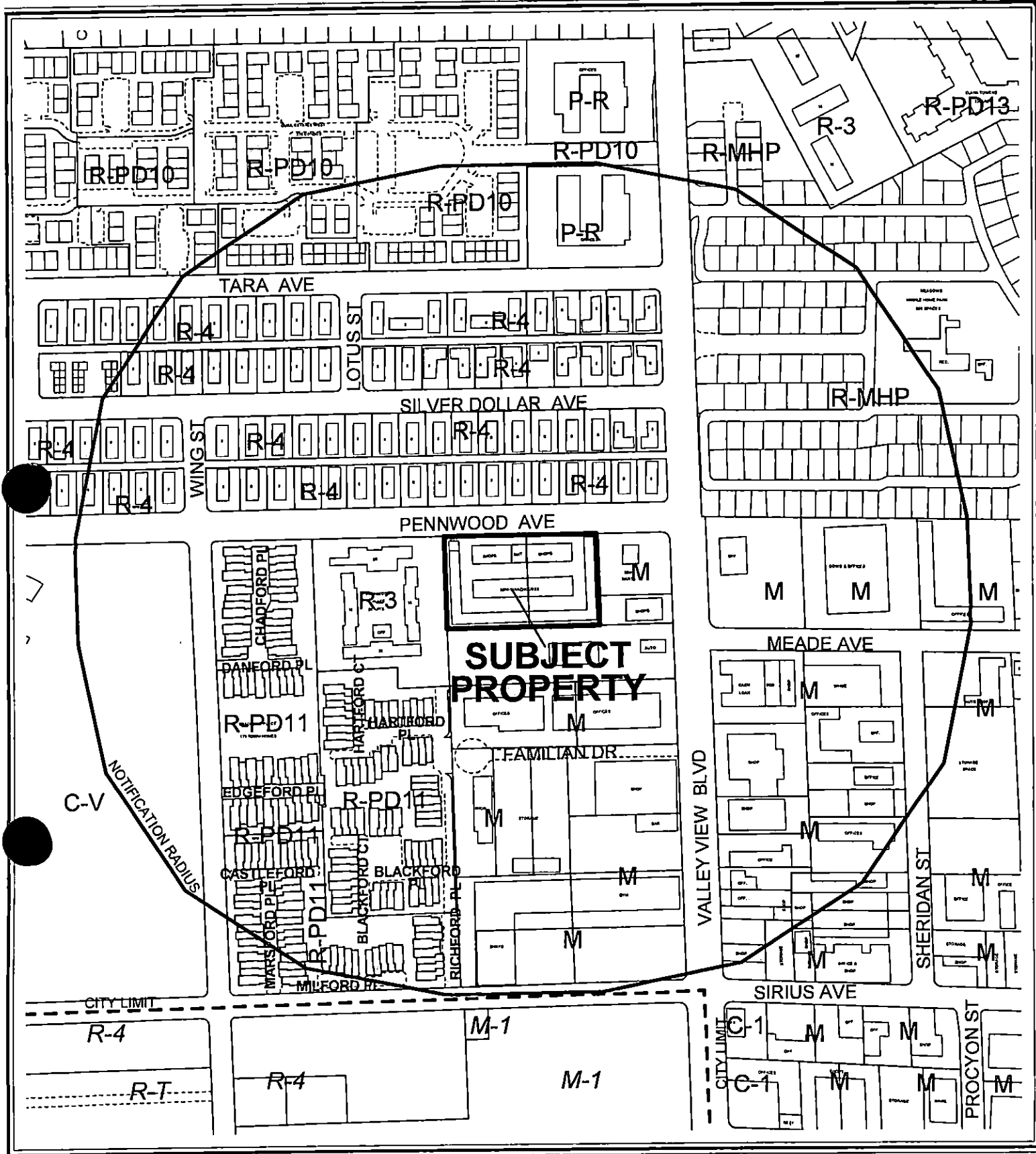
To be heard by City Council on 3/21/2007

MINUTES:

See Item 25 for related discussion and backup.

(7:53 – 8:24)

2-667



CASE: **SDR-19214**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)



CASE: **SDR-19214**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-19214 - APPLICANT/OWNER: Le FERIA, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Conformance to the Conditions of Approval for Rezoning (Z-0017-72) shall be required, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-18625) shall be required, except as amended herein.
3. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.
4. 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.
5. All development shall be in conformance with the building elevations, landscape plan, date stamped 01/12/07, and site plan, date stamped 02/01/07, except as amended by conditions herein.
6. A Waiver from LVMC Title 19.10 is hereby approved, to allow zero landscaping planters in the parking lot where one is required for each six parking spaces.
7. A Waiver from LVMC Title 19.12 is hereby approved, to allow a zero foot perimeter landscape buffer along the northern lot line where 15 feet is required.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. 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.
14. 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.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Site Development Plan Review to allow an expansion of allowable uses to include retail uses and increase the tenantable space available for an existing mini-storage facility, retail, and office development consisting of three buildings on 2.33 acres at 3851 Pennwood Avenue. The applicant requests waivers of the perimeter landscape buffer requirements and parking area landscaping for the new parking spaces being added. This is in addition to a Variance (VAR-18673) to allow a deviation from parking standards.

The applicant indicates that the existing mini-storage facility, retail, and office development serves the demand for affordable retail and office space that primarily services the immediate neighborhood. Due to the extent of the changes to the site without all appropriate approvals, the landscaping waivers and the requested variance, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/15/72	The City Council approved a Rezoning (Z-0017-72) to allow M (Industrial) zoning, where C-1 had been the zoning on a portion of the site. The Planning Commission and Staff recommended approval.
09/27/79	The Board of Zoning Adjustment approved a Variance (V-0071-79) to allow a resident manager's quarters in a mini-warehouse complex where residential uses are not allowed. Staff recommended approval.
02/22/06	A companion item for a Variance (VAR-18625) will be heard concurrently with this item.
<i>Related Building Permits/Business Licenses</i>	
08/02/94	A business license for a C11 (Contractor - Any person who is licensed or required to be licensed as a contractor under NRS Chapter 624, whether or not the contractor maintains a business location within the corporate limits of the City) category license was processed in by the Department of Finance and Business Services. This license (C11-05342) was originally issued by Business Services on 08/04/94 and was re-issued due to a change of location on 04/26/99 with no apparent Planning and Development review. This license is listed for suite B13 at 3851 Pennwood Avenue.
11/04/94	A business license for a C05 (Tobacco Dealer - Retail - Any person licensed to sell tobacco through a vending machine or in conjunction with another gross retail license as defined in NRS 370. The fee amount shall be charged for each sales location, whether a machine or other retail location) category license was processed in by the Department of Finance and Business Services. This license (C05-01690) was issued by Business Services on 11/22/94 with no apparent Planning and Development review. This license is listed for suite B10 at 3851 Pennwood Avenue.

RTS

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11/04/94	A business license for a C15 (Convenience Store - Business located in a building or portion thereof, which is separated from the rest of the building, selling groceries at retail and having not less than 1,200 sq. ft. nor more than 5,000 sq. ft. of floor space exclusive of warehouse and office space) category license was processed in by the Department of Finance and Business Services. This license (C15-00197) was issued by Business Services on 11/22/94 with no apparent Planning and Development review. This license is listed for suite B10 at 3851 Pennwood Avenue.
01/16/96	A business license for a D16 (Department Store - A retail establishment that maintains a selected variety of merchandise for purchase by the general public) category license was processed in by the Department of Finance and Business Services. This license (D16-00056) was originally issued by Business Services on 02/15/96 and was re-issued due to a change of owner on 02/15/06 with no apparent Planning and Development review. This license is listed for suite B21 at 3851 Pennwood Avenue.
03/23/99	A business license for a F07 (Furniture Store - Sale of new furniture only) category license was processed in by the Department of Finance and Business Services. This license (F07-01586) was denied by the Planning and Development Department on 11/30/06, pending verification of adequate parking. This license was originally issued by Business Services on 04/20/99 but is under review for a change of location (updated suite number, same building) as of 11/20/06. This license has not been re-issued as of 01/22/07. This license is listed for suite B14 at 3851 Pennwood Avenue.
10/20/00	A business license for a B02 (Bakery - Businesses specializing in baked goods, not providing meals as found in restaurant (R05, R07, R09)) category license was processed in by the Department of Finance and Business Services. This license (B02-00085) was issued by Business Services on 01/09/01 with no apparent Planning and Development review. This license is listed for suite A1 at 3851 Pennwood Avenue.
10/23/02	A business license for a B08 (Beauty/Cosmetics Sales - Sales of cosmetics and beauty supplies) category license was processed in by the Department of Finance and Business Services. This license (B08-00842) was denied by the Planning and Development Department on 12/04/06, pending issuance of a Certificate of Occupancy. This license was originally issued by Business Services on 11/01/02 but is under review for a change of location (updated suite number, same building) as of 11/07/06. This license has not been re-issued as of 01/17/07. This license is listed for suite B4 at 3851 Pennwood Avenue.

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03/07/03	A business license for a G04 (Gifts and Novelties - The sale of ornamental gifts and novelties, ie, statues, clocks, souvenirs, plaques, etc) category license was processed in by the Department of Finance and Business Services. This license (G04-05167) was denied by the Planning and Development Department on 11/21/06, pending verification of adequate parking. This license was originally issued by Business Services on 03/25/03 but is under review for a change of name and expansion (added a suite number, same building) as of 11/07/06. This license has not been re-issued as of 01/22/07. This license is listed for suite B16 at 3851 Pennwood Avenue.
06/27/03	A business license for a W10 (Wire Service - Which is any person who engages in the business of transmitting or receiving information or funds by means of a communication system in which the transmission and reception stations are directly connected by one or more telephones or computers) category license was processed in by the Department of Finance and Business Services. This license (W10-00044) was denied by the Planning and Development Department on 10/18/06, pending verification of adequate parking. This license was originally issued by Business Services on 10/17/03 but is under review for a change of location as of 10/11/06. This license is listed for suite B1 at 3851 Pennwood Avenue.
10/16/03	A business license for a M06 (Miscellaneous Sales - Sales of tangible goods not otherwise specified in the Code) category license was processed in by the Department of Finance and Business Services. This license (M06-02771) was denied by the Planning and Development Department on 10/17/06, pending verification of adequate parking. This license was originally issued by Business Services on 10/27/03 but is under review for a change of location as of 10/16/06. This license is listed for suite B1 at 3851 Pennwood Avenue.
06/20/05	A business license for a P11 (Stenographer - Any person, other than a certified shorthand reporter or court reporter, who engages in the business of typing documents for the general public or for persons other than himself or his immediate employer) category license was processed in by the Department of Finance and Business Services. This license (P11-00557) was approved by the Planning and Development Department on 06/28/06. This license was originally issued by Business Services on 06/30/05 but is under review for a change of location as of 05/11/06. This license has not been re-issued due to a Fire Department denial as of 06/29/06. This license is listed for suite B7 at 3851 Pennwood Avenue.
10/18/05	A business license for a T18 (Miscellaneous Telephone Sales/Service - A business which sells telephones, cellular phones, and other miscellaneous accessories) category license was processed in by the Department of Finance and Business Services. This license (T18-00683) was approved by the Planning and Development Department on 10/21/05 and issued by Business Services on 11/07/05. This license is listed for suite G2 at 3851 Pennwood Avenue.

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10/19/05	A building permit application, plan check L-1841-05, was submitted for the site. This was for a Non-work Certificate of Occupancy for a rental office. This permit (05007418) was reviewed by the Planning and Development Department and issued by the Building and Safety Department the same day as submitted.
10/19/05	A business license for a W11 (Mini Warehouse - Any person who operates a facility divided into individual spaces for storing personal property which are rented or leased to individual occupants who have access to those units but do not conduct a business there from) category license was processed in by the Department of Finance and Business Services. This license (W11-00005) was approved by the Planning and Development Department on 01/31/06 and issued by Business Services on 01/31/06. This license is listed for suite B26 at 3851 Pennwood Avenue.
10/21/05	A business license for a P27 (Personal Services - Any business that provides personal services, including without limitation a wake-up service, reminder service, errand service, vehicle registration service, personal chef, cook, shopping service or pet sitting service) category license was processed in by the Department of Finance and Business Services. This license (P27-00314) was denied by the Planning and Development Department on 11/22/06, pending verification of adequate parking. This license was originally issued by Business Services on 11/04/05 but is under review for a change of location (updated suite number, same building) as of 11/07/06. This license has not been re-issued as of 01/09/07. This license is listed for suite B6 at 3851 Pennwood Avenue.
01/31/06	A building permit application, plan check L-3018-06, was submitted for the site. This was for a Non-work Certificate of Occupancy for a general retail location. This permit (06000721) was reviewed by the Planning and Development Department and issued by the Building and Safety Department the same day as submitted.
01/31/06	A business license for a C07 (Clothing Store - New retail clothing sales) category license was processed in by the Department of Finance and Business Services. This license (C07-03484) was approved by the Planning and Development Department on 02/08/06 and issued by Business Services on 02/15/06. This license is listed for suite B23 at 3851 Pennwood Avenue.
02/21/06	A building permit application, plan check L-0292-06, was submitted for the site. This was for a Non-work Certificate of Occupancy for a general retail location. This permit (06001377) was reviewed by the Planning and Development Department and issued by the Building and Safety Department the same day as submitted.
08/18/06	A building permit application, plan check L-3485-06, was submitted for the site. This is for a tenant improvement to obtain a Certificate of Occupancy for a restaurant expansion. This application (739306) was reviewed and problemed by the Planning and Development Department on 12/01/06 due to parking concerns. There are outstanding reviews within the Building and Safety Department portion of the review and no permit has been issued.

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10/03/06	A business license for a M21 (Merchandise Broker - Any person who acts as an agent for others in negotiating contracts, purchases, the sale of goods, wares or services and who does not take possession of the merchandise) category license was processed in by the Department of Finance and Business Services. This license (M21-00938) was approved by the Planning and Development Department on 10/05/06 and issued by Business Services on 10/20/06. This license is listed for suite B5 at 3851 Pennwood Avenue.
10/03/06	A business license for a T18 (Miscellaneous Telephone Sales/Service - A business which sells telephones, cellular phones, and other miscellaneous accessories) category license was processed in by the Department of Finance and Business Services. This license (T18-00705) was approved by the Planning and Development Department on 10/05/06 and issued by Business Services on 10/20/06. This license is listed for suite B5 at 3851 Pennwood Avenue.
10/30/06	A business license for a C23 (Check Cashing Service Limited - Service of cashing checks for a fee, service charge or other consideration as a service that is supplemental to a retail business that otherwise does not provide services normally associated with a financial institution. The term does not include a general financial institution, specified financial institution, or any business that provides any kind of loan, cash advance, or deferred deposit service) category license was processed in by the Department of Finance and Business Services. This license (C23-98869) was denied by the Planning and Development Department on 11/14/06, pending approval of a parking variance. This license has not been re-issued as of 01/08/07. This license is listed for suite B1 at 3851 Pennwood Avenue.
<i>Pre-Application Meeting</i>	
11/22/06	A pre-application meeting was held and elements of this application were discussed. It was noted that the site plan was to identify all uses on-site. Additionally, various parking standards were identified along with disability accessible and loading space standards. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.33

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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office, other than Listed and General Retail	LI/R (Light Industrial / Research)	M (Industrial)
	Mini-warehouse	LI/R (Light Industrial / Research)	M (Industrial)
North	Multi-Family Residential	H (High Density Residential)	R-4 (High Density Residential)
South	Auto Repair Garage - Major	LI/R (Light Industrial / Research)	M (Industrial)
East	General Retail	LI/R (Light Industrial / Research)	M (Industrial)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	n/a	n/a	n/a
Min. Lot Width	100 Feet	420	Y
Min. Setbacks			
• Front	10 Feet	21 Feet	Y
• Side	10 Feet	0 Feet	N *
• Corner	10 Feet	n/a	n/a
• Rear	0 Feet	0 Feet	Y

* Site plan approval per Rezoning (Z-0017-72) approved side setbacks of zero feet.

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Pursuant to Title 19.10 and Title 19.12, the following landscape and buffer standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree / 6 Spaces	7 Trees	0 Trees	N*
Buffer:				
Min. Trees	1 Tree / 30 Linear Feet	12 Trees	0 Trees	N*
TOTAL		19 Trees	0 Trees	N*
Min. Zone Width	15 Feet @ ROW			N*

* Site plan approval per Rezoning (Z-0017-72) approved zero parking area trees and depicted a four-foot wide perimeter landscape buffer at the right-of-way. Per condition six of that 1972 approval, landscaping along Pennwood Avenue was to be to Planning Department standards. However, staff can find no evidence that the Planning Department approved or required landscaping prior to the completion of this development.

Pursuant to Title 19.04 and Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Other Than Listed	6,567 SF	1 space / 300 SF GFA	21 Spaces	1 Space	8 Spaces	1 Space	N*
Mini-Storage Facility	32,809 SF 119 Units	1 space / 50 Storage Units spread through out plus min. 5 spaces on exterior of security fence	8 Spaces		3 Spaces		N*
General Personal Service	308 SF	1 space / 250 SF GFA	2 Spaces		1 Space		N*
Furniture/App liance Store	561 SF	1 space / 500 SF of GFA	2 Spaces		1 Space		N*

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Bakery - Delicatessen/ Donut Shop	1,848 SF	1 space / 100 SF GFA	18 Spaces	1 Space	8 Spaces	1 Space	N*
General Retail, Other Than Listed	7,240 SF	1 space / 175 SF GFA	40 Spaces	2 Spaces	16 Spaces		N*
Sub Total	49,556 SF		91 Spaces	4 Spaces	37 Spaces	2 Spaces	N*
TOTAL (including handicap)			95 Spaces		39 Spaces		N*
Percent Deviation					≈ 58.95% Reduction		
Loading Spaces		3 Spaces at 30,000 to 50,000 SF of GFA	3 Spaces		3 Spaces		Y

* If approved the companion Variance (VAR-18625) would allow 39 parking spaces where 95 parking spaces are the minimum required.

Summary of Site Differences - Per Z-0017-72 Site Plan and Current Site Plan				
	Per Z-0017-72	Current	Difference	Percent Change
Uses:				
Mini-warehouse Storage Facility (SF)	42,120 SF	32,809 SF	-8,580 SF	≈ 20.37% Reduction
Office (SF)	7,436 SF	4,801 SF	-2,635 SF	≈ 35.44% Reduction
Retail (SF)	Not Allowed	11,946 SF	+11,946 SF	100% Increase
Total Tenantable SF for non Mini-warehouse Storage Use(s)	7,436 SF	16,747 SF	+9,311 SF	≈ 125.21% Increase
Total Available Buildings' Square Footage per Site Plan	49,556 SF	49,556 SF	0 SF	0%
Parking Spaces Required	24 Spaces	95 Spaces	+71 Spaces	≈ 295.83% Increase
Parking Spaces Provided	24 Spaces	39 Spaces	+15 Spaces	≈ 62.5 % Increase

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Waivers		
Request	Requirement	Staff Recommendation
To provide zero feet of perimeter landscape buffer along the northern interior lot line at the ROW	15 FT	Denial
To provide no landscaping planters in the parking lot	7 – 5 FT Planters w/ 1 - 24" Min. Box Tree per Planter	Denial

ANALYSIS

The subject property is designated as LI/R (Light Industrial/Research) under the Southeast Sector Plan of the General Plan. This category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. The existing buildings are currently used for a variety of retail and office uses at the front of the property and provides mini-storage facilities for the remainder of the property which are in compliance with the General Plan.

The M (Industrial) zoning district is intended to provide for heavy manufacturing industries in locations where they will be compatible with and not adversely impact adjacent land uses. This district is intended to be located away from all residential development. The uses established at this location are permissible in an M (Industrial) zoning district which is compatible with the LI/R (Light Industrial/Research) General Plan designation.

The site is within the McCarran International Airport Overlay Map portion of the Airport Overlay District. This is a developed site and is in compliance with Title 19.06.080 (B) which allows a "structure to a height up to thirty five feet above the surface of the land on any parcel" without a height limitation review or prohibition.

The site encompasses two parcels with existing buildings built across the lot lines. Additionally, should the parcels in the future become separate sites the site will placed out of conformance with development standards for the M (Industrial) zoning district? For this reason a condition has been added that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

The expansion of uses and the increase in square footage devoted to the non mini-storage facility uses requires several deviations from development standards, including a parking variance (VAR-18625) which is also being heard concurrently with this item. Staff is recommending denial on the variance due to the self-imposed hardship generated by the project exceeding the scope of the original approvals for this site.

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- **Site Plan**

The site lies 200 feet east of the intersection of Pennwood Avenue and South Valley View Boulevard. This is an existing mini-storage facility with retail and office uses.

The expansion of uses beyond just office uses and the increase in the amount of square footage devoted to non mini-storage facility uses requires 95 parking spaces. The submitted site plan indicates 39 spaces will be provided, including two handicap spaces depicted as van accessible. As noted above, a variance (VAR-18625) has been requested for an approximate 58.95 percent reduction in the number of required parking spaces and if approved would grant relief from the city standards.

Other than the addition of parking spaces the site remains the same as previously approved in 1972. There are a number of floor plan changes that have altered the sites suitability for the expanded uses located on-site.

- **Landscape Plan**

The rezoning (Z-0017-72) case that approved the M (Industrial) zoning designation and the siting for this development called for landscaping only at the right-of-way per condition six. The applicant is requesting that the perimeter landscaping buffer requirement, illustrated at four feet per the 1972 site plan, along the right-of-way be waived. Under the current development standards the perimeter landscape buffer requirement would be a 15-foot wide buffer with a minimum 24-inch box tree planted every 20 feet on center.

Further, the applicant is requesting that no parking area landscape planters be required. The rezoning (Z-0017-72) case showed no parking lot landscaping. The requested wavier would allow the applicant to add parking spaces without being required to add the parking lot landscaping planters.

- **Elevations/Floor Plan**

The building photos depict single story buildings of a mini-storage facility design with the Pennwood Avenue facing building having a storefront façade on the north elevation. The building pictures show that the non mini-storage facility uses have expanded from the previous approval of just the central building to include the end units of the building that wraps around the property in a horse shoe shape.

The floor plan shows that each tenant space previously approved at a depth of 26 feet have been increased to 50 feet without prior approval of the Planning and Development Department. The increased square footage and an unapproved increase in allowable uses have placed the development out of compliance with Title 19. During the public hearing on the development of this location in 1972 it was clear that the tenant spaces were to allow small office spaces to compliment the mini-storage facility activities not be a retail

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center. Further, the floor plan expands retail and office uses to the end units of the horse shoe shaped building that wraps around the east-, south-, and western sides of the property where they were not previously allowed. The total existing tenantable retail and office space is 16,747 compared to the 7,436 square feet of office space that was approved per the 1972 zoning case (Z-0017-72).

The development has exceeded the intensity that was approved for this site which has necessitated the need for the companion variance and resulted in a failure to meet the original conditions of approval. Due to the intensity, lack of verifiable permits for tenant improvements, unapproved expansion of uses, deviations and waivers required, staff is recommending denial of this application.

FINDINGS

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

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

The proposed development is not compatible with adjacent development in the surrounding area due to the increased intensity of uses, landscaping wavier requests and deviations from parking standards.

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

This proposed site plan is in compliance with the general plan designation of LI/R (Light Industrial/Research) and the M (Industrial) zoning district on the site. However, the site is not consistent with Title 19.10 and Title 19.12 landscaping requirements. Further, the proposed site plan requires approval of a variance for a deviation of the parking standards.

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

The subject site is adjacent to Pennwood Avenue, a 80-foot wide local street that should be adequate to support the proposed use.

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

The building elevations depict design and materials that provide an acceptable building and are compatible with the surrounding multi-family residential developments.

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

The existing mini-storage facility, retail, and office development is compatible with other development in the area from a building elevation, design characteristics and aesthetic features point of view.

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

The existing mini-storage facility, retail, and office development is subject to regular building and business licensing inspections and therefore should not compromise the public health, safety or welfare; however, the lack of a Certificate of Occupancy for multiple tenant spaces indicate that work may have been done on-site without the proper inspections.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

ASSEMBLY DISTRICT 8

SENATE DISTRICT 11

NOTICES MAILED 339 [Mailed with VAR-18625]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19214** APN: 162-07702-002, 003

Name of Property Owner: LAFERIA INVESTMENT PROPERTIES

Name of Applicant: BAYRON ROSALES

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

Yes

X No

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

City Official: _____

Partner(s): _____

APN: _____

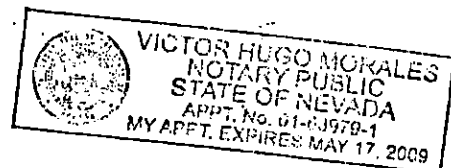
Signature of Property Owner: Bayron Rosales

Print Name: BAYRON ROSALES

Subscribed and sworn before me

This 4 day of November, 2006

Notary Public in and for said County and State





PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: _____ APN: 162-07-702-002 & 003

Name of Property Owner: La Feria Investment Properties LLC.

Name of Applicant: La Feria Investment Properties LLC.

Name of Representative: Bayron Rosales

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: Bayron Rosales

Print Name: Bayron Rosales

Subscribed and sworn before me

This 13 day of January, 2007

Notary Public in and for said County and State



3851 PENNWOOD AVENUE PROPERTY PARKING REQUIREMENTS

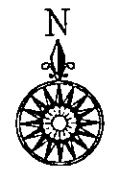
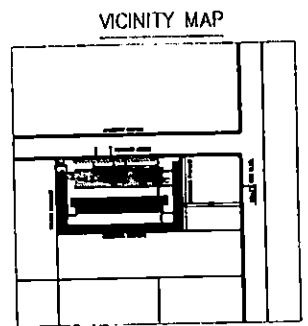
CONTRACT NAME	CONTRACT NO.	LOCATION	S.F.	12' PARKING REQUIREMENTS	PARKING REQUIREMENTS
LA INDUSTRIAL BLDG/WHY	RETAIL	22-22	402/365	120 (85%) 200 (15%)	12
LA FURNI ETC.	RETAIL	22-2	1022	175/1	7
CANADIAN SHOE	RETAIL	22-2-4	1121	175/1	7
CANADIAN AND AERIAL	OFFICE	22-2-2	407	300/1	4
LA CROWN MOUNT	RETAIL	22-2-11	1800	175/1	10
DAVE HANDEL	RETAIL	22-14-12	1122	175/1	6
FAMILY BOUTIQUE	RETAIL	22-14-12	1122	175/1	7
CRISTAL M. OTIS NAME	RETAIL	22-20-22	1800	175/1	10
SPIN EXHIBITION	RETAIL	22-22-21	1122	175/1	7
LA FERRA INVESTMENT PROPERTY	RETAIL	22-22-20	1122	320/1	6
COMMODITY BLDG	OFFICE	22-4	721	175/1	8
UNIVERSITY STATE BLDG	OFFICE	3120	300/1	11	
WAREHOUSE AREA	STORAGE	119 COMPARTMENTS		1/30 SPACES PLUS 2	8
TOTAL SPACES REQUIRED					98
TOTAL SPACES PROVIDED					50
TOTAL ACCESSIBLE SPACES NEEDED	SEE WASH STATE CODE CHAPTER 5				5
TOTAL ACCESSIBLE SPACES PROVIDED					5

NO SITE LANDSCAPING
LANDSCAPING WAIVER REQUIRED
APARTMENT COMPLEX

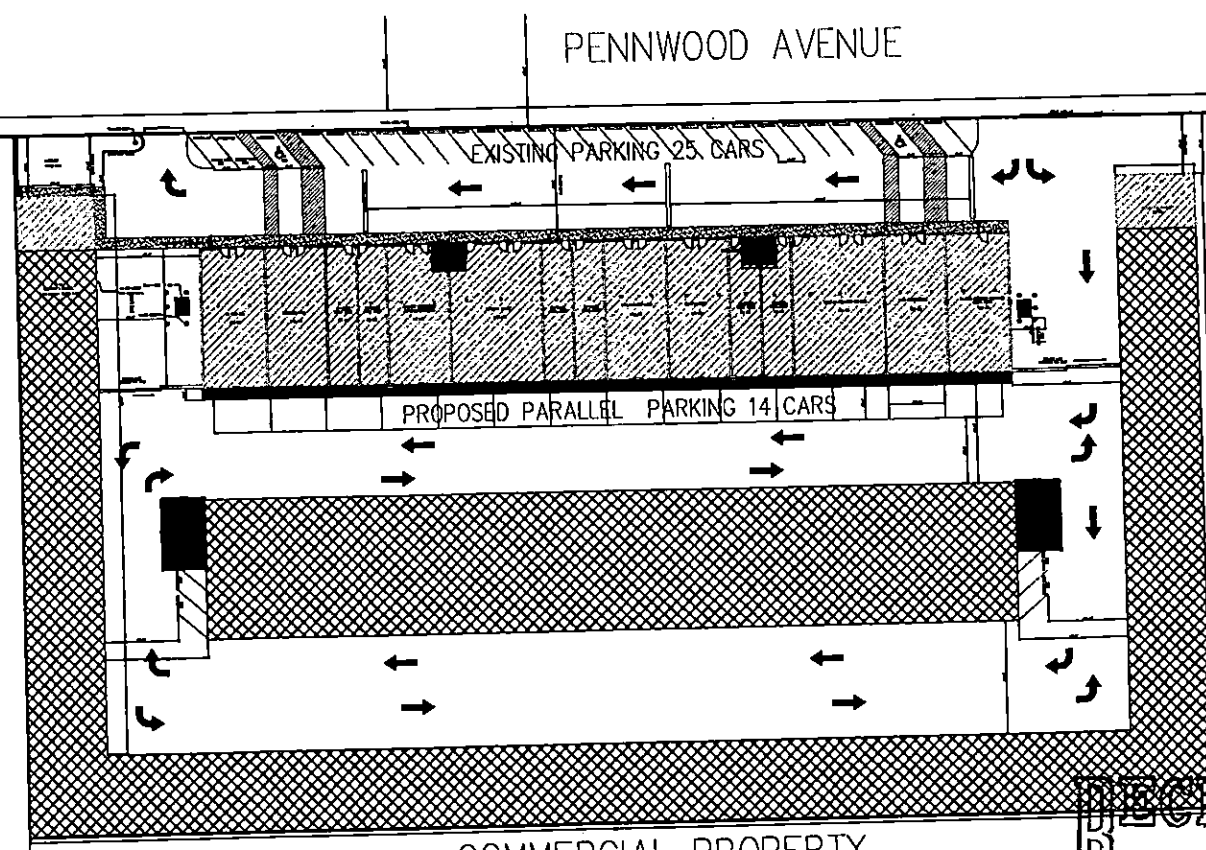
- PUBLIC RESTROOMS
- COMMERCIAL AREA
- WAREHOUSE BLDG AREAS
- TRAFFIC DIRECTION/FLOW
- LOADING AREA

PARKING AREAS	
1 REGULAR SPACES	39 SPACES
2 ACCESSIBLE SPACES	2 SPACES
TOTAL SPACES	41 SPACES

SITE PLAN
SCALE: 1" = 20'-0"



APARTMENT COMPLEX



COMMERCIAL PROPERTY

NOTE: RENTERS OF STORAGE SPACES PARK FOR LOADING
AND UN-LOADING PURPOSES ONLY

RECEIVED
JAN 31 2007

LA FERRA INVESTMENT PROPERTIES LLC
STORAGE/WAREHOUSE IMPROVEMENT
3851 PENNWOOD AVE
LAS VEGAS, NEVADA 89101

DESIGARD CONSTRUCTION COMPANY
GENERAL CONTRACTOR LIC. 49004
800 N. RAINBOW BLVD. SUITE 200
PHOENIX, AZ 85022
PHONE (602) 978-1250 FAX (602) 978-1250

SITE PLAN

SITE-REV

3851 PENNWOOD AVENUE PROPERTY PARKING REQUIREMENTS

REQUIREMENT	COMMENTS	DATE	BY	REVISIONS	REVISIONS
LA FERIA DEVELOPMENT	RETAIL	01-01	01/01/07	01/01/07	10
LA FERIA LLC	RETAIL	01-01	01/01	01/01	7
CONCRETE STORE	RETAIL	01-01	01/01	01/01	7
CHICKEN AND RICE	OFFICE	01-01	01/01	01/01	6
LA FERIA MARKET	RETAIL	01-01	01/01	01/01	10
SALES FURNITURE	RETAIL	01-01	01/01	01/01	6
FAMILY ROUTE	RETAIL	01-01	01/01	01/01	7
LYONS BY COFFEE STORE	RETAIL	01-01	01/01	01/01	10
REDA DEVELOPMENT	RETAIL	01-01	01/01	01/01	7
LA FERIA MARKET PROPERTY	RETAIL	01-01	01/01	01/01	6
COMMERCE BAY	OFFICE	01-01	01/01	01/01	6
UNOVED OFFICE SPACE	OFFICE	01-01	01/01	01/01	10
WAREHOUSE AREA	STORAGE	01-01	01/01	01/01	6
TOTAL SPACES REQUIRED					10
TOTAL SPACES PROVIDED					10
TOTAL ACCESSIBLE SPACES REQUIRED (SEE NADA FORM CODE TABLE 1)					7
TOTAL ACCESSIBLE SPACES PROVIDED					7

NO SITE LANDSCAPING LANDSCAPING WAIVER REQUIRED APARTMENT COMPLEX

PENNWOOD AVENUE

EXISTING PARKING 25 CARS

PROPOSED PARALLEL PARKING 14 CARS

COMMERCIAL PROPERTY

APARTMENT COMPLEX

COMMERCIAL PROPERTY

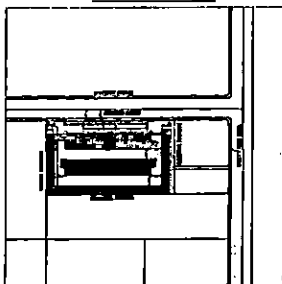
NOTE: RENTERS OF STORAGE SPACES PARK FOR LOADING AND UN-LOADING PURPOSES ONLY

- PUBLIC RESTROOMS
- COMMERCIAL - AREA
- WAREHOUSE BLD. AREAS
- TRAFFIC DIRECTION/FLOW
- LOADING AREA

SITE PLAN
SCALE: 1" = 20'-0"

PARKING AREAS	
7 REGULAR SPACES	39 SPACES
7 ACCESSIBLE SPACES	2 SPACES
TOTAL SPACES	41 SPACES

VICINITY MAP



LA FERIA INVESTMENT PROPERTIES LLC
STORAGE/WAREHOUSE IMPROVEMENT
3851 PENNWOOD AVE
LAS VEGAS, NEVADA 89102

DEBOARD CONSTRUCTION COMPANY
GENERAL CONTRACTOR L.C. 49004
800 N. RANDOLPH BLVD SUITE 203
PHOENIX, AZ 85004
PHONE (702) 676-7574, FAX (702) 676-4258

PROPOSED SITE PLAN

SITE-REV

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VAR-18625 SDR-19214
REVISED 02/22/07 PC

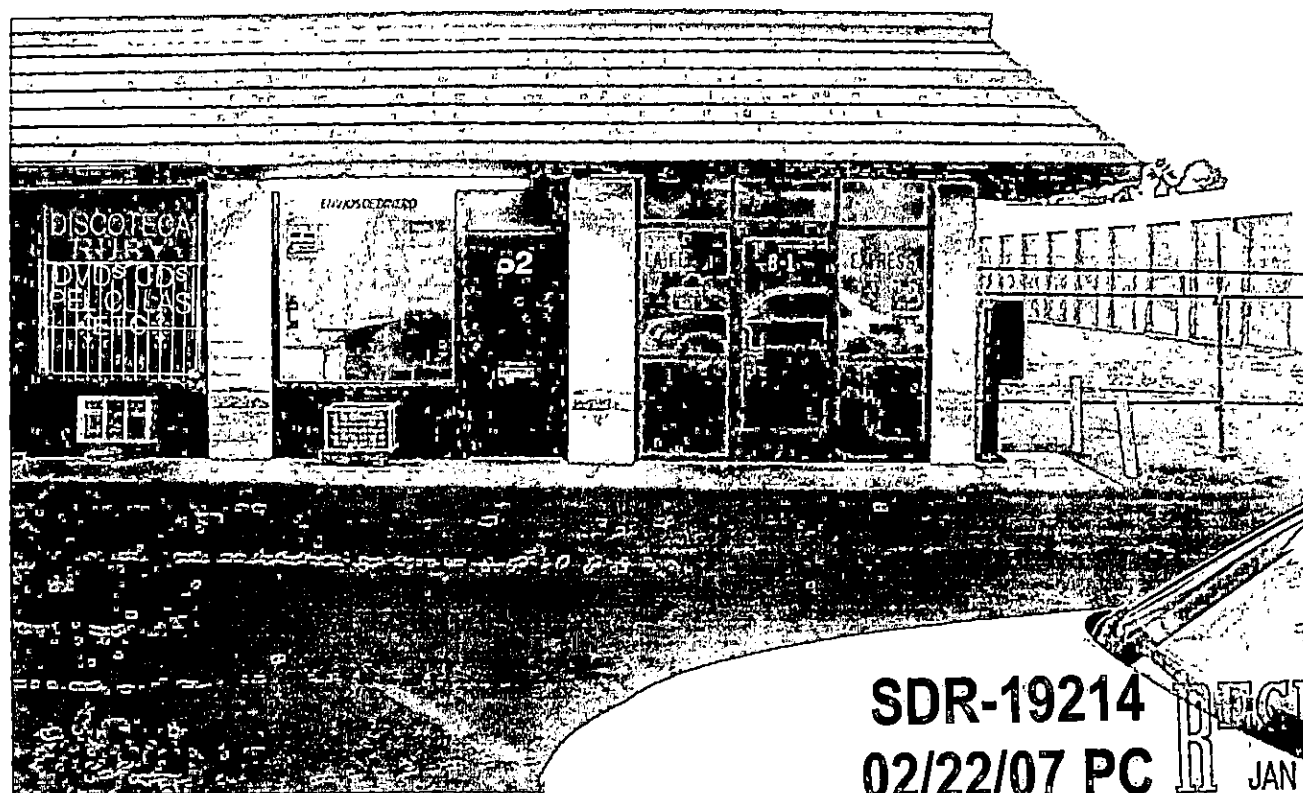
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G-17																																		A-17	
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G-8		A-8																																	
G-7		A-7																																	
G-1		<table border="1"> <tr> <td>B-1 & B-2</td> <td>B-3 & B-4</td> <td>B-5 & B-6</td> <td>B-7 & B-8</td> <td>B-9, B-10 & B-11</td> <td>B-12</td> <td>B-13</td> <td>B-14 & B-15</td> <td>B-16 & B-17</td> <td>B-18 & B-19</td> <td>B-20, B-21 & B-22</td> <td>B-23 & B-24</td> <td>B-25 & B-26</td> </tr> </table>																B-1 & B-2	B-3 & B-4	B-5 & B-6	B-7 & B-8	B-9, B-10 & B-11	B-12	B-13	B-14 & B-15	B-16 & B-17	B-18 & B-19	B-20, B-21 & B-22	B-23 & B-24	B-25 & B-26	A-1				
B-1 & B-2	B-3 & B-4	B-5 & B-6	B-7 & B-8	B-9, B-10 & B-11	B-12	B-13	B-14 & B-15	B-16 & B-17	B-18 & B-19	B-20, B-21 & B-22	B-23 & B-24	B-25 & B-26																							

SDR-19214
02/22/07 PC

JAN 12



BLD A FACING SOUTH



SDR-19214

02/22/07 PC

RECEIVED
JAN 12 2007

BLD B B-1 FACING SOUTH



3

BLD B B2-4 FACING SOUTH



BLD B B3-5 FACING SOUTH

SDR-19214
02/22/07 PC
4
JAN 12 2007



5

BLD B B5-7 FACING SOUTH



6

BLD B B7-9 FACING SOUTH

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JAN 12 2007



7

BLD B B 10-12 FACING SOUTH



8

SDR-19214
02/22/07 PC

BLD B B 11-13 FACING SOUTH

DECEMBER
JAN 12 2007



9

BLD B B16-18 FACING SOUTH



SDR-19214
02/22/07 PC

10

BLD B B14-17 FACING SOUTH



11

BLD B B22-24 FACING SOUTH



12

BLD B B20-22 FACING SOUTH



13

BLD B B-26 FACING SOUTH



14

BLD G G1-2 FACING SOUTH



17

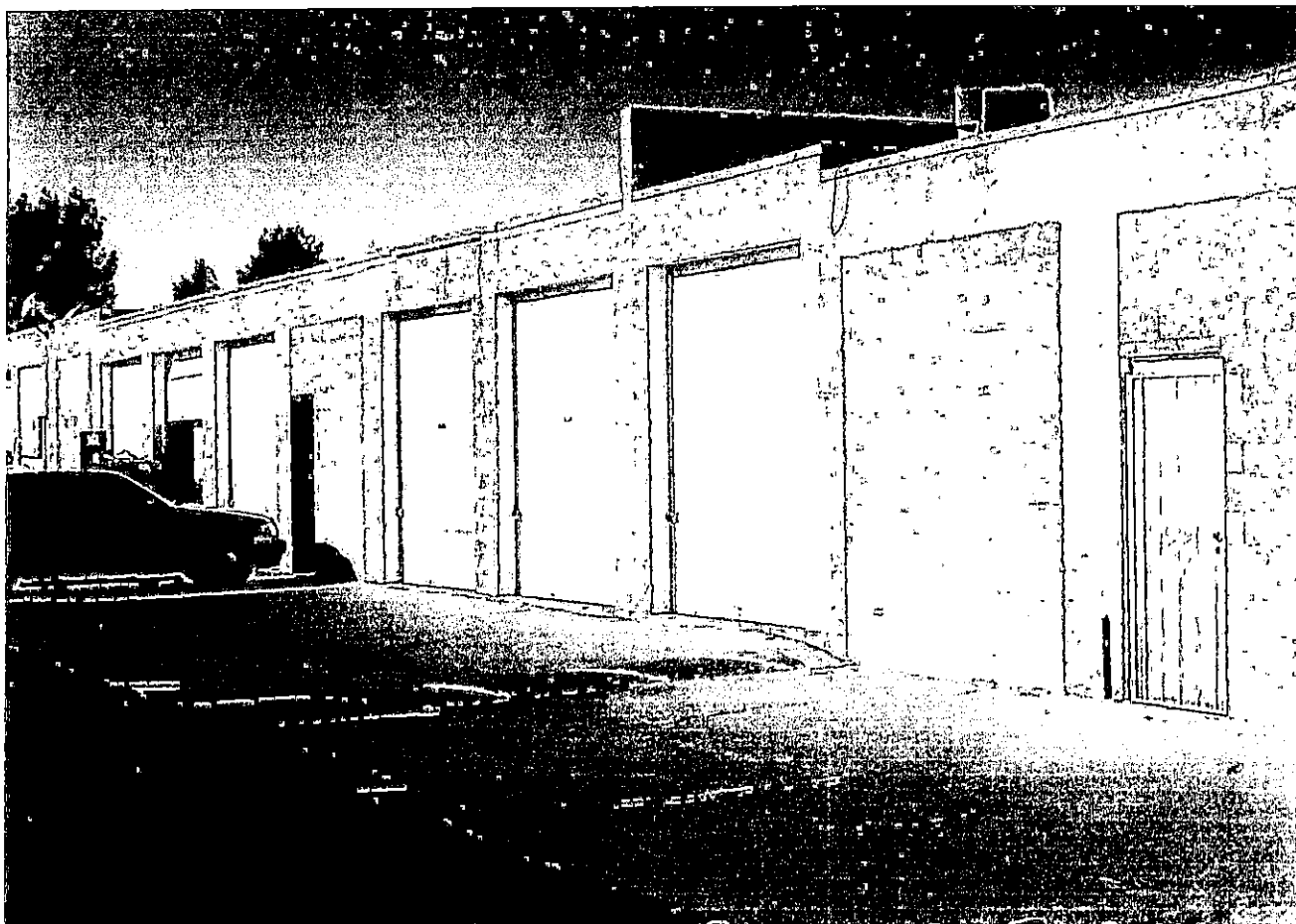
BLD B REAR B6-8 FACING NORTH



SDR-19214
02/22/07 PC

18

BLD B REAR B1-8 FACING EAST



BLD B REAR B17-10 FACING NW

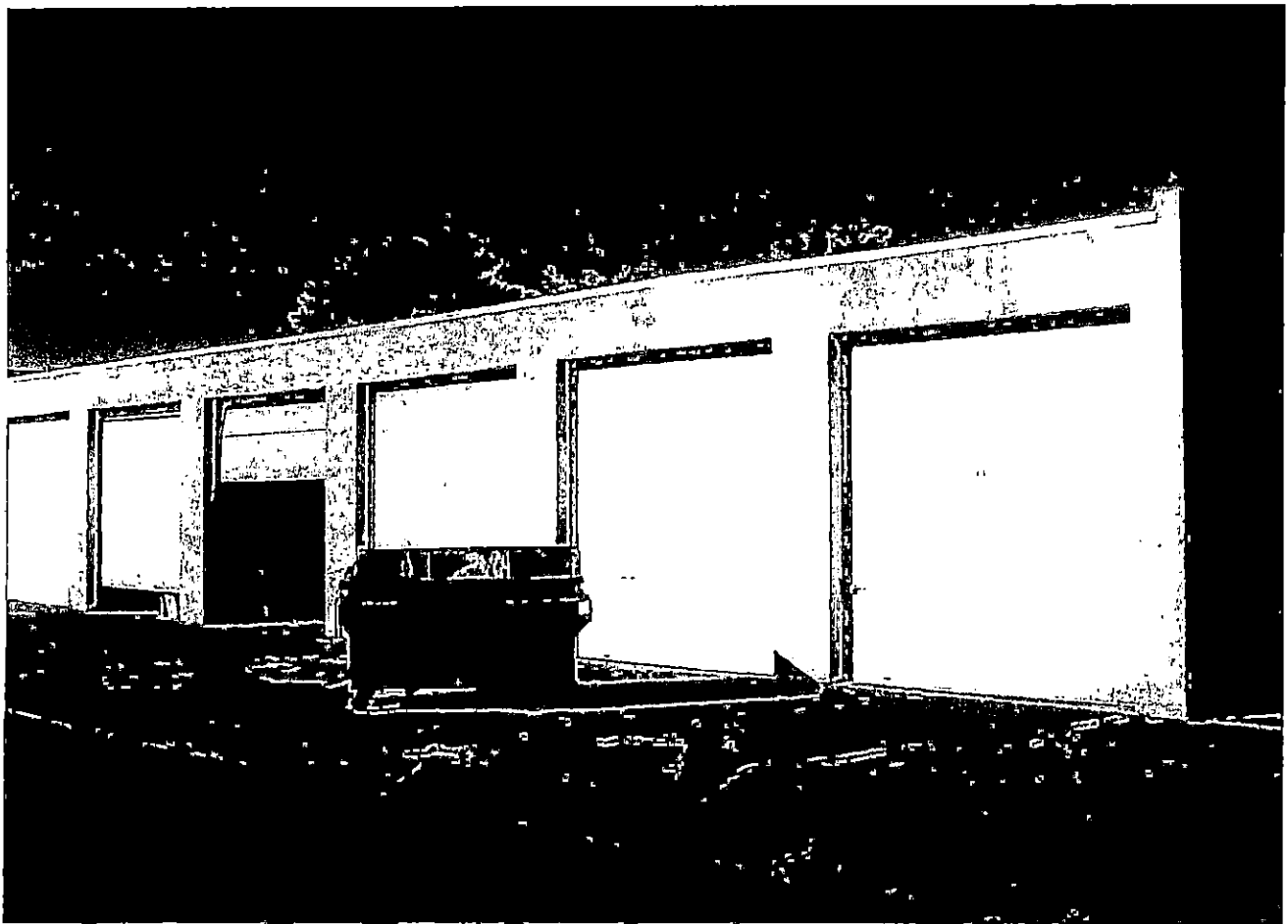
19



SDR-19214
02/22/07 PC

BLD B REAR B12-7 FACING NW

20



21

BLD B REAR B26-22 FACING NW

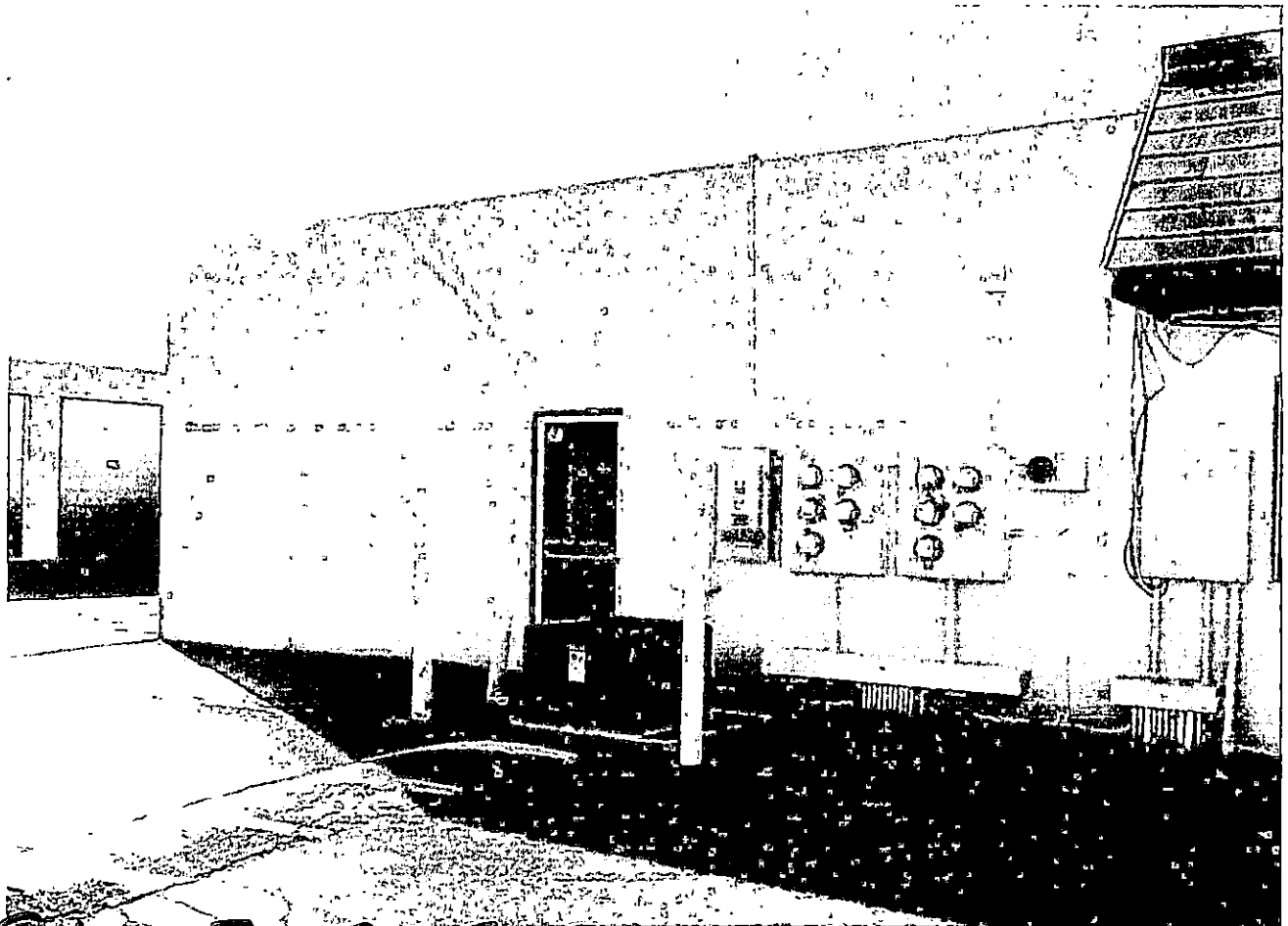


SDR-19214

02/22/07 PC

2a

BLD B REAR B21-13 FACING NW



23

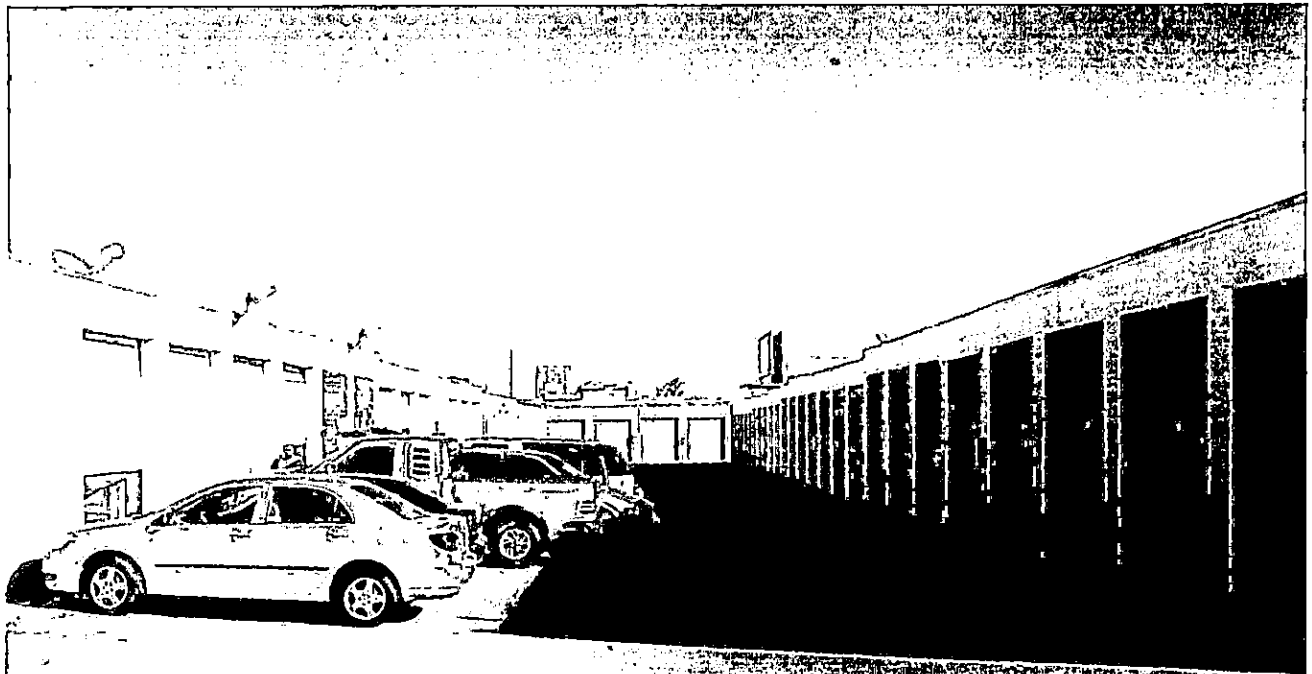
BLD B SIDE B-26 FACING WEST



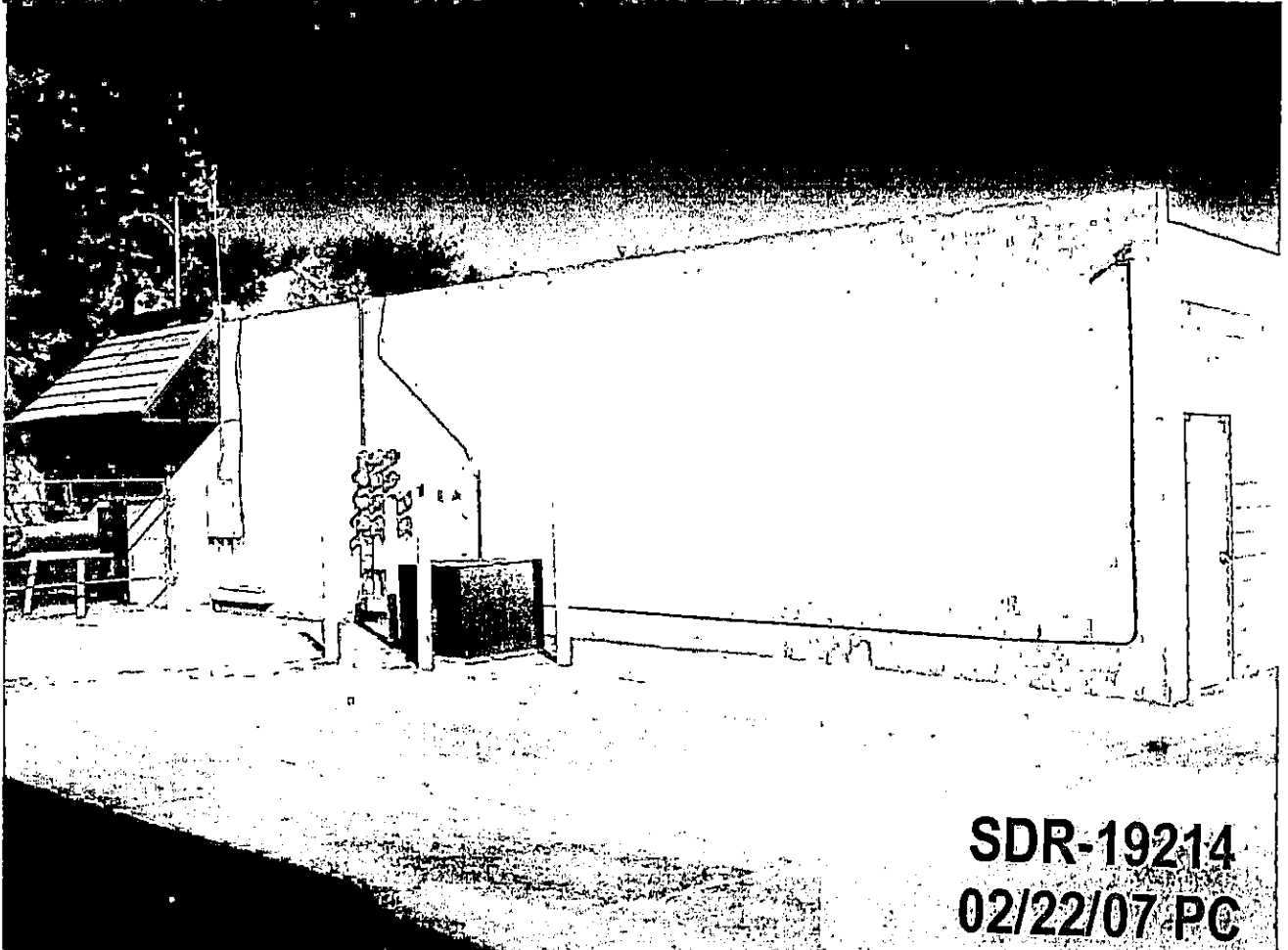
SDR-19214
02/22/07 PC

24

BLD B SIDE B-26 FACING WEST



SPACE BTWN BLD B/C AND D/E FACE EAST ²⁵



SDR-19214
02/22/07 PC

BLD B B-1 FACING NE SIDE ²⁶



VAR-18625 & SDR-19214 - APPLICANT/OWNER: LE FERIA, LLC
3851 PENNWOOD AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

12/26/06



VAR-18625 & SDR-19214 - APPLICANT/OWNER: LE FERIA, LLC
3851 PENNWOOD AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

12/26/06



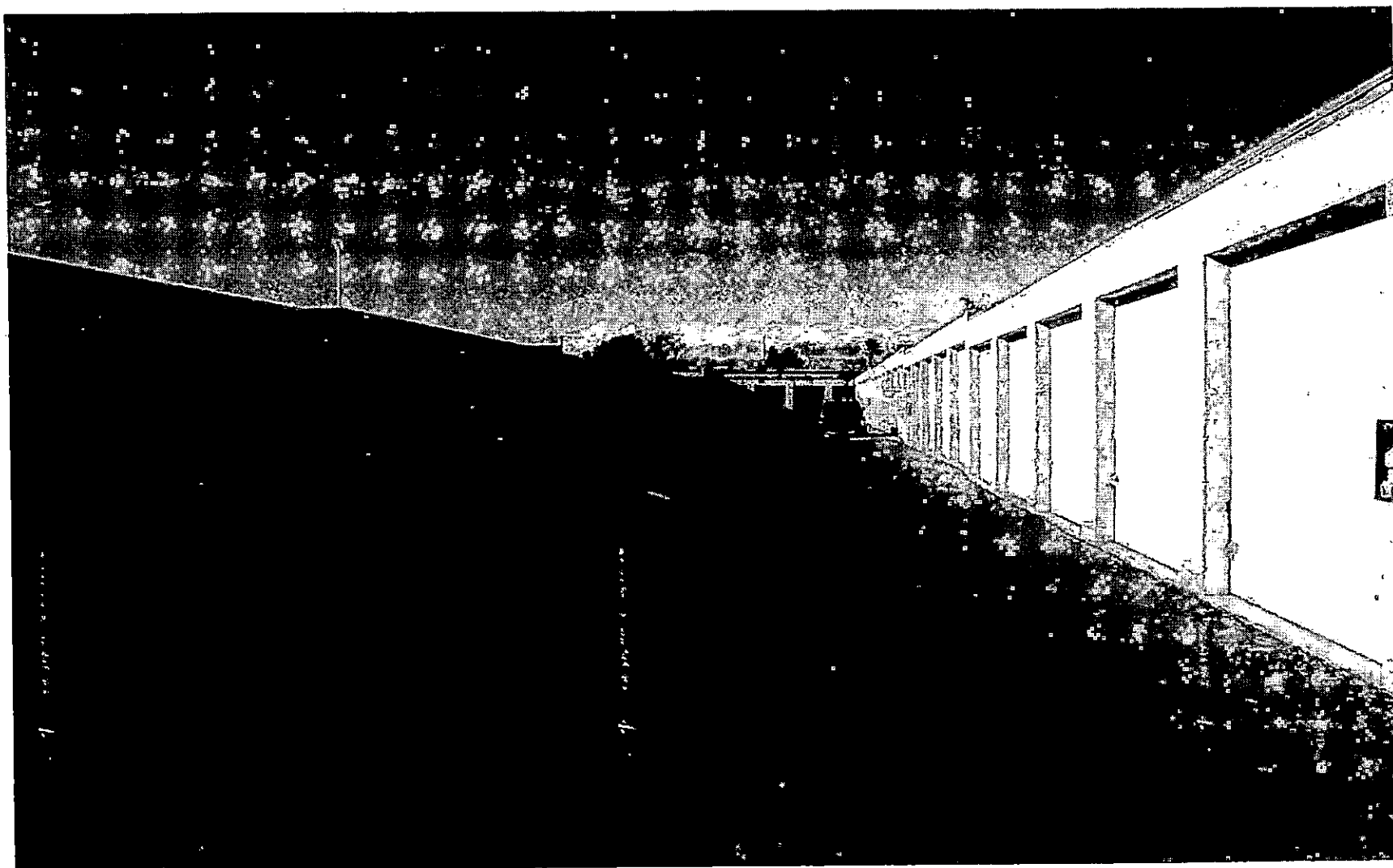
VAR-18625 & SDR-19214 - APPLICANT/OWNER: LE FERIA, LLC
3851 PENNWOOD AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

12/26/06



VAR-18625 & SDR-19214 - APPLICANT/OWNER: LE FERIA, LLC
3851 PENNWOOD AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

12/26/06



VAR-18625 & SDR-19214 - APPLICANT/OWNER: LE FERIA, LLC
3851 PENNWOOD AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

12/26/06



VAR-18625 & SDR-19214 - APPLICANT/OWNER: LE FERIA, LLC
3851 PENNWOOD AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

12/26/06



VAR-18625 & SDR-19214 - APPLICANT/OWNER: LE FERIA, LLC
3851 PENNWOOD AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

12/26/06

LA FERIA, LLC & LA FERIA INVETMENT PROPERTIES, LLC
P.O BOX 27495 LAS VEGAS NEVADA 89126
Phone: 702-222-1033 Fax: 702-966-9761

To: City of Las Vegas
Planning Commission
Planning and Development Department
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Re: Justification for Site Development Plan Review for 3851 Pennwood Drive

To Whom It May Concern,

La Feria Investment Properties, llc, with Bayron Rosales as their representative, come before this Honorable Planning Commission requesting a Site Development Plan Review for the property located at 3851 Pennwood Drive. This property is located just west of Valley View Ave. on Pennwood in one of the cities most highly dense neighborhoods.

The property owned by La Feria Investment Properties, llc is directly across from two Apartment Complexes, is bordered to the West by residential condominiums/ apartments and to the south and east by commercial entities, a strip mall complex and a Seven-Eleven respectively. The neighborhood is pedestrian and mostly Hispanic.

The businesses which have come to be Tenants at 3851 Pennwood are owned by and cater to the Hispanic Community which has come to call this neighborhood home. They are family owned and operated providing a variety of services necessary for this family orientated neighborhood. Services offered to the community include a DMV services business, a Tax and Accounting Service, a furniture store, a 99 Cent Store, as well as a clothing store, a boutique and a deli/bakery. These are the primary businesses which provide this community with the services needed by all members of the City of Las Vegas.

Site Development Plan Review of this property is necessary because (1) as purchased by the present owners this property has no landscaping as was proposed to the City in 1977, by the owners at that time, when a request to use the spaces fronting Pennwood Ave., Bld."B", as office Spaces was approved, and (2) as the property has progressed since 1977 the renters of Bld. "B" have expanded their businesses to include Bld. "C", the connected Storage Spaces.

SDR-19214
02/22/07 PC

LA FERIA, LLC & LA FERIA INVETMENT PROPERTIES, LLC

P.O BOX 27495 LAS VEGAS NEVADA 89126

Phone: 702-222-1033 Fax: 702-966-9761

The owners of this property respectfully pray that Site Development Plan Review will amend the usage as approved in 1977 to allow the businesses in the areas fronting Pennwood Ave (Bld's "B" and "C" and Bld. A 1-6, Bld G1-6 beyond the proposed security gates) allowing the necessity for family owned businesses in this neighborhood which provides the services necessary for the Citizens of Las Vegas which live in the area and are the patrons of the tenants at 3851 Pennwood, which creates the revenue of the Tenants of 3851 Pennwood with each business owner paying all required fees and taxes required by the City to maintain operation in their present status.

Respectfully Submitted for La Feria Investment Properties, llc by:

Bayron Rosales
(PRINT NAME)

Bayron Rosales
SIGNATURE

SDR-19214
02/22/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-18090 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC - Request for a Variance of the CLIFF'S EDGE MASTER DEVELOPMENT PLAN AND DESIGN GUIDELINES SECTION 3.2.1 TO ALLOW A BALCONY TO BALCONY SEPARATION OF 24 FEET WHERE 30 FEET IS REQUIRED AND TO ALLOW A SETBACK OF TWO FEET FROM A LIVING AREA, PORCH, STOOP, AND SIDEWALK WHERE TEN FEET IS REQUIRED on a portion of 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

C.C.: 03/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

DUNNAM – ABEYANCE to the 3/22/2007 Planning Commission Meeting – UNANIMOUS with STEINMAN excused

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 27 [VAR-18090] and Item 28 [SDR-18031].

ANDY REED, Department of Planning and Development, stated the proposed condominium development is incompatible with existing residential development and noted the proposal does not meet staff's criteria for a mixed use development. He recommended denial of both applications.

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 27 – VAR-18090

MINUTES – Continued:

LIZ SOROKAC, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. She pointed out the subject parcel has always been planned for village-commercial and stated the development proposes 32,000 square feet of retail and 218 condominium units. She noted the proposal meets all parking and landscaping requirements and is under the maximum density permitted. She described the development's amenities, including its uniqueness of a main street with parallel parking, pedestrian walkways and landscaping which will envelop the entire community. She pointed out the places on the site plan where the variances are needed and explained the variances were minimal. She submitted a list of suggested revised conditions and respectfully requested approval.

MARGO WHEELER, Director of Planning and Development Department, noted staff had not received or reviewed MS. SOROKAC'S suggested conditions.

MS. SOROKAC requested Condition 5 be revised to allow the concurrent development of the residential and commercial components. Regarding Condition 7, she explained the amendment was needed in order to allow the applicant to conform to the submitted site plan and slightly encroach upon the City's multi-use trail area. She asked that Condition 13 be amended to permit the mounting of air conditioning units on rooftops as the developer had integrated an architectural element which would completely shield the units.

TODD FARLOW, 240 North Nineteenth Street, requested MS. SOROKAC display the development's renderings and clarify the open space and trail systems.

MICHELLE DISHON, 9690 Wittig Avenue, appeared in opposition and stated the variances were inappropriate for the area. She requested the applicant meet with the neighbors as it was unclear what was proposed for this site. MS. DISHON stated the applicant had not made any attempt to meet with the neighbors. KATHLEEN BRUCE, 9880 Elkhorn Road, concurred and also appeared in opposition because the proposal separated retail and residential components did not appear to meet the requirements of a mixed use project.

TED RUSSELL, Las Vegas resident, observed the soaring land prices had required changes to the plan originally described to the neighbors. He also noted holding the item was an option available to the Commissioners, in light of the fact the applicant had not met with the neighbors.

MS. SOROKAC noted that the development does meet the open space and landscaping requirements and also meets the design standards established by the master developer. She also stated she would meet with the neighbors before the application is heard before the City Council.

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 27 – VAR-18090

MINUTES – Continued:

In response to CHAIRMAN DAVENPORT'S inquiry, MR. REED stated the proposal did not appear to be a mixed-use project but rather condominiums behind a shopping center.

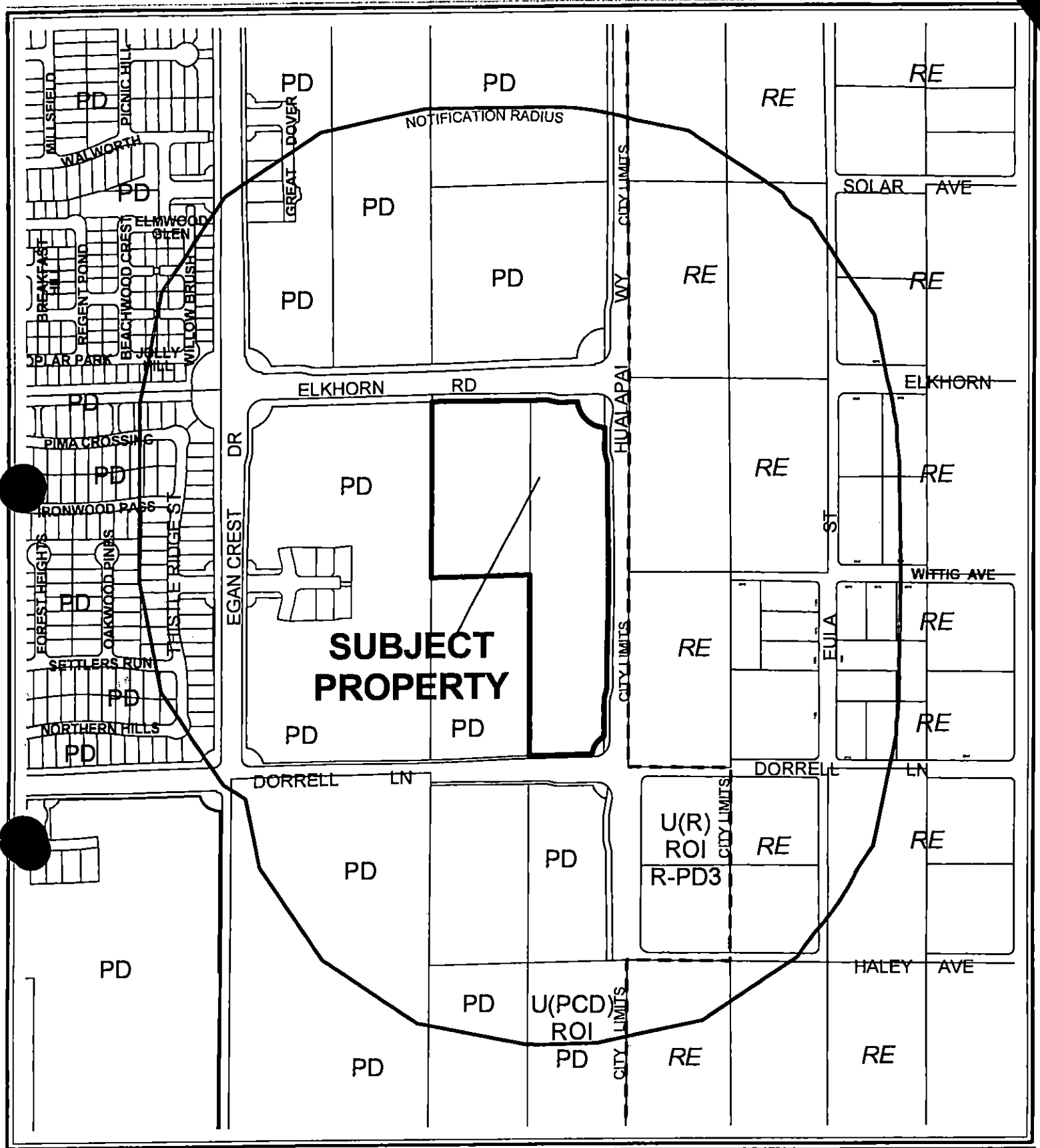
MARGO WHEELER, Director of Planning and Development Department, explained Condition 5 is an attempt by staff to encourage that residential and commercial components be built concurrently. She clarified that the applicant is proposing to have the condominiums completely occupied when a grading permit and application for building permits are obtained for the commercial component. She stated she could not support the applicant's suggested amendment to Condition 5 since it would not be concurrent development and did not meet the intention of a mixed-use development.

COMMISSIONER DUNNAM expressed his support for a neighborhood meeting and agreed with staff's opinion that the proposal is not a true mixed-use project. He also supported holding the applications for 30 days in order to allow the applicant to work further with staff and the neighbors and MS. SOROKAC agreed to the abeyance.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 27 [VAR-18090] and Item 28 [SDR-18031].

(8:24 – 8:45)

2-1251



CASE: **VAR-18090**

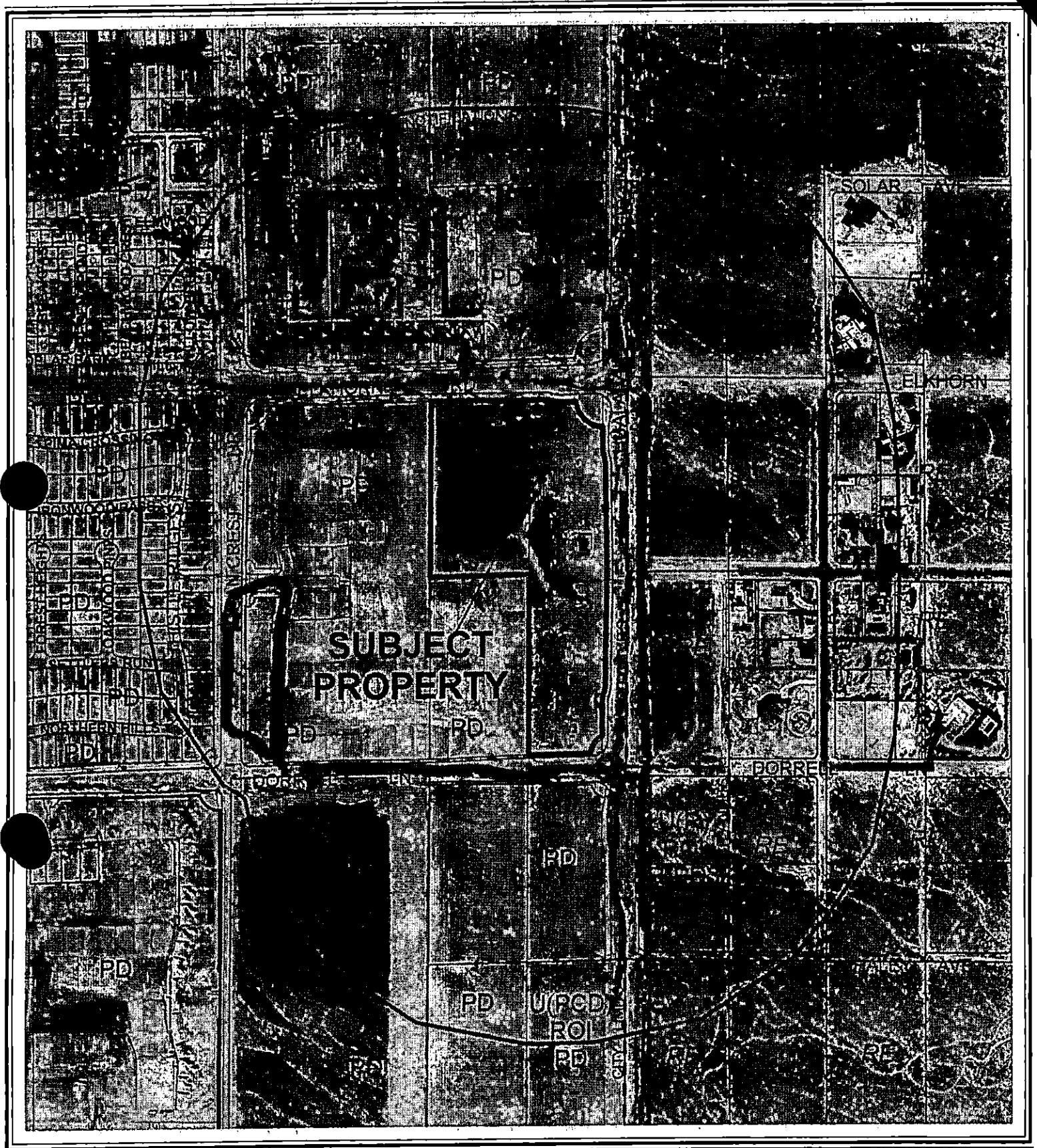
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) CLIFF'S EDGE
SPECIAL LAND USE DESIGNATION]

0 100 200 Feet





CASE: **VAR-18090**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) CLIFF'S EDGE
SPECIAL LAND USE DESIGNATION]

0 100 200 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-18090 - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning ZON-1520 and ZON-2184 shall be required.
2. Approval of and conformance to the Conditions of Approval for SDR-18031 shall be required.
3. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-18090 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a variance of the cliff's edge master development plan and design guidelines section 3.2.1 to allow a balcony to balcony separation of 24 feet where 30 feet is required and to allow a setback of two feet from a living area, porch, stoop, and sidewalk where ten feet is required on a portion of 15.69 acres at the Southwest corner of Hualapai Way and Elkhorn Road.

The applicant has created a self-imposed hardship by proposing setbacks that do not comply with the development standards. Alternative development plans would allow conformance to the Title 19 requirements. Staff recommends denial

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/16/03	City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on 297.50 acres and to Establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
07/16/03	City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
11/16/05	City Council approved a request for a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design Guidelines to establish standards for rear loaded residential small lot housing products and to add section 3.2.5b to the design guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
<i>Pre-Application Meeting</i>	
10/09/06	The Cliff's Edge Design Standards were discussed. Staff indicated that a trail would be required along Hualapai Way.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting was not held, nor was one required.

VAR-18090 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	11.85

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation]
North	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation]
South	Multi-Family Residential	PCD (Planned Community Development)	PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation]
East	Undeveloped (County)	County	Clark County Zoning [Rural Estates Residential [2 Units Per Acre](R-E)]
West	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation]

VAR-18090 - Staff Report Page Three
February 22, 2007 - Planning Commission Meeting

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

Map 2 of the Master Plan Transportation Trails Element depicts a Multi-Use Transportation Trail along the west side of Hualapai Way adjacent to this site. Staff has addressed this issue within the related Site Development Plan Review.

DEVELOPMENT STANDARDS

RESIDENTIAL PORTION:

<i>Standard (Cliff's Edge)</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
Principle Buildings and Accessory Structures from the Property Line			Y
- Single Story Structures - Two Story Structures - Three Story Structures	10 Feet N/A 30 Feet	10 Feet N/A 30 Feet	
Principle Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter			
- Single Story Structure - Two Story Structure - Three Story Structure	10 Feet 20 Feet 25 Feet	N/A N/A 25 Feet	Y
Principle Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscaped Areas Adjacent to Perimeter Streets, or Paseo Pl			
- Single Story Structures - Two Story Structures - Three Story Structures	10 Feet 10 Feet 10 Feet	N/A N/A 23 Feet	Y
Living Area or Porch from Private Street or Parking	10 Feet	2 Feet	N*

VAR-18090 - Staff Report Page Four
February 22, 2007 - Planning Commission Meeting

Garage Face Setback from Private Street	Less than 5 Feet or 18 Feet plus	N/A	Y
Building Separation - Balcony to Balcony - Balcony to Non-Balcony - Non-Balcony to Non-Balcony - Between Main Building & Accessory Structure	30 Feet 20 Feet 15 Feet 10 Feet	24 Feet N/A 20.5 Feet N/A	N* N/A Y N/A
Maximum Bldg Height Principle Building and Accessory Structures	50 Feet Subject to Setback Criteria Above	40.3 Feet	Y
Trash Enclosure	Yes	4	Y
Mech. Equipment	Screened	Yes	Y

*These issues have been addressed in the subject Variance VAR-18090.

COMMERCIAL AREA

<i>Standard (Cliff's Edge)</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
From Master Plan Arterial (Hualapai Way) to Building	20 feet	76 feet	Y
From Master Plan Collector (Elkhorn Road) to Building	15 feet	136 feet	Y
From Adjacent Parcel PL to Building	15 feet	21 feet at closest point	Y
From Master Plan Arterial (Hualapai Way) to Parking	10 feet	26 feet	Y
From Master Plan Collector (Elkhorn Road) to Parking	6 feet	30 feet	
From Adjacent Parcel PL to Parking	6 feet	20 feet	Y
Maximum building coverage on a commercial parcel	50%	21.7%	Y

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February 22, 2007 - Planning Commission Meeting

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/ 10 Spaces	22 Trees	Trees	Y
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	Trees	Trees	Y
TOTAL		Trees	Trees	Y
Min. Zone Width Hualapai Way	20 Feet		20 Feet	Y
Landscape area within commercial area	20%		27.6 %	Y

Open Space Standards per 3.1.3, Cliff's Edge Master Development Plan					
Total Acreage	Density	Required	Provided		Compliance
11.85	18.4	100 Sq. Ft/Unit	21,800 Sq. Ft.	35,900 Sq. Ft.	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
One bedroom unit	124 Units	1 per 1.25	155				
Two Bedroom units	94	1 per 1.75	165				
Visitor parking	1 per 5 units	1 per 0.2	44				
Retail Shopping center	32,400	1 per 250 sq ft	130	5		8	Y
TOTAL			494	5*	541	8	Y

* Handicap parking only required for commercial use portion.

Per Title 19.08.060, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	121 Feet	218 Feet	Y
Adjacent development matching setback	10 Feet	30 Feet	Y
Trash Enclosure	50 Feet	10 Feet	N*

*This issue has been addressed within the related Site Development Plan Review.

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FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing setbacks that do not comply with the development standards. Alternative development plans would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 35 [Mailed with SDR-18031]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18090** APN: 126-24-510-003

Name of Property Owner: Fairfield Hualapai L.L.C.

Name of Applicant: Fairfield Hualapai L.L.C.

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: Fairfield Hualapai LLC

Print Name: See attached Signature Page

~~Subscribed and sworn before me~~

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

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

See attached Jurat

**SIGNATURE BLOCK
FOR
FAIRFIELD HUALAPAI LLC**

Fairfield Hualapai LLC,
a Delaware limited liability company

By: FF Properties, Inc., a
Delaware corporation, its Manager

By: 

Name: Ed McCoy

Title: Vice President

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NOV 08 2006

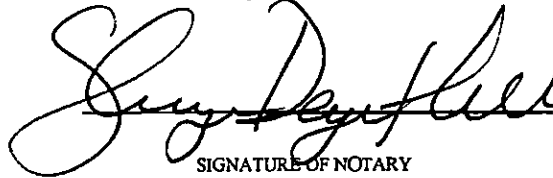
CALIFORNIA JURAT WITH AFFIANT STATEMENT

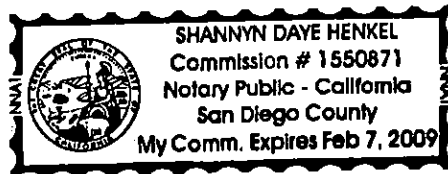
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 6th day of
November, 2006 by Ed McCoy personally known to me.
Name of signers(s)

WITNESS my hand and official seal.


SIGNATURE OF NOTARY



-OPTIONAL SECTION- CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the date below, doing so may prove invaluable to persons relying on the document.

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER(S)

TITLE(S)

- ☐ PARTNERS(S) ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

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

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE
DOCUMENT DESCRIBED AT RIGHT:

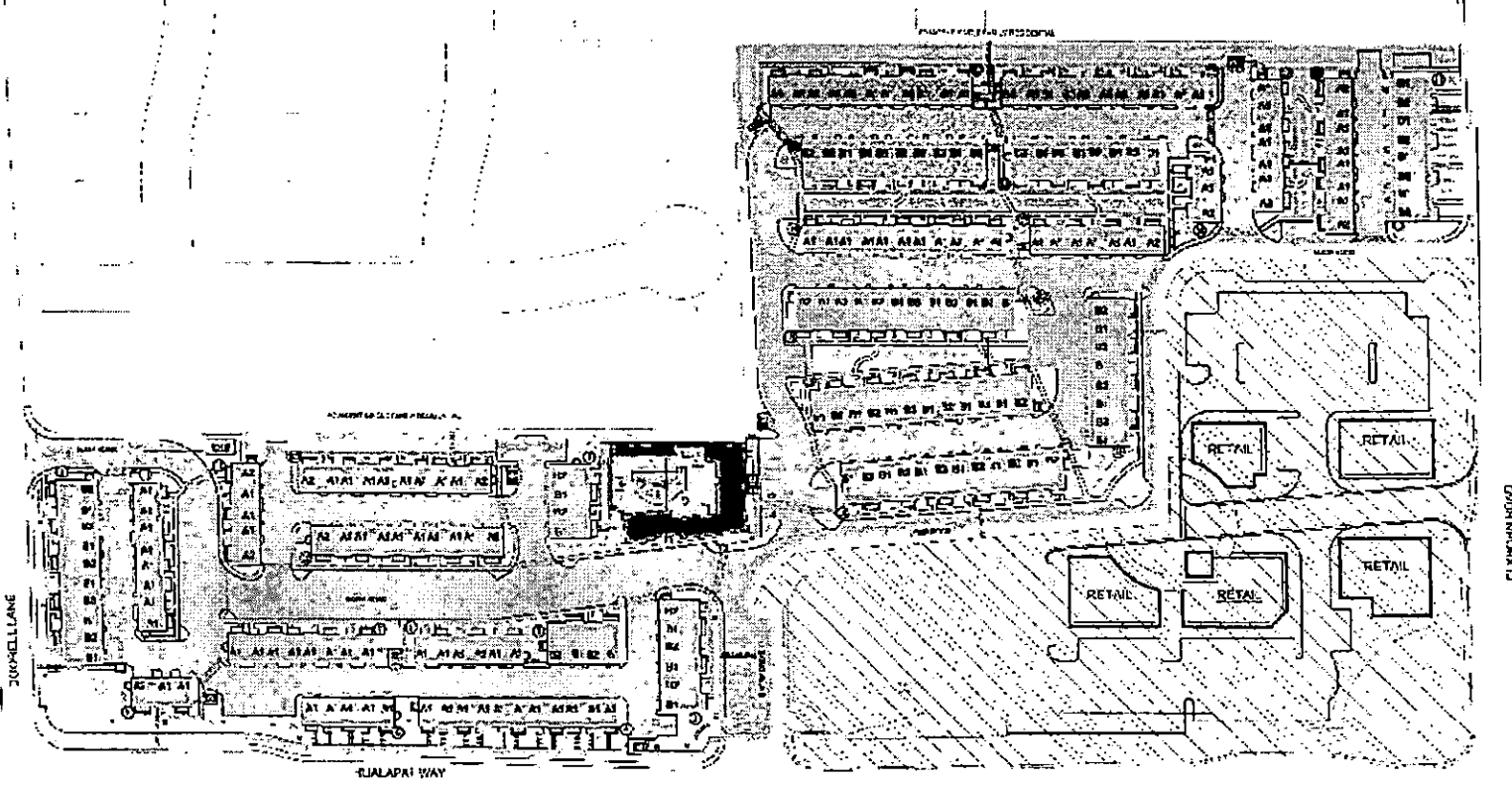
Though the data requested here is not required by law, it could prevent
fraudulent reattachment of this form.

Title or Type of Document: Statement of Financial Interest

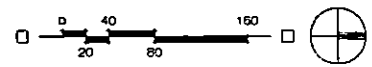
Number of Pages: 3 Date of Document: Not Dated

Signer(s) Other Than Named Above

NOV 08 2006



SITE REQUIREMENTS	
MAX. BUILDING HEIGHT ALLOWED	50'
MAX. BUILDING HEIGHT PROPOSED	40'-3"
MIN. OPEN SPACE REQUIRED	100 SF/UNIT (218 UNITS = 21,800 SF.)
OPEN SPACE PROVIDED	= 155,633 SF



Architectural Site Plan

PARKING SUMMARY	
PARKING REQUIRED	
1BR (124) X	1.25 = 155
2BR (94) X	1.75 = 165
GUEST (218) 1 SPACE PER 5 UNITS	= 44
TOTAL	= 364 SPACES
PARKING PROVIDED	
GARAGES	
1BR	124 DU x 1 CAR = 124 SPACES
2BR (incl. deck)	41 DU x 1 CAR = 41 SPACES
2BR (incl. deck)	41 DU x 2 CARS = 82 SPACES
TOTAL COVERED	= 247 COVERED FT. STANIT
OPEN SPACES	99 OPEN
TOTAL	364 SPACES (1.67/UNIT)

NOT A PART

NOV 08 2006

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

VAR-18090
02/22/07 PC

Architectural Planning **KTGY GROUP, INC.**
KTGY No: 2906-0770 :: 10.23.06 :: Page 02

PROJECT SUMMARY - CONDOS				TRASH SUMMARY	
GROSS ACREAGE	± 10.30 ACRES			RECOMMENDED	43 CY @ TWICE PER WEEK PICK-UP
NET ACREAGE	± 8.49 ACRES			PROVIDED	SOUTH - 20 CY NORTH - 26 CY
(EXCLUDING ROW & LANDSCAPE BUFFER)					
TOTAL HOMES	218 HOMES			TOTAL	46 CY
DENSITY	25.68 DU/AC				
PROJECT SUMMARY - COMMERCIAL				SETBACK CRITERIA	
GROSS ACREAGE	± 5.31 ACRES			PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT PARCEL PL.	
NET ACREAGE	± 3.95 ACRES				
(EXCLUDING ROW)					
UNIT SUMMARY					
PLAN	DESCRIPTION	UNITS	PERCENTAGE	PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT STREET R.O.W.	
A1	1 BR + LOFT / 1.5 BA	112	51%		
A2	1 BR + DEN / 1.5 BA	12	6%		
B1	2 BR / 2.5 BA	47	21%		
B2	2 BR / 2.5 BA	28	13%	GARAGE FACE SETBACK FROM PRIVATE STREET	
B3	2 BR + DEN / 2.5 BA	19	9%		
TOTAL		218	100%		
BUILDING SUMMARY				BUILDING SEPARATION	
BUILDING TYPE A	# BUILDINGS	TOTAL # UNITS / BUILDING		- Balcony to Balcony 30'	
BA3	2	5		- Balcony to Non-Balcony 20'	
BA5B	1	5		- Non-Balcony to Non-Balcony 15'	
BA5C	1	5		- Between Main Bldg. & Acc. Structure 10'	
BA6	1	8			
BA7	2	14			
BA8a	2	16			
BA8b	1	8			
BA10	2	20			
BA11	4	44			
SUB-TOTAL		16	129		
BUILDING TYPE B					
BB4	2	8			
BB5	1	8			
BB8	3	24			
BB10	2	20			
BB12	3	36			
SUB-TOTAL		11	94		
TOTAL		27	218		
PARKING SUMMARY					
PARKING REQUIRED					
1BR (124) X	1.25 =	155			
2BR (90) X	1.75 =	165			
GUEST (218) 1 SPACE PER 5 UNITS	=	44			
TOTAL			= 364 SPACES		
PARKING PROVIDED					
GARAGES					
1BR	124 DU x 1 CAR	=	124 SPACES		
2BR (random)	47 DU x 1 CAR	=	47 SPACES		
2BR (adjacent)	47 DU x 2 CARS	=	94 SPACES		
				= 265 COVERED (1.21/UNIT)	
OPEN SPACES		99 OPEN			
TOTAL		364 SPACES (1.62/UNIT)			

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Development Summary

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada



PROVIDENCE

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

November 8, 2006

Shon E. Finch
Fairfield Homes
5510 Morehouse Drive, Suite 200
San Diego, CA 92121

**RE: *Cliff's Edge Master Plan Community
Preliminary Project Plan Submittal – POD 122 - townhomes
Site Plan Date: received 10/24/06***

Dear Shon:

Cliff's Edge Design Review Committee (DRC) is in receipt of your Preliminary Project Plan submittal for POD 122 - townhomes.

Upon review the DRC "approves" your Preliminary Project Plan for POD 122 as noted:

- ◆ Please submit Construction Phasing Plan when available.
- ◆ Provide Proposed Pricing for Home Sales when available.
- ◆ In regards to the Preliminary Design of Onsite Drainage Facilities, the drainage must conform to the Master Drainage Study and may be submitted with the Tentative Map submittal.
- ◆ Please submit Preliminary Design of the Entry Landscape when available.
- ◆ Please submit Preliminary Design of Neighborhood Recreation Center when available.

Please note that the review of the site plan for your project for POD 122 was conducted using the development standards and setback criteria for the Medium Density Residential category (up to 25 du/ac) per Section 3.2.1 of the Providence Design Guidelines.

Upon review of the submitted site plan, all of the development standards and setback criteria were met with the exception of the following:

- 1) The required "balcony to balcony" separation of 30 feet is not met in several locations. The worst case scenario is a 24 foot separation between buildings on the interior of the site. We find this scenario acceptable for the following reasons:

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PROVIDENCE

November 8, 2006

Page 2 of 3

On Pod 122, all buildings meet the minimum 30 feet requirement measured wall plane to wall plane. An encroachment of 3' for porches/balconies is acceptable, particularly since in most cases the balconies are of an open design and do not create a bulky building mass that might otherwise occur with a more enclosed balcony design. It should be noted that according to the consultants who prepared the Providence Design Guidelines, the intent of Section 3.2.1 was to establish the minimum separation of building wall planes. The references to "balcony" and "non-balcony" were simply to identify the primary living orientation of units on any given elevation. In other words, elevations with balconies would generally contain a unit's active living spaces with larger windows and/or doors and would need larger separations. Conversely, non-balcony elevations would generally contain secondary rooms with less of an occurrence of large windows and doors, and thus could be plotted closer together.

- 2) The required "living area or porch to parking" separation of 10 feet is not met in several locations throughout the site. We find this scenario acceptable for the following reasons:

In some cases, a separation of less than 10 feet is provided between the living area or porch and parking in order to reinforce the urban Americana theme of this site. Historically, in neighborhoods of this type, the architecture is pushed as close to the street as possible to create a strong and defined edge to the street scene.

- 3) The required living area, porch, stoop, and sidewalk setbacks of 10 feet from a property line are not met in two locations along Hualapai Way and Elkhorn Road. In addition, these architectural elements encroach into the adjacent common lots that are held by the Providence Master Home Owners Association. We find this scenario acceptable for the following reasons:

In some cases, a setback of less than 10 feet is provided between the living area or porch and parking in order to reinforce the urban Americana theme of this site. Historically, in neighborhoods of this type, the architecture is pushed as close to the street as possible to create a strong and defined edge to the street scene.

The encroachment issue will be resolved amongst the Providence Master Developer, the Providence Master HOA, Fairfield Homes and the City of Las Vegas prior to final mapping of this project.

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PROVIDENCE

November 8, 2006

Page 3 of 3

We approve the above noted deviations based on the justifications given. However our approval of these deviations does not imply the granting of these deviations by the City of Las Vegas. Please follow all City of Las Vegas zoning procedures necessary to ensure appropriate review and approval of these items.

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

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis
Design Review Manager

cc via email Amber Abel, Calvin Champlin, Bruce Jorgensen, Lenny Badger, Jeff Geen,
Randy Brown – Focus
David Browning – Landtek

VAR-18090
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NOV 08 2006

(2)

middle. Currently Rainbow is
a heavy Traffic Area.

Thank you for your Consideration.

Robert B. McPherson

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-18031 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18090 - PUBLIC HEARING - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC - Request for a Site Development Plan Review FOR A CLIFF'S EDGE MIXED-USE DEVELOPMENT CONSISTING OF 218 PROPOSED CONDOMINIUM UNITS AND A THREE BUILDING, 32,400 SQUARE-FOOT RETAIL DEVELOPMENT on 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road (APN 126-24-510-003), PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation], Ward 6 (Ross).

C.C.: 03/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest email by Brigitte Solvie and telephone protests by Kathleen Bruce and Michelle Dishon
6. Submitted at meeting – Suggested condition revisions by Liz Sorokac

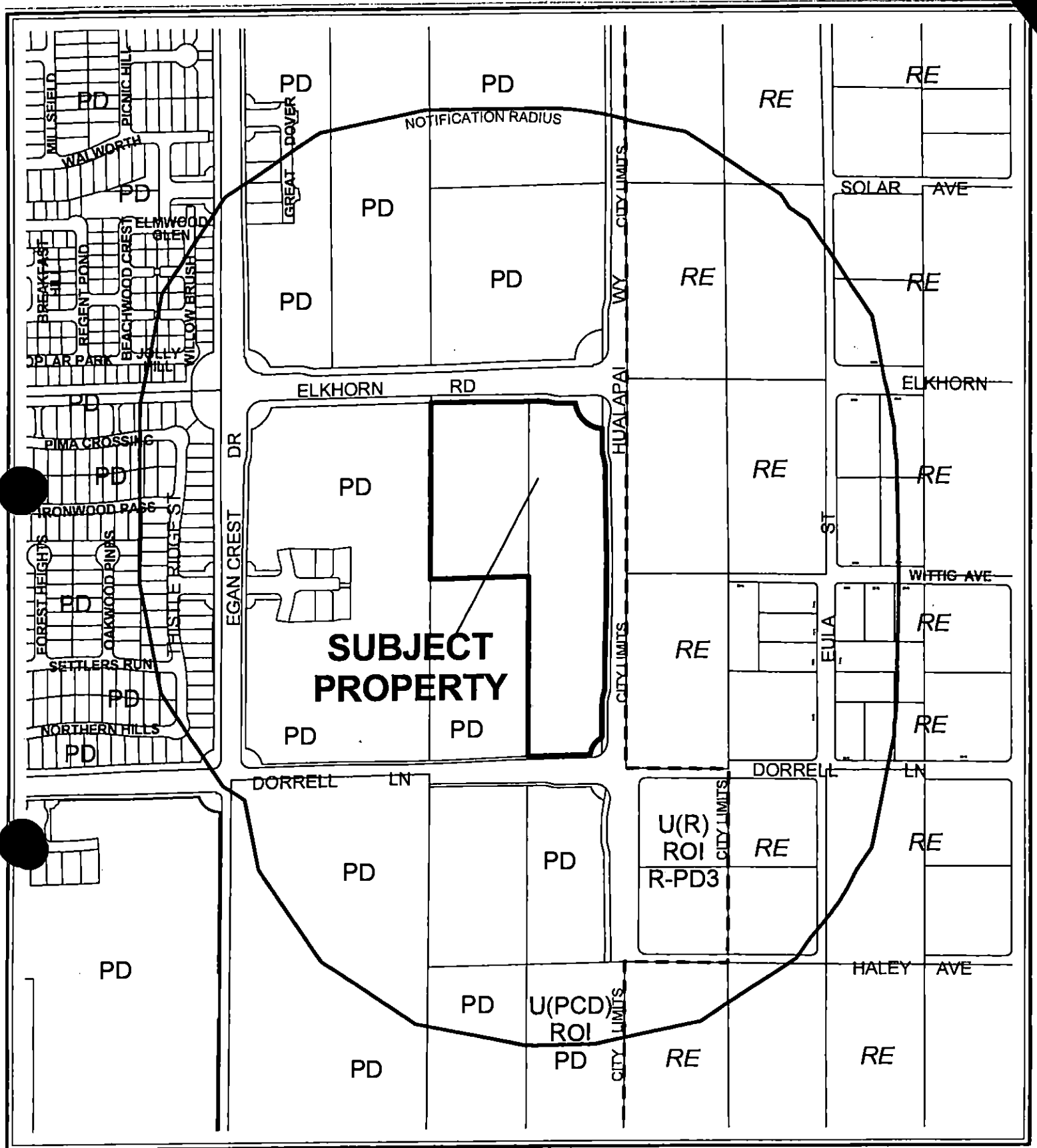
MOTION:

DUNNAM – ABEYANCE to the 3/22/2007 Planning Commission Meeting – UNANIMOUS with STEINMAN excused

MINUTES:

See Item 27 for related discussion.

(8:24 – 8:45)
2-1251



CASE: **SDR-18031**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

PD (PLANNED DEVELOPMENT) ZONE [VC (VILLAGE COMMERCIAL) CLIFF'S EDGE
SPECIAL LAND USE DESIGNATION]

0 100 200 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-18031 - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC**

**** CONDITIONS ******STAFF RECOMMENDATION:** **DENIAL.** If Approved, subject to:**Planning and Development**

1. Conformance to the Conditions of Approval for Rezoning ZON-1520 and ZON-2184 shall be required.
2. Approval of and conformance to the Conditions of Approval for VAR-18090 shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/09/07, except as amended by conditions herein.
5. Building permits for a maximum of 73 condominium units will only be issued after a certificate of occupancy has been issued for the first commercial building. Building permits for an additional maximum of 73 units shall be issued after a certificate of occupancy has been issued for the second commercial building. Building permits for the remaining units shall be issued after a certificate of occupancy has been issued for the third and final commercial building.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map or a building permit, indicating that all trash enclosures will be located at least 50 feet from existing residential property.
7. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a tentative map or a building permit, depicting a Multi-Use Transportation Trail designed as specified on Exhibit 1 of the Master Plan Transportation Trails Element.

SDR-18031 - Conditions Page Two
February 22, 2007 - Planning Commission Meeting

8. 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 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.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. 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.
11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. Air conditioning units shall not be mounted on rooftops within the residential portion of this proposal.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. 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.
16. 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.
17. 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.

SDR-18031 - Conditions Page Three
February 22, 2007 - Planning Commission Meeting

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

Public Works

19. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of the Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
20. If not already constructed by the Master Developer, construct half-street improvements, including appropriate over paving, on Hualapai Way and Elkhorn Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site.
21. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way (if any) adjacent to this site concurrent with development of this site.
22. If not obtained at the time of development by the Master Developer, submit an Encroachment Agreement for all landscaping and private improvements (if any) in the public rights-of-way adjacent to this site.
23. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. The driveway accessing Dorrell Lane shall be a crash gate only.
24. This site plan proposes shared access between the residential and commercial portions of this project on a private "loop road". The first map that includes the "loop road" shall provide the full length and width. Upon subdivision, perpetual common access rights between the various parcels/owners within this Mixed Use development shall be preserved.
25. A Homeowners' Association or Landscape Maintenance Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping and private improvements 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.

SDR-18031 - Conditions Page Four
February 22, 2007 - Planning Commission Meeting

26. Show and dimension the common lots and adjacent right-of-way on the Tentative Map for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).
27. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
28. 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.
29. Site development to comply with all applicable conditions of approval for previous zoning actions, Master Drainage Studies, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement and all other applicable site-related actions.

SDR-18031 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a mixed-use development consisting of a proposed 218 townhouse units and a three building, 32,400 square-foot retail development on 15.69 acres at the southwest corner of Hualapai Way and Elkhorn Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
04/16/03	City Council approved a request for a Rezoning (ZON-1520) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on 297.50 acres and to Establish a Master Plan for the Cliff's Edge Development adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
07/16/03	City Council approved a request for a Rezoning (ZON-2184) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 704 acres adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
11/16/05	City Council approved a request for a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design Guidelines to establish standards for rear loaded residential small lot housing products and to add section 3.2.5b to the design guidelines on 1,156 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval.
<i>Pre-Application Meeting</i>	
10/09/06	The Cliff's Edge Design Standards were discussed. Staff indicated that a trail would be required along Hualapai Way.
<i>Neighborhood Meeting</i>	
	A neighborhood meeting was not held, nor was one required.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	11.85

SDR-18031 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	PD (Planned Development) Zone [VC (Village Commercial) Cliff's Edge Special Land Use Designation]
North	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation]
South	Multi-Family Residential	PCD (Planned Community Development)	PD (Planned Development) Zone [M (Medium Density Residential) Cliff's Edge Special Land Use Designation]
East	Undeveloped (County)	County	Clark County Zoning [Rural Estates Residential [2 Units Per Acre](R-E)]
West	Single Family Residential	PCD (Planned Community Development)	PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation]

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

SDR-18031 - Staff Report Page Three
February 22, 2007 - Planning Commission Meeting

Map 2 of the Master Plan Transportation Trails Element depicts a Multi-Use Transportation Trail along the west side of Hualapai Way adjacent to this site. Staff has addressed this issue within condition number seven of staff's recommendation.

DEVELOPMENT STANDARDS

RESIDENTIAL PORTION:

<i>Standard (Cliff's Edge)</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
Principle Buildings and Accessory Structures from the Property Line			Y
• Single Story Structures • Two Story Structures • Three Story Structures	10 Feet N/A 30 Feet	10 Feet N/A 30 Feet	
Principle Buildings and Accessory Structures Adjacent to Street R.O.W. at Parcel Perimeter			
• Single Story Structure • Two Story Structure • Three Story Structure	10 Feet 20 Feet 25 Feet	N/A N/A 25 Feet	Y
Principle Buildings and Accessory Structures Adjacent to Parks, Open Space, Landscaped Areas Adjacent to Perimeter Streets, or Paseo Pl			
• Single Story Structures • Two Story Structures • Three Story Structures	10 Feet 10 Feet 10 Feet	N/A N/A 23 Feet	Y
Living Area or Porch from Private Street or Parking	10 Feet	2 Feet	N*
Garage Face Setback from Private Street	Less than 5 Feet or 18 Feet plus	N/A	Y

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February 22, 2007 - Planning Commission Meeting

Building Separation - Balcony to Balcony - Balcony to Non-Balcony - Non-Balcony to Non-Balcony - Between Main Building & Accessory Structure	30 Feet 20 Feet 15 Feet 10 Feet	24 Feet N/A 20.5 Feet N/A	N* N/A Y N/A
Maximum Bldg Height Principle Building and Accessory Structures	50 Feet Subject to Setback Criteria Above	40.3 Feet	Y
Trash Enclosure	Yes	4	Y
Mech. Equipment	Screened	Yes	Y

*These issues have been addressed in related Variance VAR-18090.

COMMERCIAL AREA

Standard (Cliff's Edge)	Required/Allowed	Provided	Compliance
From Master Plan Arterial (Hualapai Way) to Building	20 feet	76 feet	Y
From Master Plan Collector (Elkhorn Road) to Building	15 feet	136 feet	Y
From Adjacent Parcel PL to Building	15 feet	21 feet at closest point	Y
From Master Plan Arterial (Hualapai Way) to Parking	10 feet	26 feet	Y
From Master Plan Collector (Elkhorn Road) to Parking	6 feet	30 feet	
From Adjacent Parcel PL to Parking	6 feet	20 feet	Y
Maximum building coverage on a commercial parcel	50%	21.7%	Y

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February 22, 2007 - Planning Commission Meeting

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/ 10 Spaces	22 Trees	Trees	Y
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	Trees	Trees	Y
TOTAL		Trees	Trees	Y
Min. Zone Width Hualapai Way	20 Feet		20 Feet	Y
Landscape area within commercial area	20%		27.6 %	Y

<i>Open Space Standards per 3.1.3 Cliff's Edge Master Development Plan</i>					
<i>Total Acreage</i>	<i>Density</i>	<i>Required</i>	<i>Provided</i>		<i>Compliance</i>
11.85	18.4	100 Sq. Ft/Unit	21,800 Sq. Ft.	35,900 Sq. Ft.	Y

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19.10, the following parking standards apply.							
Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
One bedroom unit	124 Units	1 per 1.25	155				
Two Bedroom units	94	1 per 1.75	165				
Visitor parking	1 per 5 units	1 per 0.2	44				
Retail Shopping center	32,400	1 per 250 sq ft	130	5		8	Y
TOTAL			494	5*	541	8	Y

* Handicap parking only required for commercial use portion.

Per Title 19.08.060, the following standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	121 Feet	218 Feet	Y
Adjacent development matching setback	10 Feet	30 Feet	Y
Trash Enclosure	50 Feet	10 Feet	N*

*This issue has been addressed under condition number six of staff's recommendation.

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February 22, 2007 - Planning Commission Meeting

ANALYSIS

This site is undeveloped and designated for VC (Village Commercial) [Cliff's Edge Special Land Use Designation]. Medium Density Residential uses (up to 25 units per acre) are permitted within that designation when developed as part of a mixed use project.

The submitted site plan depicts three retail buildings totaling 32,400 square feet of commercial space in the northeast corner of the site and a 218 unit condominium development in the remainder of the site. Access is provided by shared driveways located on Elkhorn Road and Hualapai Way.

Development in the commercial portion of the site consists of three buildings with a maximum height of 40 feet three inches. Landscape buffers of sufficient width to comply with city standards and containing 36 and 24 inch box trees, shrubs and ground cover are shown along the street frontages. Landscape buffers are depicted along the south and west sides of the commercial buildings. Planter islands with trees are shown in the parking lot.

The elevations depict stucco exteriors with a concrete tile roof. Decorative brick accents are shown along the building exterior.

The residential portion of this project consists of three story condominium units which are separated from the commercial development by a 40 foot wide drive aisle. Staff notes that this separation discourages pedestrian traffic between the residential and commercial portions of this project. The elevations depict a stucco exterior with decorative lapped and window shutters shown along the exteriors. Landscape areas which contain 24 inch box trees are shown along all the access drives.

Four trash enclosures are shown on the site plan that are less than 50 feet from the existing single family residential use to the west. Staff has addressed this issue in condition number six of staff's recommendation.

The Cliff's Edge Design Standards requires that living area or porch of Medium Density Residential structures maintain a setback of 10 feet from a private street or parking. A setback of two feet is indicated. These standards also require a balcony to balcony separation of 30 feet, and 24 feet in indicated on the plans. The applicant has requested a Variance to address these issues (VAR-18090) which is being considered concurrently. Staff is recommending denial of this variance because this is new construction and there is no hardship associated with the site. The applicant has also submitted a Major Modification to the Cliff's Edge Design Standards which would allow the proposed setbacks. Staff finds that the changes proposed under the Modification would allow development that is too intense and is recommending denial of that submittal.

SDR-18031 - Staff Report Page Seven
February 22, 2007 - Planning Commission Meeting

Map 2 of the Master Plan Transportation Trails Element depicts a Multi-Use Transportation Trail along the west side of Hualapai Way adjacent to this site. Staff has addressed this issue in condition number seven of staff's recommendation.

Staff finds that this proposal is not a true mixed use. The 40 foot wide drive that separates the residential and commercial portions of this site discourages pedestrian traffic between the uses. It appears that the applicant intends to develop the commercial and residential areas separately. In order to ensure that that this project is developed as a mixed use, staff has included a condition of approval which requires that the commercial buildings be constructed in conjunction with the residential uses.

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

In regard to "1":

The proposed three story condominiums are 40 feet in height and are not compatible with the single family residential uses that are proposed to the west of this site.

SDR-18031 - Staff Report Page Eight
February 22, 2007 - Planning Commission Meeting

The Cliff's Edge Design Standards requires that living area or porch of Medium Density Residential structures maintain a setback of 10 feet from a private street or parking. A setback of two feet is indicated. These standards also require a balcony to balcony separation of 30 feet, and 24 feet in indicated on the plans. Staff finds that these setback reductions would allow development that is too intense and not compatible with the adjacent single family uses.

In regard to "2":

The 40 foot wide drive that separates the residential and commercial portions of this site discourages pedestrian traffic between the uses and does not comply with Objective 3.1 of the 2020 Master Plan, which seeks to ensure that new residential subdivisions are developed into walk able communities.

In regard to "3":

Staff finds that this proposal is not a true mixed use. The commercial and residential areas could be developed separately. Additionally, pedestrian access into the commercial area of the site is not encouraged.

In regard to "4":

The building and landscape materials are typical for development within the Cliff's Edge Plan Area.

In regard to "5":

As stated above, the proposed three story condominiums are 40 feet in height and are not compatible with the adjacent single family residential uses. The requested setback reductions would allow development that is out of character with the adjacent single family uses.

In regard to "6":

The proposed development will be subject to regular inspections for permitting and licensing and will; therefore, not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

SDR-18031 - Staff Report Page Nine
February 22, 2007 - Planning Commission Meeting

<u>NOTICES MAILED</u>	35 [Mailed with VAR-18090]
<u>APPROVALS</u>	0
<u>PROTESTS</u>	0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18031** APN: 126-24-510-003
Name of Property Owner: Fairfield / Hualapai LLC. *Ref*
Name of Applicant: Fairfield Residential L.L.C.

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: SEE ATTACHED

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

See attached jurat

NOV 07 2006

**SIGNATURE BLOCK
FOR
FAIRFIELD HUALAPAI LLC**

Fairfield Hualapai LLC,
a Delaware limited liability company

By: FF Properties, Inc., a
Delaware corporation, its Manager

By: 
Name: EDWARD F. McLaughlin
Title: V.P.

RECEIVED
NOV 07 2006

CALIFORNIA JURAT WITH AFFIANT STATEMENT

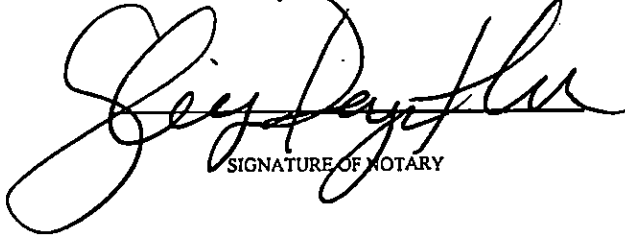
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 20th day of October, 2006 by Ed McCoy personally known to me.

Name of signer(s)

WITNESS my hand and official seal.


SIGNATURE OF NOTARY



-OPTIONAL SECTION- CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the date below, doing so may prove invaluable to persons relying on the document.

☐ INDIVIDUAL

☐ CORPORATE OFFICER(S)

TITLE(S)

☐ PARTNERS(S) ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

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

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE
DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent
fraudulent reattachment of this form.

Title or Type of Document: Statement of Financial Interest, Providence

Number of Pages: 2

Date of Document: Not Dated

Signer(s) Other Than Named Above

NOV 07 2006

FAIRFIELD'S LIBERTY SQUARE APARTMENT HOME PROJECT IS LOCATED WITHIN A SUBURBAN CONTEXT AND THE LANDSCAPE RESPONDS BY BLENDING WITH THE SURROUNDING COMMUNITY AND STREETSCAPE CHARACTER. THE INTERIOR SPACES ARE LINKED TO A CENTRAL COMMONS AND RECREATION FACILITY WITH CIRCULATION FROM ALL PARTS OF THE SITE. STOOPS ARE PROVIDED ALONG THE PUBLIC STREETS TO PROMOTE "EYES ON THE STREET."

WHILE THE PERIMETER LANDSCAPE IS INTENDED TO BLEND INTO THE SURROUNDING CONTEXT, A DISTINCTLY LANDSCAPED COMMONS AREA NEAR THE MAIN ENTRY PROVIDES THE RESIDENCE WITH ACTIVE USE OPPORTUNITIES, SUCH AS SWIMMING AND BARBECUING, AND IS LOCATED ADJACENT TO INDIVIDUAL RECREATIONAL FACILITIES. THE LANDSCAPING ARRANGEMENT PROVIDES ACCESS AROUND THE POOL AND PROJECT ENTRY, YET ALLOWS SLOAP ACCESS FOR SUN-BATHING. THE CHARACTER OF THE FENCING, LIGHTING, TRELLIS, AND FURNITURE SHALL COMPLEMENT THE EARLY AMERICAN ARCHITECTURAL STYLE.

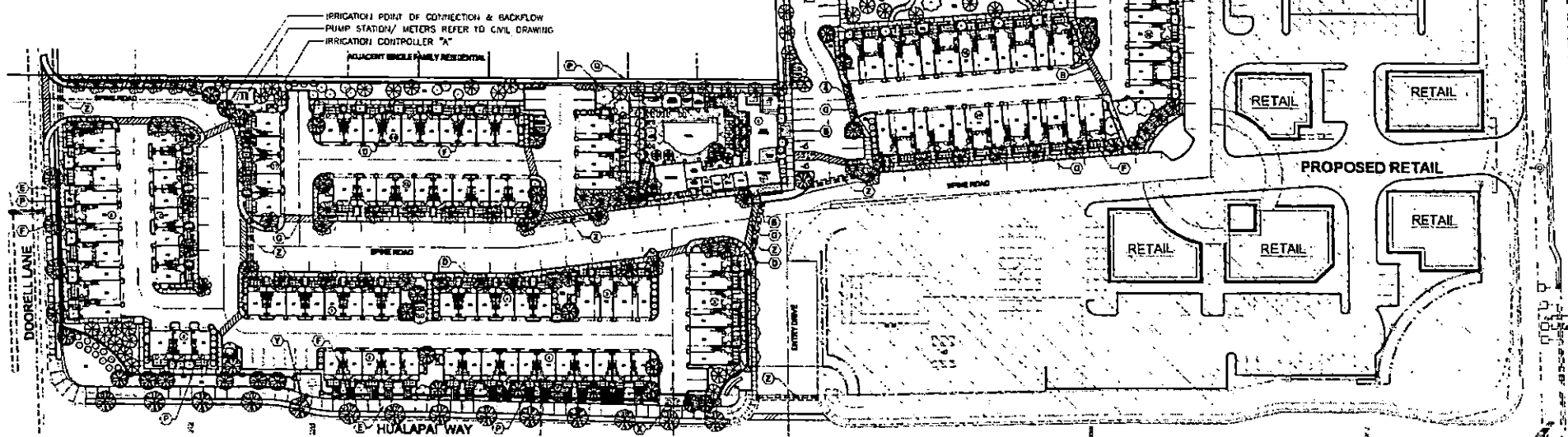
A CENTRAL LOOP ROAD IS FRAMED WITH A UNIFORM STREET TREE TO GUIDE RESIDENCE THROUGH THE PROPERTY WITH THE GARAGE ENTRIES LOCATED ON BACK ALLEY AREAS. SMALL PLANTING POCKETS ARE ALSO PROVIDED IN THE ALLEYS TO SOFTEN THESE SPACES.

PREDOMINANTLY, EVERGREEN TREE ARE PROPOSED TO FRAME THE BUILDINGS WITH YEAR ROUND COLOR AND ACCENT TREES AT ENTRYWAYS AND OPEN SPACES TO ADD CHARACTER. EVERGREEN STREET TREES WILL CREATE A HIERARCHY AND RHYTHM THROUGH THE SITE. THE OPEN SPACE LANDSCAPES HAVE LAWN AREAS FOR PASSIVE RECREATIONAL USE AND SHRUBS ARE PROPOSED ADJACENT TO THE APARTMENTS TO TRANSITION AND SCREEN BUILDING WALLS.

BETWEEN A FEW BUILDINGS, LONG OPEN SPACES ARE PROVIDED AND XERISCAPE GARDEN PLANTING IS PROPOSED ALONG THESE MEYS

THE LANDSCAPE PLANTING WILL COMPLY WITH THE CITY OF LAS VEGAS' REQUIREMENTS. TREES SHALL NORMALLY BE NOT LESS THAN 15-GALLON. ALL PLANTING AREAS SHALL BE TOP DRESSED WITH GRANITE ROCK MULCH (GOLD COLOR). TURF IS NOT PROPOSED.

ALL UTILITY AND GAS METERS SHALL BE PAINTED TO BLEND INTO THE ADJACENT WALL AND BE SCREENED



AMENITIES LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(A)	POOL/SPA DECK - SUB DECK (BOWIE WHITE COLORED, CLASSIC TEXTURE)	(1)	TABLE & CHAIRS (TYP.)	(1)	POOL/SPA STEPS
(B)	EXTERIOR PORCH - CONCRETE (MIDRURAL COLORED COLOC WITH VED. SHADBLAST FINISH)	(2)	B.B.D. AND COUNTER	(2)	SLEEVE FOR HANDCAP LIFT
(C)	WALK PLANT ROOM CAR ACCESS - CONCRETE (MIDRURAL COLOC WITH VED. SHADBLAST FINISH)	(3)	PLANTER POTS (TYP.)	(3)	POOL FENCE (TUBULAR LIFT)
(D)	WALK PLANT ROOM CAR ACCESS - CONCRETE (MIDRURAL COLOC WITH VED. SHADBLAST FINISH)	(4)	CONCRETE LOADING (TYP.)	(4)	POOL FENCE (TUBULAR LIFT)
(E)	WALK PLANT ROOM CAR ACCESS - CONCRETE (MIDRURAL COLOC WITH VED. SHADBLAST FINISH)	(5)	POOL GATE (TUBULAR STEEL)	(5)	TRANSFORMER PAD
(F)	WALK PLANT ROOM CAR ACCESS - CONCRETE (MIDRURAL COLOC WITH VED. SHADBLAST FINISH)	(6)	TRIPLES (WOOD, PAINTED)	(6)	ELECTRICAL WIRING TRAIL DRAWING
(G)	PUBLIC SWIMMING (BY OTHERS)	(7)	ACCESSORY WALL (STUCCO FINISH)	(7)	REF. COLD WATER DRAWING
(H)	EXTERIOR STUCCO/FINISH - CONCRETE (MIDRURAL COLOC WITH VED. SHADBLAST FINISH)	(8)	RETAINING WALL (STUCCO FINISH)	(8)	(1) & (2) 4" IRONING SLEEVES
(I)	POCKETMAN CHAIRS & BENCH	(9)	PERIMETER WALL - BY OTHERS		
(J)	UNDERSLAB WITH TABLES & CHAIRS (TYP.)	(10)	SHOWER ROOM (SEE ARCH DOWNS)		
				AREA/STATION	
				PA	PLANTING AREA

Liberty Square
(Providence)

Las Vegas, Nevada

2500 michelson d
sutra 125
lytra on 92812
949.250.0023
949.250.0043 r
10/24/2006

Info design

SDR-18031
01/11/07 PC

NOTE
REFER TO SHEET L-2 FOR POOL AND RECREATION ENLARGEMENT PLAN
REFER TO SHEET L-3 FOR PLANTING LEGENDS AND NOTES

Project Address: _____
LAS VEGAS, NV _____
Project Name: _____
LIBERTY SQUARE _____
Sheet Title: _____
OVERALL SITE HARDSCAPE and _____
PLANTING PLAN _____

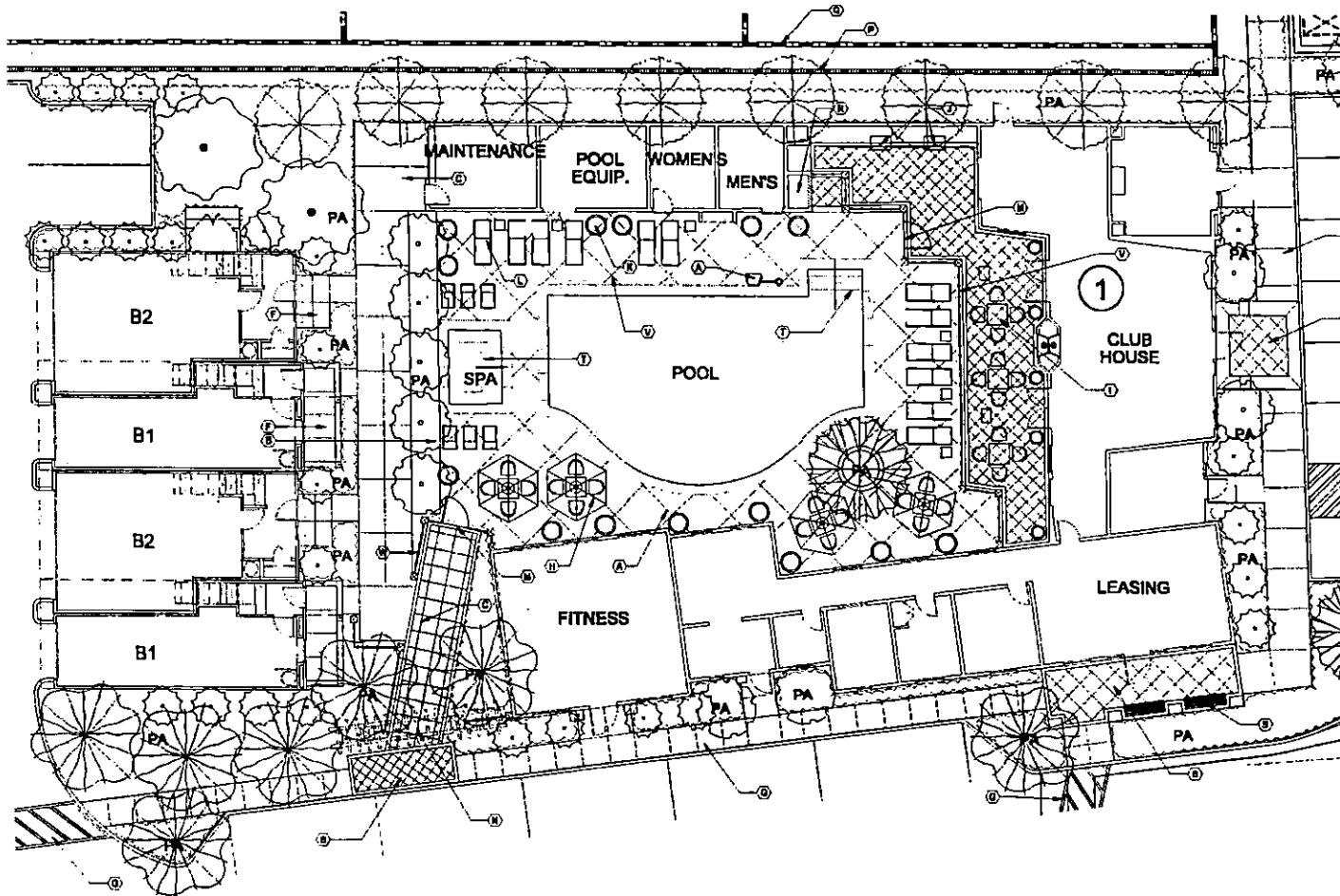
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____
Original Date _____

DATE
L-1

KTGY GROUP, INC.
ARCHITECTURE PLANNING
17540 MITCHELL SOUTH
IRVINE, CALIFORNIA 92614
(714) 951-2170 FAX (714) 951-2185
C. STYD AIA, FICHP, FICHP

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DATE 08-22-2011 BY 60322 UCBAW

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AMENITIES LEGEND

SYMBOL DESCRIPTION

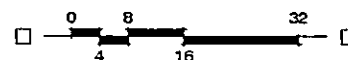
- (A) POOL/SPA DECK - SUN DRY (BONE WHITE COLOR, CLASSIC TEXTURE)
- (B) ENHANCED PAVING - CONCRETE (INTEGRAL COLORED COB, WITH MED. SHROBLAST FINISH)
- (C) WALK/WALK - ROOM CANY ACCESS - CONCRETE (NATURAL GRAY WITH MEDIUM BROOM FINISH)
- (D) WALK - CONCRETE (NATURAL GRAY WITH MEDIUM BROOM FINISH)
- (E) PUBLIC SIDEWALK (BY OTHERS)
- (F) ENTRY STOOD/PATIO - CONCRETE (NATURAL GRAY WITH MEDIUM BROOM FINISH)
- (G) PEDESTRIAN CROSSING
- (H) UMBRELLA WITH TABLES & CHAIRS (TYP.)
- (I) TABLE & CHAIRS (TYP.)
- (J) B.B.O. AND COUNTER
- (K) PLANTER POTS (TYP.)
- (L) POOL CHASE LOUNGE (TYP.)
- (M) POOL GATE (TUBULAR STEEL)
- (N) TRILLIUS (WOOD, PAINTED)
- (O) MASSIVIT WALL (STUCCO FINISH, PAINTED)
- (P) PETAINING WALL (STUCCO FINISH)
- (Q) PERIMETER WALL - BY OTHERS
- (R) SHOWER ROOM (SEE ARCH. DRINGS)
- (S) BELCH
- (T) POOL/SPA STEPS
- (U) SLEEVE FOR HANDCAP LIFT
- (V) POOL FENCE (TUBULAR STEEL)
- (W) DECORATIVE POCKET FENCE
- (X) HANDCAP POOL CHAIR-LIT

ABBREVIATION

PA PLANTING AREA

NOTE
REFER TO SHEET L-1 FOR PLANTING LEGENDS AND NOTES

POOL and RECREATION ENLARGEMENT PLAN



Liberty Square
(Providence)

Las Vegas, Nevada

ima design

2500 michelson dr
suite 125
Irvine ca 92612
949.250.0023
949.250.0043
10/24/2006

Project Address: _____ Revision 7: _____
LAS VEGAS, NV: _____ Revision 6: _____
Project Name: _____ Revision 5: _____
LIBERTY SQUARE _____ Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____
Original Date: _____
Sheet: **L-2**



KTGY GROUP, INC.
ARCHITECTURE
PLANNING
17555 W. HILL
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VMT CONSULTING ENGINEERS & PLANNERS & LAND SURVEYORS
1717 SOUTH BOULEVARD, SUITE 100
LAS VEGAS, NEVADA 89102-1000 PHONE (702) 577-2000 FAX (702) 577-2000

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AMENITY LEGEND

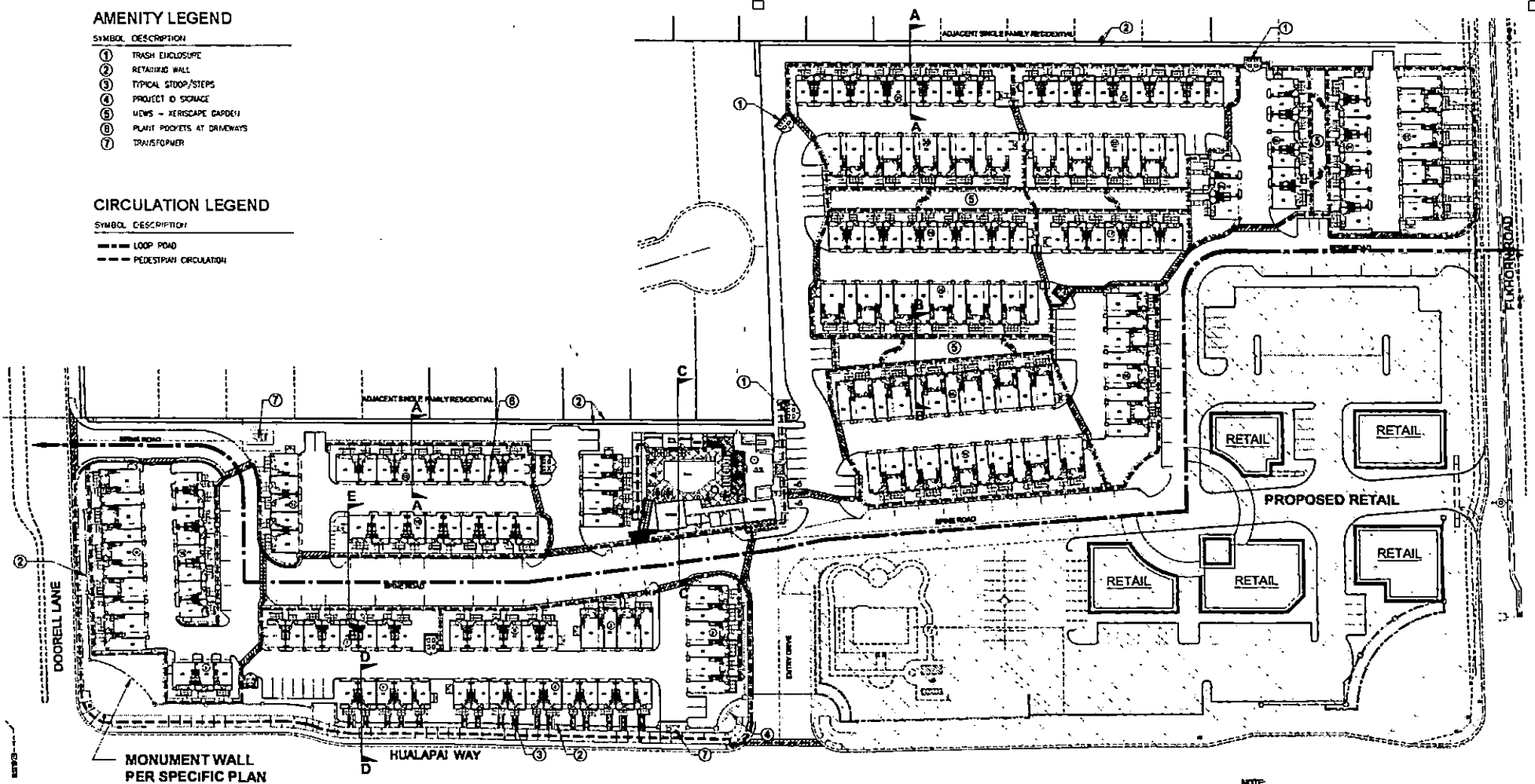
SYMBOL DESCRIPTION

- ① TRASH ENCLOSURE
- ② RETAINING WALL
- ③ TYPICAL STOOP/STEPS
- ④ PROJECT ID SIGNAGE
- ⑤ UICWS - XERISCAPE GARDEN
- ⑥ PLANT POCKETS AT DRIVEWAYS
- ⑦ TRANSFORMER

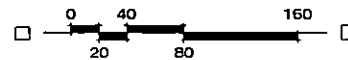
CIRCULATION LEGEND

SYMBOL DESCRIPTION

- LOOP ROAD
- PEDESTRIAN CIRCULATION



AMENITIES and CIRCULATION DIAGRAM PLAN



Liberty Square
(Providence)

Las Vegas, Nevada

ima design

2500 michelson dr
suite 125
las vegas, nv 89162
949.250.0023
949.250.0043 f
10/24/2009

NOTE:
REFER TO SHEET L-5 FOR SECTIONS

Project Address:	Revision 7:
LAS VEGAS, NV	Revision 6:
Project Name:	Revision 5:
LIBERTY SQUARE	Revision 4:
Sheet Title:	Revision 3:
AMENITIES and CIRCULATION	Revision 2:
DIAGRAM PLAN	Revision 1:
Original Date:	Sheet
	L-3



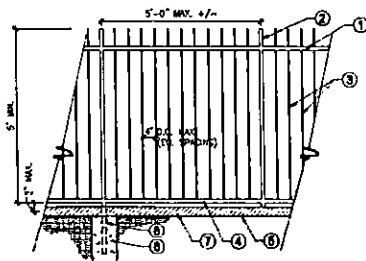
KTGY GROUP, INC.
ARCHITECTURE PLANNING
17000 BIVINS BLVD
LOS ANGELES, CA 90044
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FAIRFIELD DEVELOPMENT LP
8510 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (619) 457-2121

CONCRETE CONSTRUCTION PLANNERS & LAND SURVEYORS
VMTI
1001 W. 10TH STREET, SUITE 100, LAS VEGAS, NV 89102
TEL: (702) 733-1111 FAX: (702) 733-1111



LEGEND

- ① 1-1/2" SO. T.S. INTERMEDIATE RAIL, 11 GA.
- ② 1-1/2" SO. T.S. POST @ 5'-0" O.C., 11 GA.
- ③ 5/8" T.S. ROUND VERT. PICKET @ 6" O.C., 16 GA.
- ④ 1-1/2" SO. T.S. BOTTOM RAIL, 11 GA.
- ⑤ FINISH GRADE
- ⑥ CONCRETE FOOTING - 8" DIA. X 24" HIG. DEPTH
- ⑦ CONCRETE HEADER
- ⑧ WRAP BOTTOM OF ALL POSTS W/ "TAPEDECK" POLYMER TAPE PER MFG.'S DIRECTIONS TO 1" ABOVE FINISH GRADE.

NOTES

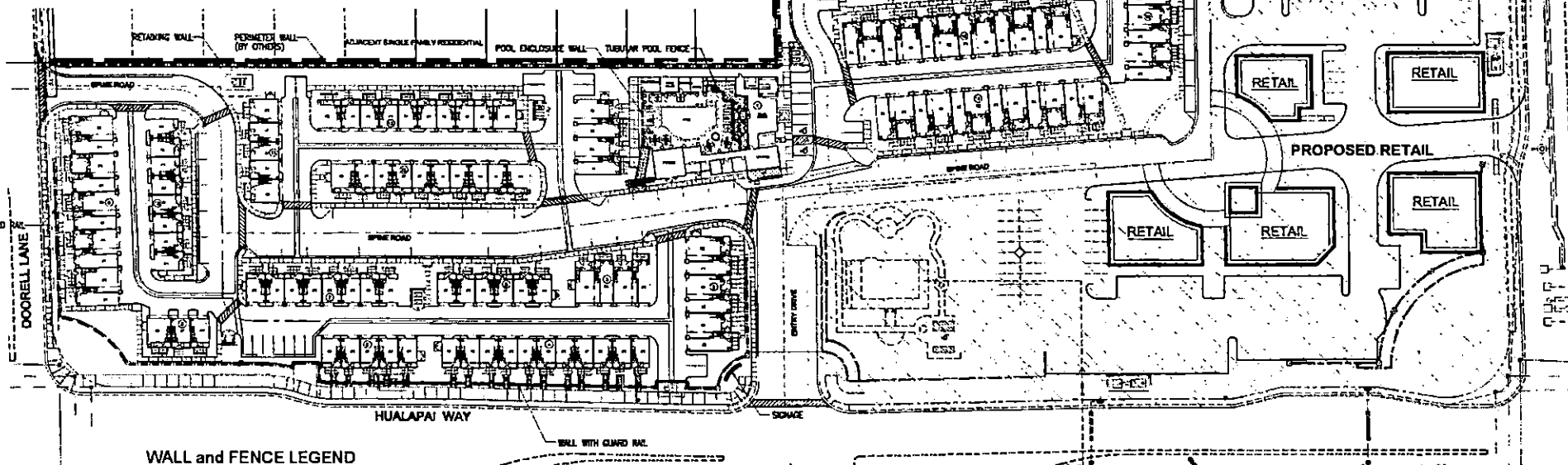
- A. WELD ALL CONNECTIONS CONTINUOUS
- B. REMOVE ALL SPATTER SLAG
- C. GRIND ALL WELDS SMOOTH
- D. FINISH ALL SURFACES WITH 2 COATS OF ZINC OXIDE PRIMER AND TWO (2) COATS OF ENAMEL PAINT

CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL

TUBULAR STEEL POOL FENCE IN PLANTER AREA

Scale: 1/2"=1'-0"

1/2"=1'-0"

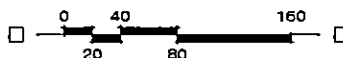


WALL and FENCE LEGEND

SYMBOL DESCRIPTION

- RETAINING WALL
- PERIMETER WALL
- WORKMAN WALL
- POOL ENCLOSURE WALL
- POOL FENCE
- WALL PILASTER
- GROUND

WALL and FENCE DIAGRAM PLAN



Liberty Square
(Providence)

Las Vegas, Nevada

ind design

2000 michelson dr
suite 125
irvine ca 92612
949.250.0023
949.250.0043 f
10/24/2006

Project Address:

LAS VEGAS, NV

Project Name:

LIBERTY SQUARE

Sheet Title:

WALL and FENCE DIAGRAM PLAN

Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____
Original Date: _____

Sheet

L-4



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ARCHITECTURE AND INTERIOR DESIGN
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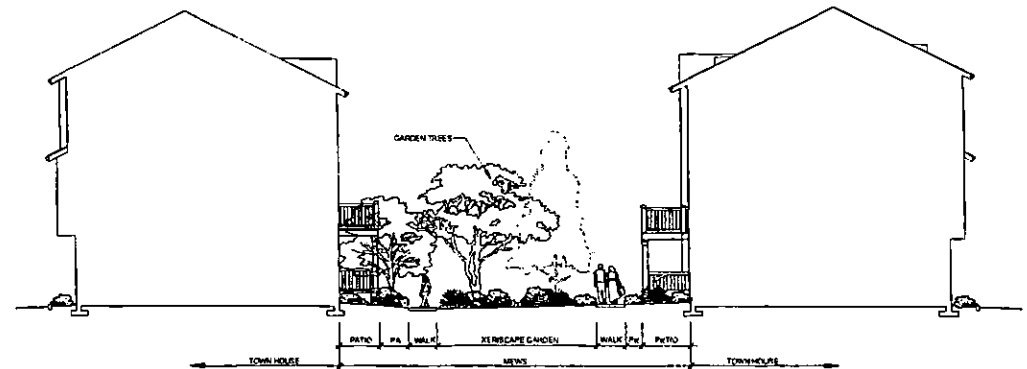
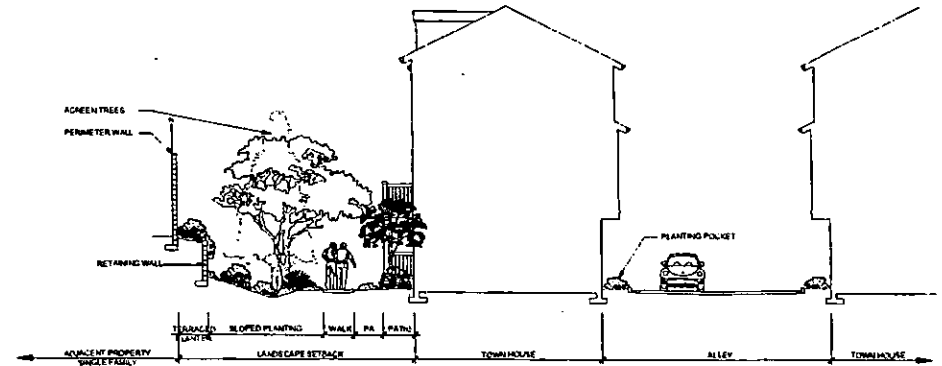
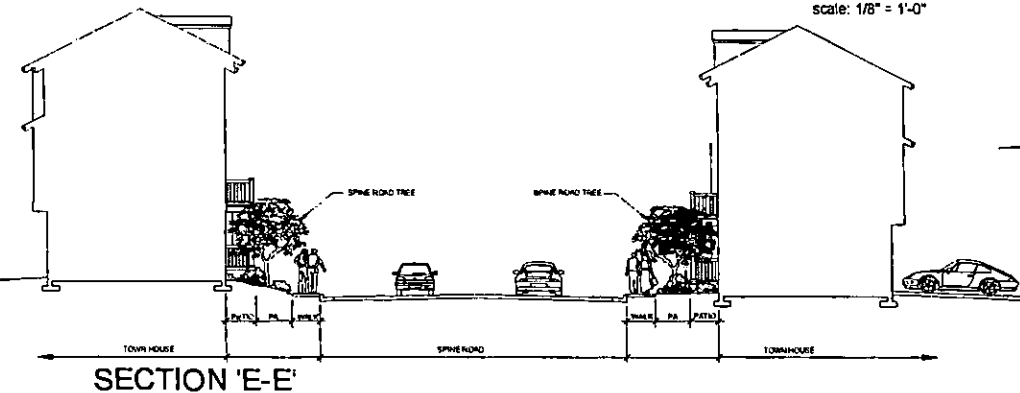
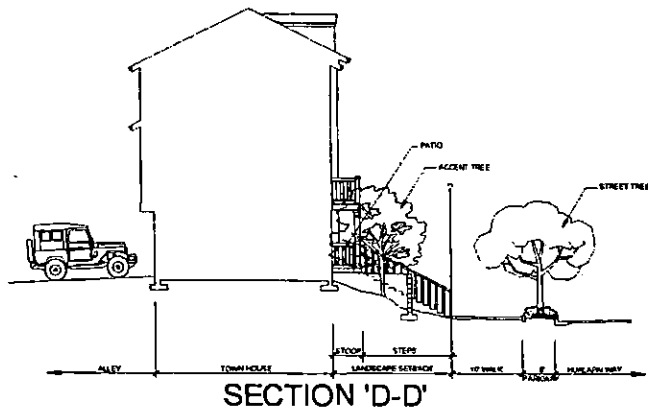
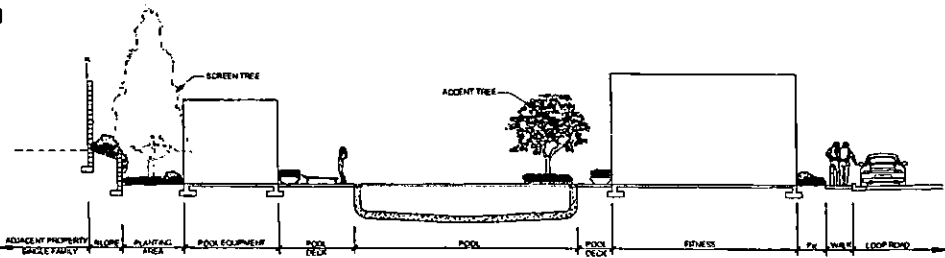
FAIRFIELD DEVELOPMENT LP
5010 MONTEHOUSE DRIVE, SUITE 202, SAN DIEGO, CA 92121 (619) 457-2123



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1001 WEST WASHINGTON STREET
LAS VEGAS, NEVADA 89101-1999 PHONE (702) 333-7788 FAX (702) 333-8877

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SECTIONS

Liberty Square
(Providence)

Las Vegas, Nevada

imd design

2500 michelson dr
suite 126
las vegas, nv 89162
949.250.0023
949.250.0043 f
10/24/2006

Project Address: LAS VEGAS, NV
Project Name: LIBERTY SQUARE
Sheet Title: LANDSCAPE SECTIONS
Revision 7: _____
Revision 6: _____
Revision 5: _____
Revision 4: _____
Revision 3: _____
Revision 2: _____
Revision 1: _____
Original Date: _____
Sheet: L-5



KTGY GROUP
ARCHITECTURE & PLANNING
17333 ETCHELLS BLVD
IRVINE, CALIFORNIA 92614
949.861-0133 FAX 949.861-0138
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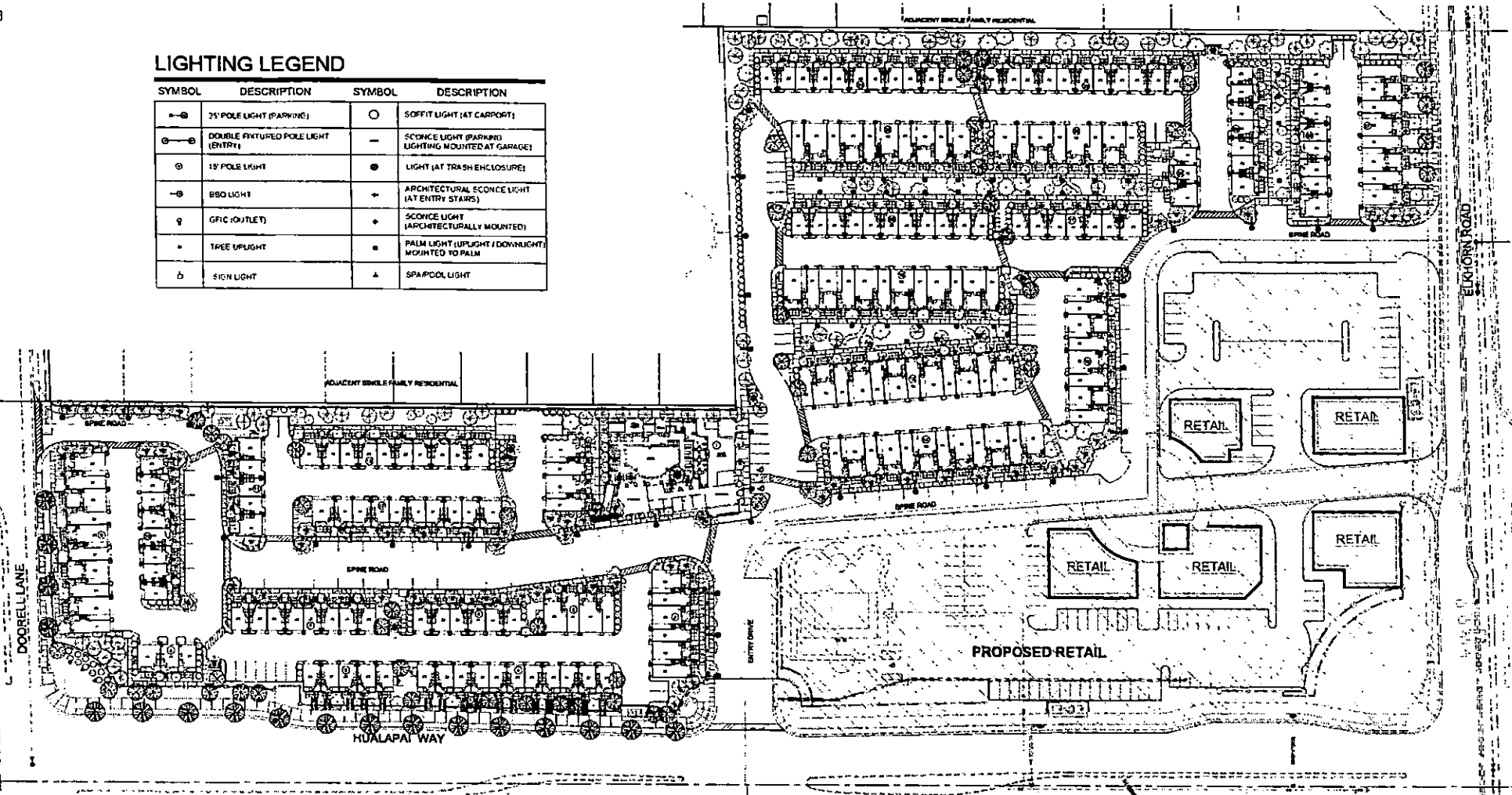
FAIRFIELD DEVELOPMENT LP
1516 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92161 (619) 487-2122



CONSULTING ENGINEERS - PLANNERS - LAND SURVEYORS
107 SOUTH MOUNTAIN BLVD
LAS VEGAS, NEVADA 89102-1001 PHONE (702) 875-7388 FAX (702) 875-7387

LIGHTING LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
⊕	25' POLE LIGHT (PARKING)	○	SOFFIT LIGHT (AT CARPORT)
⊕	DOUBLE FIXTURED POLE LIGHT (ENTRY)	—	SCENCE LIGHT (PARKING LIGHTING MOUNTED AT GARAGE)
⊕	15' POLE LIGHT	●	LIGHT (AT TRASH ENCLOSURE)
⊕	BBO LIGHT	+	ARCHITECTURAL SCENCE LIGHT (AT ENTRY STAIRS)
⊕	GFIC (OUTLET)	+	SCENCE LIGHT (ARCHITECTURALLY MOUNTED)
+	TREE UPLIGHT	■	PALM LIGHT (UPLIGHT / DOWNLIGHT MOUNTED TO PALM)
△	SIGN LIGHT	▲	SPA/POOL LIGHT



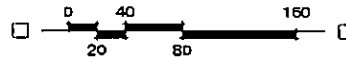
OVERALL CONCEPTUAL LIGHTING DIAGRAM

NOTES:

1. ADDITIONAL GFIC OUTLETS TO BE PROVIDED IN COURTYARDS FOR HOLIDAY LIGHTING (T80).
2. PROVIDE 220 VOLT OUTLET AT COMMON AREA FOR SPECIAL OUTDOOR EVENTS.
3. LIGHTING FOR ALL STAIRS SHALL BE LAID OUT BY THE ELECTRICAL ENGINEER TO PROVIDE ADEQUATE LIGHT.
4. FIXTURES TO BE CUT-OFF WITH GLARE SHIELDS TO MINIMIZE LIGHTING OVERSPILL INTO ADJACENT PROPERTIES.

ADDITIONAL NOTE:

THIS SHEET IS FOR COORDINATION PURPOSES ONLY - REFER TO ELECTRICAL DRAWINGS.



Liberty Square
(Providence)

Las Vegas, Nevada

ima design



2500 michelson dr
suite 125
las vegas, nv 89162
949.250.0022
949.250.0043 f
10/24/2006

Project Address:

LAS VEGAS, NV

Project Name:

LIBERTY SQUARE

Sheet Title:

OVERALL CONCEPTUAL LIGHTING

DIAGRAM

Revision 2:

Revision 1:

Revision 3:

Revision 4:

Revision 5:

Revision 6:

Revision 7:

Revision 8:

Revision 9:

Revision 10:

Revision 11:

Revision 12:

Revision 13:

Revision 14:

Revision 15:

Revision 16:

Revision 17:

Revision 18:

Revision 19:

Revision 20:



KTGY GROUP, INC.
ARCHITECTURE PLANNING
17700 W. WILLOW BLVD
LA JOLLA, CALIFORNIA 92037
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FAX (619) 451-1111
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FAIRFIELD DEVELOPMENT LP
8114 MOREHOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (619) 457-2121



CONTRACT ENGINEER - PLANNING - LAND SURVEYING
100 SOUTH UNIVERSITY BLVD
LAS VEGAS, NEVADA 89101-1001 PHONE (702) 573-7338 FAX (702) 573-7337

PLANTING LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHRUBS				
	<i>Albizia julibrissin</i>	Blue Hibiscus	15 GAL	48" o.c.
	<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	5 GAL	24" o.c.
	<i>Cylindropuntia acanthocarpa</i>	Native Fairy Duster	5 GAL	30" o.c.
	<i>Colocynthis esculenta</i>	Red Chokeberry	5 GAL	36" o.c.
	<i>Datura innoxiosa</i>	Black Datura	5 GAL	24" o.c.
	<i>Dodonaea viscosa</i>	Purple Hopsseed Bush	5 GAL	36" o.c.
	<i>Desmodium illinoense</i>	Ebbings' Silverberry	5 GAL	30" o.c.
	<i>Fouquieria splendens</i>	Prickly Pear Cactus	5 GAL	36" o.c. (from vine list)
	<i>Leucophyllum frutescens</i>	Green Cloud Sage	5 GAL	30" o.c.
	<i>Myrtus communis</i>	Compact Myrtle	5 GAL	24" o.c.
	<i>Nandina domestica</i>	Heavenly Bamboo	5 GAL	30" o.c.
	<i>Yucca filamentosa</i>	Madia Orange	5 GAL	30" o.c.
	<i>Rosmarinus officinalis</i>	Tuscan Blue Rosemary	5 GAL	30" o.c.
	<i>Salvia greggii</i>	Autumn Sage	5 GAL	30" o.c.

ACCENTS

	<i>Agave americana</i>	Century Plant	5 GAL	36" o.c.
	<i>Agave parryi-huachuensis</i>	Perry's Agave	5 GAL	24" o.c.
	<i>Agave weberi</i>	Weber's Agave	5 GAL	24" o.c.
	<i>Dioscorea alata</i>	Desert Spoon	5 GAL	30" o.c.
	<i>Fouquieria splendens</i>	Red Yucca	15 GAL	48" o.c.
	<i>Hesperaloe parviflora</i>	Deer Grove	1 GAL	30" o.c.
	<i>Muhlenbergia rigida</i>	Purple Pancake	1 GAL	24" o.c.
	<i>Opuntia violacea</i>	Firecracker	5 GAL	30" o.c.
	<i>Pennisetum setaceum</i>	Banana Yucca	5 GAL	36" o.c.
	<i>Yucca brevifolia</i>	Joshua Tree	15 GAL	Depending upon availability
	<i>Yucca elata</i>	Soapstone Yucca	5 GAL	48" o.c.

GROUND COVER

	<i>Acacia greggiana</i>	Desert Carpet	1 GAL	42" o.c.
	<i>Baccharis californica</i>	Centennial Coyote Bush	1 GAL	36" o.c.
	<i>Bouteloua curtipendula</i>	Desert Marigold	1 GAL	24" o.c.
	<i>Conoclinium coelestinum</i>	Bush Morning Glory	1 GAL	30" o.c.
	<i>Datura innoxiosa</i>	Sierra Gold Datura	1 GAL	24" o.c.
	<i>Lantana 'New Gold'</i>	New Gold Lantana	1 GAL	24" o.c.
	<i>Lonicera japonica</i>	Wolf's Hairy Suckle	1 GAL	24" o.c.
	<i>Oenothera biennis</i>	Mexican Evening Primrose	1 GAL	30" o.c.
	<i>Pyracantha coccinea</i>	Santa Cruz Pyracantha	1 GAL	36" o.c.

PLANTING LEGEND (cont.)

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
GROUND COVER				
	<i>Rosmarinus officinalis 'Prostratus'</i>	trailing Rosemary	1 GAL	30" o.c.
	<i>Verbena goodingii</i>	Gooding's Verbena	1 GAL	24" o.c.
VINES				
	<i>Campsis radicans</i>	Common Trumpet Creeper	5 GAL	---
	<i>Gelsemium sempervirens</i>	Carolina Jasmine	5 GAL	---
	<i>Macleodena unguis-cati</i>	Cat's Claw	5 GAL	---
	<i>Pyracantha coccinea</i>	Firethorn	5 GAL	---
	<i>Rosa banksiae</i>	Lady Bank's Rose	5 GAL	---

KERFSIDE GARDENS



At new open space areas - Low water usage accent plants, gravel and berrings

TREE LEGEND

SYMBOLS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	<i>Bauhinia congesta</i>	Orchid Tree	24" Box	Standard, Accent Tree
	<i>Cercidium floridum</i>	Blue Palo Verde	36" Box	Multi-Trunk
	<i>Chiltepa tashkentensis</i>	Chiltepa	24" Box	Standard, Accent Tree at Front Door
	<i>Cupressus glabra</i>	Smooth Arizona Cypress	24" Box	Columnar, Screen Tree
	<i>Olea europaea</i>	Swan Hill Olive (Fruitless)	36" Box	Multi-Trunk, 36" Box at Project Entry
	<i>Pinus eldarica</i>	Mopid Pine	36" Box	Low Branching, Screen Tree
	<i>Pistacia chinensis</i>	Chinese Pistache	36" Box	Standard, Garden Shade Tree
	<i>Prosopis glandulosa</i>	Texas Money Mesquite	24" Box	Multi-Trunk, Garden Tree
	<i>Rhus lancea</i>	African Sumac	36" Box	Standard, Interior Street Tree

STREET TREE



Per City Requirement

GENERAL IRRIGATION CONCEPT

THE LANDSCAPE IRRIGATION WILL COMPLY WITH THE CITY OF LAS VEGAS' REQUIREMENTS AND WATER ORDINANCES FOR ALL PLANTING AREAS

THE IRRIGATION SYSTEM WILL BE FULLY AUTOMATED. IT WILL IRRIGATE ALL PLANTING AREAS. SHRUB AND GROUND COVER WILL BE IRRIGATED USING A DRIP-EMITTER SYSTEM. TURF IS NOT PROPOSED. MANY TREES WILL BE DEEP WATERED ON A SEPARATE EMITTER CONTROL VALVE USING BUBBLERS.

POTABLE WATER WILL BE USED TO SUPPLY THE IRRIGATION. USE OF 1" WATER METERS BACKFLOW PROTECTION IS PROVIDED WITH A REDUCED PRESSURE BACKFLOW PREVENTER AT THE METER. QUICK-CLOSING VALVES WILL BE PROVIDED FOR INCIDENTAL WATERING AS NEEDED FOR THE LANDSCAPE AREA.

GENERAL LIGHTING CONCEPT

THE SITE LIGHTING WILL SERVE AS BOTH FUNCTIONAL LIGHTING AS WELL AS ACCENT LIGHTING. LIGHTING WILL MEET THE MINIMUM FOOT-CANDLE LEVELS REQUIRED BY THE CITY OF LAS VEGAS. THE STYLE OF THE FIXTURES ARE PROPOSED TO BE TRADITIONAL TO COMPLEMENT THE ARCHITECTURAL CHARACTER.

PERIMETER STREET LIGHTING: THE EXISTING STREET POLE FIXTURE WILL BE PROTECTED IN PLACE AND WILL PROVIDE THE MAIN STREET FRONTAGE ILLUMINATION.

INTERIOR ROADWAY LIGHTING: POLE LIGHTS WILL BE LOCATED AROUND THE INTERIOR LOOP ROAD.

INTERIOR OPEN SPACES: THE PROPOSED COURTYARD LIGHTING IS INTENDED TO BE LIT USING POLE LIGHTS FOR THE LARGER SPACES, SCONCE LIGHTS FOR BUILDING ENTRIES, AND BOLLARDS OR POLE FIXTURES FOR WALKWAYS. EMERGENCY EGRESS PATH OF TRAVEL IS PROPOSED TO BE LIT MEETING MINIMUM LIGHT LEVELS REQUIRED.

ALL LIGHTING WILL BE SHIELDED FROM RESIDENCES. PHOTOMETRICS SHALL BE PROVIDED FOR CITY'S REVIEW.

PLANTING LEGENDS and CONCEPT STATEMENTS

Liberty Square
(Providence)
Las Vegas, Nevada

ima design

2500 michelson dr
suite 125
Irvine CA 92612
949.250.0023
949.250.0043
10/24/2005

Project Address: _____ Revision 1: _____
LAS VEGAS, NV _____ Revision 2: _____
Project Name: _____ Revision 3: _____
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Revision 100: _____



KTGY GROUP, INC.
ARCHITECTURE PLANNING
10000 SUTTER BLVD. SUITE 100
DUBLIN, CALIFORNIA 94568
(916) 831-1111 FAX (916) 831-1112
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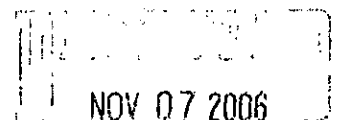
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FAIRFIELD DEVELOPMENT LP
6510 MOREHOUSE DRIVE, SUITE 201, SAN DIEGO, CA 92121 (619) 437-3122



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10000 SUTTER BLVD. SUITE 100
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PROJECT SUMMARY - CONDOS				TRASH SUMMARY	
GROSS ACREAGE	± 10.30 ACRES			RECOMMENDED	43 CY @ TWICE PER WEEK PICK-UP
NET ACREAGE	± 9.49 ACRES			PROVIDED	SOUTH - 20 CY NORTH - 26 CY
TOTAL HOMES				TOTAL	46 CY
DENSITY	25 DU/AC				
PROJECT SUMMARY - COMMERCIAL				SETBACK CRITERIA	
GROSS ACREAGE	± 5.31 ACRES			PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT PARCEL PL	
NET ACREAGE	± 3.95 ACRES			- Single Story Structures	
UNIT SUMMARY				- Two Story Structures	
PLAN	DESCRIPTION	UNITS	PERCENTAGE	- Three Story Structures	
A1	1 BR + LOFT / 1.5 BA	112	51%	- Four Story Structures	
A2	1 BR + DEN / 1.5 BA	12	6%	PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT STREET R.O.W	
B1	2 BR / 2.5 BA	47	21%	- Single Story Structures	
B2	2 BR / 2.5 BA	29	13%	- Two Story Structures	
B3	2 BR + DEN / 2.5 BA	19	9%	- Three Story Structures	
TOTAL		218	100%	- Four Story Structures	
BUILDING SUMMARY				GARAGE FACE SETBACK FROM PRIVATE STREET	
BUILDING TYPE A	# BUILDINGS	TOTAL # UNITS / BUILDING		- Less than 5' or 10'	
BA3	2	6		BUILDING SEPARATION I	
BA5a	1	5		- Balcony to Balcony	
BA5b	1	5		- Balcony to Non-Balcony	
BA5	1	6		- Non-Balcony to Non-Balcony	
BA7	2	14		- Between Main Bldg. & Acc. Structure	
BA8a	2	16		LIVING AREA OR PORCH FROM PRIVATE STREET OR PARKING	
BA8b	1	6		- 10'	
BA10	2	20			
BA11	4	44			
SUB-TOTAL	16	124			
BUILDING TYPE B					
BB4	2	6			
BB5	1	6			
BB6	3	24			
BB10	2	20			
BB12	3	36			
SUB-TOTAL	11	94			
TOTAL	27	218			
PARKING SUMMARY					
PARKING REQUIRED					
1BR (124) X	1.25 =	155			
2BR (94) X	1.75 =	166			
QUEST (216) 1 SPACE PER 5 UNITS	=	44			
TOTAL		364 SPACES			
PARKING PROVIDED					
GARAGES					
1BR	124 DU x 1 CAR	= 124 SPACES			
2BR (random)	47 DU x 1 CAR	= 47 SPACES			
2BR (edge side)	47 DU x 2 CARS	= 94 SPACES			
		= 265 COVERED (1 21/UNIT)			
OPEN SPACES		99 OPEN			
TOTAL		364 SPACES (1 67/UNIT)			

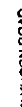
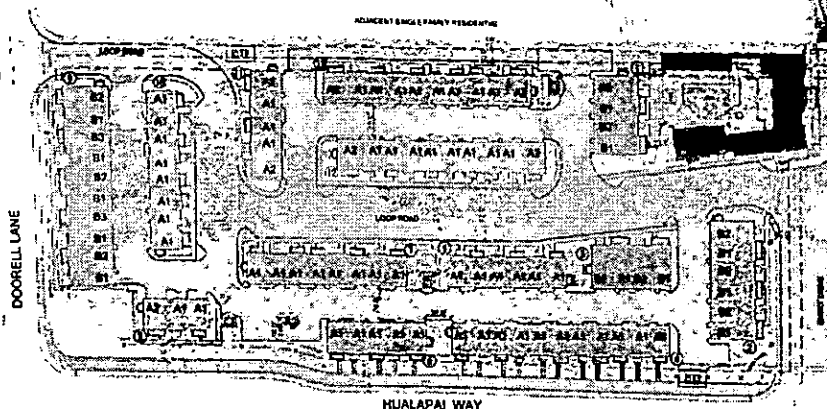
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Development Summary

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

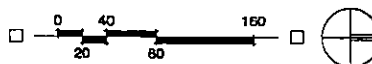
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Architecture :: Planning KTG GROUP INC.
17000 Wilshire Blvd. Suite 200, Los Angeles, CA 90044-3511
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SITE REQUIREMENTS	
MAX. BUILDING HEIGHT ALLOWED	50'
MAX. BUILDING HEIGHT PROPOSED	43'-3"
MIN. OPEN SPACE REQUIRED	100 S.F./UNIT (216 UNITS = 21,600 S.F.)
OPEN SPACE PROVIDED	-35,900 S.F.

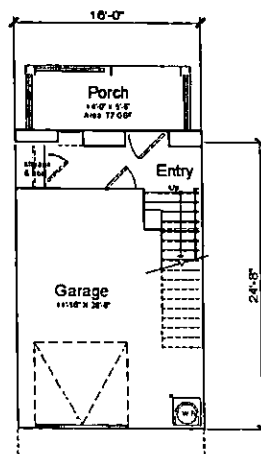
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Architectural Site Plan

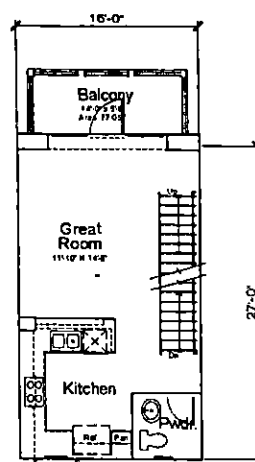
PARKING SUMMARY			
PARKING REQUIRED			
1BR (124) X	1.25 =	155	SDR-01/11/11
2BR (54) X	1.75 =	95	
QUEST (218) 1 SPACE PER 5 UNITS	=	44	
TOTAL		=	394 SPACES
PARKING PROVIDED			
GARAGES			
1BR	= 124 DU x 1 CAR	=	124 SPACES
2BR(Random)	= 47 DU x 1 CAR	=	47 SPACES
2BR(assigned)	= 47 DU x 2 CARS	=	94 SPACES
		=	265 COVERED (1.21 UNIT)
OPEN SPACES		=	99 OPEN
TOTAL		=	364 SPACES (1.57/UNIT)

SDR-18031
01/11/07 PC



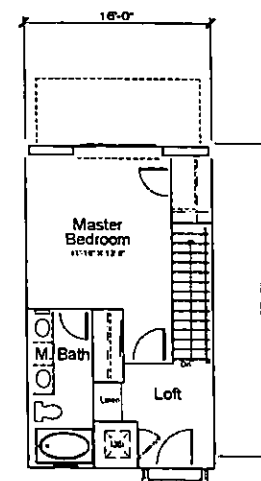
First Floor

125 S.F. Gross
104 S.F. Net
Garage Area: 269 GSF



Second Floor

437 S.F. Gross
402 S.F. Net



Third Floor

390 S.F. Gross
358 S.F. Net

1 Bedroom + Loft, 1.5 Bath

952 S.F. Gross
864 S.F. Net

SDR-18031

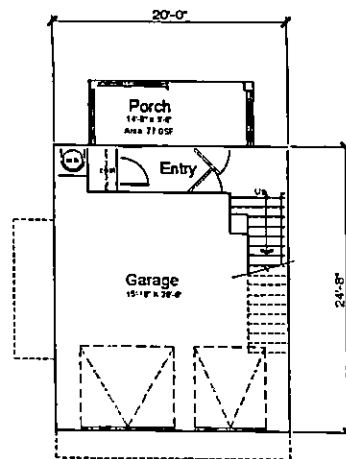
NET RESIDENTIAL	864 SF
GROSS RESIDENTIAL	952 SF
GROSS PORCH / BALCONY	63 SF
GROSS GARAGE	269 SF
GROSS BUILDABLE	1264 SF

Unit Plans (Plan A-1b)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

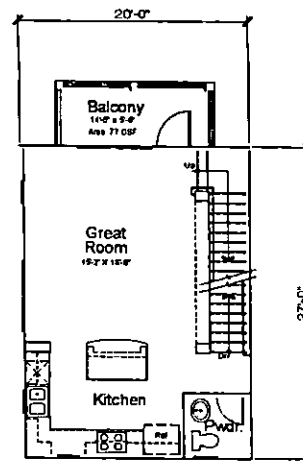
Architecture :: Planning **KTGY GROUP, INC.**
12000 Wilshire Blvd :: Irvine, CA :: P. 949.851.8100 :: F. 949.321.8100 :: www.ktgy.com
KTGY No: 2006-0770 :: 10.23.06 :: Page 03

NOV 07 2006



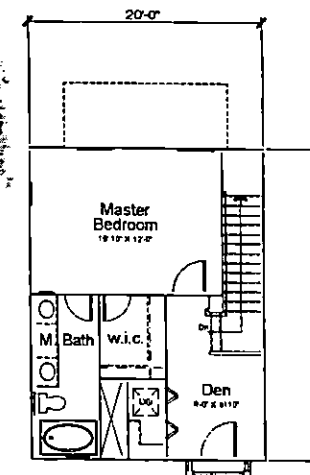
First Floor

131 S.F. Gross
108 S.F. Net
Garage Area: 362 GSF



Second Floor

540 S.F. Gross
509 S.F. Net



Third Floor

468 S.F. Gross
418 S.F. Net

1 Bedroom + Den, 1.5 Bath

1137 S.F. Gross
1035 S.F. Net

NET RESIDENTIAL	1035 SF
GROSS RESIDENTIAL	1137 SF
GROSS BALCONY	78 SF
GROSS GARAGE	362 SF
GROSS BUILDABLE	1577 SF

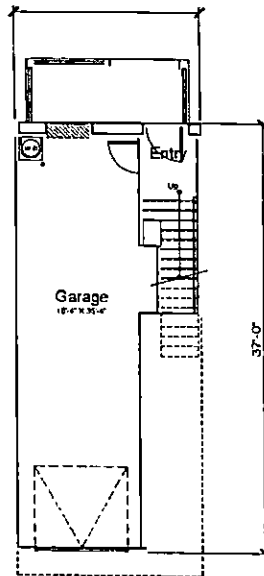
Unit Plans (Plan A-2b)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

SDR-18031
01/11/07 PC

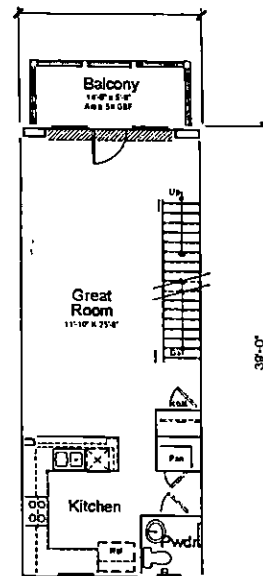
Architecture :: Planning **KTGY GROUP, INC.**
17245 Wilshire Blvd., Suite 200, Culver City, CA 90230 :: P: 310.451.3100 :: F: 310.451.3101
KTGY No: 2008-0770 :: 10.23.06 :: Page 04

NOV 07 2006



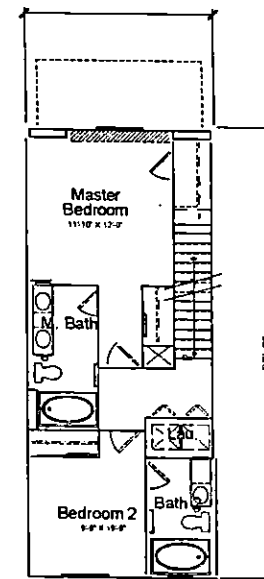
First Floor

83 S.F. Gross
68 S.F. Net
Garage Area: 399 GSF



Second Floor

608 S.F. Gross
571 S.F. Net



Third Floor

583 S.F. Gross
515 S.F. Net

2 Bedroom, 2.5 Bath

1254 S.F. Gross
1155 S.F. Net

NET RESIDENTIAL	1155 GF
GROSS RESIDENTIAL	1254 SF
GROSS BALCONY	54 SF
GROSS GARAGE	399 SF
GROSS BUILDABLE	1711 GF

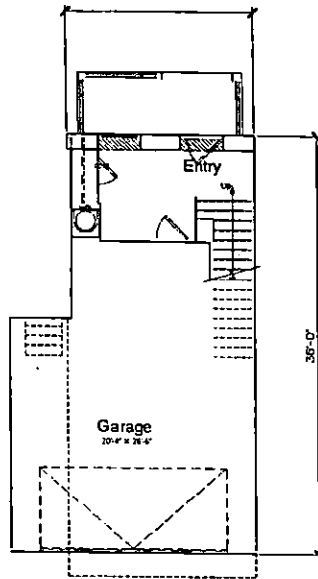
Unit Plans (Plan B-1)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

SDR-18031
01/11/07 PC

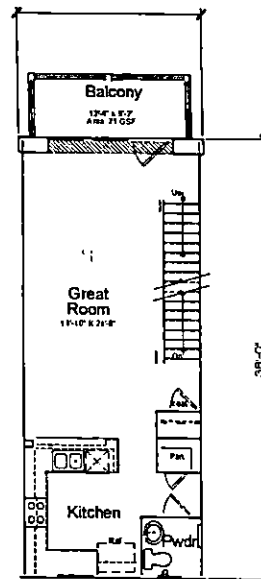
NOV 08 2006

Architecture :: Planning **KTGY GROUP, INC.**
17000 Mitchell Drive :: Irvine, CA :: P:949.001.0100 :: F:949.001.0100 :: WWW.KTGY.COM
KTGY No: 2006-0770 :: 10.23.06 :: Page 05



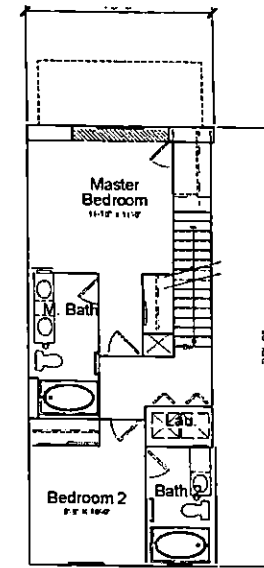
First Floor

163 S.F. Gross
141 S.F. Net
Garage Area: 564 GSF



Second Floor

608 S.F. Gross
571 S.F. Net



Third Floor

563 S.F. Gross
515 S.F. Net

2 Bedroom, 2.5 Bath

1333 S.F. Gross
1226 S.F. Net

Unit Plans (Plan B-2)

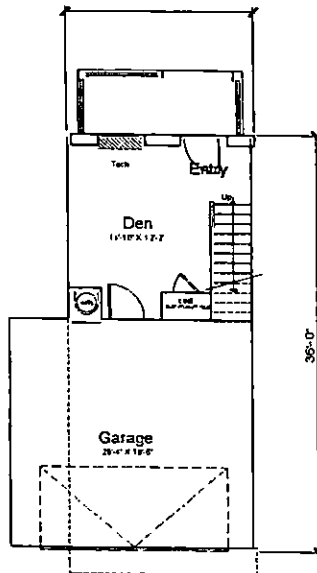
Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

SDR-18031
01/11/07 PC

NET RESIDENTIAL	1227 SF
GROSS RESIDENTIAL	1334 SF
GROSS BALCONY	71 SF
GROSS GARAGE	554 SF
GROSS BUILDABLE	1958 SF

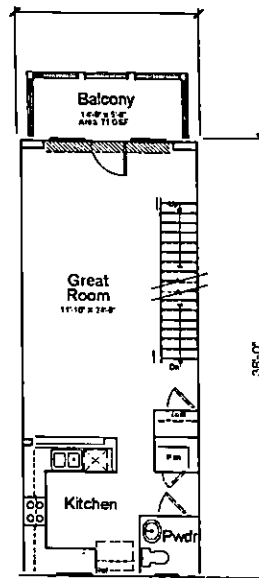
Architecture :: Planning **KTGY GROUP, INC.**
17888 Mineral Point :: Irvine, CA 92614-2511 :: P. 949.385.6100 :: WWW.KTGY.COM
KTGY No: 2006-0770 :: 10.23.06 :: Page 06

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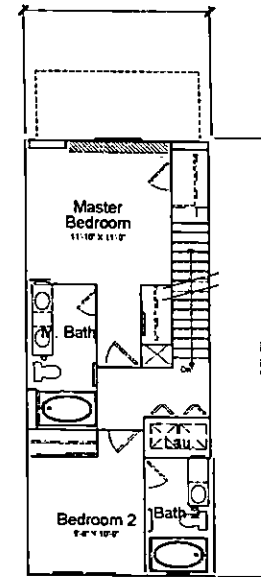
First Floor

250 S.F. Gross
229 S.F. Net
Garage Area: 438 GSF



Second Floor

608 S.F. Gross
571 S.F. Net



Third Floor

563 S.F. Gross
515 S.F. Net

2 Bedroom + Den, 2.5 Bath

1420 S.F. Gross
1313 S.F. Net

Unit Plans (Plan B-3)

SDR-18031
01/11/07 PC

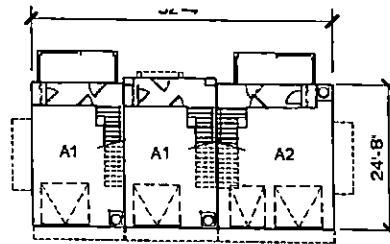
NET RESIDENTIAL	1315 SF
GROSS RESIDENTIAL	1421 SF
GROSS BALCONY	71 SF
GROSS GARAGE	438 SF
GROSS BUILDABLE	1931 SF

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

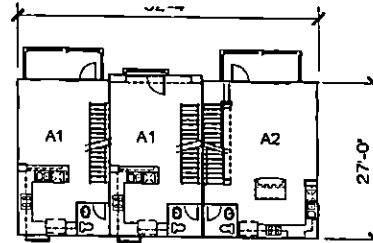
Architecture :: Planning **KTGY GROUP, INC.**
17200 Wilshire Blvd :: Irvine, CA 92614-4000 :: P: 949.851.8100 :: F: 949.851.8100 :: www.ktgy.com

NOV 07 2006

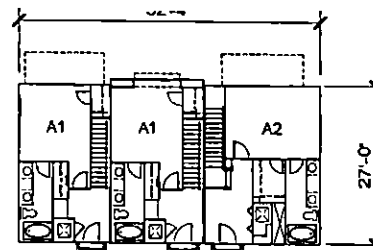
KTGY No: 2006-0770 :: 10.23.06 :: Page 07



First Floor



Second Floor



Thrid Floor

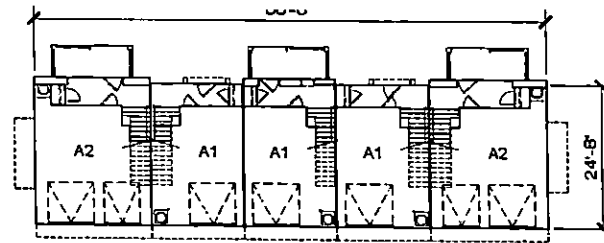
Building Composite - Type 'A' (3-Plex)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

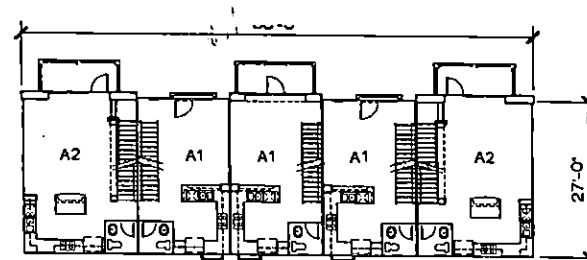
SDR-18031
01/11/07 PC

Architecture :: Planning **KTGY GROUP, INC.**
17000 BROADWAY SUITE 2100, CA 94040-8811, 415.351.1100 :: P. 415.351.1100 :: F. 415.351.1100
KTGY No: 2006-0770 :: 10.23.06 :: Page 08

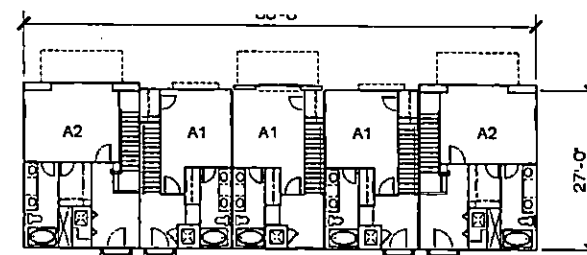
NOV 07 2006



First Floor



Second Floor



Thrid Floor

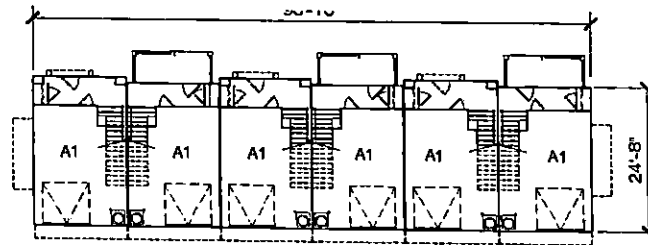
Building Composite - Type 'A' (5-Plex)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

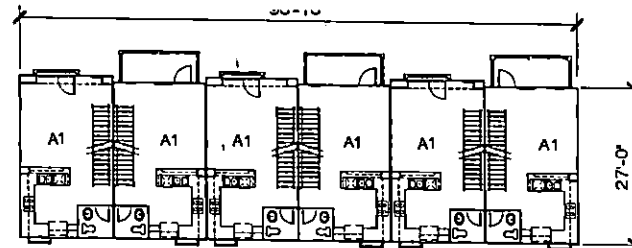
SDR-18031
01/11/07 PC

Architecture :: Planning KTGy GROUP INC.
17000 Wilshire Blvd., Suite 200, Los Angeles, CA 90024-3119 :: P: 310.559.8900 :: F: 310.559.8901
KTGY No: 2006-0770 :: 10.23.06 :: Page 09

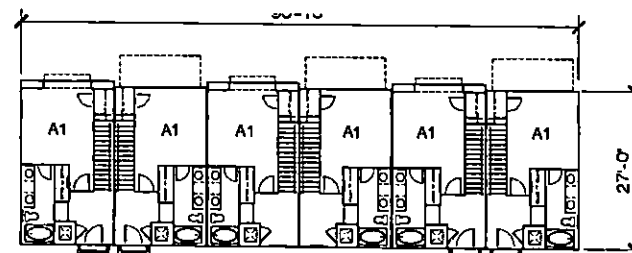
NOV 07 2006



First Floor



Second Floor



Thrid Floor

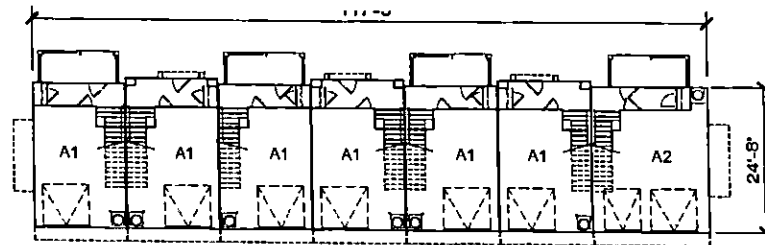
Building Composite - Type 'A' (6-Plex)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

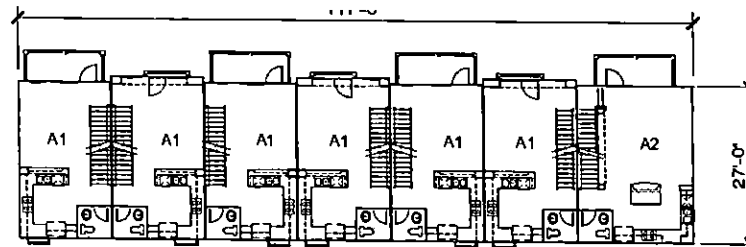
SDR-18031
01/11/07 PC

Architecture :: Planning **KTGY GROUP, INC.**
17320 Wilshire Blvd :: Irvine, CA :: P:949.851.8100 :: F:949.851.8100 :: www.ktgy.com
KTGY No: 2066-0776 :: 10.23.06 :: Page 10

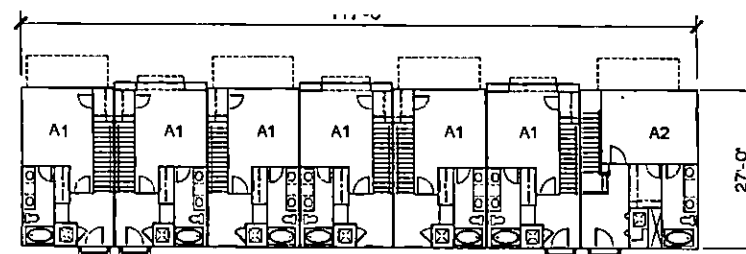
NOV 07 2006



First Floor



Second Floor



Thrid Floor

Building Composite - Type 'A' (7-Plex)

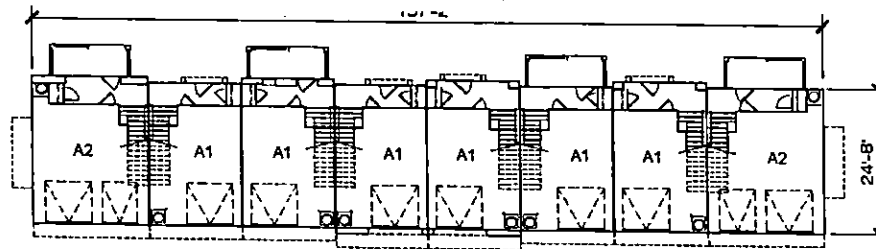
Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

SDR-18031
01/11/07 PC

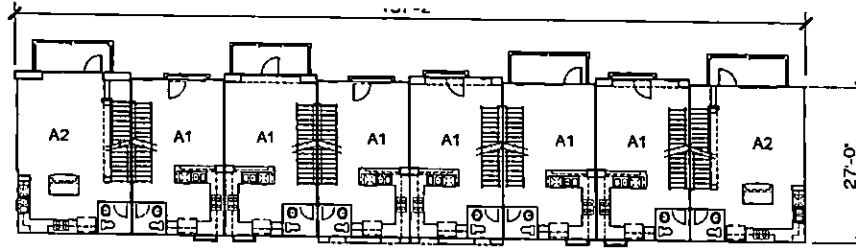
Architecture :: Planning KTG GROUP, INC.
17007 Wilshire Blvd., Suite 100, Los Angeles, CA 90044-3515 :: P: 310.407.8100 :: F: 310.407.8101

KTGY No: 2006-0770 :: 10.23.06 :: Page 11

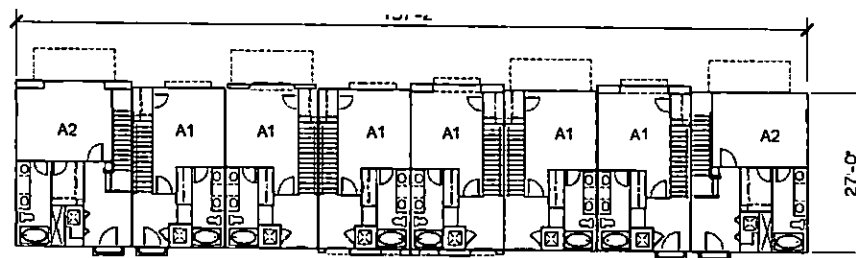
NOV 07 2006



First Floor



Second Floor



Thrid Floor

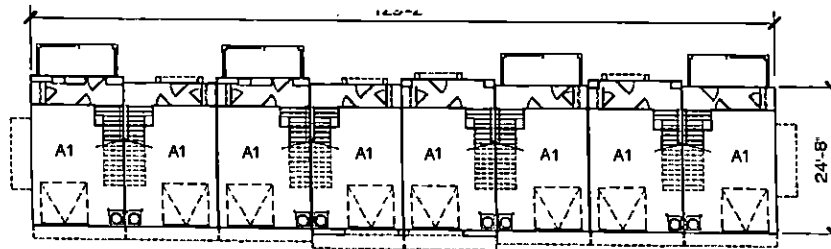
Building Composite - Type 'A' (8-Plex)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

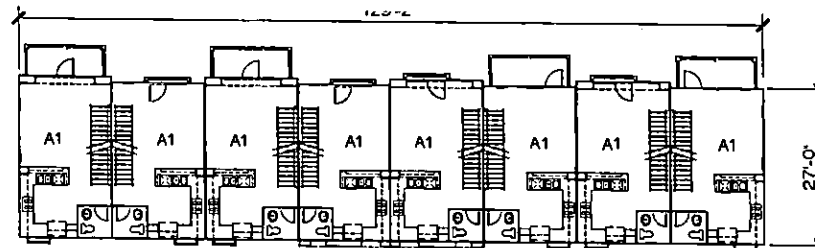
SDR-18031
01/11/07 PC

Architecture :: Planning **KTGY GROUP, INC.**
17000 Mitchell Road :: Irvine, CA 92614-4400 :: P:949.261.0100 :: F:949.261.0101
KTGY No: 2006-0770 :: 10.23.06 :: Page 12

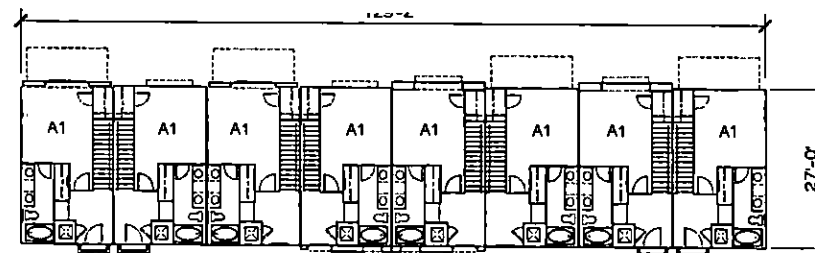
NOV 07 2006



First Floor



Second Floor



Thrid Floor

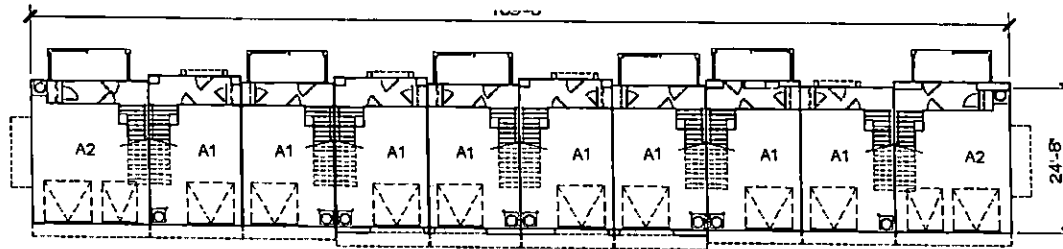
Building Composite - Type 'A' (8-Plex)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

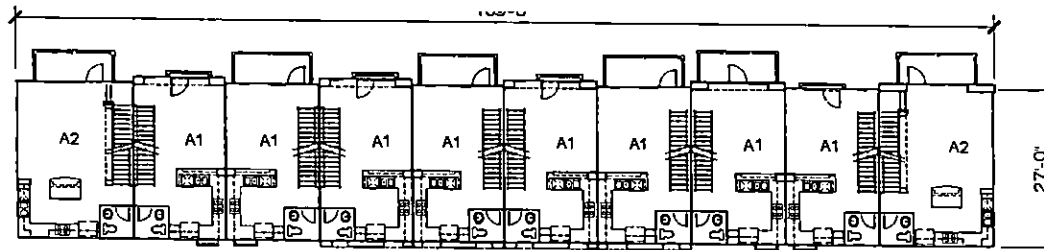
SDR-18031
01/11/07 PC

Architecture :: Planning **KTGY GROUP, INC.**
17400 Mitchell Road :: Irvine, CA :: P:949.441.8100 :: F:949.441.8140 :: www.ktgy.com
KTGY No: 2006-0770 :: 10.23.06 :: Page 13

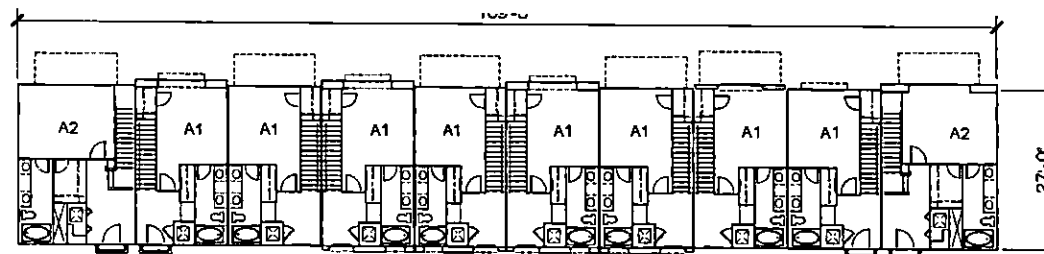
NOV 07 2006



First Floor



Second Floor



Thrid Floor

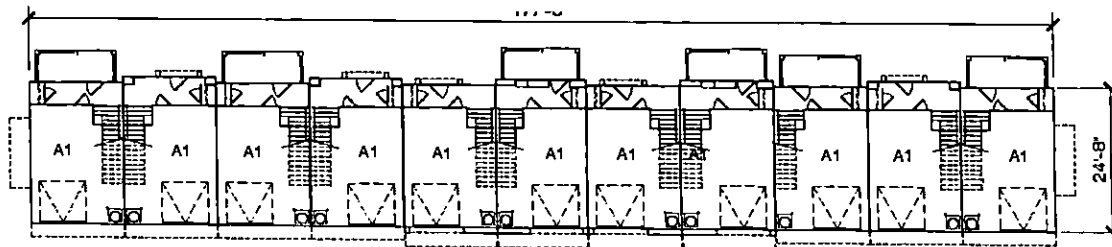
Building Composite - Type 'A' (10-Plex)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

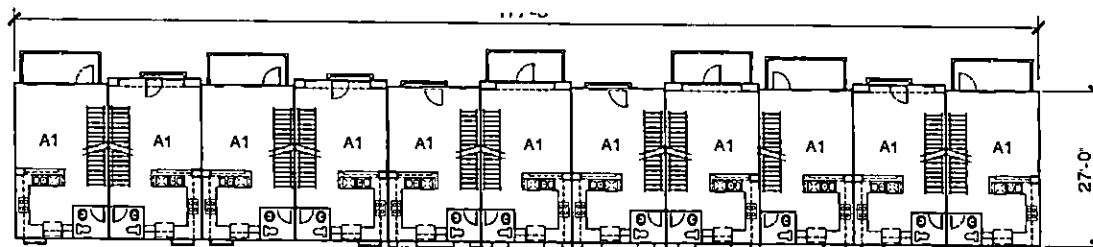
SDR-18031
01/11/07 PC

Architecture :: Planning **KTGY GROUP, INC.**
10000 W. Sunset Blvd. :: Suite 100 :: Los Angeles, CA 90068 :: P: 310.408.8100 :: F: 310.408.8101 :: www.ktgy.com
KTGY No: 2006-0770 :: 10.23.06 :: Page 14

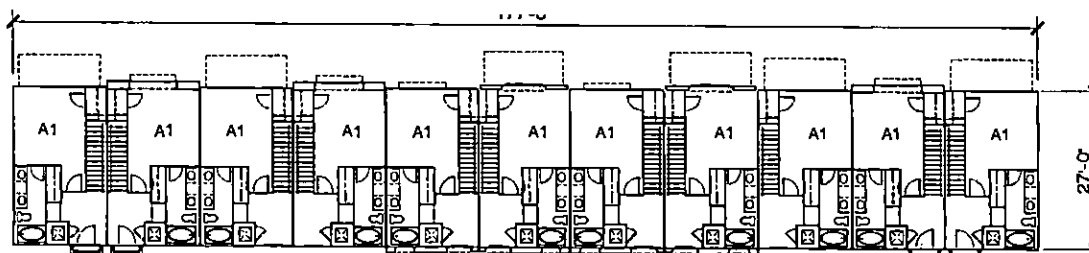
NOV 07 2006



First Floor



Second Floor



Thrid Floor

Building Composite - Type 'A' (11-Plex)

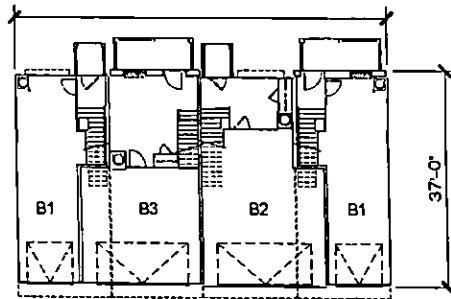
Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

SDR-18031
01/11/07_PC

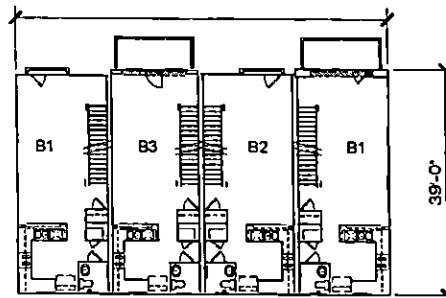
Architecture :: Planning **KTGY GROUP, INC.**
17000 Wilshire Blvd :: Irvine, CA 92640-5100 :: P. 949.451.8100 :: F. 949.451.8100 :: www.ktgy.com

KTGY No: 2006-0770 :: 10.23.06 :: Page 15

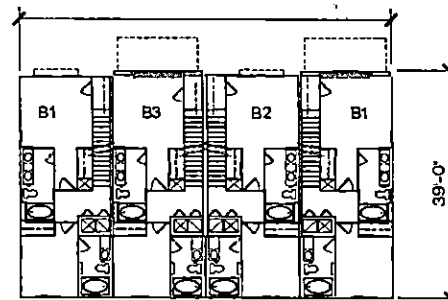
NOV 07 2006



First Floor



Second Floor



Thrid Floor

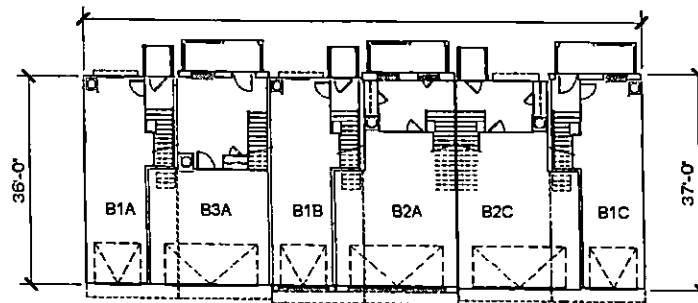
Building Composite - Type 'B' (4-Plex)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

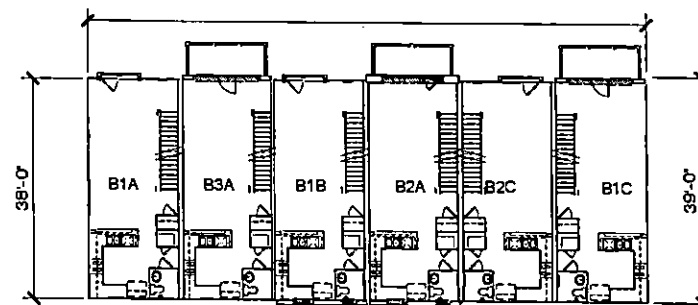
SDR-18031
01/11/07 PC

Architecture :: Planning **KTGY GROUP, INC.**
17000 Mitchell Court :: Irvine, CA :: P. 949.843.2144 :: F. 949.843.2144 :: www.ktgy.com
KTGY No: 2000-0770 :: 10.23.06 :: Page 16

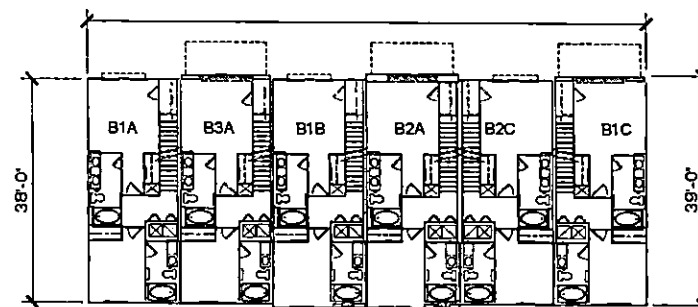
NOV 07 2006



First Floor



Second Floor



Thrid Floor

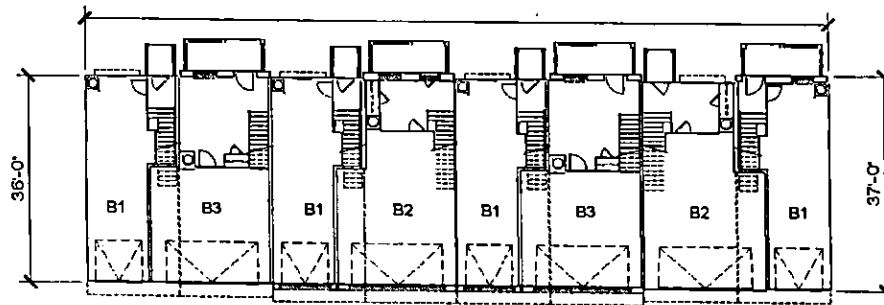
Building Composite - Type 'B' (6-Plex)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

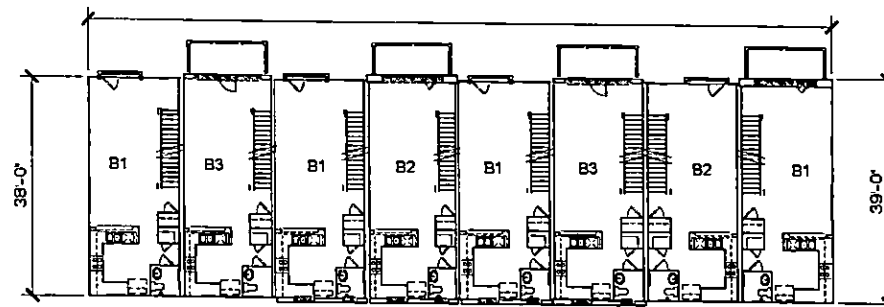
SDR-18031
01/11/07 PC

Architecture :: Planning **KTGY GROUP, INC.**
17000 Mitchell Court :: Irvine, CA :: P:949.861.9329 :: F:949.861.8179 :: www.ktgy.com
KTGY No: 2006-0770 :: 10.23.06 :: Page 17

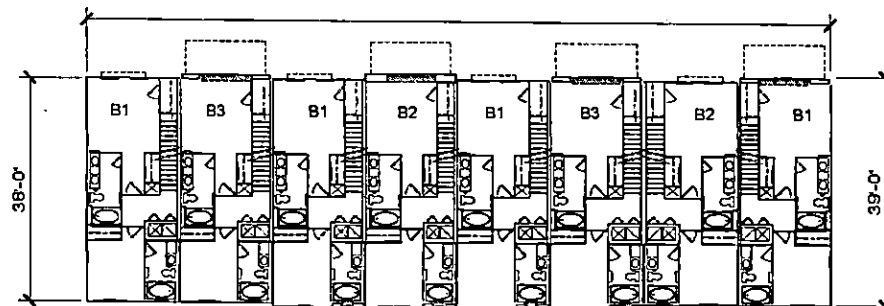
NOV 07 2006



First Floor



Second Floor



Thrid Floor

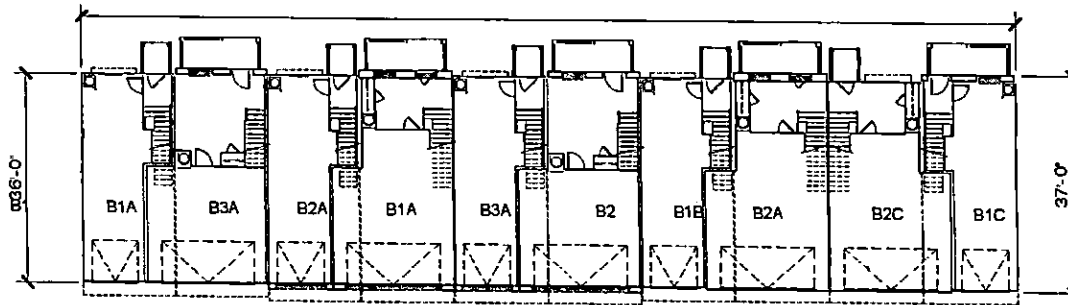
Building Composite - Type 'B' (8-Plex)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

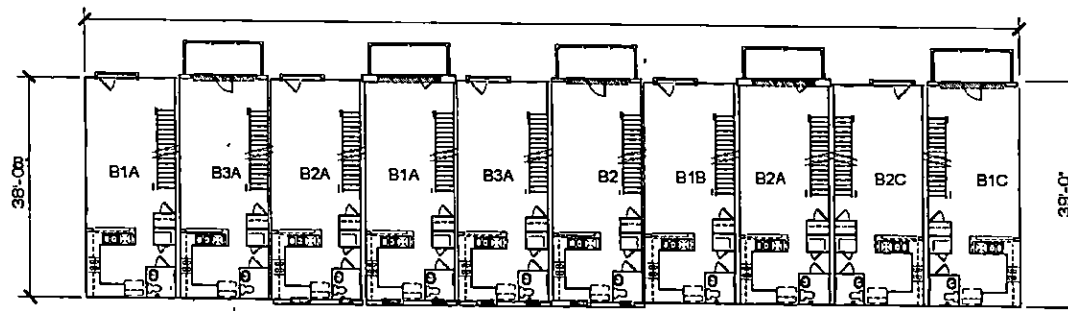
SDR-18031
01/11/07 PC

Architecture :: Planning **KTGY GROUP, INC.**
1000 Wilshire Blvd :: Suite 2000, CA :: P. 919.881.8100 :: F. 919.881.8100 :: www.ktgy.com
KTGY No: 2006-0770 :: 10.23.06 :: Page 18

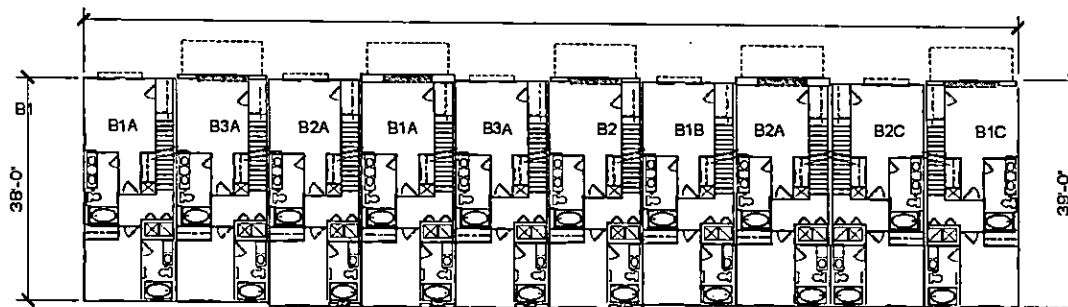
NOV 07 2006



First Floor



Second Floor



Third Floor

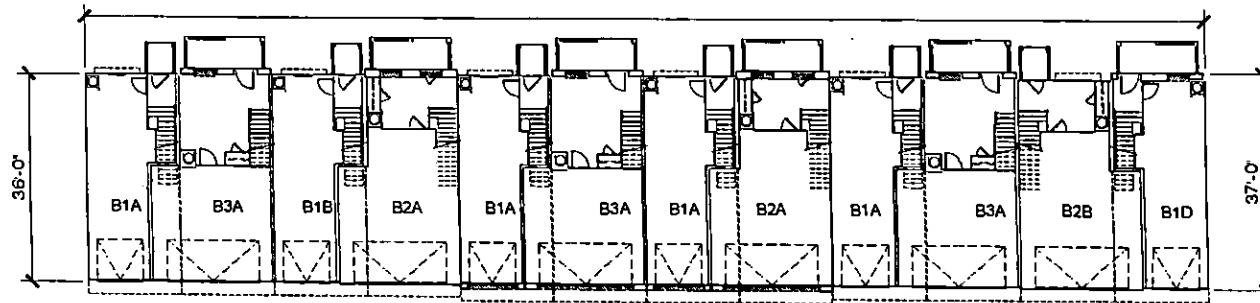
Building Composite - Type 'B' (10-Plex)

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

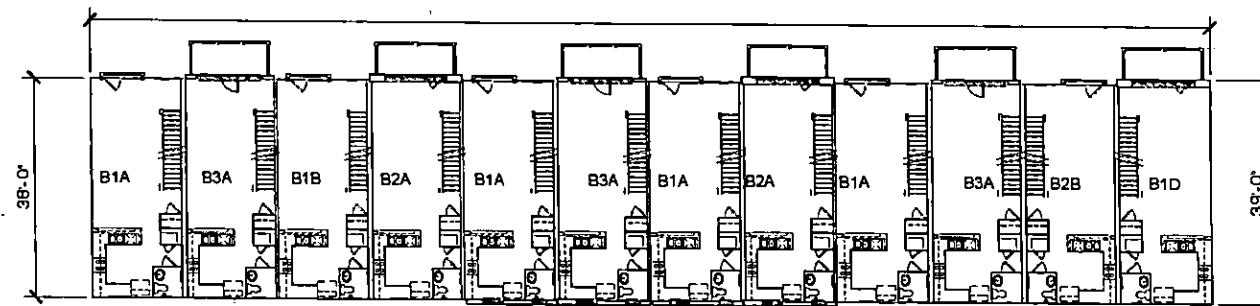
SDR-18031
01/11/07 PC

Architecture :: Planning **KTGY GROUP, INC.**
13300 Wilshire Blvd :: Irvine, CA :: P:949.861.8170 :: F:949.861.8170 :: www.ktgy.com
KTGY No: 2006-0770 :: 10.23.06 :: Page 18

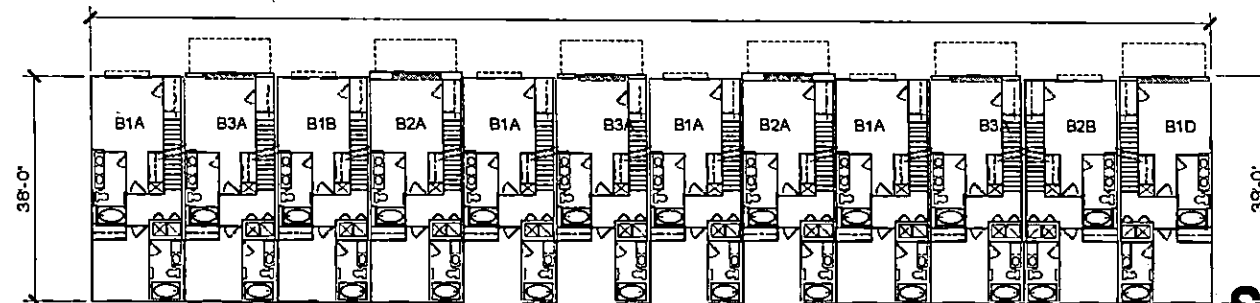
NOV 07 2006



First Floor



Second Floor



Thrid Floor

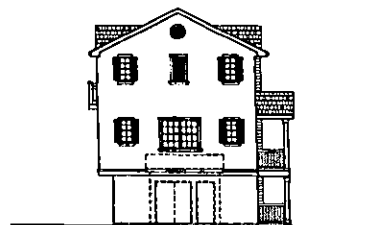
SDR-18031
01/11/07 PC

Building Composite - Type 'B' (12-Plex)

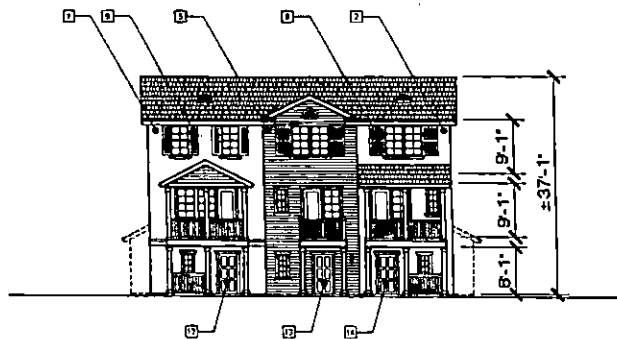
Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

Architecture :: Planning **KTGY GROUP, INC.**
11900 Mitchell Court :: Irvine, CA :: P:949.441.2020 :: F:949.441.4100 :: www.ktgy.com
KTGY No: 2006-0770 :: 10.23.06 :: Page 20

NOV 07 2006



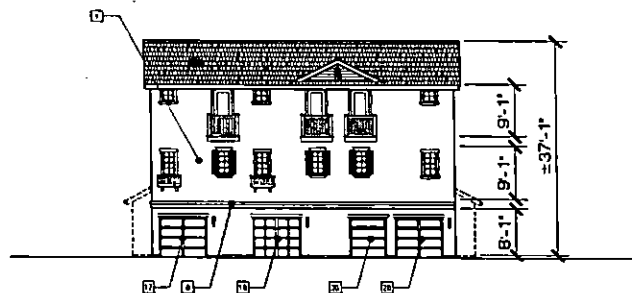
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 115 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAP SIDING

- 1 SHERWIN WILLIAMS SW2826 - CLASSICAL YELLOW
- 2 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 3 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

- 1 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 2 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 3 FRAZEE 0470N - SYMPHONY BLUE

FRONT DOOR

- 1 FRAZEE AC110N - ROASTED PEPPER
- 2 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 3 FRAZEE 0470N - SYMPHONY BLUE
- 4 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR

- 1 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- 2 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 3 FRAZEE 0470N - SYMPHONY BLUE
- 4 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 5 FRAZEE AC110N - ROASTED PEPPER

FRENCH DOOR

- 1 FLAT TILE CONCRETE ROOF
- 2 WOOD BALCONY RAILING
- 3 1/2 ROUND DORMERS
- 4 WROUGHT IRON DETAIL

Building Elevation - Type 'A' (3-Plex)

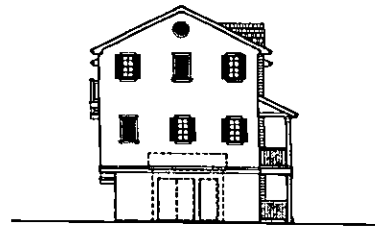
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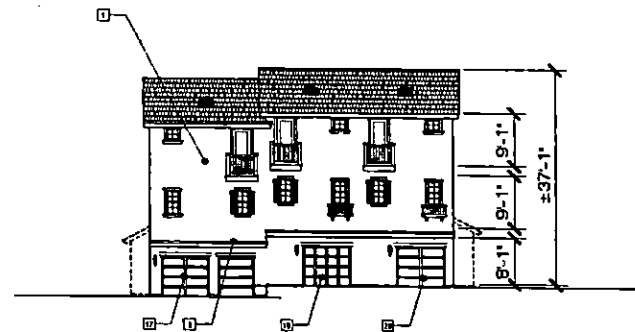
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES
STUCCO

- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 116 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2826 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAP SIDING

- 5 SHERWIN WILLIAMS SW2665 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2628 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2629 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

- 1 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 2 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 3 FRAZEE 8476N - SYMPHONY BLUE

FRONT DOOR

- 1 FRAZEE AC119N - ROASTED PEPPER
- 2 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 3 FRAZEE 8476N - SYMPHONY BLUE
- 4 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR

- 1 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN
- 2 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 3 FRAZEE 8476N - SYMPHONY BLUE
- 4 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 5 FRAZEE AC119N - ROASTED PEPPER

FRENCH DOOR

- 1 FRAZEE AC119N - ROASTED PEPPER
- 2 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 3 FRAZEE 8476N - SYMPHONY BLUE
- 4 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FLAT TILE CONCRETE ROOF

- 1 FRAZEE AC119N - ROASTED PEPPER
- 2 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 3 FRAZEE 8476N - SYMPHONY BLUE
- 4 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

WOOD BALCONY RAILING

- 1 FRAZEE AC119N - ROASTED PEPPER

1/2 ROUND DORMERS

- 1 FRAZEE AC119N - ROASTED PEPPER

WROUGHT IRON DETAIL

- 1 FRAZEE AC119N - ROASTED PEPPER

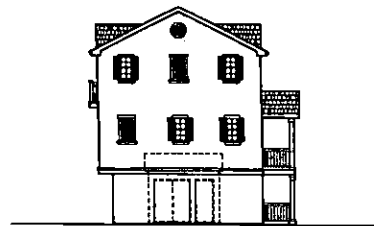
Building Elevation - Type 'A' (3-Plex)

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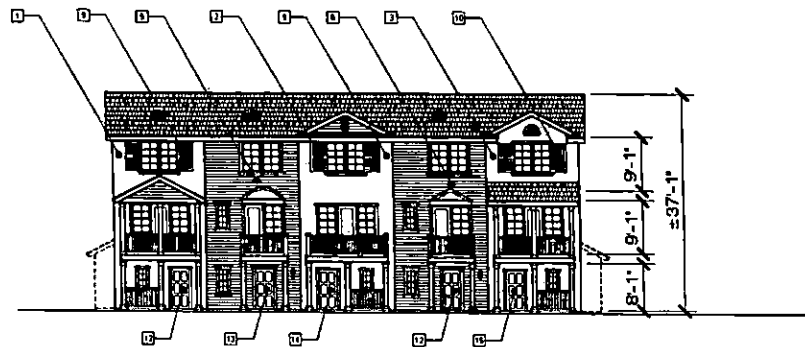
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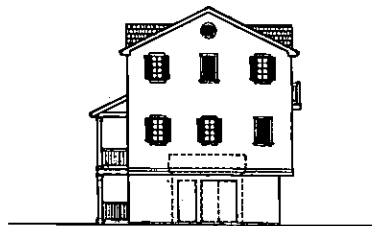
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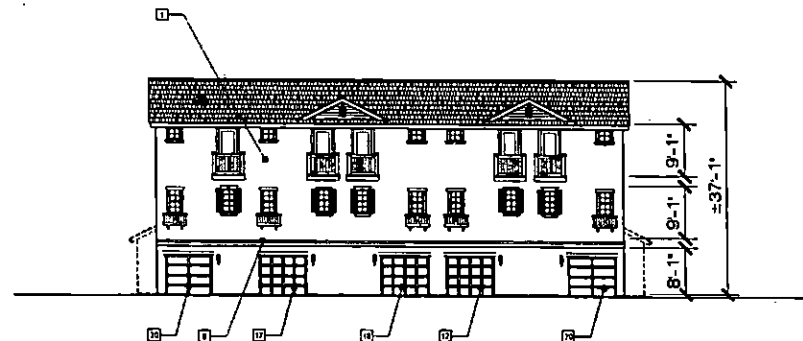
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2820 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 115 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING

- 5 SHERWIN WILLIAMS SW2805 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

- 9 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 6470N - SYMPHONY BLUE

FRONT DOOR

- 12 FRAZEE AC110N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 14 FRAZEE 6470N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR -

- 16 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 18 FRAZEE 6470N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRENCH DOOR -

- 20 FLAT TILE CONCRETE ROOF
- 21 WOOD BALCONY RAILING
- 22 1/2 ROUND DORMERS
- 23 WROUGHT IRON DETAIL

Building Elevation - Type 'A' (5-Plex)

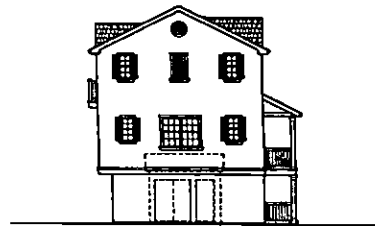
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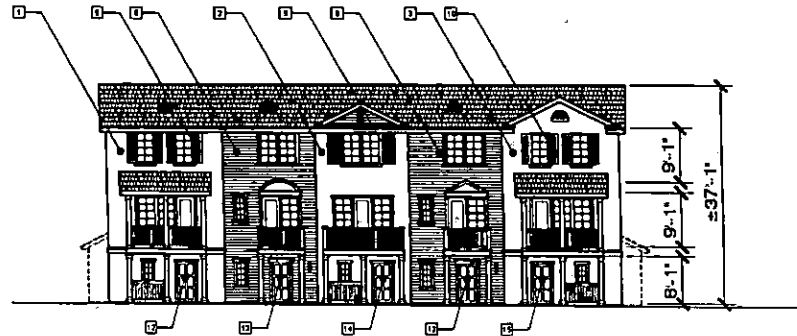
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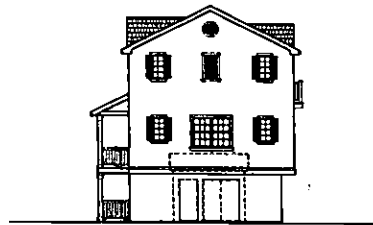
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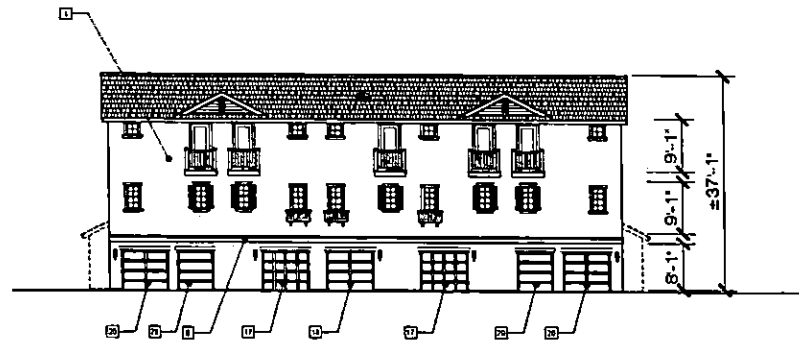
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 116 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2826 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING

- 1 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE
- 3 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 1 SHERWIN WILLIAMS SW2825 - CLASSICAL WHITE

SHUTTERS

- 1 SHERWIN WILLIAMS SW6254 - TRICORN BLACK
- 2 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 3 FRAZEE 0476N - SYMPHONY BLUE

FRONT DOOR

- 1 FRAZEE AC110N - ROASTED PEPPER
- 2 SHERWIN WILLIAMS SW6254 - TRICORN BLACK
- 3 FRAZEE 0476N - SYMPHONY BLUE
- 4 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR

- 1 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN
- 2 SHERWIN WILLIAMS SW6254 - TRICORN BLACK
- 3 FRAZEE 0476N - SYMPHONY BLUE
- 4 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 5 FRAZEE AC110N - ROASTED PEPPER

FRENCH DOOR

- 1 FLAT TILE CONCRETE ROOF
- 2 WOOD BALCONY RAILING
- 3 1/2 ROUND DORMERS
- 4 WROUGHT IRON DETAIL

Building Elevation - Type 'A' (5-Plex)

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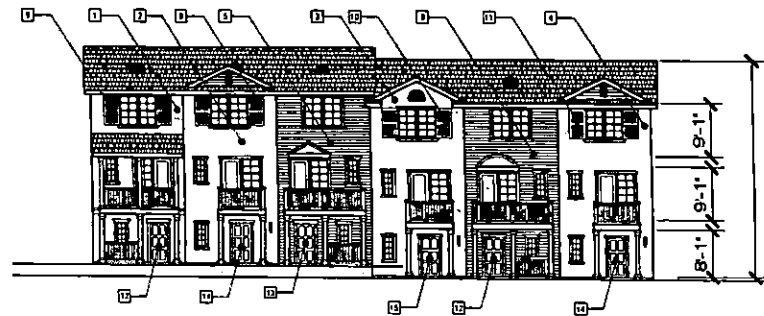
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Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- [1] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [2] SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- [3] FRAZEE 115 - CAPE COD GRAY
- [4] SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAP SIDING

- [5] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [6] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [7] SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- [1] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE

SHUTTERS

- [2] SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- [3] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [4] FRAZEE 0470N - SYMPHONY BLUE

FRONT DOOR

- [5] FRAZEE ACH16N - ROASTED PEPPER
- [6] SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- [7] FRAZEE 0470N - SYMPHONY BLUE
- [8] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR

- [9] SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- [10] SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- [11] FRAZEE 0470N - SYMPHONY BLUE
- [12] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [13] FRAZEE ACH16N - ROASTED PEPPER

FRENCH DOOR

- [14] FLAT TILE CONCRETE ROOF
- [15] WOOD BALCONY RAILING
- [16] 1/2 ROUND DORMERS
- [17] WROUGHT IRON DETAIL

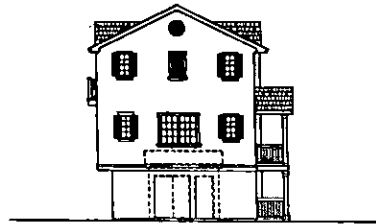
Building Elevation - Type 'A' (6-Plex)

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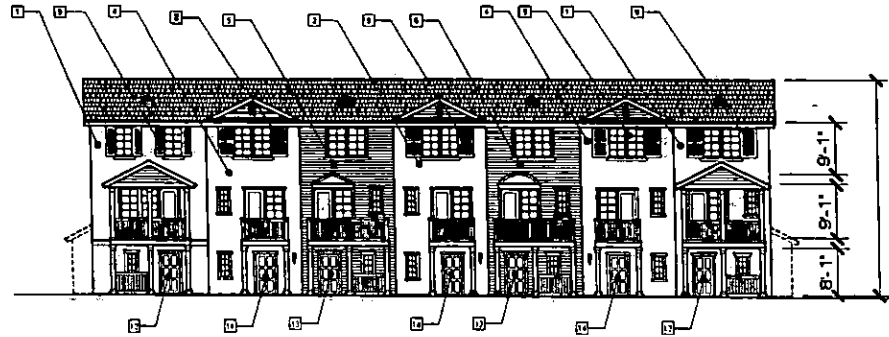
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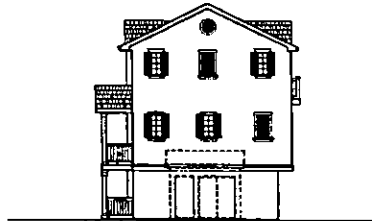
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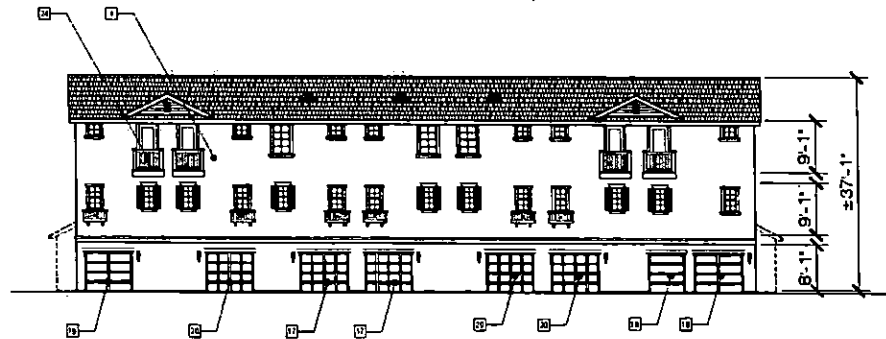
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2823 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 113 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING

- 5 SHERWIN WILLIAMS SW2825 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2826 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 1 SHERWIN WILLIAMS SW2823 - CLASSICAL WHITE
- SHUTTERS**
- 1 SHERWIN WILLIAMS SW2827 - TRICORN BLACK
- 2 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- 3 FRAZEE 8478N - SYMPHONY BLUE

FRONT DOOR

- 1 FRAZEE AC118N - ROASTED PEPPER
- 2 SHERWIN WILLIAMS SW2826 - TRICORN BLACK
- 3 FRAZEE 8478N - SYMPHONY BLUE
- 4 SHERWIN WILLIAMS SW2823 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR :

- 5 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN
- 6 SHERWIN WILLIAMS SW2826 - TRICORN BLACK
- 7 FRAZEE 8478N - SYMPHONY BLUE
- 8 SHERWIN WILLIAMS SW2823 - CLASSICAL WHITE
- 9 FRAZEE AC118N - ROASTED PEPPER

FRENCH DOOR-

- 1 FLAT TILE CONCRETE ROOF
- 2 WOOD BALCONY RAILING
- 3 1/2 ROUND DORMERS
- 4 WROUGHT IRON DETAIL

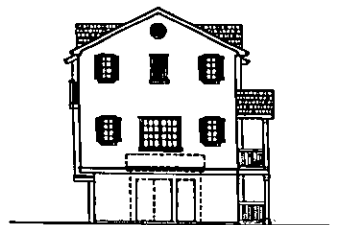
Building Elevation - Type 'A' (7-Plex)

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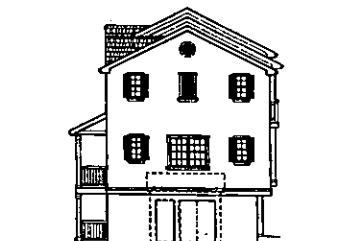
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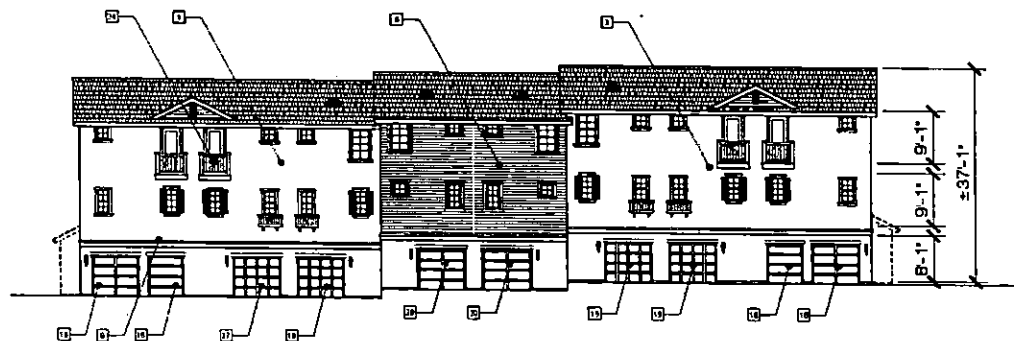
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- [1] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [2] SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- [3] FRAZEE 115 - CAPE COD GRAY
- [4] SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING

- [5] SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- [6] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [7] SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- [1] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE

SHUTTERS

- [1] SHERWIN WILLIAMS SW2858 - TRICORN BLACK
- [2] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [3] FRAZEE 8478N - SYMPHONY BLUE

FRONT DOOR

- [1] FRAZEE AC116N - ROASTED PEPPER
- [2] SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- [3] FRAZEE 8478N - SYMPHONY BLUE
- [4] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR -

- [1] SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- [2] SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- [3] FRAZEE 8478N - SYMPHONY BLUE
- [4] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [5] FRAZEE AC116N - ROASTED PEPPER

FRENCH DOOR -

- [1] FLAT TILE CONCRETE ROOF
- [2] WOOD BALCONY RAILING
- [3] 1/2 ROUND DORMERS
- [4] WROUGHT IRON DETAIL

Building Elevation - Type 'A' (8-Plex)

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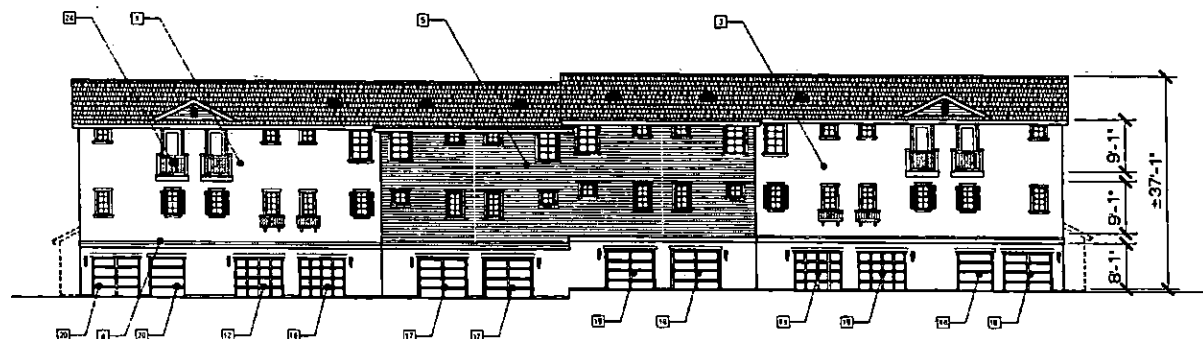
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 115 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING

- 5 SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

- 9 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 0476N - SYMPHONY BLUE

FRONT DOOR

- 12 FRAZEE AC118N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 14 FRAZEE 0476N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR

- 16 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 18 FRAZEE 0476N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 20 FRAZEE AC118N - ROASTED PEPPER

FRENCH DOOR

- 21
- 22 FLAT TILE CONCRETE ROOF
- 23 WOOD BALCONY RAILING
- 24 1/2 ROUND DORMERS
- 25 WROUGHT IRON DETAIL

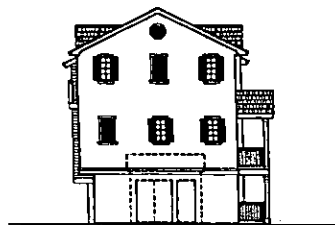
Building Elevation - Type 'A' (10-Plex)

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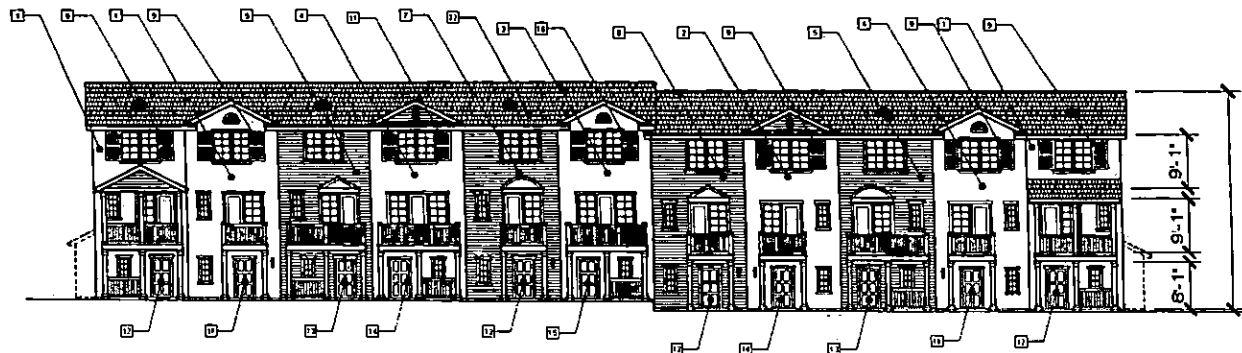
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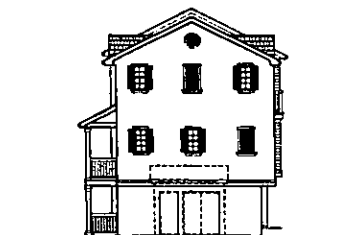
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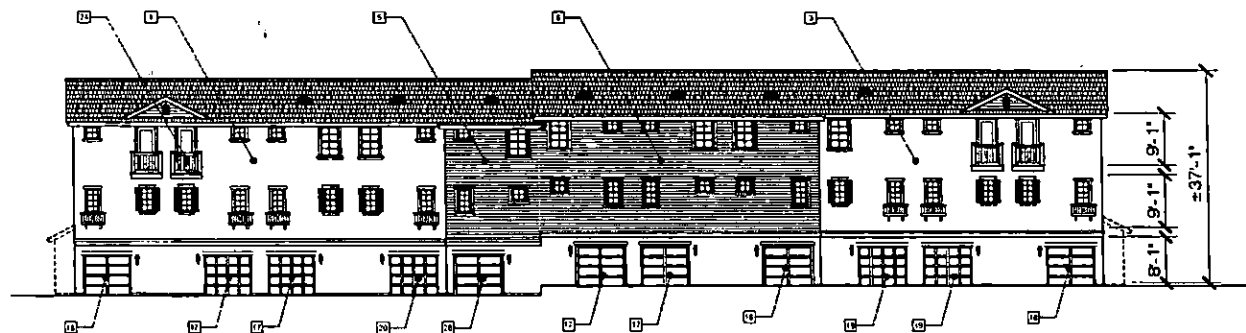
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2529 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2527 - COLONIAL REVIVAL STONE
- 3 FRAZEE 115 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2528 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING

- 5 SHERWIN WILLIAMS SW2525 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2526 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2529 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2529 - CLASSICAL WHITE

SHUTTERS

- 9 SHERWIN WILLIAMS SW2528 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2529 - CLASSICAL WHITE
- 11 FRAZEE 6478N - SYMPHONY BLUE

FRONT DOOR

- 12 FRAZEE AC118N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW2528 - TRICORN BLACK
- 14 FRAZEE 6478N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2529 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR

- 16 SHERWIN WILLIAMS SW2528 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW2528 - TRICORN BLACK
- 18 FRAZEE 6478N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2529 - CLASSICAL WHITE
- 20 FRAZEE AC118N - ROASTED PEPPER

FRENCH DOOR

- 21 FLAT TILE CONCRETE ROOF
- 22 WOOD BALCONY RAILING
- 23 1/2 ROUND DORMERS
- 24 WROUGHT IRON DETAIL

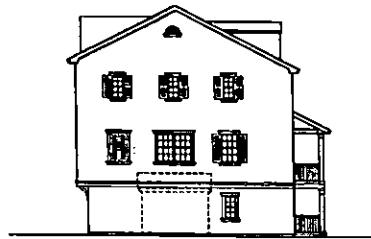
Building Elevation - Type 'A' (11-Plex)

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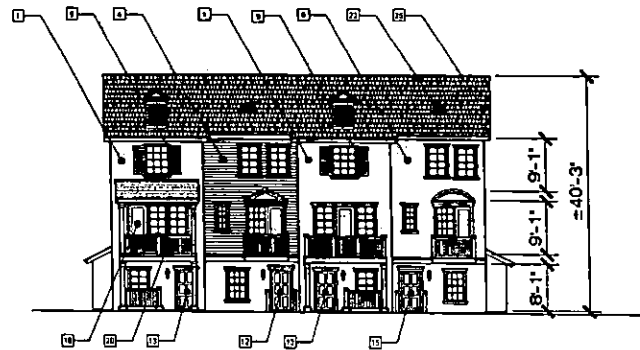
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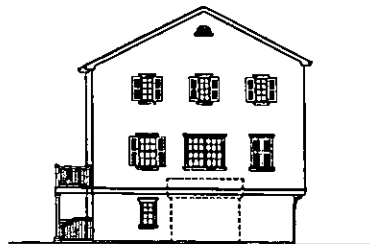
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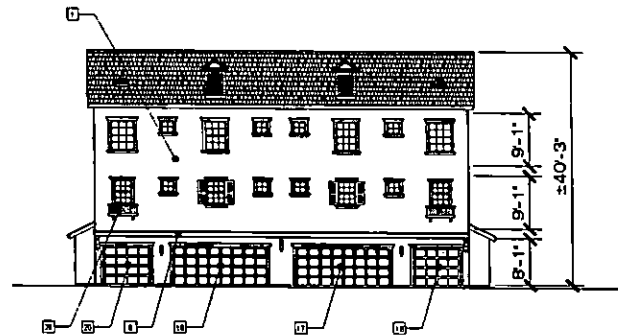
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- [1] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [2] SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- [3] FRAZEE 116 - CAPE COD GRAY

FIBER CEMENT LAP SIDING

- [4] SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- [5] SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- [6] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [7] SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- [8] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

- [9] SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- [10] FRAZEE 1070N - SYMPHONY BLUE
- [11] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRONT DOOR

- [12] SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE
- [13] SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- [14] FRAZEE 1070N - SYMPHONY BLUE
- [15] FRAZEE AC110N - ROASTED PEPPER
- [16] SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

SECTIONAL GARAGE DOOR -

- [17] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [18] SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- [19] FRAZEE 1070N - SYMPHONY BLUE
- [20] FRAZEE AC110N - ROASTED PEPPER
- [21] SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

FRENCH DOOR -

- [22] FLAT TILE CONCRETE ROOF -
- [23] WOOD BALCONY RAILING -
- [24] 1/2 ROUND DORMERS -
- [25] WROUGHT IRON DETAIL -

Building Elevation - Type 'B' (4-Plex)

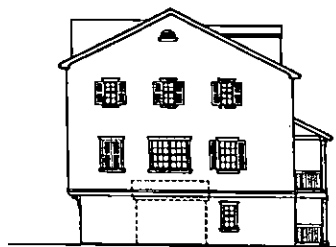
Liberty Square at Providence :: Fairfield Residential
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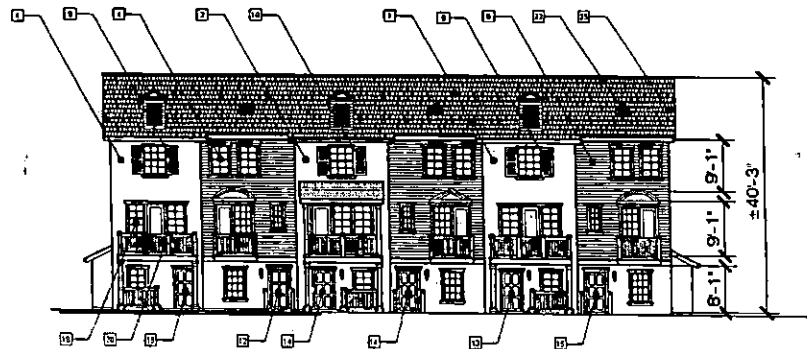
Architecture :: Planning **KTGY GROUP, INC.**
17000 Wilshire Blvd., Suite 200, Los Angeles, CA 90048 :: P: 310.851.2100 :: F: 310.851.8100 :: www.ktgy.com

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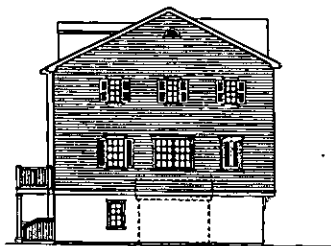
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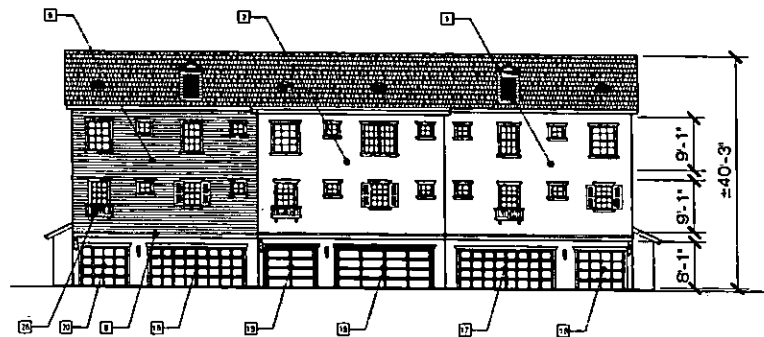
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- 3 FRAZEE 116 - CAPE COD GRAY

FIBER CEMENT LAP SIDING

- 4 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 5 SHERWIN WILLIAMS SW2825 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2828 - CLASSICAL WHITE

SHUTTERS

- 9 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 10 FRAZEE 8476N - SYMPHONY BLUE
- 11 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRONT DOOR

- 12 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 13 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 14 FRAZEE 8476N - SYMPHONY BLUE
- 15 FRAZEE AC118N - ROASTED PEPPER
- 16 SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

SECTIONAL GARAGE DOOR -

- 17 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 18 SHERWIN WILLIAMS SW2828 - TRICORN BLACK
- 19 FRAZEE 8476N - SYMPHONY BLUE
- 20 FRAZEE AC118N - ROASTED PEPPER
- 21 SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

FRENCH DOOR -

- 22 FLAT TILE CONCRETE ROOF -
- 23 WOOD BALCONY RAILING -
- 24 1/2 ROUND DORMERS -
- 25 WROUGHT IRON DETAIL -

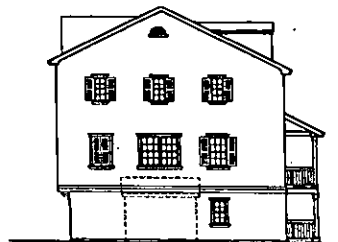
Building Elevation - Type 'B' (6-Plex)

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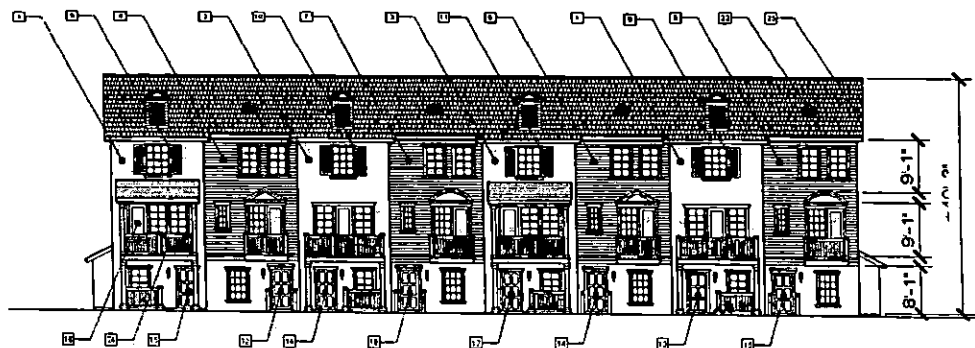
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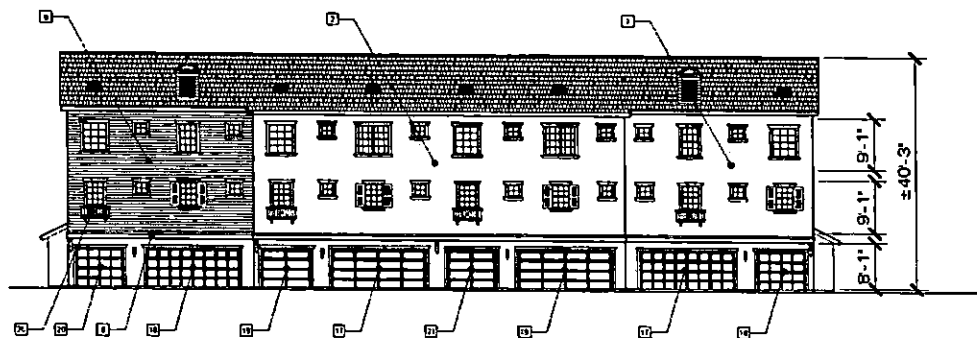
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN
- 3 FRAZEE 119 - CAPE COD GRAY

FIBER-CEMENT LAPSIDING

- 4 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 5 SHERWIN WILLIAMS SW2828 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

- 9 SHERWIN WILLIAMS SW2829 - TROICORN BLACK
- 10 FRAZEE 1478N - SYMPHONY BLUE
- 11 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRONT DOOR

- 12 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 13 SHERWIN WILLIAMS SW2829 - TROICORN BLACK
- 14 FRAZEE 1478N - SYMPHONY BLUE
- 15 FRAZEE AC118N - ROASTED PEPPER
- 16 SHERWIN WILLIAMS SW2829 - DARK HUNTER GREEN

SECTIONAL GARAGE DOOR -

- 17 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 18 SHERWIN WILLIAMS SW2829 - TROICORN BLACK
- 19 FRAZEE 1478N - SYMPHONY BLUE
- 20 FRAZEE AC118N - ROASTED PEPPER
- 21 SHERWIN WILLIAMS SW2829 - DARK HUNTER GREEN

FRENCH DOOR -

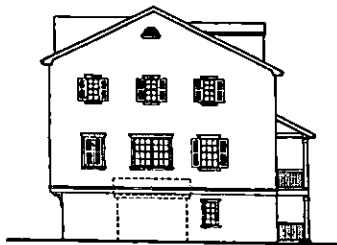
- 22 FLAT TILE CONCRETE ROOF -
- 23 WOOD BALCONY RAILING -
- 24 1/2 ROUND DORMERS -
- 25 WROUGHT IRON DETAIL -

Building Elevation - Type 'B' (8-Plex)

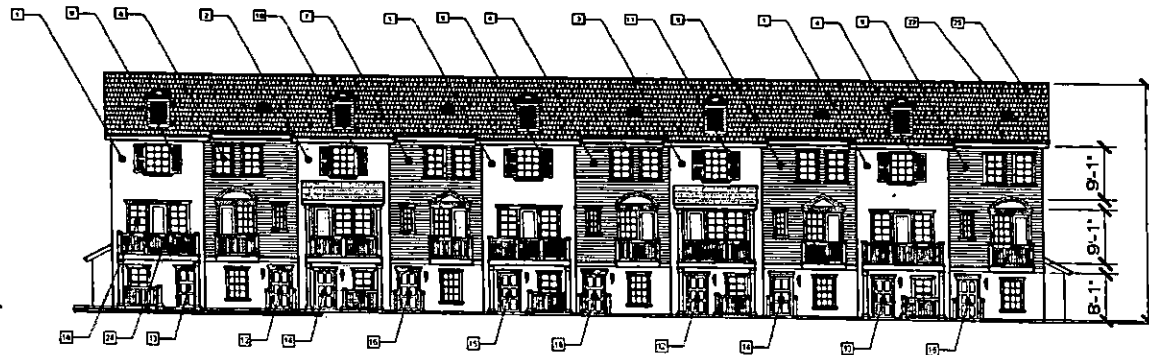
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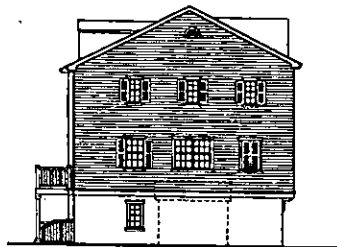
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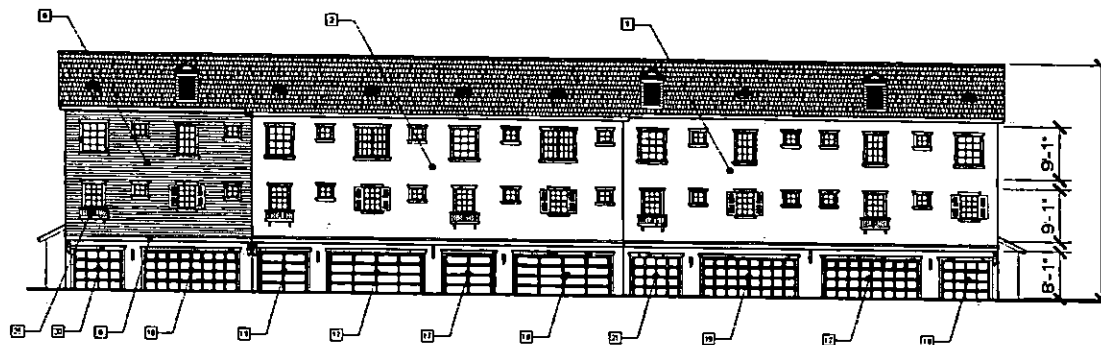
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- [1] SHERWIN WILLIAMS SW2529 - CLASSICAL WHITE
- [2] SHERWIN WILLIAMS SW2528 - COLONIAL REVIVAL TAN
- [3] FRAZEE 115 - CAPE COD GRAY

FIBER-CEMENT LAP SIDING

- [4] SHERWIN WILLIAMS SW2527 - COLONIAL REVIVAL STONE
- [5] SHERWIN WILLIAMS SW2535 - CLASSICAL YELLOW
- [6] SHERWIN WILLIAMS SW2529 - CLASSICAL WHITE
- [7] SHERWIN WILLIAMS SW2528 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- [8] SHERWIN WILLIAMS SW2529 - CLASSICAL WHITE

SHUTTERS

- [9] SHERWIN WILLIAMS SW2528 - TRICORN BLACK
- [10] FRAZEE BAYEN - SYMPHONY BLUE
- [11] SHERWIN WILLIAMS SW2529 - CLASSICAL WHITE

FRONT DOOR

- [12] SHERWIN WILLIAMS SW2529 - CLASSICAL WHITE
- [13] SHERWIN WILLIAMS SW2528 - TRICORN BLACK
- [14] FRAZEE BAYEN - SYMPHONY BLUE
- [15] FRAZEE AC118N - ROASTED PEPPER
- [16] SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

SECTIONAL GARAGE DOOR -

- [17] SHERWIN WILLIAMS SW2529 - CLASSICAL WHITE
- [18] SHERWIN WILLIAMS SW2528 - TRICORN BLACK
- [19] FRAZEE BAYEN - SYMPHONY BLUE
- [20] FRAZEE AC118N - ROASTED PEPPER
- [21] SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

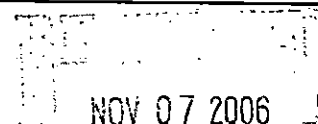
FRENCH DOOR -

- [22] FLAT TILE CONCRETE ROOF -
- [23] WOOD BALCONY RAILING -
- [24] 1/2 ROUND DORMERS -
- [25] WROUGHT IRON DETAIL -

Building Elevation - Type 'B' (10-Plex)

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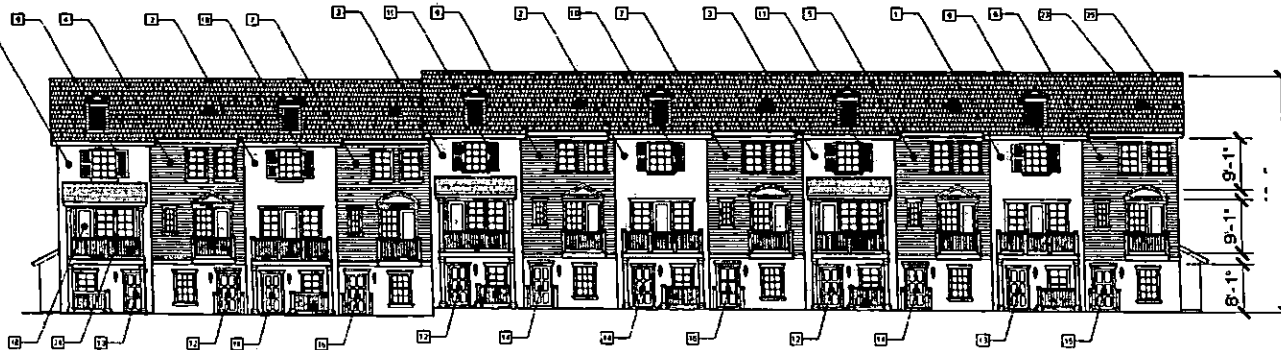
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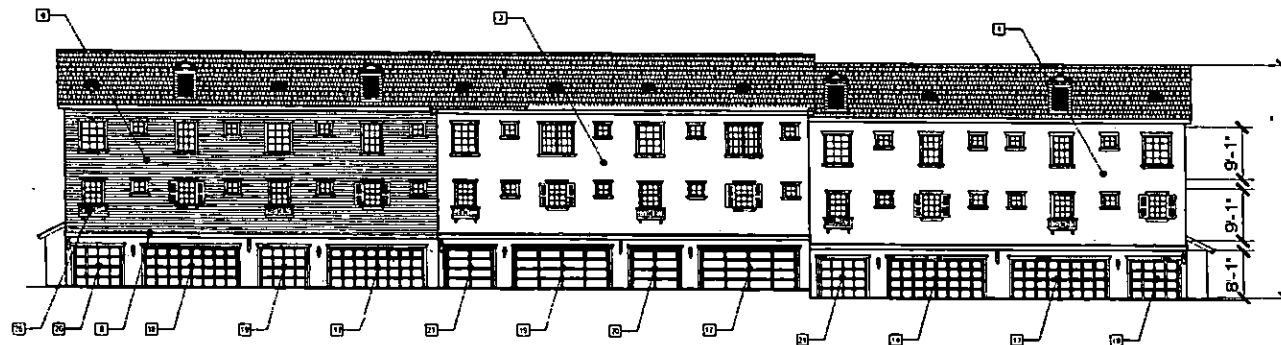
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO

- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL TAN
- 3 FRAZEE 116 - CAPE COD GRAY

FIBER-CEMENT LAP SIDING

- 4 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 5 SHERWIN WILLIAMS SW2835 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

- 9 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 10 FRAZEE B47N - SYMPHONY BLUE
- 11 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRONT DOOR

- 12 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 13 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 14 FRAZEE B47N - SYMPHONY BLUE
- 15 FRAZEE AC118N - ROASTED PEPPER
- 16 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR -

- 17 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 18 SHERWIN WILLIAMS SW2829 - TRICORN BLACK
- 19 FRAZEE B47N - SYMPHONY BLUE
- 20 FRAZEE AC118N - ROASTED PEPPER
- 21 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRENCH DOOR -

- 22 FLAT TILE CONCRETE ROOF -
- 23 WOOD BALCONY RAILING -
- 24 1/2 ROUND DORMERS -
- 25 WROUGHT IRON DETAIL -

Building Elevation - Type 'B' (12-Plex)

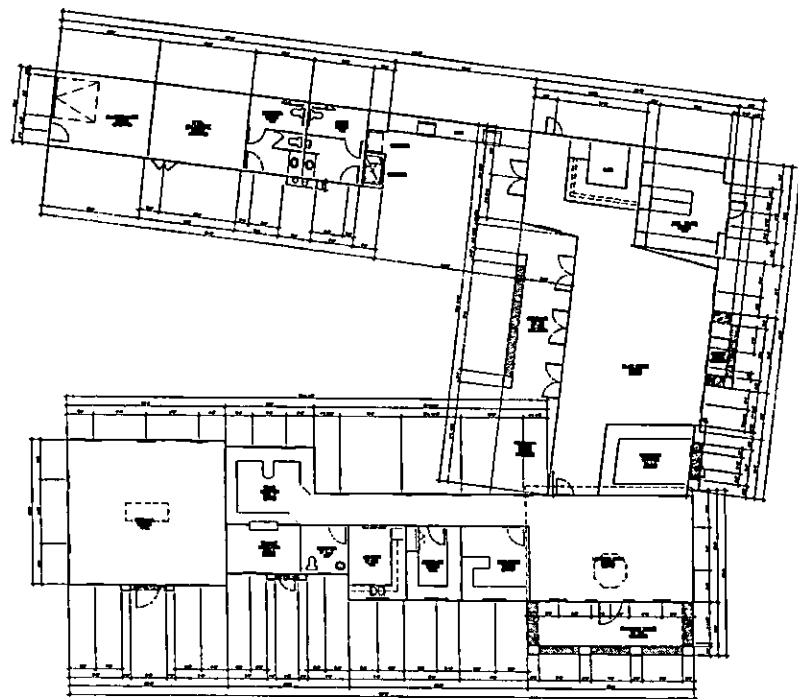
Liberty Square at Providence :: Fairfield Residential
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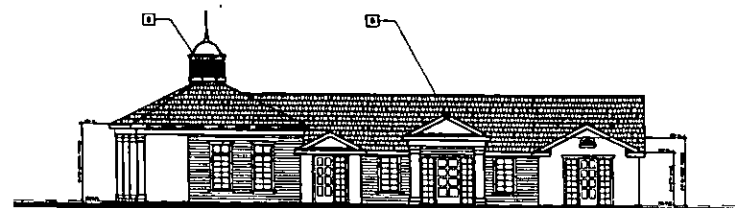
Architecture :: Planning **KTGY GROUP, INC.**
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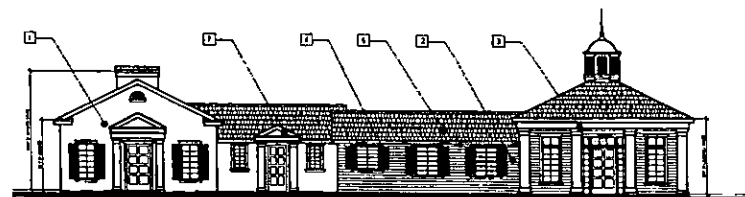
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Building Plan



North Elevation



East Elevation

KEYNOTES

- ① STUCCO
- ② FIBER-CEMENT LAPSIDING
- ③ PAINTED STUCCO TRIM
- ④ SHUTTERS
- ⑤ FLAT TILE CONCRETE ROOF
- ⑥ GABLED END DETAIL
- ⑦ PEDIMENT DETAIL
- ⑧ DECORATIVE CUPOLA

Rec./Leasing Building



Building Elevations

SDR-18031
01/11/07 PC

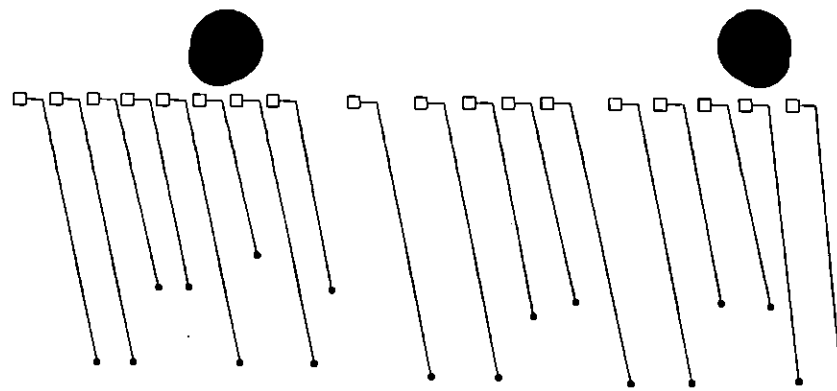
Rec. / Leasing Building
Plan and Elevations

Liberty Square at Providence :: Fairfield Residential
City of Las Vegas, Nevada

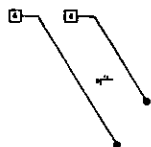
Architecture :: Planning **KTGY GROUP, INC.**
17000 Midway Blvd., Irvine, CA :: P. 949.851.8100 :: F. 949.851.8100 :: www.ktgy.com

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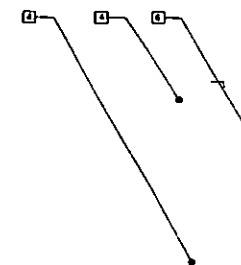
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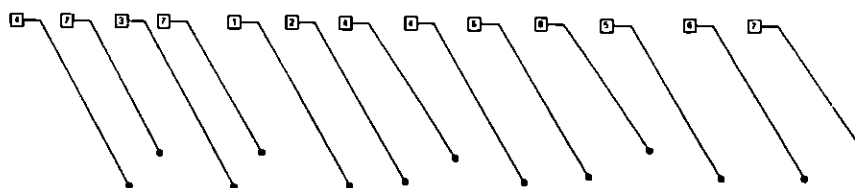
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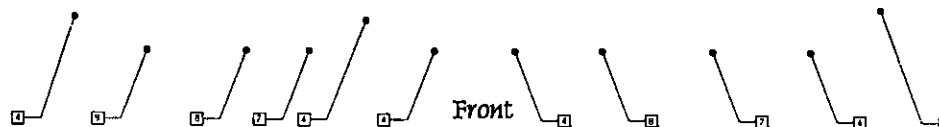
Left



Right



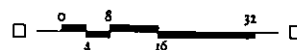
Front



COLOR KEY

- 1 SHERWIN WILLIAMS - CLASSIC YELLOW (SW2895)
- 2 FRAZEE - CAPE COD GRAY (115)
- 3 SHERWIN WILLIAMS - COLONIAL REVIVAL STONE (SW2827)
- 4 SHERWIN WILLIAMS - CLASSIC WHITE (SW2829)
- 5 SHERWIN WILLIAMS - COLONIAL REVIVAL GREEN (SW2828)
- 6 SHERWIN WILLIAMS - COLONIAL REVIVAL TAN - (SW2828)
- 7 SHERWIN WILLIAMS - TRICORN BLACK (SW6258)
- 8 FRAZEE - SYMPHONY BLUE (B475N)
- 9 FRAZEE - ROASTED PEPPER (AC116N)
- 10 SHERWIN WILLIAMS - DART HUNTER GREEN (SW0041)

Building Type A
8 Unit Building

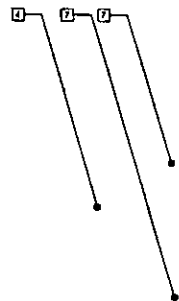


Color Blocking

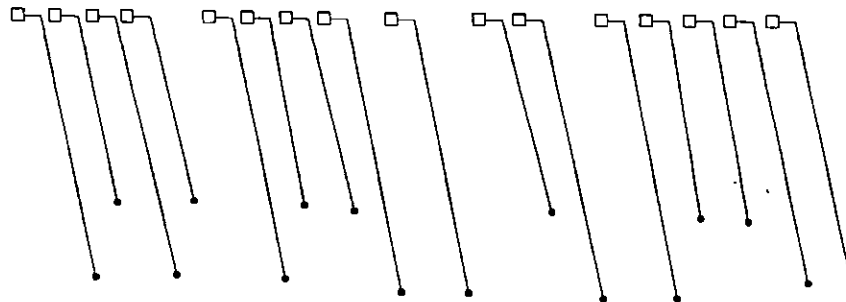
Color Blocking
Type A B-Unit

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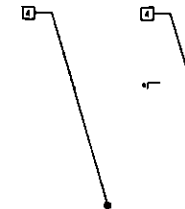
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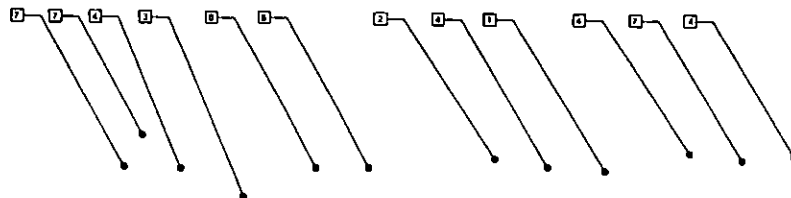
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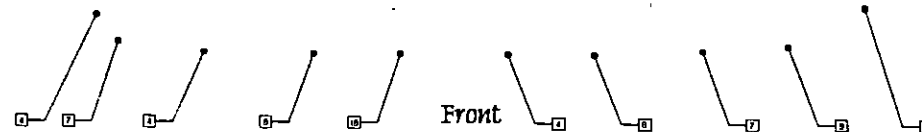
Rear



Right



Front

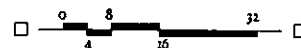


COLOR KEY

- 1 SHERWIN WILLIAMS - CLASSIC YELLOW (SW2865)
- 2 FRAZEE - CAPE COD GRAY (115)
- 3 SHERWIN WILLIAMS - COLONIAL REVIVAL STONE (SW2827)
- 4 SHERWIN WILLIAMS - CLASSIC WHITE (SW2823)
- 5 SHERWIN WILLIAMS - COLONIAL REVIVAL GREEN (SW2820)
- 6 SHERWIN WILLIAMS - COLONIAL REVIVAL TAN - (SW2828)
- 7 SHERWIN WILLIAMS - TRICORN BLACK (SW6258)
- 8 FRAZEE - SYMPHONY BLUE (8476N)
- 9 FRAZEE - ROASTED PEPPER (AC116N)
- 10 SHERWIN WILLIAMS - DART HUNTER GREEN (SW0041)

Building Type B

8 Unit Building



Color Blocking

Color Blocking -
Type B 8-Unit

SDR-18031

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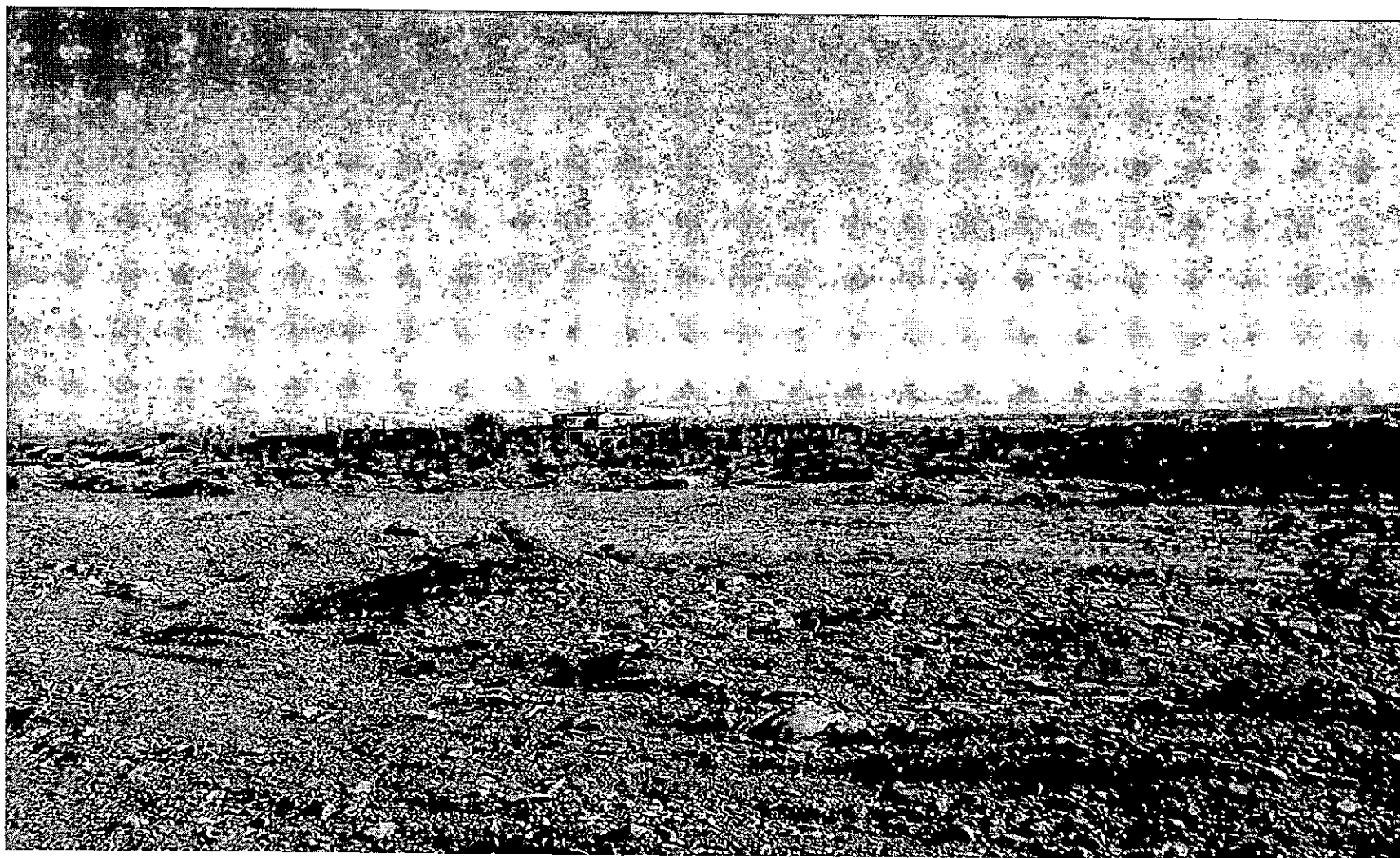
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SDR 18031				
Fairfield Hualapai, LLC				
NWC Dorrell & Hualapai				
Proposed 218 unit single family dwelling unit development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	218	9.57	2,086
AM Peak Hour			0.75	164
PM Peak Hour			1.01	220
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets: Counts not available in this vicinity				
This project will add approximately 2,086 trips per day on Dorrell, Hualapai and Elkhorn. Counts are not available for any roads in this vicinity, but they are believed to be under capacity.				
Based on Peak Hour use, this development will add roughly 220 additional cars into the area; which works out to about four every minute.				
Note that this report assumes all traffic from this development uses all named streets.				



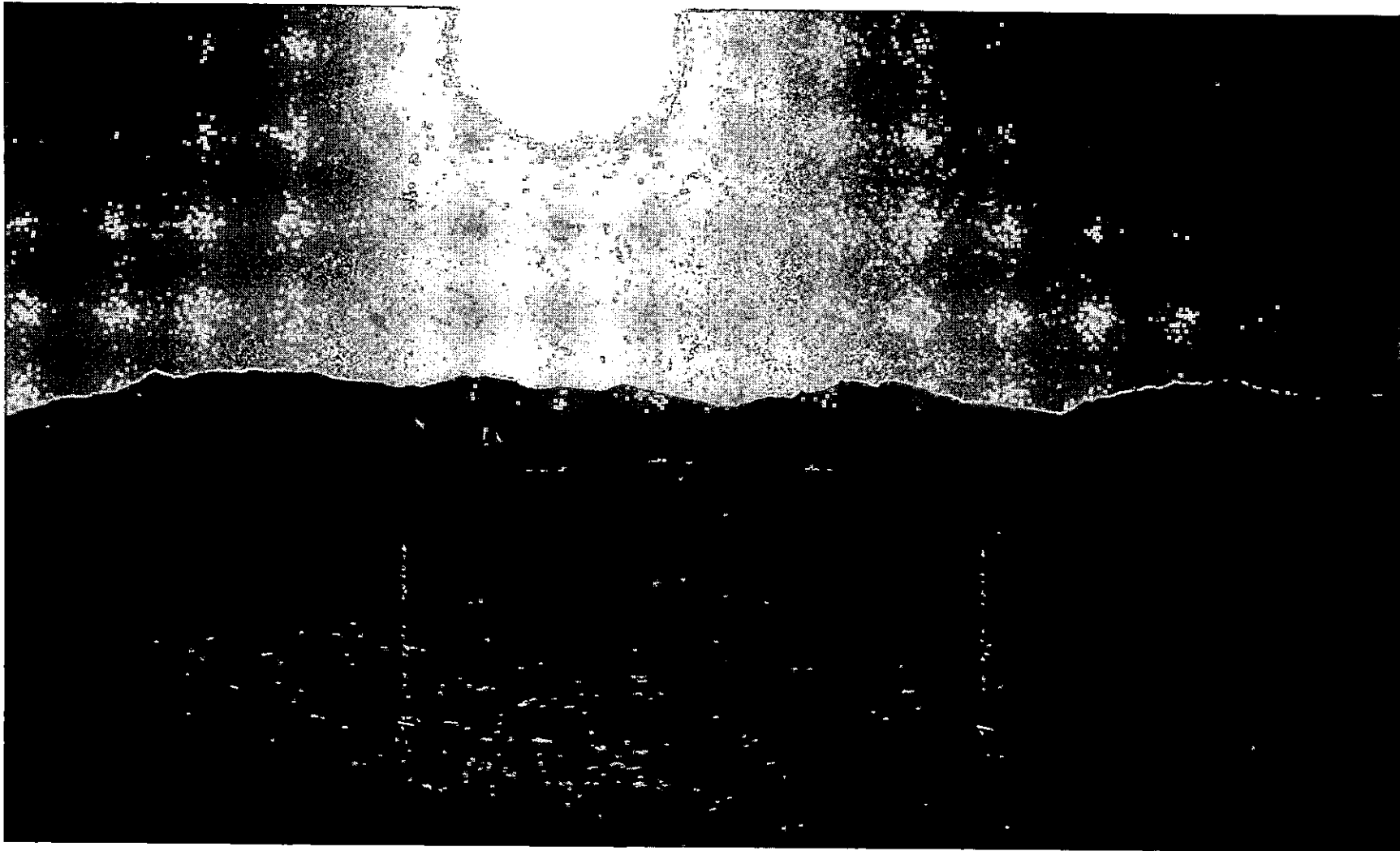
VAR-18090 & SDR-18031 - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC
SOUTHWEST CORNER OF HUALAPAI WAY AND ELKHORN ROAD
FEBRUARY 22, 2007 PLANNING COMMISSION

11/20/06



VAR-18090 & SDR-18031 - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC
SOUTHWEST CORNER OF HUALAPAI WAY AND ELKHORN ROAD
FEBRUARY 22, 2007 PLANNING COMMISSION

11/20/06



VAR-18090 & SDR-18031 - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC
SOUTHWEST CORNER OF HUALAPAI WAY AND ELKHORN ROAD
FEBRUARY 22, 2007 PLANNING COMMISSION

11/20/06

FF DEVELOPMENT LP

October 24, 2006

Doug Rankin
Planning Supervisor
City of Las Vegas Planning & Development
731 Fourth Street
Las Vegas, NV 89101

**RE: Site Development Plan Review Submittal
Providence; Pod 122**

Mr. Rankin,

Fairfield is pleased to be submitting a Site Development Plan Review package for your review and comment. The enclosed plans will provide you with the proposed building layout, pedestrian and vehicular circulation, site access, building elevations and landscaping treatment. The details associated with this proposal are as follows:

Current Site Information:

Location:

The site is designated Pod 122 within the Providence Master Planned Community and is made-up of residential and retail/commercial land uses. Site boundaries are defined by Elkhorn Road to the north, Pod 121 to the west, Hualapai Way to the east and Dorrell Lane to the south.

Area:

15.69 Gross Acres
Residential Parcel = 10.38 Gross Acres
Retail Parcel = 5.31 Gross Acres

Current Use:

The site is currently vacant land

Current Zoning:

VC – Village Commercial

Proposed Zoning:

VC – Village Commercial

Flood Zone:

The site is currently located within flood zone X

02/22/07 PC SDR-18031

NOV 07 2006

Development Proposal:*Use:*

Fairfield's proposed townhome community will consist of approximately 218 three story homes on a 10.38 (gross) acre parcel. The adjacent retail/commercial parcel (5.31 gross acres) is not a part of this submittal and will be processed separately. This residential development will be constructed in one phase and will be subsequently mapped as a single lot parcel for condominium purposes.

Townhome Proposal:*Site Plan:*

The site plan illustrates overall building orientation, internal travel ways, open space and amenity locations. The plan has been designed around a central identity drive that horizontally integrates the residential and retail uses proposed on-site. Townhome buildings have been oriented to interface with front door access along neighborhood streets, as well as, pedestrian paseos. Pedestrian circulation has been emphasized throughout the site with connectivity to on-site amenities, retail uses and off-site recreational opportunities. Primary vehicular access will occur at Hualapai Way with secondary access at Elkhorn Road and Dorrell Lane, respectively.

Building Type:

The proposed development will consist of side-by side three story townhomes planned in rows of 4 to 10 units. These homes utilize an enclosed ground floor garage with direct access to second and third level living areas.

Architecturally, design of these homes will integrate the strong "American Traditions"/"Classical Americana" theme planned throughout common areas of the Providence community.

Appropriate architectural detailing, exterior materials and pitched roof elements will be incorporated to embody the noted design.

Within the site, buildings will have front door access from neighborhood streets, as well as, pedestrian paseos. Around the perimeter, buildings have been located to face out toward the community. Pedestrian access to the surrounding community will be further emphasized along Hualapai Way with residential "stoop" type access to the public walk.

Building Mix:

The proposed unit mix will include one and two bedroom unit plans. The current unit types consist of the following:

- 1 Bedroom; 1.5 Bath at approximately 952 SF
- 1 Bedroom + Den; 1.5 Bath at approximately 1,134 SF
- 2 Bedroom; 2.5 Bath at approximately 1,254 SF
- 2 Bedroom; 2.5 Bath at approximately 1,310 SF

Setbacks:

Planned setbacks are as follows:

From adjacent property line

- Single story structure 10' minimum
- Three story structure 30' minimum

From adjacent ROW

- Three story structure 25' minimum

Perimeter Walls:

Perimeter walls are anticipated around the site for retaining purposes, with view fencing above. The proposed building type and outward facing orientation lends itself to a minimized wall condition at finish grade.

Proposed Amenities:

- Resident pool area including; pool, spa, sundeck, built-in BBQs and trellis shade structures.
- Full-time leasing and property maintenance staff
- Community room for resident functions and community gatherings.
- Resident business Center
- Generous Landscape treatment throughout the development

Off-Street Parking:

Planned parking is consistent with City of Las Vegas standards and has been accommodated with a combination of attached garages and surface parking spaces.

Utilities:

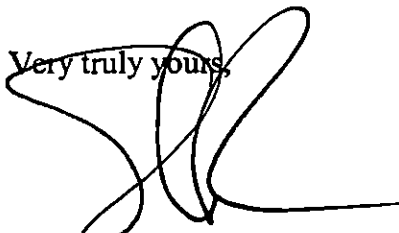
All wet and dry utilities have been stubbed to the site. Storm water management is not planned on-site; storm drainage will be conveyed on-site to inlets which tie into the master stormwater system.

Mapping:

A single lot parcel map for condominium purposes will be processed.

Fairfield is confident that the enclosed plans will convey quality and design which are consistent with the expectations of the City of Las Vegas.

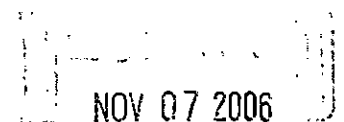
Please contact me if you have any questions or require additional information.

Very truly yours,


Shon E. Finch
Development Project Manager

02/22/07 PC

SDR-18031





PROVIDENCE

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

November 6, 2006

Shon E. Finch
Fairfield Homes
5510 Morehouse Drive, Suite 200
San Diego, CA 92121

**RE: *Cliff's Edge Master Plan Community
Preliminary Project Plan Submittal – POD 122 - Town homes
Site Plan Date: received 10/24/06***

Dear Shon:

Cliff's Edge Design Review Committee (DRC) is in receipt of your Preliminary Project Plan submittal for POD 122 - Town homes.

Upon review the DRC "**approves**" your Preliminary Project Plan for POD 122 as noted:

- ◆ Please submit Construction Phasing Plan when available.
- ◆ Provide Proposed Pricing for Home Sales when available.
- ◆ In regards to the Preliminary Design of Onsite Drainage Facilities, the drainage must conform to the Master Drainage Study and may be submitted with the Tentative Map submittal.
- ◆ Please submit Preliminary Design of the Entry Landscape when available.
- ◆ Please submit Preliminary Design of Neighborhood Recreation Center when available.

Also attached please find KTG's justification letter dated 11/3/06 addressing the following issues:

**The required "balcony to balcony" separation of 30' is not met between the buildings in the middle of the pod. 28' of separation is provided between the buildings that house units 47 thru 64 and units 68 thru 85 and the balconies are not directly across from each other, so this deviation may be acceptable, but would require a deviation from the Design Guidelines.*

** The required "balcony to balcony" separation of 30' is not met between the buildings that house units 10 thru 17 and units 18 thru 24. 24' of separation is provided between these buildings.*

** The required "living area or porch to parking" separation of 10' is not met in several locations throughout the site. Please make the necessary adjustments.*

SDR-18031

NOV 07 2006



PROVIDENCE

November 6, 2006

Page 2 of 2

On Pod 122, all buildings meet the minimum 30' requirement measured wall plane to wall plane. An encroachment of 3' for porches/balconies is acceptable, particularly since in most cases they are of an open design and do not create a bulky building mass that might otherwise occur with a more enclosed balcony design. It should be noted that according to Brent Argo, KTG representative to the DRC that the intent of Section 3.2.1, when it was written, was to establish the minimum separation of building wall planes. The references to "balcony" and "non-balcony" were simply to identify the primary living orientation of units on any given elevation. In other words, elevations with balconies would generally contain a unit's active living spaces with larger windows and/or doors and would need larger separations. Conversely, non-balcony elevations would generally contain secondary rooms with less of an occurrence of large windows and doors, and thus could be plotted closer together.

In some cases, a setback of less than 10' is provided between the living area or porch and parking in order to reinforce the urban Americana theme of this site. Historically, in neighborhoods of this type, the architecture is pushed as close to the street as possible to create a strong and defined edge to the street scene.

Upon review of KTG's justification for the deviations to the guidelines as noted above the DRC hereby approves the deviations as noted.

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

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis
Design Review Manager

cc via email Amber Abel – Focus
 David Browning - Landtek

SDR-18031
02/22/07 PC

NOV 07 2006



KTGY GROUP, INC.

Architecture
Planning

17992 Mitchell South
Irvine, California 92614
949/851-2133 FAX 949/851-5156
Fort Lauderdale, FL

November 3, 2006

Ms. Carmen Shukis
Focus Property Group
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, NV 89129

Subject: *Justification Letter Fairfield Pod 122*

Dear Carmen:

SDR-18031

We have received your request for a justification letter for the following issues:

**The required "balcony to balcony" separation of 30' is not met between the buildings in the middle of the pod. 28' of separation is provided between the buildings that house units 47 thru 64 and units 68 thru 85 and the balconies are not directly across from each other, so this deviation may be acceptable, but would require a deviation from the Design Guidelines.*

** The required "balcony to balcony" separation of 30' is not met between the buildings that house units 10 thru 17 and units 18 thru 24. 24' of separation is provided between these buildings.*

** The required "living area or porch to parking" separation of 10' is not met in several locations throughout the site. Please make the necessary adjustments.*

On Pod 122, all buildings meet the minimum 30' requirement measured wall plane to wall plane. An encroachment of 3' for porches/balconies is acceptable, particularly since in most cases they are of an open design and do not create a bulky building mass that might otherwise occur with a more enclosed balcony design. It should be noted that according to Brent Argo, KTGY representative to the DRC that the intent of Section 3.2.1, when it was written, was to establish the minimum separation of building wall planes. The references to "balcony" and "non-balcony" were simply to identify the primary living orientation of units on any given elevation. In other words, elevations with balconies would generally contain a unit's active living spaces with larger windows and/or doors and would need larger separations. Conversely, non-balcony elevations would generally contain secondary rooms with less of an occurrence of large windows and doors, and thus could be plotted closer together.

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NOV 07 2006

Ms. Carmen Shukis
November 3, 2006
Page 2

KTGY GROUP, INC.
Architecture
Planning

Sincerely,

The KTGY Group

Dan Eitman

NOV 07 2006
SDR-18031

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:24 AM
To: Agenda Items
Subject: SDR 18031

13-Feb Brigitte Solvie [7030 N. conquistador](#) 5sols@msn.com x opposed to SDR 18031

Brigitte Solvie called to express her opposition to SDR 18031. She will be attending the planning commission meeting. Wants to pick up the actual information.

Sheila D. Lambert
Liaison to Councilman Ross
Tele: (702) 229-2385
Fax: (702) 464-2556
SLambert@LasVegasNevada.gov

Submitted after final agenda

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:22 AM
To: Agenda Items
Subject: FW: RE: SDR#18031

From: Michelle Thackston
Sent: Thursday, February 15, 2007 2:45 PM
To: Sheila Lambert
Subject: RE: SDR#18031

Kathleen Bruce called 9880 Elkhorn Rd. 240-7187. She is opposed to SDR#18031 and has questions regarding project. This is going before planning commission 02/21/07.

Michelle Thackston
Executive Assistant
Councilman Steve Ross Ward 6
mthackston@lasvegasnevada.gov

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:22 AM
To: Agenda Items
Subject: FW: Re: VAR 18090 SDR 18031

From: Michelle Thackston
Sent: Wednesday, February 14, 2007 12:43 PM
To: Sheila Lambert
Subject: Re: VAR 18090 SDR 18031

I received a call from Michelle Dishon 9690 Wittage Ave. (702)334-2872 mddishon@interact.ccsd.net . They are opposed to VAR 18090 SDR 18031. She saw that staff has recommended it for denial. She wants to know if they should attend planning commission to also voice their opposition.

Michelle Thackston
Executive Assistant
Councilman Steve Ross Ward 6
mthackston@lasvegasnevada.gov

Revised Conditions for SDR 18031-Fairfield Hualapai, LLC

5. Certificates of occupancy shall not be issued for any of the condominium units until a grading permit has been issued and application for building permits has been made for one of the commercial buildings.
7. Along Hualapai Way, a 5' transition area and a 10' trail per Exhibit 1 of the Master Plan Transportation Trails Element shall be maintained. Benches, trash receptacles, and landscaping shall be installed in between stoops where possible in accordance with Exhibit 1 of the Master Plan Transportation Trails Element.
13. Air conditioning units shall not be mounted on rooftops within the residential portion of this proposal, unless such air conditioning units are not visible from street level.

Submitted at Planning Commission

Date 2/22/07 Item #28

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-19098 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KRYFAM, LP
- Request for a Variance TO ALLOW 74 PARKING SPACES WHERE 87 SPACES ARE REQUIRED on 1.83 acres at the southwest corner of Tenaya Way and Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 03/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Telephone protest by Rayshell Berry
6. Submitted at meeting – Parking study by Todd Nigro for Items 29-32

MOTION:

GOYNES – APPROVED subject to conditions– Motion carried with **DUNNAM** voting **NO**, **STEINMAN** excused and **TRUEDELL** abstaining as he has open business dealings with **MR. NIGRO**

To be heard by City Council on 3/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 29 [VAR-19098], Item 30 [VAR-19447], Item 31 [SUP-19100] and Item 32 [SDR-19097].

ANDY REED, Department of Planning and Development, stated the proposed hotel does not comply with residential separation, height limits or parking requirements of the Town Center standards and he recommended denial.

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 29 – VAR-19098

MINUTES – Continued:

TODD NIGRO, appeared on behalf of the applicant. He explained that, under the Town Center standards, the proposed hotel is permitted with a waiver and the proposed location, adjacent to US 95 on-ramp, is appropriate for a building 4 stories in height. While MR. NIGRO acknowledged the building could not meet the distance separation from residential requirement, he pointed out that no residents had appeared at the neighborhood meeting. He stated that the site plan had been designed so the hotel would have the least amount of impact on the neighborhood and, as a result, the hotel was 13 parking spaces short of the requirement. He argued that the nature of the business as a limited service hotel did not need the City's requirement of one parking space per room and he submitted a parking study which supported his argument that the majority of customers would not have vehicles or would share vehicles with other customers. He stated this development would not negatively impact surrounding properties and would bring more customers to the area.

TODD FARLOW, 240 North Nineteenth Street, requested information on how customers would be brought to the hotel. TED RUSSELL, Las Vegas resident, suggested the Code be revised to reduce the parking requirement.

MR. NIGRO stated the majority of customers would rent a car or use a cab to access the hotel.

In response to MR. NIGRO'S request for clarification, MR. REED explained the landscape waiver on the site plan was needed and was addressed in the conditions.

COMMISSIONER EVANS acknowledged that MR. NIGRO had formerly served on the Planning Commission and emphasized MR. NIGRO'S integrity is beyond reproach. After speaking to MR. NIGRO on the phone, COMMISSIONER EVANS observed the parking variance would rarely be an issue and would only become a problem when the property is 100 percent booked. He stated that the proposed building is attractive and the 13 parking spaces deficiency for an 87-unit hotel was not egregious and expressed his support. MR. NIGRO informed COMMISSIONER EVANS that the hotel was intended to service corporations and residents since there was a lack of hotel space in the area.

COMMISSIONER GOYNES expressed his support and observed the proposal would benefit adjacent businesses. He suggested the hotel product offered would discourage customers seeking more amenities and that parking would not be an issue.

In response to COMMISSIONER TROWBRIDGE'S inquiry, MR. REED explained that the use permit standards require a hotel to be more than 3 stories in height while the Town Center standards permit a hotel on a parcel greater than 20 acres in size.

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 29 – VAR-19098

MINUTES – Continued:

COMMISSIONER DUNNAM stated he had spoken with MR. NIGRO prior to the meeting, but could not support the proposal because it would negatively impact the neighboring businesses. COMMISSIONER DUNNAM noted the parking was not sufficient and stated this hotel would create a parking problem for its neighboring businesses. He suggested MR. NIGRO explore other parking options, such as cross-parking agreements or off-site parking as the majority of customers would have to drive to access this site.

CHAIRMAN DAVENPORT expressed his support, stating that as a customer of the style of hotel propose, he usually shares a vehicle with another party and parking is not an issue. He observed the hotel would increase the number of customers frequenting the neighboring businesses.

MR. NIGRO noted the parking study included the adjacent tavern and pointed out ample parking is always available, even during peak business hours. He also noted that the parking study revealed that nearby hotels typically had more than adequate parking available and stated the data supported the argument that each customer did not have a vehicle. He explained that cross-parking agreements were not an option at this time. When pressed by COMMISSIONER DUNNAM, MR. NIGRO stated signage would be used to ensure customers of the hotel parked in the appropriate area and emphasized his belief that these uses were compatible.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 29 [VAR-19098], Item 30 [VAR-19447], Item 31 [SUP-19100] and Item 32 [SDR-19097].

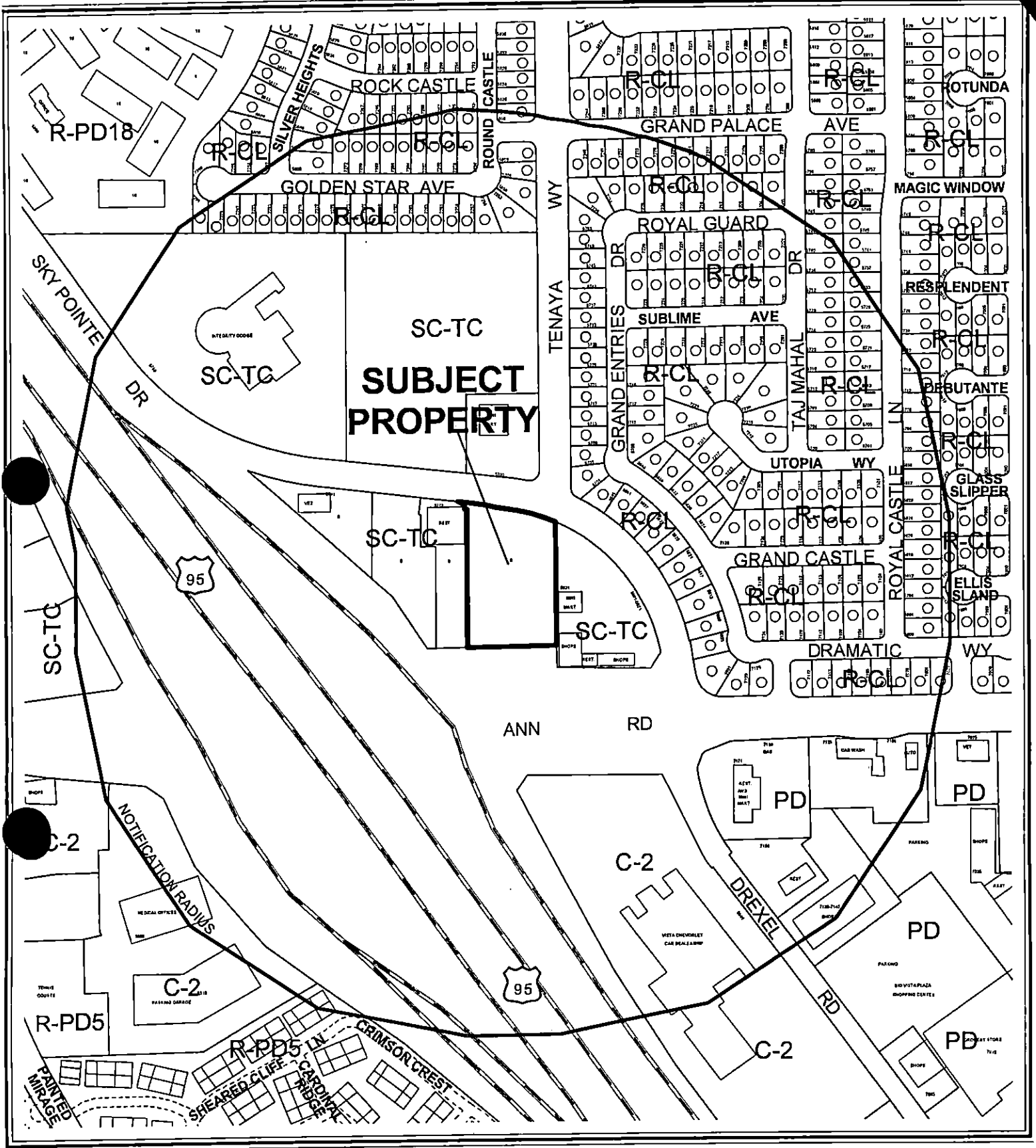
(8:45 – 9:13)

2-2062

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-19100) and Site Development Plan Review (SDR-19097) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

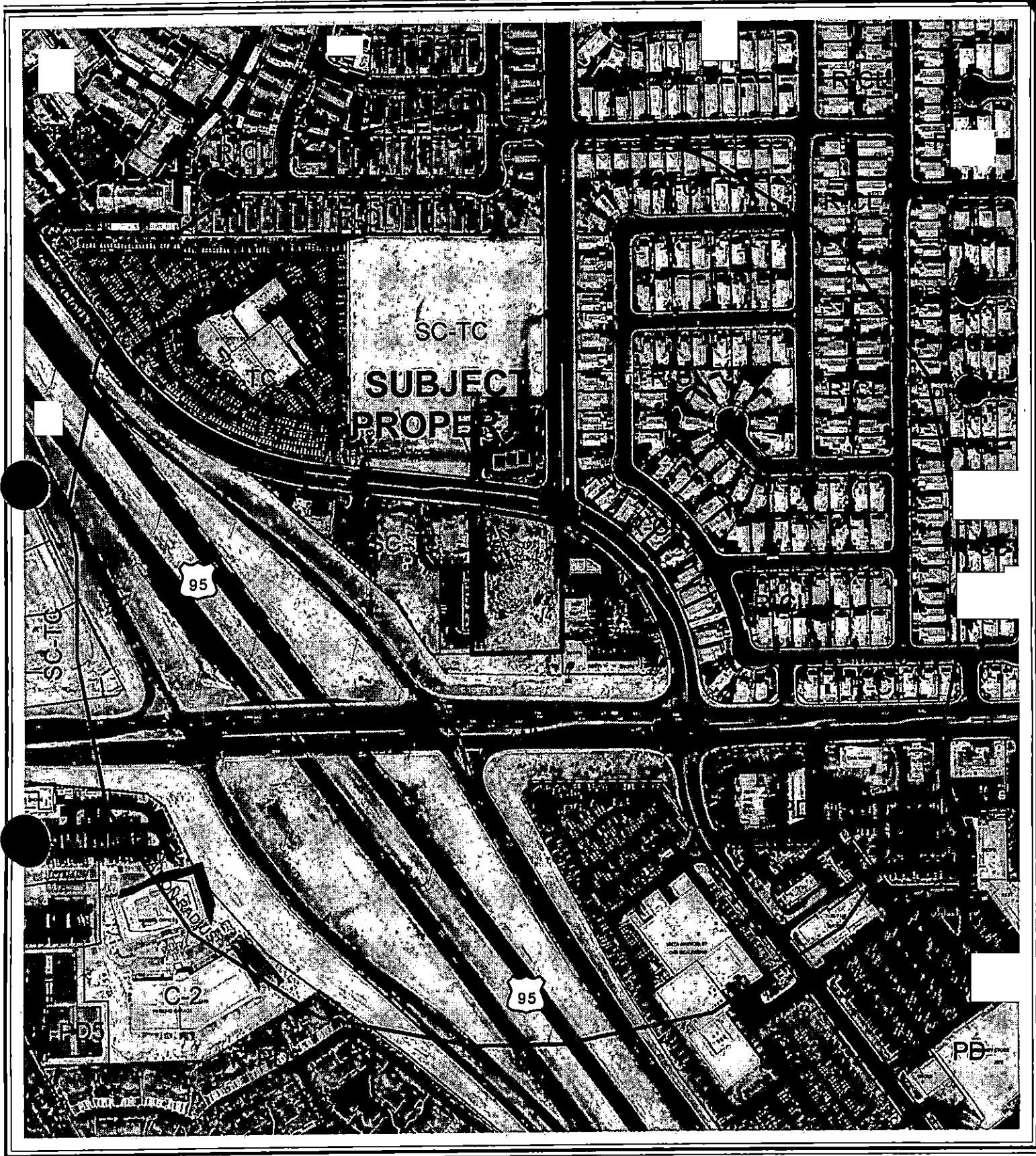


CASE: **VAR-19098**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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



CASE: **VAR-19098**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-19098 - APPLICANT/OWNER: KRYFAM, LP

**** CONDITIONS ****

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-19100) and Site Development Plan Review (SDR-19097) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-19098 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow 74 parking spaces where 87 spaces are required on 1.83 acres at the southwest corner of Tenaya Way and Sky Pointe Drive.

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 plan in order to comply with parking requirements.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a rezoning (Z-76-98) of this site to TC (Towncenter) as part of a larger overall request.
<i>Pre-Application Meeting</i>	
12/12/06	The applicant was informed that this proposal would require a waiver of the Towncenter standard which requires a minimum 330 foot separation between a hotel and any detached single-family dwelling.
<i>Neighborhood Meeting</i>	
02/12/07	A neighborhood meeting was held at the Cimarron Rose Community Center, located at 5591 North Cimarron Road.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.83 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	TC (Towncenter)	TC-SC (Towncenter Service Commercial)
North	Convenience store	TC (Towncenter)	TC-SC (Towncenter Service Commercial)
South	Ann Road	Ann Road	Ann Road
East	Convenience store	TC (Towncenter)	TC-SC (Towncenter Service Commercial)
West	Tavern	TC (Towncenter)	TC-SC (Towncenter Service Commercial)

VAR-19098 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		N

The proposed hotel does not comply with the Towncenter standards because it is located within 330 feet of single family detached development (considered within SUP-19100) and because it proposes a four story structure where two stories is the maximum permitted (considered within VAR-19447).

DEVELOPMENT STANDARDS

Per the Towncenter Development Standards Manual:

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19.10, the following parking standards apply.							
Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel	87 rooms	1 space per room	87 spaces	4 spaces	74 spaces	4 spaces	N*
TOTAL			87 spaces	4 spaces	74 spaces	4 spaces	
Loading Spaces			1 space		1 space		Y
Percent Deviation					15 %		

Because there is no hardship associated with this variance, staff is recommending denial.

ANALYSIS

This site is currently undeveloped. The applicant proposes to develop a four story, 87 room hotel in the south portion of the site. Per the Zoning Code, a hotel of this size requires 87 parking spaces. A total of 74 spaces are provided in a parking lot located north of the hotel. The applicant has submitted a variance (VAR-19098) to address this deficiency. Staff finds there is no hardship associated with the site and is unable to support this variance.

VAR-19098 - Staff Report Page Three
February 22, 2007 - Planning Commission Meeting

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 existing and proposed uses. The provision of additional parking spaces or a change in the development plan 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

13

ASSEMBLY DISTRICT

13

SENATE DISTRICT

9

NOTICES MAILED

377 [Mailed with VAR-19447, SUP-19100 & SDR-19097]

APPROVALS

0

PROTESTS

0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-19098** APN: 125-27-410-004
Name of Property Owner: KRFAM LP
Name of Applicant: N1900 DEVELOPMENT
Name of Representative: Brad Jones

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): _____

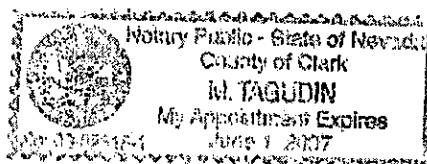
APN: _____

Signature of Property Owner: _____

Print Name: Wayne Kryzner

Subscribed and sworn before me

This 4 day of January, 2007
M. Tagudin
Notary Public in and for said County and State



pacific design concepts, llc

PDC

3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

January 4, 2007

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

**RE: HOLIDAY INN EXPRESS
PROJECT NO: 06-180
JUSTIFICATION LETTER
APN #125-27-410-004**

To Whom It May Concern:

We are requesting a Special Use Permit, Site Development Review, Waiver of Development Standards and Variance to allow a Hotel use in a SC-TC (Service Commercial – Town Center) Zone.

The current zoning of this property, Service Commercial, allows a hotel with a Special Use Permit therefore the current zoning is appropriate. The project is bounded on the North, East and West by same zone designation properties. These are developed with a Convenience Store with gas pumps on the North across Sky Point, a Convenience Store w/ gas pumps and a Retail Building on the East, and a Tavern on the West. The South is bounded by the Ann Road/ US-95 Interchange. The Northeast corner of Sky Point Drive and Tenaya Way is the back of a Residential Development, the Grand Entries Subdivision.

We are requesting a Waiver of Development Standard to reduce the required 330' separation from a residential development. This project is a non-gaming, non-dining, non-entertaining hotel. The only food service for this hotel will be to provide a continental style breakfast meal for its guests. The intent of this hotel is to serve the local residential community, and the family and friends who visit who wish to stay closer to the family than to the entertaining portion of the city.

The front parking encroaches into the 15' landscape setback by less than twelve inches for a width of approximately three feet. This encroachment is allowed by the Town Center Development Standards Manual in Section D.2.B.8.c. so no waiver is required for this minor encroachment.

We are also requesting a Variance for the quantity of required "on-site" parking spaces. The hotel requires 87 parking spaces. Due to the slender nature of this site we are able to provide a total of 74 spaces. These spaces are a combination of standard, compact and accessible space as permitted by the Development Standards. We are requesting a reduction of 13 spaces which is 14.9%. We feel that by the nature of the non-gaming, non-entertaining hotel and the cross access of the properties to the East and West the reduction shall not have an adverse affect on the roadways or local community.

We feel that the proposed 87 room Hotel is well suited for the neighborhood. The design features a combination of cement plaster finish and stone veneer with a hip roof. The building has a residential feel and will blend nicely with the adjacent Tavern.

**VAR-19098
02/22/07 PC**

06-180 Holiday In Express – Sky Pointe
January 4, 2007
Page 2 of 2

We respectfully request the City of Las Vegas grant approval for this project as shown on the accompanying plans. We ask that this submittal be used for approval of the Site Development Review.

Thank you for your consideration in this matter. Should you have any further questions or require additional information please call our office.

Sincerely,



Ray Finkel
Project Manager

cc: 6180 JL.doc

VAR-19098
02/22/07 PC

Telephone Protest/Approval Log

Meeting Date: 2/22/07

Case Number: VAR 19098

Date: 2/21/07
Name: Raythell Berry
Address: 7012 Glas Shipper
Phone: 655 - 2741
☒ PROTEST ☐ APPROVE

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

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

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

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

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

Submitted after final agenda

Date 2/22/07 Item #29

			# of Available Spaces	Daily Avg. %	Daily Avg. Spaces Available
La Quinta Inn # of rooms 128 # of available spaces 128	Date	Time			
	2/14/2007	9:00 AM	104	75%	96.5
	2/14/2007	7:00 PM	89		
	2/15/2007	7:30 AM	83	65%	83
	2/16/2007	7:00 PM	108	84%	108
	2/17/2007	6:00 PM	70	55%	70

			# of Available Spaces	Daily Avg. %	Daily Avg. Spaces Available
Hampton Inn # of rooms 127 # of available spaces 127	Date	Time			
	2/14/2007	9:00 AM	95	72%	91.5
	2/14/2007	7:00 PM	88		
	2/15/2007	7:30 AM	68	54%	68
	2/16/2007	7:00 PM	101	80%	101
	2/17/2007	6:00 PM	105	83%	105

			# of Available Spaces	Daily Avg. %	Daily Avg. Spaces Available
Siena Extended Stay # of rooms 300 # of available spaces 325	Date	Time			
	2/14/2007	9:00 AM	200	61%	197
	2/14/2007	12:00 PM	218		
	2/14/2007	6:00 PM	173		
	2/15/2007	9:00 AM	193	63%	205
	2/15/2007	12:00 PM	234		
	2/15/2007	6:00 PM	188		
	2/16/2007	9:00 AM	169	56%	182
	2/16/2007	12:00 PM	222		
	2/16/2007	6:00 PM	155		
	2/17/2007	9:00 AM	170	57%	185
	2/17/2007	12:00 PM	215		
	2/17/2007	6:00 PM	171		
	2/18/2007	9:00 AM	93	43%	138
	2/18/2007	12:00 PM	197		
	2/18/2007	6:00 PM	125		

			# of Cars	Daily Avg. %	Daily Avg. Cars
Tenaya Lodge # of available spaces 69	Date	Time			
	2/16/2007	7:00 PM	51	74%	51
	2/17/2007	6:00 PM	22	32%	22
	2/18/2007	5:45 PM	31	45%	31

			# of Cars	Daily Avg. %	Daily Avg. Cars
Mulligans # of available spaces 65	Date	Time			
	2/14/2007	9:00 AM	26	45%	29
	2/14/2007	12:00 PM	23		
	2/14/2007	6:00 PM	39		
	2/15/2007	9:00 AM	22	46%	30
	2/15/2007	12:00 PM	35		
	2/15/2007	6:00 PM	33		
	2/16/2007	9:00 AM	18	48%	31
	2/16/2007	12:00 PM	31		
	2/16/2007	6:00 PM	45		
	2/17/2007	9:00 AM	21	39%	26
	2/17/2007	12:00 PM	34		
	2/17/2007	6:00 PM	22		
	2/18/2007	9:00 AM	14	23%	15
	2/18/2007	12:00 PM	21		
	2/18/2007	6:00 PM	10		

Submitted at Planning Commission

Date 2/22/07 Item #29-32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-19447 - VARIANCE RELATED TO VAR-19098 - PUBLIC HEARING - APPLICANT/OWNER: KRYFAM, LP - Request for a Variance TO ALLOW A FOUR-STORY HOTEL WHERE TWO STORIES ARE THE MAXIMUM PERMITTED on 1.83 acres at the southwest corner of Tenaya Way and Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 03/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Telephone protest by Rayshell Berry

MOTION:

GOYNES – APPROVED subject to conditions– Motion carried with DUNNAM voting NO, STEINMAN excused and TRUESDELL abstaining as he has open business dealings with MR. NIGRO

To be heard by City Council on 3/21/2007

MINUTES:

See Item 29 for related discussion and backup.

(8:45 – 9:13)

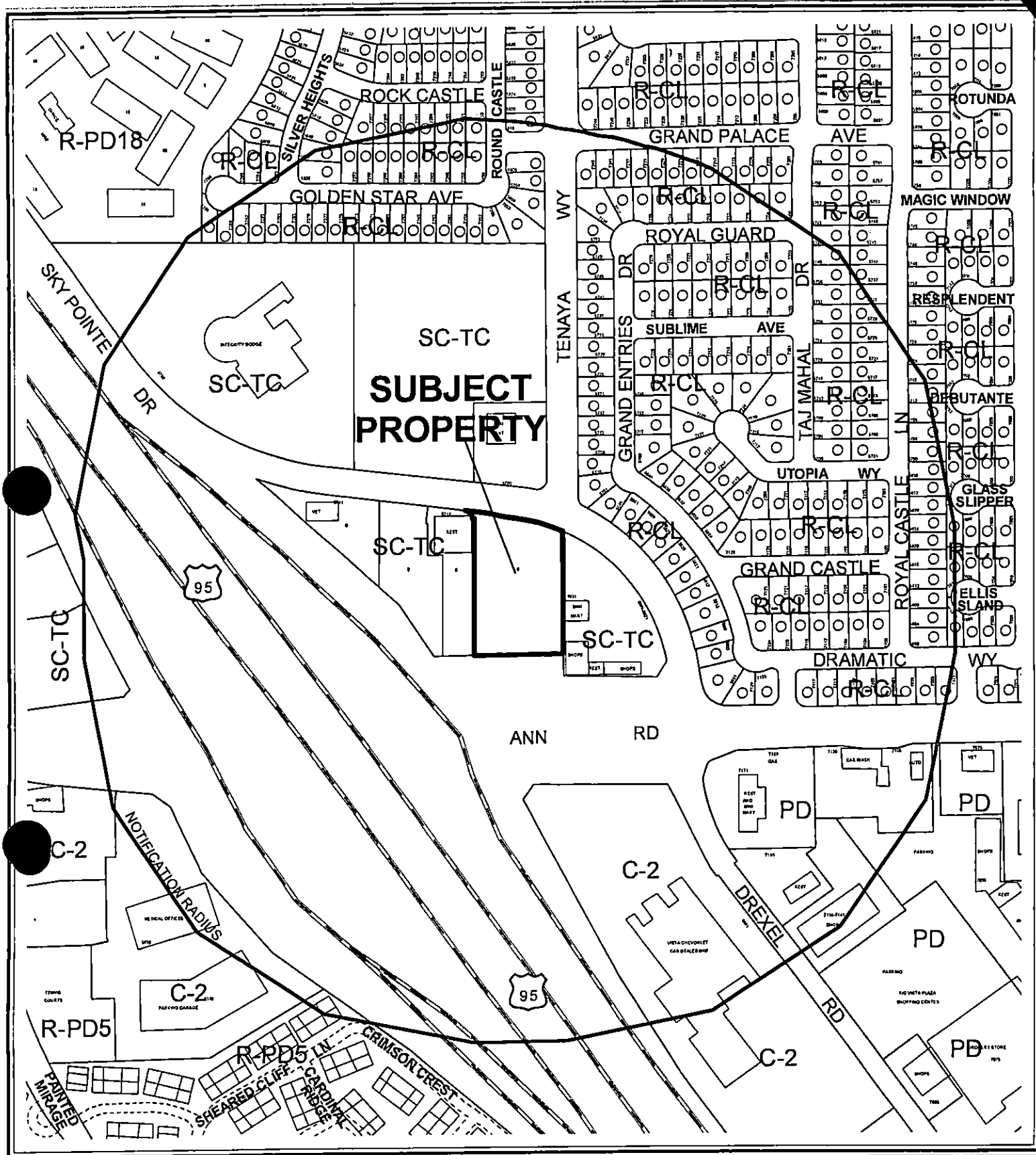
2-2062

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 30 – VAR-19447

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-19100) and Site Development Plan Review (SDR-19097) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



CASE: **VAR-19447**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-19447 - APPLICANT/OWNER: KRYFAM, LP

**** CONDITIONS ****

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-19100) and Site Development Plan Review (SDR-19097) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-19447 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a four story hotel where two stories are the maximum permitted on 1.83 acres at the southwest corner of Tenaya Way and Sky Pointe Drive.

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 plan in order to comply with height requirements.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a rezoning (Z-76-98) of this site to TC (Towncenter) as part of a larger overall request.
<i>Pre-Application Meeting</i>	
12/12/06	The applicant was informed that this proposal would require a waiver of the Towncenter standard which requires a minimum 330 foot separation between a hotel and any detached single-family dwelling.
<i>Neighborhood Meeting</i>	
02/12/07	A neighborhood meeting was held at the Cimarron Rose Community Center, located at 5591 North Cimarron Road.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.83 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	TC (Towncenter)	TC-SC (Towncenter Service Commercial)
North	Convenience store	TC (Towncenter)	TC-SC (Towncenter Service Commercial)
South	Ann Road	Ann Road	Ann Road
East	Convenience store	TC (Towncenter)	TC-SC (Towncenter Service Commercial)
West	Tavern	TC (Towncenter)	TC-SC (Towncenter Service Commercial)

VAR-19447 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		N

The proposed hotel does not comply with the Towncenter standards because it is located within 330 feet of single family detached development (considered within SUP-19100) and because it proposes a four story structure where two stories is the maximum permitted (considered within VAR-19447).

DEVELOPMENT STANDARDS

Per the Towncenter Development Standards Manual:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.83	Y
Min. Lot Width	N/A	220 Feet	Y
Min. Setbacks			
• Front	15 Feet	169 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet	41 Feet	Y
Max. Lot Coverage	N/A	18 %	Y
Max. Building Height	Two stories	Four stories	N*

*This issue will be considered under Variance VAR-19447.

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	205 Feet	260 Feet	Y
Adjacent development matching setback	15 Feet	260 Feet	Y
Trash Enclosure	50 Feet	440 Feet	Y

ANALYSIS

This site is currently undeveloped. The applicant proposes to develop a four story, 87 room hotel in the south portion of the site. Access to Sky Pointe Drive will be provided by two existing driveways. Landscape buffers that comply with Towncenter standards and include Rio Grande Ash, Chitalpa and assorted five gallon shrubs are provided along the appropriate property lines. Planter islands with 24 inch box Shoestring Acacia are shown within the parking lot. The elevations depict a plaster exterior with a decorative stone veneer accent. A maximum overall building height of 68 feet three inches is shown.

VAR-19447 - Staff Report Page Three
February 22, 2007 - Planning Commission Meeting

The Special Use Permit conditions for a hotel in the TC-SC (Towncenter-Service Commercial) require a minimum height of three stories. The development standards of the TC-SC district require structures that exceed two stories in height to be located on a parcel that is larger than 20 acres in size, and require the building to be set back at least 50 feet from all property lines. This application meets neither of these criteria and staff recommends denial.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a four story structure where two stories are the maximum permitted. 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

13

ASSEMBLY DISTRICT

13

SENATE DISTRICT

9

VAR-19447 - Staff Report Page Four
February 22, 2007 - Planning Commission Meeting

NOTICES MAILED 377 [Mailed with VAR-19098, SUP-19100 & SDR-19097]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-19447** APN: 125-27-410-004
Name of Property Owner: KRFAM LP
Name of Applicant: Nigro Development
Name of Representative: Brad Jones

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: _____

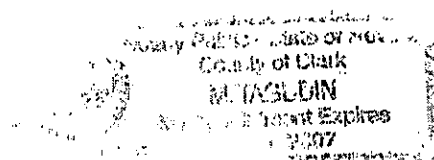
Signature of Property Owner: _____

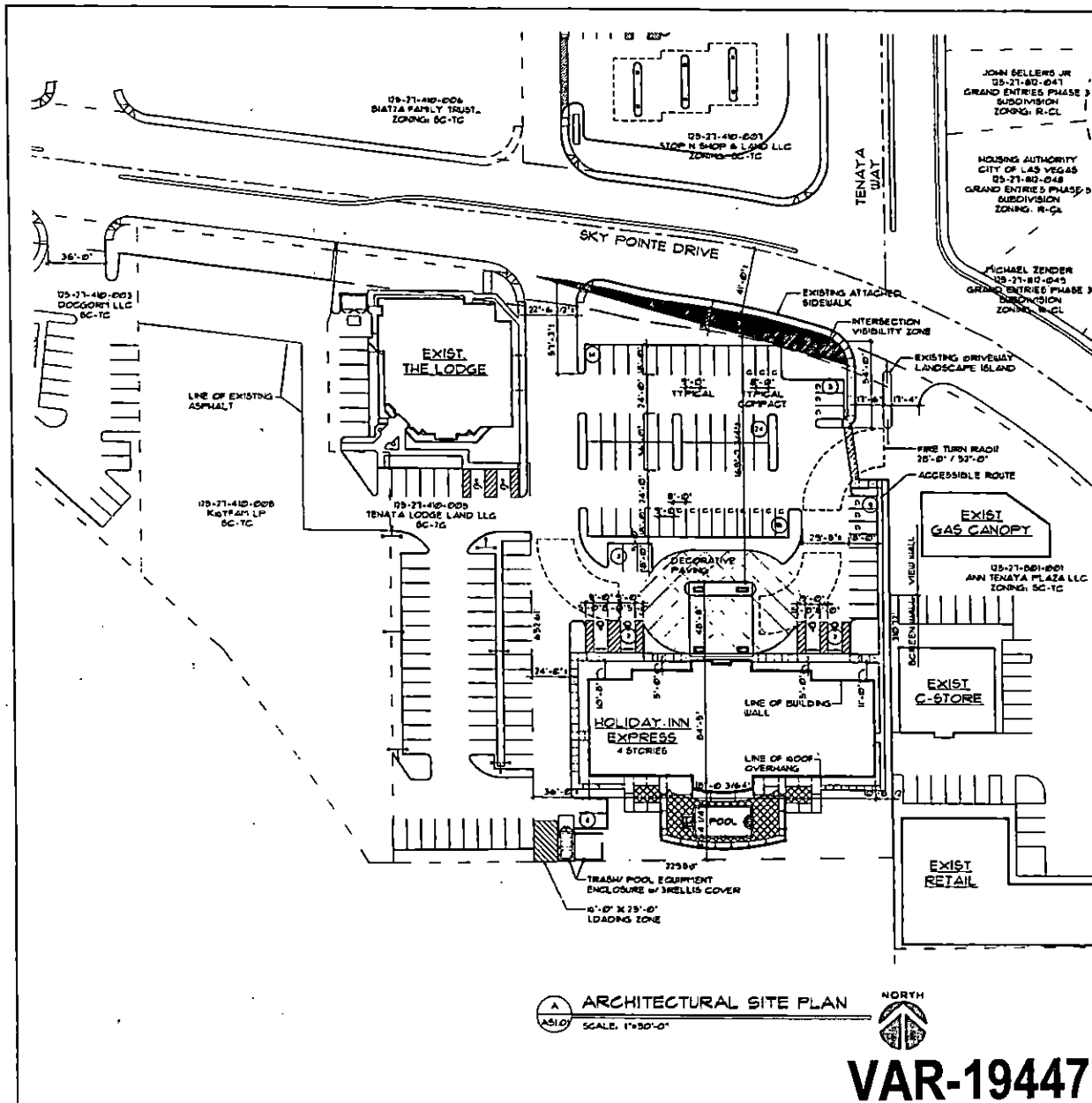
Print Name: Wayne Krygier

Subscribed and sworn before me

This 4 day of January, 20 07

M. Lyden
Notary Public in and for said County and State



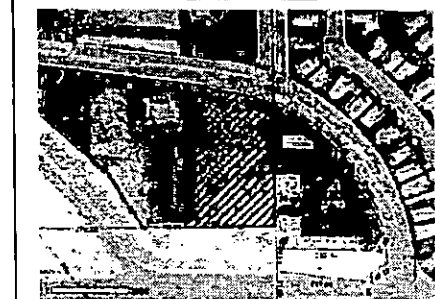


PROJECT DATA:

ADJACENT PARCEL NOTES:		US-21-410-004
SITE AREA:		15,155 SF (182 ACRES)
CURRENT ZONING:		SC-1C
RETRICKS:		REQUIRED: PROVIDED:
FRONT:	15'-0"	16'-0"
SIDES:	15'-0"	10'-0" / 23'-5"
REAR:	20'-0"	41'-4"
RESIDENTIAL ZONE BOUNDARY:		N/A
BUILDING AREA:		12,455 SF
1st FLOOR:	12,455 SF	12,455 SF
2nd, 3rd & 4th FLOORS (each floor):	1,670 SF	1,670 SF
PORTS COCHERE:	14,334 SF	14,334 SF
LOT COVERAGE:		10.1%
PARKING CALCULATIONS:		81 SPACES
REQUIRED:		1 SPACE PER GUEST ROOM
PROVIDED:		74 SPACES
INCLUDING 16 (71%) COMPACT SPACES (5' x 10')		
INCLUDING 4 HANDICAP SPACES (1 VAN, 3 REGULAR)		
PLUS 1 LOADING ZONE (15' x 25')		

ROOM COUNT						
	KING/DBL QUEEN SUITE	ACC DBL QUEEN SUITE	EXT DBL QUEEN SUITE	ACC KING		TOTAL
4th FLOOR	11	5	1	1		25
3rd FLOOR	11	5	1	1		25
2nd FLOOR	11	5	1	1		25
1st FLOOR	5	3	1	1		14
TOTAL	55	11	6	4		81

PROJECT LOCATION:



GENERAL NOTES:

- SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
- SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
- SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
- SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
- SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOKED JOINTS AT 5'-0" O.C.
- ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
- SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
- SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH AN APPROVED SIGN PACKAGE TO BE UNDER SEPARATE APPLICATION.

pacific design concepts, llc
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89002
(702) 454-5822 FAX (702) 454-7842

PROJECT FILE #
HOLIDAY INN EXPRESS
3005 W. HORIZON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89002
(702) 454-5822 FAX (702) 454-7842

PROJECT FILE #
ARCHITECTURAL
SITE PLAN
SUP. SDR. VAR. SUBMITTAL

PROJECT FILE #
AS101

RECEIVED

JAN 08 2007

pacific design concepts, llc

PDC

3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

January 4, 2007

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

**RE: HOLIDAY INN EXPRESS
PROJECT NO: 06-180
JUSTIFICATION LETTER
APN #125-27-410-004**

To Whom It May Concern:

We are requesting a Special Use Permit, Site Development Review, Waiver of Development Standards and Variance to allow a Hotel use in a SC-TC (Service Commercial – Town Center) Zone.

The current zoning of this property, Service Commercial, allows a hotel with a Special Use Permit therefore the current zoning is appropriate. The project is bounded on the North, East and West by same zone designation properties. These are developed with a Convenience Store with gas pumps on the North across Sky Point, a Convenience Store w/ gas pumps and a Retail Building on the East, and a Tavern on the West. The South is bounded by the Ann Road/ US-95 Interchange. The Northeast corner of Sky Point Drive and Tenaya Way is the back of a Residential Development, the Grand Entries Subdivision.

We are requesting a Waiver of Development Standard to reduce the required 330' separation from a residential development. This project is a non-gaming, non-dining, non-entertaining hotel. The only food service for this hotel will be to provide a continental style breakfast meal for its guests. The intent of this hotel is to serve the local residential community, and the family and friends who visit who wish to stay closer to the family than to the entertaining portion of the city.

The front parking encroaches into the 15' landscape setback by less than twelve inches for a width of approximately three feet. This encroachment is allowed by the Town Center Development Standards Manual in Section D.2.B.8.c. so no waiver is required for this minor encroachment.

We are also requesting a Variance for the quantity of required "on-site" parking spaces. The hotel requires 87 parking spaces. Due to the slender nature of this site we are able to provide a total of 74 spaces. These spaces are a combination of standard, compact and accessible space as permitted by the Development Standards. We are requesting a reduction of 13 spaces which is 14.9%. We feel that by the nature of the non-gaming, non-entertaining hotel and the cross access of the properties to the East and West the reduction shall not have an adverse affect on the roadways or local community.

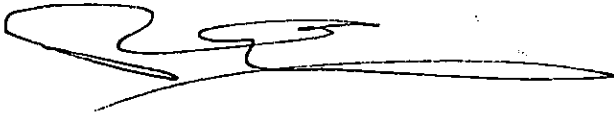
We feel that the proposed 87 room Hotel is well suited for the neighborhood. The design features a combination of cement plaster finish and stone veneer with a hip roof. The building has a residential feel and will blend nicely with the adjacent Tavern.

**VAR-19447
02/22/07 PC**

We respectfully request the City of Las Vegas grant approval for this project as shown on the accompanying plans. We ask that this submittal be used for approval of the Site Development Review.

Thank you for your consideration in this matter. Should you have any further questions or require additional information please call our office.

Sincerely,



Ray Finkel
Project Manager

cc: 6180 JL.doc

VAR-19447
02/22/07 PC

Telephone Protest/Approval Log

Meeting Date: 2/22/07

Case Number: VAR 19447

Date: 2/21/07
Name: Rayshell Berry
Address: 7012 Glass Mipper
Phone: 655.2741
☒ PROTEST ☐ APPROVE

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

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

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

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

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

Submitted after final agenda

Date 2/22/07 Item #30

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-19100 - SPECIAL USE PERMIT RELATED TO VAR-19098 AND VAR-19447 - PUBLIC HEARING - APPLICANT/OWNER: KRYFAM, LP - Request for a Special Use Permit FOR A HOTEL WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 80 FEET FROM A RESIDENTIAL USE WHERE 330 FEET IS THE MINIMUM REQUIRED at the southwest corner of Tenaya Way and Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 03/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda -- Telephone protest by Rayshell Berry

MOTION:

GOYNES – APPROVED subject to conditions-- Motion carried with **DUNNAM** voting **NO**, **STEINMAN** excused and **TRUESDELL** abstaining as he has open business dealings with **MR. NIGRO**

To be heard by City Council on 3/21/2007

MINUTES:

See Item 29 for related discussion and backup.

(8:45 – 9:13)

2-2062

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 31 – SUP-19100

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-19097) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-19100 - APPLICANT/OWNER: KRYFAM, LP

**** CONDITIONS ****

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-19097) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-19100 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a hotel with a waiver to allow a distance separation of 80 feet from a residential use where 330 feet is the minimum required on 1.83 acres at the southwest corner of Tenaya Way and Sky Pointe Drive.

The proposed hotel is not consistent with the Town Center Development Standards because it is located approximately 80 feet from single family residential where a separation of 330 feet is required, and because a height of four stories is proposed where the Town Center Standards limit the height of a building on this site to two stories.

The proposed development is not compatible with Title 19 as only 74 spaces are provided where 87 spaces are required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a rezoning (Z-76-98) of this site to TC (Towncenter) as part of a larger overall request.
<i>Pre-Application Meeting</i>	
12/12/06	The applicant was informed that this proposal would require a waiver of the Towncenter standard which requires a minimum 330 foot separation between a hotel and any detached single-family dwelling.
<i>Neighborhood Meeting</i>	
02/12/07	A neighborhood meeting was held at the Cimarron Rose Community Center, located at 5591 North Cimarron Road.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.83 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	TC (Towncenter)	TC-SC (Towncenter Service Commercial)
North	Convenience store	TC (Towncenter)	TC-SC (Towncenter Service Commercial)
South	Ann Road	Ann Road	Ann Road
East	Convenience store	TC (Towncenter)	TC-SC (Towncenter Service Commercial)
West	Tavern	TC (Towncenter)	TC-SC (Towncenter Service Commercial)

AR

SUP-19100 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		N

The proposed hotel does not comply with the Towncenter standards because it is located within 330 feet of single family detached development (considered within SUP-19100) and because it proposes a four story structure where two stories is the maximum permitted (considered within VAR-19447).

DEVELOPMENT STANDARDS

Per the Towncenter Development Standards Manual:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.83	Y
Min. Lot Width	N/A	220 Feet	Y
Min. Setbacks			
• Front	15 Feet	169 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet	41 Feet	Y
Max. Lot Coverage	N/A	18 %	Y
Max. Building Height	Two stories	Four stories	N*

*This issue will be considered under related Variance VAR-19447.

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	205 Feet	260 Feet	Y
Adjacent development matching setback	15 Feet	260 Feet	Y
Trash Enclosure	50 Feet	440 Feet	Y

Per the Towncenter Standards, 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	13 Trees	16 Trees	Y
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	6 Trees	6 Trees	Y
Min. Zone Width	15 Feet along Sky Pointe Drive		14 feet for a three foot section; 15 feet along remainder	N*

This waiver is minor and staff has no objection to its approval.

SUP-19100 - Staff Report Page Three
February 22, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel	87 rooms	1 space per room	87 spaces	4 spaces	74 spaces	4 spaces	N*
TOTAL			87 spaces	4 spaces	74 spaces	4 spaces	
Loading Spaces			1 space		1 space		Y
Percent Deviation					15 %		

The parking shortage will be considered concurrently as related Variance VAR-19098. Because there is no hardship associated with this variance, staff is recommending denial.

ANALYSIS

This site is currently undeveloped. The applicant proposes to develop a four story, 87 room hotel in the south portion of the site. Per the Zoning Code, a hotel of this size requires 87 parking spaces. A total of 74 spaces are provided in a parking lot located north of the hotel. The applicant has submitted a variance (VAR-19098) to address this deficiency. Staff finds there is no hardship associated with the site and is unable to support this variance.

Access to Sky Pointe Drive will be provided by two existing driveways. Landscape buffers that comply with Towncenter standards and include Rio Grande Ash, Chitalpa and assorted five gallon shrubs are provided along the appropriate property lines. Planter islands with 24 inch box Shoestring Acacia are shown within the parking lot. The elevations depict a plaster exterior with a decorative stone veneer accent. A maximum overall building height of 68 feet three inches is shown.

The Special Use Permit conditions for a hotel in the TC-SC (Towncenter-Service Commercial) require a minimum height of three stories. The development standards of the TC-SC district require structures that exceed two stories in height to be located on a parcel that is larger than 20 acres in size, and require the building to be set back at least 50 feet from all property lines. This application meets neither of these criteria and staff recommends denial.

SUP-19100 - Staff Report Page Four
February 22, 2007 - Planning Commission Meeting

FINDINGS

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

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

The proposed hotel is not consistent with the Town Center Development Standards because it is located approximately 80 feet from single family residential where a separation of 330 feet is required, and because a height of four stories is proposed where the Town Center Standards limit the height of a building on this site to two stories.

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

The development standards of the TC-SC district require structures that exceed two stories in height to be located on a parcel that is larger than 20 acres in size, and require the building to be set back at least 50 feet from all property lines. Because this application meets neither of these criteria staff finds this use is too intense for this site.

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

The proposed use will not adversely impact streets in the vicinity of this site.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The proposed development will be subject to regular inspections for permitting and licensing and will therefore, not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT

13

SENATE DISTRICT

9

SUP-19100 - Staff Report Page Five
February 22, 2007 - Planning Commission Meeting

NOTICES MAILED 377 [Mailed with VAR-19447, VAR-19098 & SDR-19097]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-19100** APN: 125-27-410-004
Name of Property Owner: KRFAM LP
Name of Applicant: NIGRO DEVELOPMENT
Name of Representative: Brad Jones

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: _____

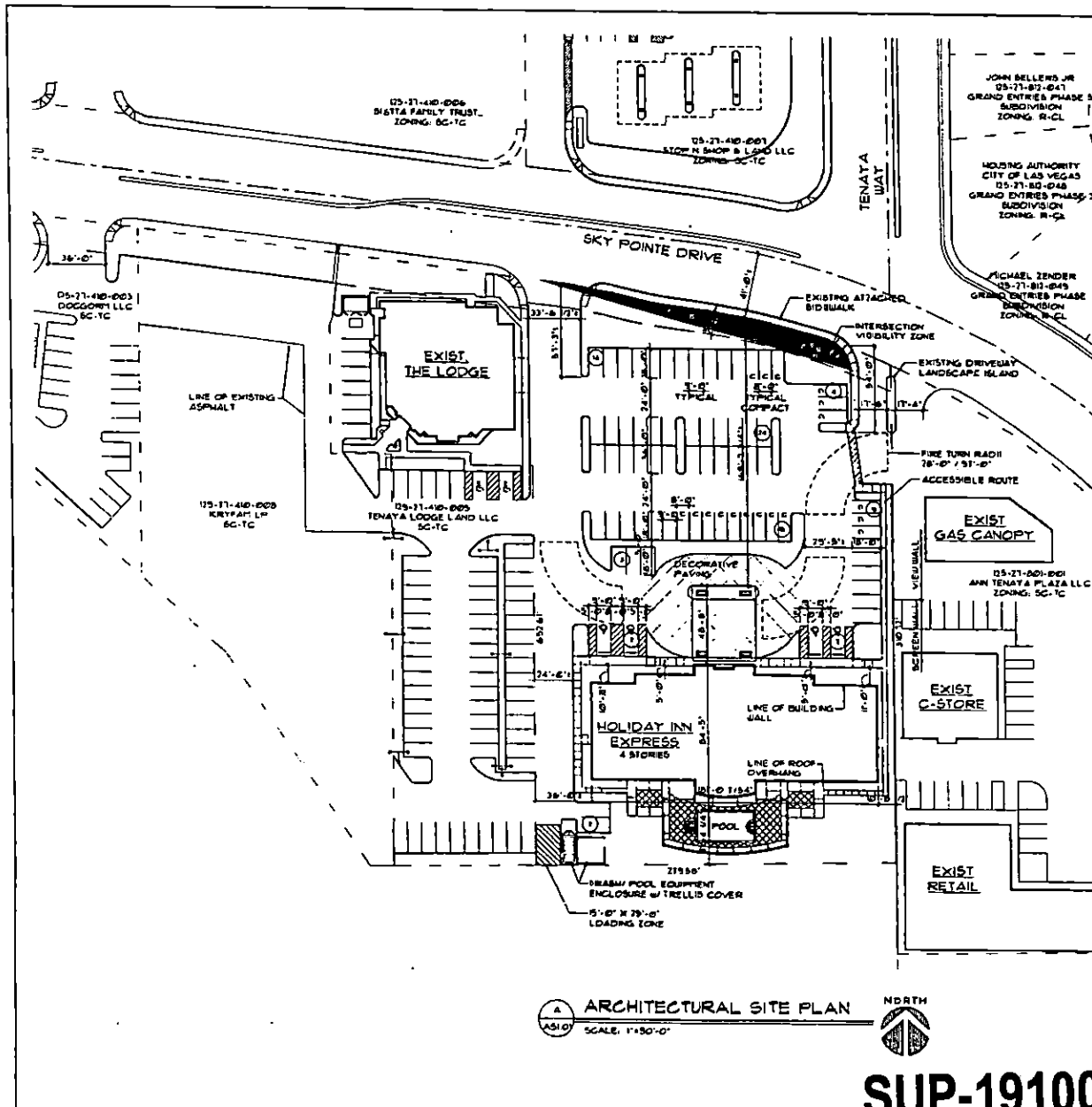
Signature of Property Owner: _____

Print Name: Wayne Krygier

Subscribed and sworn before me

This 4 day of January, 20 07

M. Gudin
Notary Public in and for said County and State



SUP-19100
02/22/07 PC

PROJECT DATA:

ASSESSORS PARCEL NUMBER	125-27-410-004
SITE AREA:	78,125 SF (1.82 ACRES)
CURRENT ZONING:	SC-1C
DEIRACKS:	
FRONT:	15'-0"
REAR:	15'-0"
RESIDENTIAL ZONE BOUNDARY:	15'-0"
BUILDING AREA:	
1st FLOOR:	10,459 SF
2nd 3rd & 4th FLOORS (each floor):	10,459 SF
PORT COCKPIT:	10,459 SF
TOTAL BUILDING AREA	31,377 SF
LOT COVERAGE:	11,334 SF 15%
PARKING CALCULATIONS:	
REQUIRED:	81 SPACES
PROVIDED:	14 SPACES
INCLUDING 18 (72%) COMPACT SPACES (15' x 10')	
INCLUDING 4 HANDICAP SPACES (11 VAN 3 REGULAR)	
PLUS 1 LOADING ZONE (15' x 25')	

ROOM COUNT

	KING/DBL QUEEN	KING/DBL QUEEN SUITE	ACC DBL QUEEN SUITE	EXT DBL QUEEN SUITE	ACC KING	TOTAL
4th FLOOR	11	5	1	1	1	19
3rd FLOOR	11	5	1	1	1	19
2nd FLOOR	16	4	1	1	1	23
1st FLOOR	5	3	1	0	1	10
TOTAL	53	17	4	3	4	81

PROJECT LOCATION:



GENERAL NOTES:

- SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
- SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS CURBS, GUTTERS, AND PLANTERS.
- SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
- SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
- SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL SITE CONCRETE SHALL RECEIVE WEATHERED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
- ALL CONCRETE WALKS, LANDINGS ETC. SHALL RECEIVE LIGHT BROOM FINISH.
- SLOPE ALL PAVED AREAS AWAY FROM BUILDING 1% MINIMUM.
- SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 1% CROSS SLOPE.
- BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH AN APPROVED SIGN PACKAGE TO BE UNDER SEPARATE APPLICATION.

pacific design concepts, llc
3005 W. HARRISON RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89022
(702) 454-3842 Fax (702) 454-7842

HOLIDAY INN EXPRESS

ARCHITECTURAL SITE PLAN
SUP, SDR, VAR SUBMITTAL

AS1.01

pacific design concepts, llc

PDC

3005 w. horizon ridge pkwy., #200, henderson, nv 89052 (702) 454-5842 fax (702) 454-7842

January 4, 2007

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

**RE: HOLIDAY INN EXPRESS
PROJECT NO: 06-180
JUSTIFICATION LETTER
APN #125-27-410-004**

To Whom It May Concern:

We are requesting a Special Use Permit, Site Development Review, Waiver of Development Standards and Variance to allow a Hotel use in a SC-TC (Service Commercial – Town Center) Zone.

The current zoning of this property, Service Commercial, allows a hotel with a Special Use Permit therefore the current zoning is appropriate. The project is bounded on the North, East and West by same zone designation properties. These are developed with a Convenience Store with gas pumps on the North across Sky Point, a Convenience Store w/ gas pumps and a Retail Building on the East, and a Tavern on the West. The South is bounded by the Ann Road/ US-95 Interchange. The Northeast corner of Sky Point Drive and Tenaya Way is the back of a Residential Development, the Grand Entries Subdivision.

We are requesting a Waiver of Development Standard to reduce the required 330' separation from a residential development. This project is a non-gaming, non-dining, non-entertaining hotel. The only food service for this hotel will be to provide a continental style breakfast meal for its guests. The intent of this hotel is to serve the local residential community, and the family and friends who visit who wish to stay closer to the family than to the entertaining portion of the city.

The front parking encroaches into the 15' landscape setback by less than twelve inches for a width of approximately three feet. This encroachment is allowed by the Town Center Development Standards Manual in Section D.2.B.8.c. so no waiver is required for this minor encroachment.

We are also requesting a Variance for the quantity of required "on-site" parking spaces. The hotel requires 87 parking spaces. Due to the slender nature of this site we are able to provide a total of 74 spaces. These spaces are a combination of standard, compact and accessible space as permitted by the Development Standards. We are requesting a reduction of 13 spaces which is 14.9%. We feel that by the nature of the non-gaming, non-entertaining hotel and the cross access of the properties to the East and West the reduction shall not have an adverse affect on the roadways or local community.

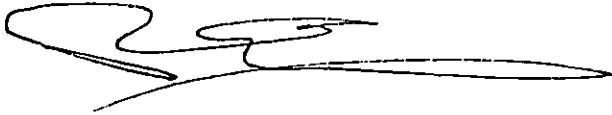
We feel that the proposed 87 room Hotel is well suited for the neighborhood. The design features a combination of cement plaster finish and stone veneer with a hip roof. The building has a residential feel and will blend nicely with the adjacent Tavern.

**SUP-19100
02/22/07 PC**

We respectfully request the City of Las Vegas grant approval for this project as shown on the accompanying plans. We ask that this submittal be used for approval of the Site Development Review.

Thank you for your consideration in this matter. Should you have any further questions or require additional information please call our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ray Finkel', with a long horizontal flourish extending to the right.

Ray Finkel
Project Manager

cc: 6180 JL.doc

SUP-19100
02/22/07 PC

Telephone Protest/Approval Log

Meeting Date: 2/22/07

Case Number: SWP 19100

Date: 2/22/07
Name: Rayshell Berry
Address: 7012 Glass Slipper
Phone: 655-2741
☒ PROTEST ☐ APPROVE

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

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

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

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

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

Submitted after final agenda

Date 2/22/07 Item # 31

37

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-19097 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-19098, VAR-19447 AND SUP-19100 - PUBLIC HEARING - APPLICANT/OWNER: KRYFAM, LP -
Request for a Site Development Plan Review FOR A FOUR-STORY, 50,478 SQUARE FOOT HOTEL WITH A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTH OF 14 FEET FOR A THREE FOOT SECTION WHERE 15 FEET IS THE MINIMUM REQUIRED on 1.83 acres at the southwest corner of Tenaya Way and Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).

C.C.: 03/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Telephone protest by Rayshell Berry

MOTION:

GOYNES – APPROVED subject to conditions– Motion carried with **DUNNAM** voting **NO**, **STEINMAN** excused and **TRUEDELL** abstaining as he has open business dealings with **MR. NIGRO**

To be heard by City Council on 3/21/2007

MINUTES:

See Item 29 for related discussion and backup.

(8:45 – 9:13)

2-2062

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 32 – SDR-19097

CONDITIONS – Continued:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-19098) and Special Use Permit (SUP-19100) 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 (01/08/07), except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow a perimeter landscape buffer width of 14 feet for a three foot section where 15 feet is the minimum required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 32 – SDR-19097

CONDITIONS – Continued:

- shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
 12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
 13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
 14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
- Public Works
15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
 16. 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.
 17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 32 – SDR-19097

CONDITIONS – Continued:

Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the 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.
19. Site development to comply with all applicable conditions of approval for Z-76-98, the Ann/Tenaya Commercial Center and all other site-related actions.

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-19097 - APPLICANT/OWNER: KRYFAM, LP**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-19098) and Special Use Permit (SUP-19100) 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 (01/08/07), except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow a perimeter landscape buffer width of 14 feet for a three foot section where 15 feet is the minimum required.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

SDR-19097 - Conditions Page Two
February 22, 2007 - Planning Commission Meeting

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
16. 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.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes

SDR-19097 - Conditions Page Three
February 22, 2007 - Planning Commission Meeting

shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the 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.
19. Site development to comply with all applicable conditions of approval for Z-76-98, the Ann/Tenaya Commercial Center and all other site-related actions.

SDR-19097 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a four-story, 50,478 square foot hotel with a waiver to allow a perimeter landscape buffer width of 14 feet for a three foot section where 15 feet is the minimum required on 1.83 acres at the southwest corner of Tenaya Way and Sky Pointe Drive

The proposed hotel is not consistent with the Town Center Development Standards because it is located approximately 80 feet from single family residential where a separation of 330 feet is required, and because a height of four stories is proposed where the Town Center Standards limit the height of a building on this site to two stories.

The proposed development is not compatible with Title 19 as only 74 spaces are provided where 87 spaces are required.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/07/98	The City Council approved a rezoning (Z-76-98) of this site to TC (Towncenter) as part of a larger overall request.
<i>Pre-Application Meeting</i>	
12/12/06	The applicant was informed that this proposal would require a waiver of the Towncenter standard which requires a minimum 330 foot separation between a hotel and any detached single-family dwelling.
<i>Neighborhood Meeting</i>	
02/12/07	A neighborhood meeting was held at the Cimarron Rose Community Center, located at 5591 North Cimarron Road.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1.83 acres

SDR-19097 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	TC (Towncenter)	TC-SC (Towncenter Service Commercial)
North	Convenience store	TC (Towncenter)	TC-SC (Towncenter Service Commercial)
South	Ann Road	Ann Road	Ann Road
East	Convenience store	TC (Towncenter)	TC-SC (Towncenter Service Commercial)
West	Tavern	TC (Towncenter)	TC-SC (Towncenter Service Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
T-C Town Center District	X		N

The proposed hotel does not comply with the Towncenter standards because it is located within 330 feet of single family detached development (considered within SUP-19100) and because it proposes a four story structure where two stories is the maximum permitted (considered within VAR-19447).

DEVELOPMENT STANDARDS

Per the Towncenter Development Standards Manual:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	1.83	Y
Min. Lot Width	N/A	220 Feet	Y
Min. Setbacks			
• Front	15 Feet	169 Feet	Y
• Side	10 Feet	10 Feet	Y
• Rear	20 Feet	41 Feet	Y
Max. Lot Coverage	N/A	18 %	Y
Max. Building Height	Two stories	Four stories	N*

*This issue will be considered under related Variance VAR-19447.

Per Title 19.08.06, the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	205 Feet	260 Feet	Y
Adjacent development matching setback	15 Feet	260 Feet	Y
Trash Enclosure	50 Feet	440 Feet	Y

SDR-19097 - Staff Report Page Three
February 22, 2007 - Planning Commission Meeting

Per the Towncenter Standards, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree /6 Spaces	13 Trees	16 Trees	Y
Buffer: Min. Trees	1 Tree/20 Linear Feet	6 Trees	6 Trees	Y
Min. Zone Width	15 Feet along Sky Pointe Drive		14 feet for a three foot section; 15 feet along remainder	N*

This waiver is minor and staff has no objection to its approval.

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19.10, the following parking standards apply.

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Hotel	87 rooms	1 space per room	87 spaces	4 spaces	74 spaces	4 spaces	N*
TOTAL			87 spaces	4 spaces	74 spaces	4 spaces	
Loading Spaces			1 space		1 space		Y
Percent Deviation					15 %		

The parking shortage will be considered concurrently as related Variance VAR-19098. Because there is no hardship associated with this variance, staff is recommending denial.

Waivers		
Request	Requirement	Staff Recommendation
A perimeter landscape buffer width of 14 feet for a three foot section.	15 feet	Approval

SDR-19097 - Staff Report Page Four
February 22, 2007 - Planning Commission Meeting

ANALYSIS

This site is currently undeveloped. The applicant proposes to develop a four story, 87 room hotel in the south portion of the site. Per the Zoning Code, a hotel of this size requires 87 parking spaces. A total of 74 spaces are provided in a parking lot located north of the hotel. The applicant has submitted a variance (VAR-19098) to address this deficiency. Staff finds there is no hardship associated with the site and is unable to support this variance.

Access to Sky Pointe Drive will be provided by two existing driveways. Landscape buffers that comply with Towncenter standards and include Rio Grande Ash, Chitalpa and assorted five gallon shrubs are provided along the appropriate property lines. Planter islands with 24 inch box Shoestring Acacia are shown within the parking lot. The elevations depict a plaster exterior with a decorative stone veneer accent. A maximum overall building height of 68 feet three inches is shown.

The Special Use Permit conditions for a hotel in the TC-SC (Towncenter-Service Commercial) require a minimum height of three stories. The development standards of the TC-SC district require structures that exceed two stories in height to be located on a parcel that is larger than 20 acres in size, and require the building to be set back at least 50 feet from all property lines. This application meets neither of these criteria and staff recommends denial.

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

SDR-19097 - Staff Report Page Five
February 22, 2007 - Planning Commission Meeting

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

In regard to "1":

Because the proposed use is located approximately 80 feet from single family residential where a separation of 330 feet is required, it is not compatible with development in the area.

In regard to "2":

The proposed hotel is not consistent with the Town Center Development Standards because it is located approximately 80 feet from single family residential where a separation of 330 feet is required, and because a height of four stories is proposed where the Town Center Standards limit the height of a building on this site to two stories.

The proposed development is not compatible with Title 19 as only 74 spaces are provided where 87 spaces are required.

In regard to "3":

The proposed use will not adversely impact streets in the vicinity of this site.

In regard to "4":

The building and landscape materials are compatible with development in this area of the city.

In regard to "5":

As stated above, the proposed use is located approximately 80 feet from single family residential where a separation of 330 feet is required, and it is not compatible with development in the area.

In regard to "6":

The proposed development will be subject to regular inspections for permitting and licensing and will therefore, not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

13

ASSEMBLY DISTRICT

13

SDR-19097 - Staff Report Page Six
February 22, 2007 - Planning Commission Meeting

SENATE DISTRICT 9

NOTICES MAILED 377 [Mailed with VAR-19098 & SUP-19100]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19097** APN: 125-27-410-004

Name of Property Owner: Krfam, LP

Name of Applicant: Nigro Development

Name of Representative: Brad Jones

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: _____

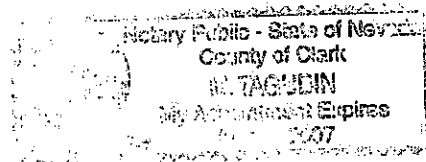
Signature of Property Owner: _____

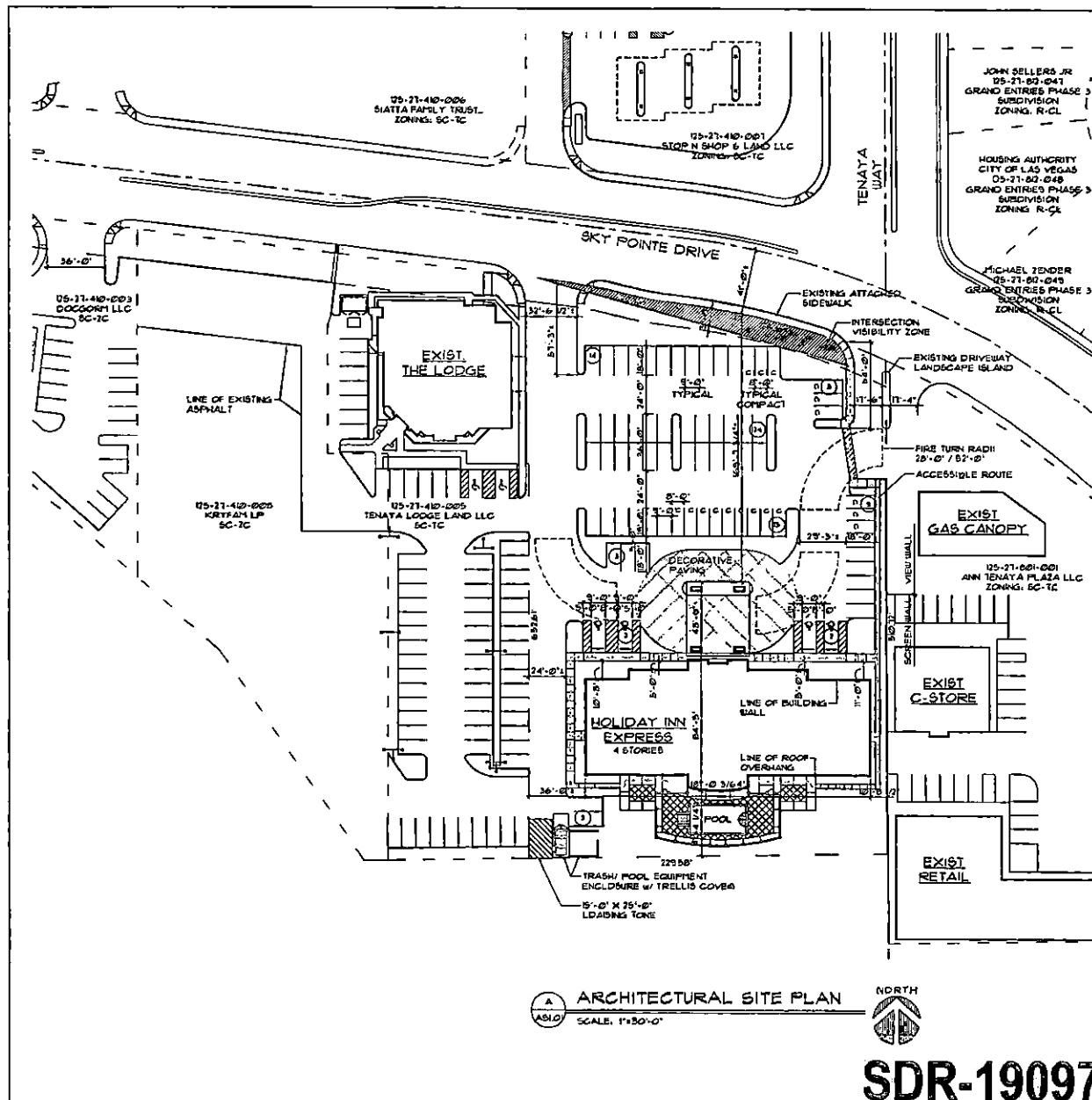
Print Name: Wayne Krygier

Subscribed and sworn before me

This 18 day of December, 2006

M. Tadin
Notary Public in and for said County and State





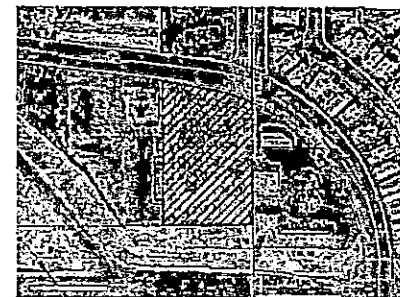
PROJECT DATA:

ASSESSORS PARCEL NUMBER	05-21-410-004
SITE AREA	7915 SF (182 ACRES)
CURRENT ZONING	SC-TC
SETBACKS	REQUIRED: 15'-0" FRONT, 5'-0" SIDES, 20'-0" REAR. PROVIDED: 16'-0" FRONT, 10'-0" SIDES, 40'-4" REAR. RESIDENTIAL ZONE BOUNDARY: N/A
BUILDING AREA	0.455 SF 1 ST FLOOR, 12048 SF 2 ND , 3 RD & 4 TH FLOORS (each floor), 12125 SF TOTAL BUILDING AREA
LOT COVERAGE	14,334 SF, 181%
PARKING CALCULATIONS	REQUIRED: 1 SPACE PER GUEST ROOM, 81 SPACES. PROVIDED: INCLUDING 15 (75%) COMPACT SPACES (8' x 18') INCLUDING 4 HANDICAP SPACES (1 VAN, 3 REGULAR) PLUS 1 LOADING ZONE (15' x 75') 74 SPACES

ROOM COUNT

	KING/ DBL QUEEN	KING/ DBL QUEEN SUITE	ACC. DBL QUEEN SUITE	EXT. DBL QUEEN SUITE	ACC. KING	TOTAL
4 TH FLOOR	11	5	1	1	1	19
3 RD FLOOR	11	5	1	1	1	19
2 ND FLOOR	16	4	1	1	1	23
1 ST FLOOR	9	3	1	0	4	17
TOTAL	55	17	4	3	7	87

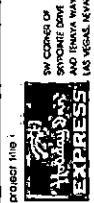
PROJECT LOCATION:



GENERAL NOTES:

- SEE LANDSCAPE DRAWINGS FOR LANDSCAPING INFORMATION.
- SEE CIVIL DRAWINGS FOR ALL SITE LAYOUT DIMENSIONS, CURBS, GUTTERS, AND PLANTERS.
- SEE CIVIL, PLUMBING, AND ELECTRICAL DRAWINGS FOR UTILITY LINES.
- SEE CIVIL DRAWINGS FOR ALL GRADING AND DRAINAGE INFORMATION.
- SITE LAYOUT IS TO BE COORDINATED WITH CIVIL DRAWINGS. IF DISCREPANCIES EXIST, THE CIVIL DRAWINGS SHALL TAKE PRECEDENCE OVER THIS DRAWING. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL SITE CONCRETE SHALL RECEIVE WEAKENED PLAN JOINTS AT 15'-0" O.C. AND TOOLED JOINTS AT 5'-0" O.C.
- ALL CONCRETE WALKS, LANDINGS, ETC. SHALL RECEIVE LIGHT BROOM FINISH.
- SLOPE ALL PLANTER AREAS AWAY FROM BUILDING 2% MINIMUM.
- SLOPE ALONG ACCESSIBLE ROUTE WILL NOT EXCEED 5% IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE.
- BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH AN APPROVED SIGN PACKAGE TO BE UNDER REVIEW.

pacific design concepts, llc
3005 W. HANSEN RIDGE PARKWAY, SUITE 200
HENDERSON, NEVADA 89052
(702) 454-7842 FAX (702) 454-7842



ARCHITECTURAL
SITE PLAN
SUP, SDR, VAR SUBMITTAL

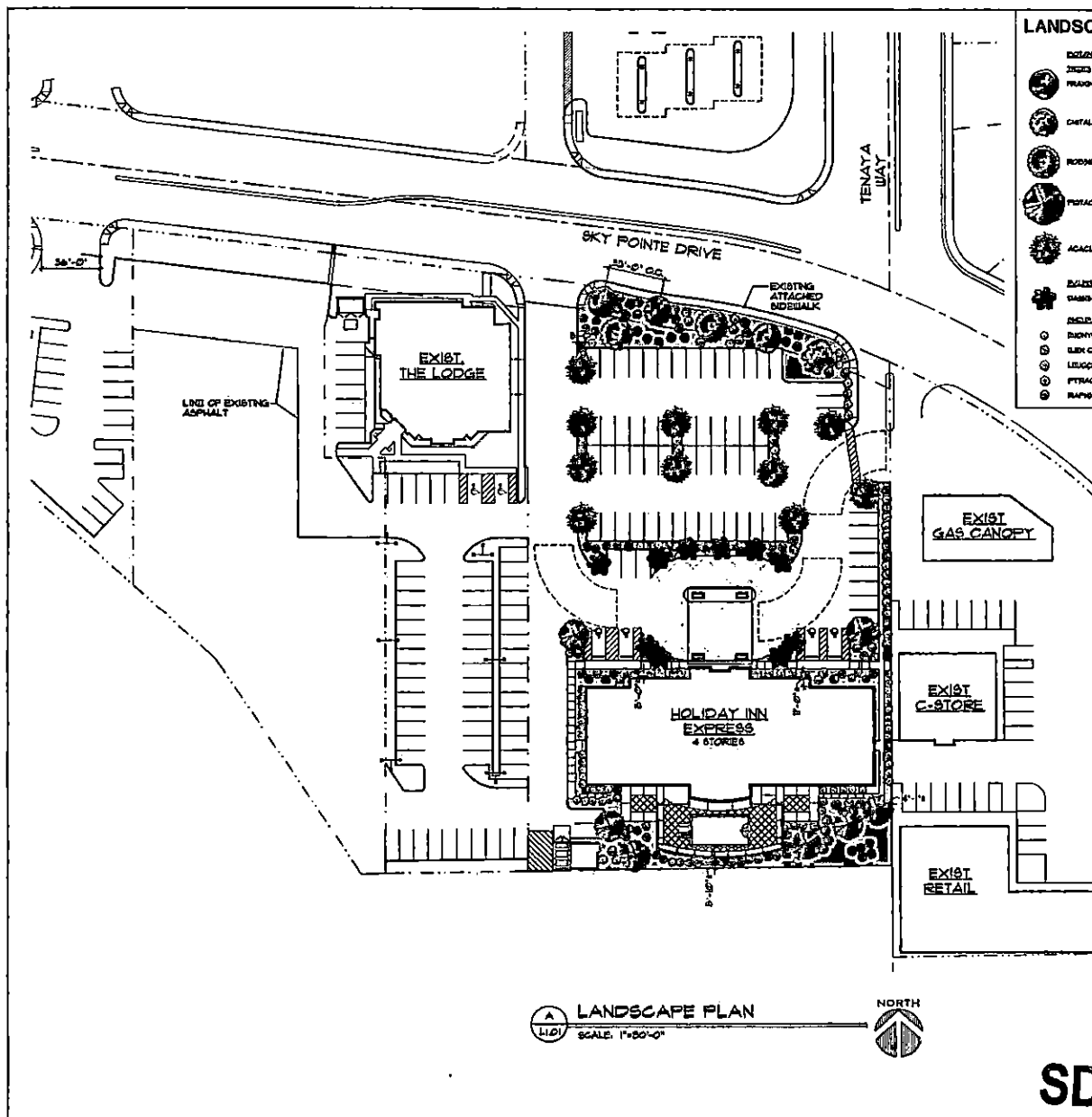
AS101

SDR-19097

02/22/07 PC

JAN 08 2007

RECEIVED



LANDSCAPE LEGEND

<u>ENTRANCE PLANT</u>	<u>SPERMATOPHYTES</u>	<u>AGE</u>	<u>FEATURES</u>
 FRAXINUS VELUTINA VRO GRUNICE	RED GRUNICE ASH	36" BOX	STANDARD TRUNK
 CATALPA BIGNONIODES	CATALPA	36" BOX	STANDARD TRUNK
 RODONIA APELSINA PURPLE ROSE	PURPLE ROSE LOGST	36" BOX	STANDARD TRUNK
 PETOTIA CHINENSIS	CHINESE PETALOE	36" BOX	STANDARD TRUNK
 ACACIA STENOPHYLLA	SHOOTING ACACIA	36" BOX	STANDARD TRUNK
 EUCALYPTUS GLOBULUS	MEDICINE BALL PALM	MT. VASES	BONDED TRUNK
ROSES			
 ROSA RUGOSA	EVERGREEN RHODONTO	1 1/2 GAL	
 LILUM CORONATA "SUEFOD"	BURFORD HOLLY	1 1/2 GAL	
 LONICERA XANTHOCARPA VRO BRAVO	RED BRAVO GARD	1 1/2 GAL	
 PYRACANTHA COCCINEA "LOODY"	LOODY PYRACANTHA	1 1/2 GAL	
 RAPHANISTRUM INDICA "TALLERINA"	DEWAP NOLAN HARTMOND	1 1/2 GAL	

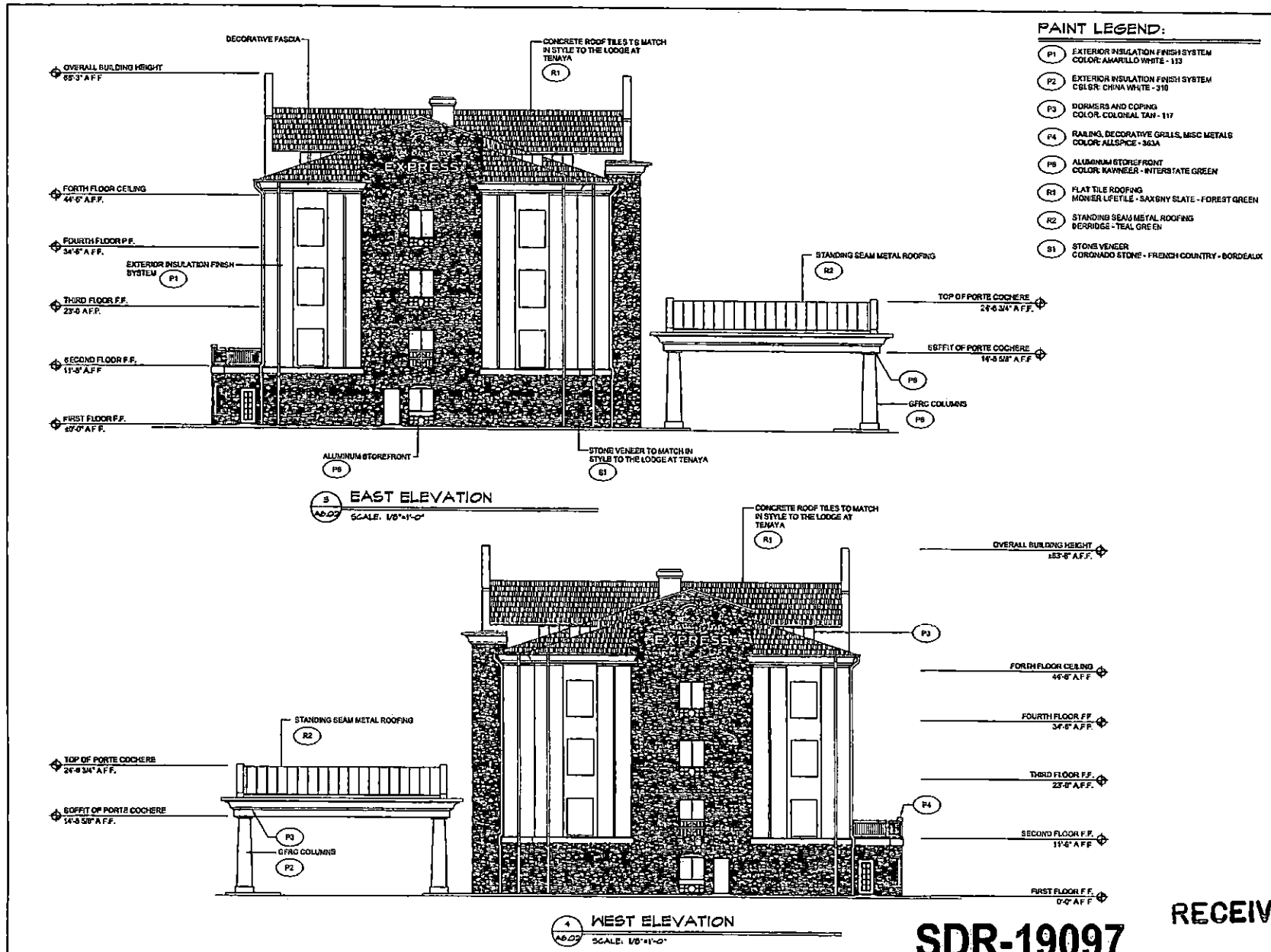
pacific design concepts, llc
3005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project title •

front title -
LANDSCAPE PLAN

issue dates :
1-9-2007
drawn by :
KSCB
checked by :
RUP
project no. :
204-200
revisions :
▲
▲
▲
▲
sheet no.
L101-C
of 204

SDR-19097 RECEIVED
02/22/07 PC JAN 08 2007



pacific design concepts, llc
3005 W. HAZEN RIDGE PARKWAY, SUITE 200
TAMPA, FLORIDA 33613
(727) 454-1842 FAX (727) 454-7842

PROJECT FILE
SW CORNER OF
HOLLYWOOD BL. &
EXPRESS

EXTERIOR ELEVATIONS
SUP, SDR, VAR SUBMITTAL

DATE: 1-16-2007
DRAWN BY: JFC
CHECKED BY: JFC
PROJECT NO.: 148-000000
REVISIONS:
1. 1-16-2007
2. 1-16-2007
3. 1-16-2007
4. 1-16-2007
5. 1-16-2007
6. 1-16-2007
7. 1-16-2007
8. 1-16-2007
9. 1-16-2007
10. 1-16-2007

SDR-19097
02/22/07 PC

RECEIVED
JAN 08 2007
A6.02



spesialt tilgjengelig
1st FLOOR
FLOOR PLAN

NAME: 00000
 PHONE: 00000
 ADDRESS: 00000
 COUNTRY: 00000
 CITY: 00000
 STATE: 00000
 ZIP: 00000
 A1.01



RECEIVED

JAN 08 2007



pacific design concepts, llc
33005 w. horizon ridge parkway, suite 200
henderson, nevada 89052
(702) 454-5842 fax (702) 454-7842

project life •

Holiday Inn EXPRESS

SW CORNER OF
SPYGLASS DRIVE
AND TENAYA WAY
LAS VEGAS, NEVADA

2nd FLOOR
FLOOR PLAN

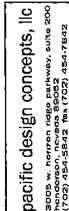
issue date: 1-5-2007
drawn by: HGS
checked by: JLF
project no.: 016-100
revision:
▲
▲
▲
sheet no: A102

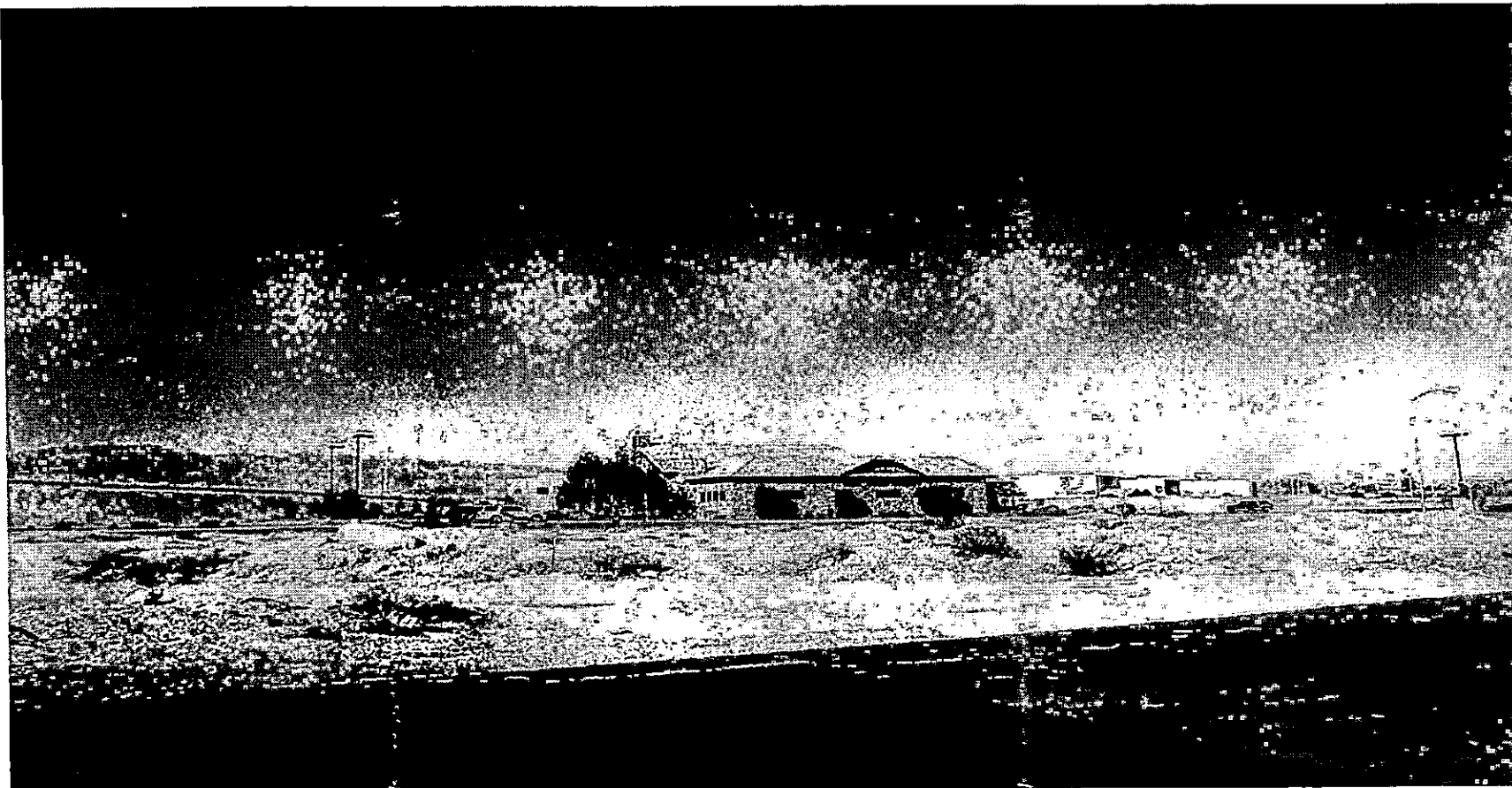


SDR-19097
02/22/07 PC

RECEIVED

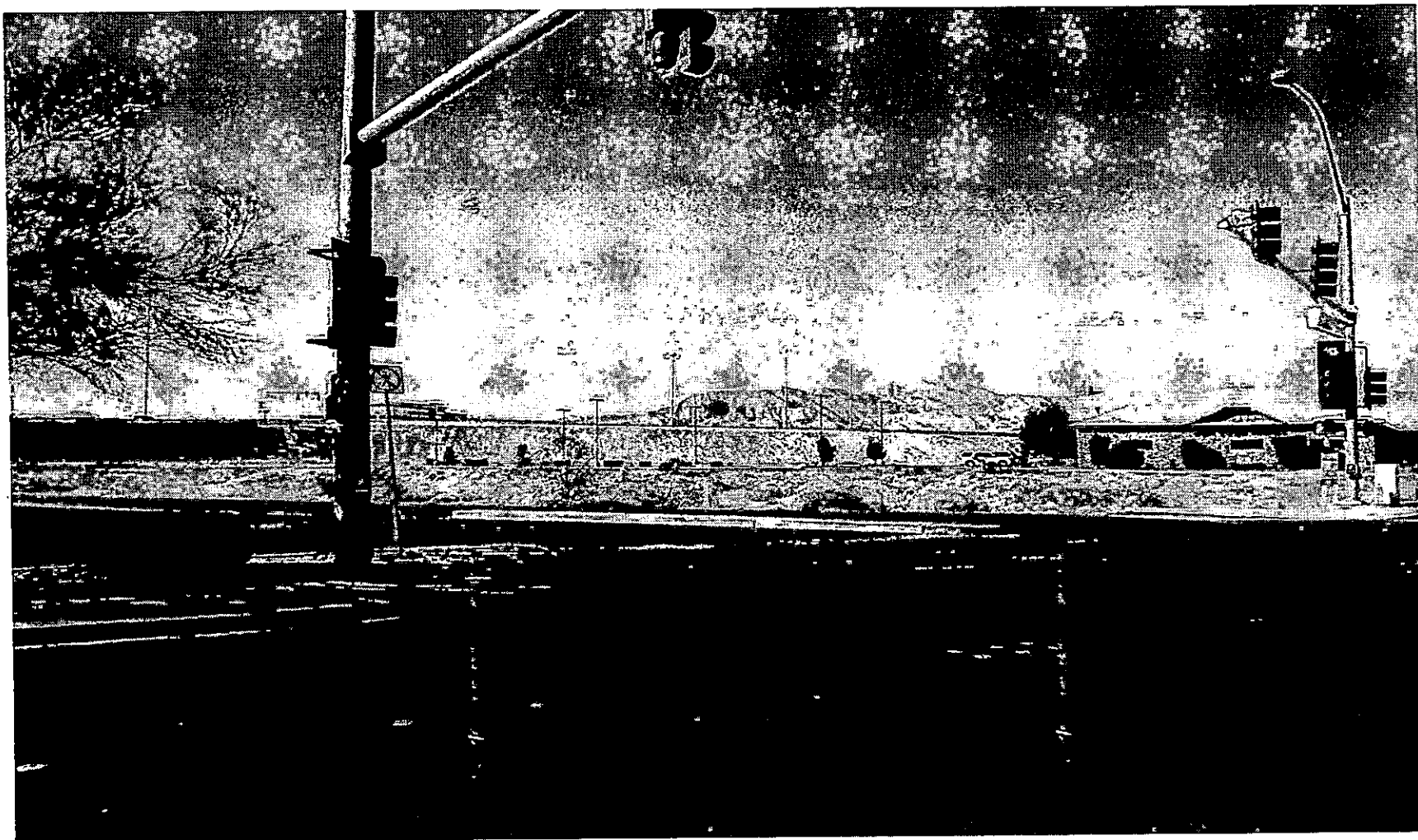
JAN 08 2007





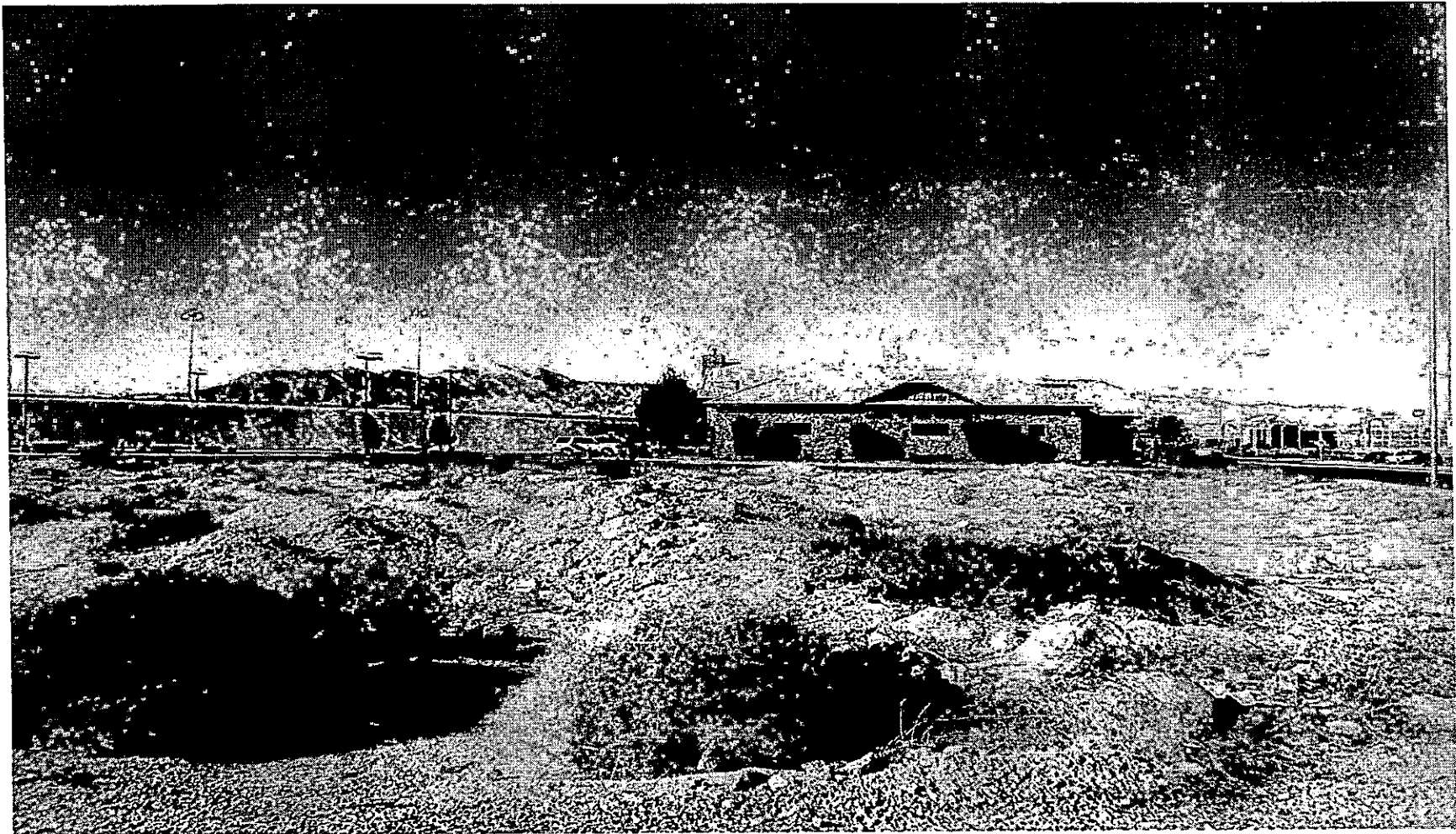
VAR-19098, VAR-19447, SUP-19100 & SDR-19097 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: KRYFAM, LP
SOUTHWEST CORNER OF TENAYA WAY AND SKY POINTE DRIVE
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07



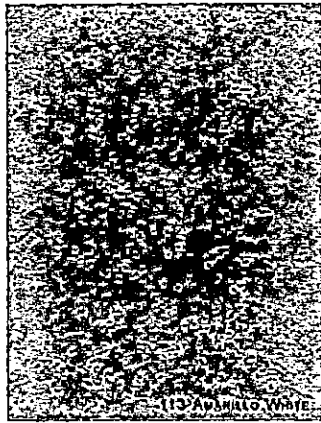
VAR-19098, VAR-19447, SUP-19100 & SDR-19097 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: KRYFAM, LP
SOUTHWEST CORNER OF TENAYA WAY AND SKY POINTE DRIVE
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07

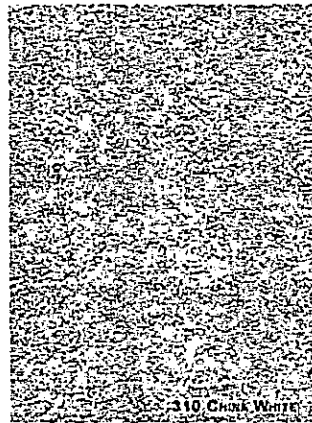


VAR-19098, VAR-19447, SUP-19100 & SDR-19097 - VARIANCE - PUBLIC HEARING -
APPLICANT/OWNER: KRYFAM, LP
SOUTHWEST CORNER OF TENAYA WAY AND SKY POINTE DRIVE
FEBRUARY 22, 2007 PLANNING COMMISSION

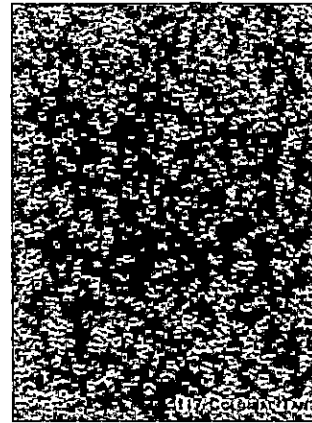
01/22/07



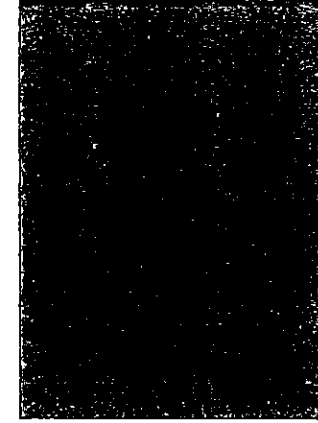
Primary EIFS Color
Amarillo White



Secondary EIFS Color
China White



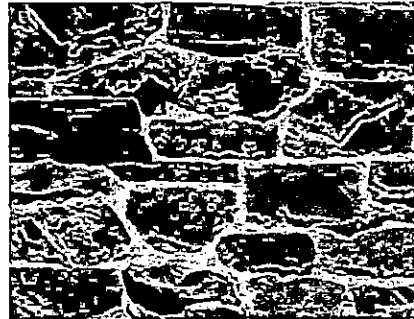
Dormer and Coping Color
Colonial Tan



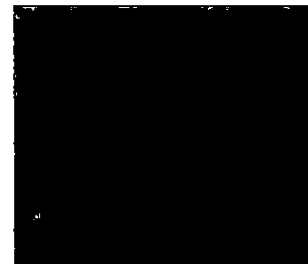
Railing, Decorative Grills
and Misc. Metals
Allspice



Primary Roofing Tiles
Monier Lifetile - Forest Green



Stone Veneer
Coronado Stone
French Country - Bordeaux



Standing Seam Metal Roof
Berridge - Teal Green



Aluminum Storefront
Kawneer -
Interstate Green

Holiday Inn Express at Skypointe and Tenaya

pacific design concepts, llc

**SDR-19097
02/22/07 PC**

**RECEIVED
JAN 08 2007**



3005 w horizon ridge parkway, suite 200 henderson, nevada 89052ph. 454-5842

January 4, 2007

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

**RE: HOLIDAY INN EXPRESS
PROJECT NO: 06-180
JUSTIFICATION LETTER
APN #125-27-410-004**

To Whom It May Concern:

We are requesting a Special Use Permit, Site Development Review, Waiver of Development Standards and Variance to allow a Hotel use in a SC-TC (Service Commercial – Town Center) Zone.

The current zoning of this property, Service Commercial, allows a hotel with a Special Use Permit therefore the current zoning is appropriate. The project is bounded on the North, East and West by same zone designation properties. These are developed with a Convenience Store with gas pumps on the North across Sky Point, a Convenience Store w/ gas pumps and a Retail Building on the East, and a Tavern on the West. The South is bounded by the Ann Road/ US-95 Interchange. The Northeast corner of Sky Point Drive and Tenaya Way is the back of a Residential Development, the Grand Entries Subdivision.

We are requesting a Waiver of Development Standard to reduce the required 330' separation from a residential development. This project is a non-gaming, non-dining, non-entertaining hotel. The only food service for this hotel will be to provide a continental style breakfast meal for its guests. The intent of this hotel is to serve the local residential community, and the family and friends who visit who wish to stay closer to the family than to the entertaining portion of the city.

The front parking encroaches into the 15' landscape setback by less than twelve inches for a width of approximately three feet. This encroachment is allowed by the Town Center Development Standards Manual in Section D.2.B.8.c. so no waiver is required for this minor encroachment.

We are also requesting a Variance for the quantity of required "on-site" parking spaces. The hotel requires 87 parking spaces. Due to the slender nature of this site we are able to provide a total of 74 spaces. These spaces are a combination of standard, compact and accessible space as permitted by the Development Standards. We are requesting a reduction of 13 spaces which is 14.9%. We feel that by the nature of the non-gaming, non-entertaining hotel and the cross access of the properties to the East and West the reduction shall not have an adverse affect on the roadways or local community.

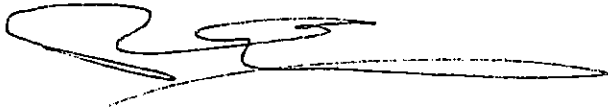
We feel that the proposed 87 room Hotel is well suited for the neighborhood. The design features a combination of cement plaster finish and stone veneer with a hip roof. The building has a residential feel and will blend nicely with the adjacent Tavern.

06-180 Holiday In Express – Sky Pointe
January 4, 2007
Page 2 of 2

We respectfully request the City of Las Vegas grant approval for this project as shown on the accompanying plans. We ask that this submittal be used for approval of the Site Development Review.

Thank you for your consideration in this matter. Should you have any further questions or require additional information please call our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ray Finkel', with a long horizontal flourish extending to the right.

Ray Finkel
Project Manager

cc: 6180 JL.doc

Telephone Protest/Approval Log

Meeting Date: 2/22/07

Case Number: SDR-19097

Date: 2/21/07
Name: Rayshell Berry
Address: 7012 Glass Slipper
Phone: 655-2741
☒ PROTEST ☐ APPROVE

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

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

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

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

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

Submitted after final agenda

Date 2/22/07 Item #32
32

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-19101 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: LUCAS HOLDINGS, LLC AND SHAWNA REALTY, LLC - Request for a Variance TO ALLOW A PROPOSED EIGHT-FOOT HIGH BLOCK WALL WITH NINE-FOOT HIGH PILASTERS IN THE FRONT YARD AREAS WHERE FIVE FEET IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW A PORTION OF THE TOP THREE FEET TO BE SOLID WHERE THE TOP THREE FEET IS REQUIRED TO BE OPEN on 2.9 acres at 8112 and 8144 Via Olivero Avenue (APNs 163-04-801-006 and 007), R-E (Residence Estates) Zone, Ward 2 (Wolfson).

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Telephone protest by Mark Craven and letter from Chuck and Stephanie Hauser

MOTION:

TRUESDELL – APPROVED subject to conditions and adding the following as read for the record:

- The wall to be built in substantial conformance to the plans date stamped 2/7/07
- **UNANIMOUS** with **STEINMAN** excused

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 33 – VAR-19101

MINUTES – Continued:

FLINN FAGG, Planning Manager, stated this application does not meet the criteria for the approval of variances and he recommended denial. He noted an adjacent property had received a variance for an eight-foot wall.

JASON MAHEU, 5125 West Oquendo Road, appeared on behalf of the applicant and explained his client owns the entire block, with the exception of two parcels. MR. MAHEU stated his client was working to combine all the parcels and has requested this wall in order to make one matching and contiguous wall. His client intends to place a multi-million dollar home on the site.

During the crafting of the motion, MARGO WHEELER, Director of Planning and Development Department, added a condition requiring the proposed wall to match the existing wall.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

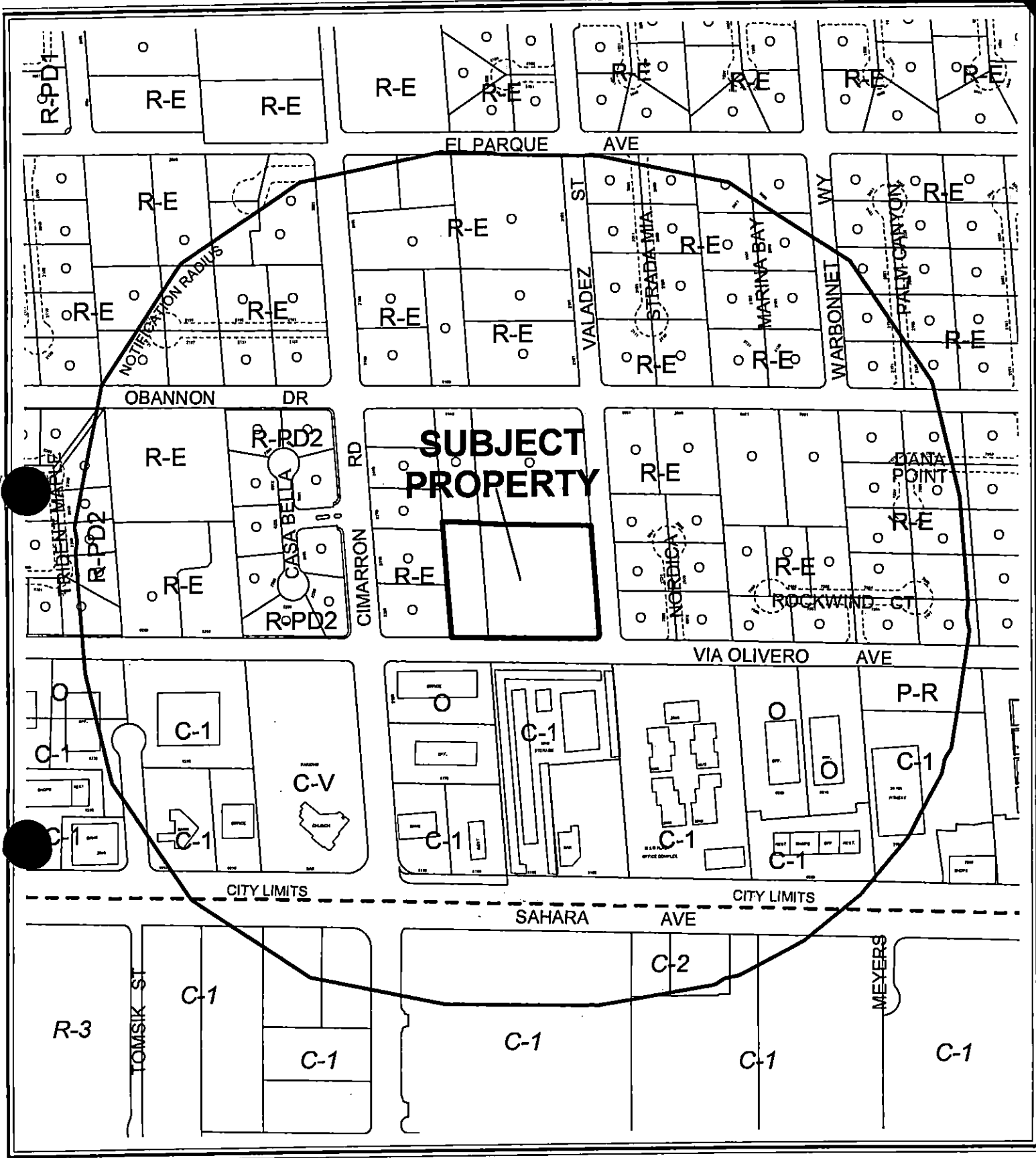
(9:13 – 9:16)

2-2062

CONDITIONS:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



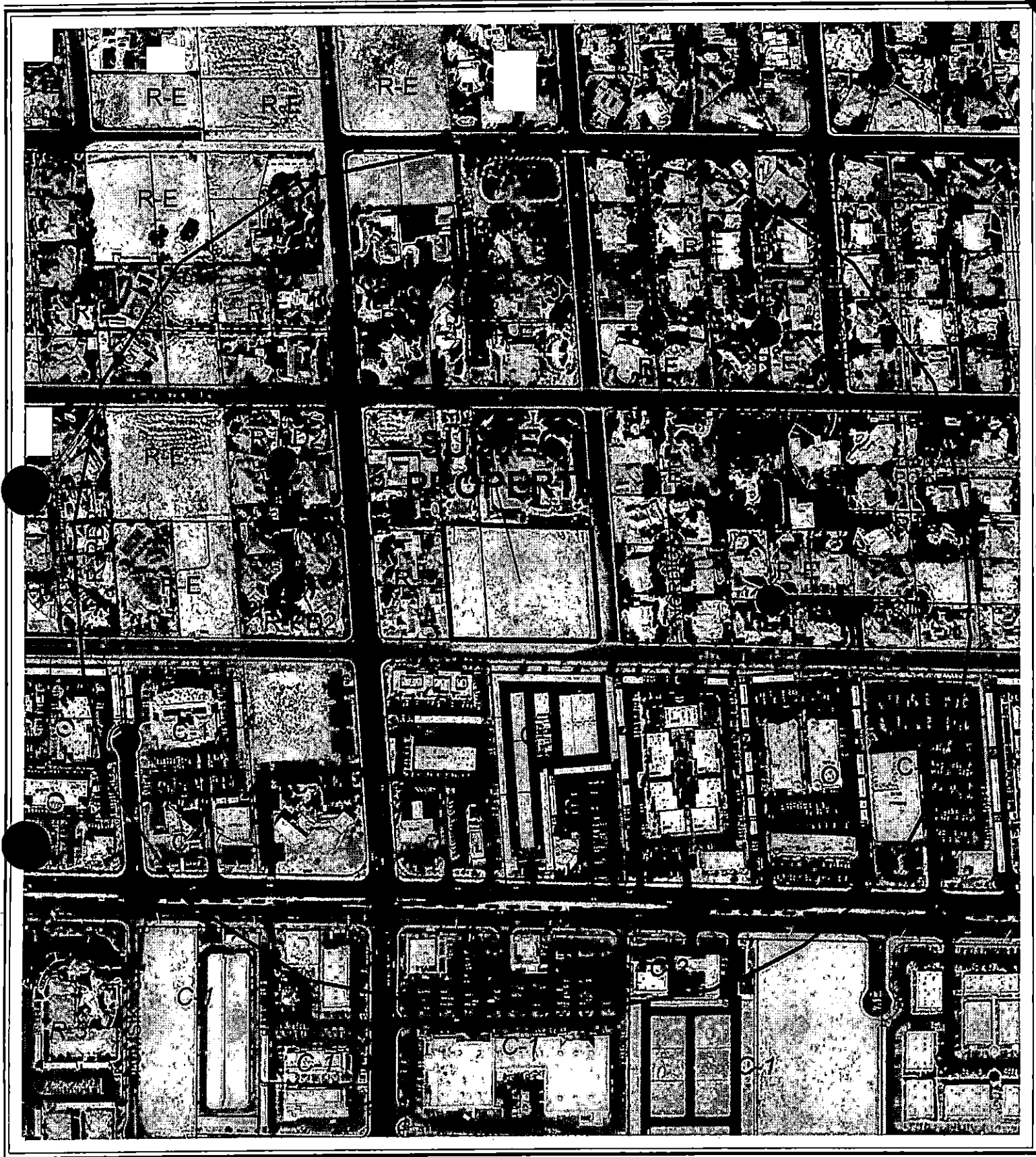
CASE: **VAR-19101**

RADIUS: 1000 FT

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

0 400 800 Feet





CASE: **VAR-19101**

RADIUS: 1000 FT

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

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-19101 - APPLICANT/OWNER: LUCAS HOLDINGS, LLC
AND SHAWNA REALTY, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-19101 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Variance to allow a proposed eight-foot high block wall with nine-foot high pilasters in the front yard areas where five feet is the maximum height allowed and to allow a portion of the top three feet to be solid where the top three feet is required to be open on 2.9 acres at 8112 and 8144 Via Olivero Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/26/98	The City Council approved a request to Amend a portion of the Southwest Sector of the General Plan (GPA-27-98) on properties bounded by Holmby Channel, Via Olivero Avenue, Rainbow Boulevard, and Durango Drive, from R (Rural Density Residential) to DR (Desert Rural Density Residential), including the subject site.
06/16/06	Code Enforcement processed Case # 43498 in response to a complaint regarding a 25-foot high metal hangar and four storage containers illegally placed upon the subject site. This case remains open with unpaid fines. The most recent inspection failed on 12/13/06.
01/09/07	A request for a Reversionary Parcel Map (PMP-19040) of 1.48 acres was accepted for processing. Blue line submittal was distributed for comments on 01/12/07.
<i>Related Building Permits/Business Licenses</i>	
12/14/06	Building permit issued on the subject site for the construction of a perimeter wall/fence to City of Las Vegas CMU Wall Standards.
<i>Pre-Application Meeting</i>	
12/19/06	A pre-application meeting was held and the applicant was requested to provide elevations of the proposed walls showing height, material and color drawn to scale, or a photo of an existing identical wall. An updated site plan, as well as an application and Statement of Financial Interest for each of the owners was requested. A notation from the meeting states that Mapping was not an option due to taxes.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required for this application, nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	2.90

VAR-19101 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	DR (Desert Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Office	R (Rural Density Residential) and SC (Service Commercial)	O (Office) and C-1 (Limited Commercial)
East	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)
West	Single Family Residential	DR (Desert Rural Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.12:

Landscaping and Open Space Standards			
Standards	Maximum Height	Provided	Compliance
Wall Height	5 feet maximum height, with top 3 feet open to permit visibility.	388.62-foot long, 8-foot high masonry wall with 9-foot high pilasters located 31 feet on center.	N*

* Subject of this variance

ANALYSIS

The applicant proposes to construct a masonry block wall along the front property line of 8112 and 8144 Via Olivero Drive, and along the corner side property line of 8112 Via Olivero Drive, fronting Valdez Street. The wall will be eight feet in height with nine-foot pilasters spaced 31 feet on center, built to City of Las Vegas wall details B-103-1 and B-103-2. A 28.33-foot rolling gate will be located along the front property line of 8144 Via Olivero Drive within the length of

RL

VAR-19101 - Staff Report Page Three
February 22, 2007 - Planning Commission Meeting

the wall. The wall is identical to that along an adjacent property at 8101 O'Bannon Drive, immediately north of the subject site, and photographs of the existing wall have been provided. A site visit conducted on 01/18/07 confirmed that the materials being used in the new wall are identical to that on the adjacent property. However, Title 19.12 restricts the height of a wall along the front property line to five feet in height with the top three feet open to permit visibility. Therefore, the requested eight-foot height is a 40% deviation from the standard. Currently, building permits have been issued to construct a wall to Title 19 standards, and construction has commenced on the subject site. This Variance, if approved, will entitle the applicant to construct the wall to the eight-foot height with nine-foot pilasters on both sides of the subject site. However, a condition of approval on the will require the applicant to coordinate with the City of Las Vegas Traffic Engineering Representative prior to the issuance of any permits associated with this Variance to ensure that current City Sight Visibility Standards are maintained.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to build this wall 40% higher than allowed by Title 19.12. Alternatively constructing the wall to a maximum of five feet with the top three feet open to permit visibility 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.

VAR-19101 - Staff Report Page Four
February 22, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

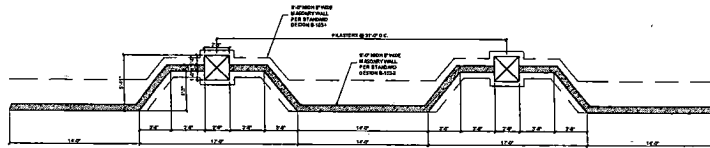
ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

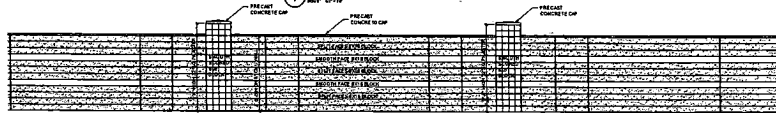
NOTICES MAILED 114

APPROVALS 0

PROTESTS 0



1 BLOCK WALL PLAN



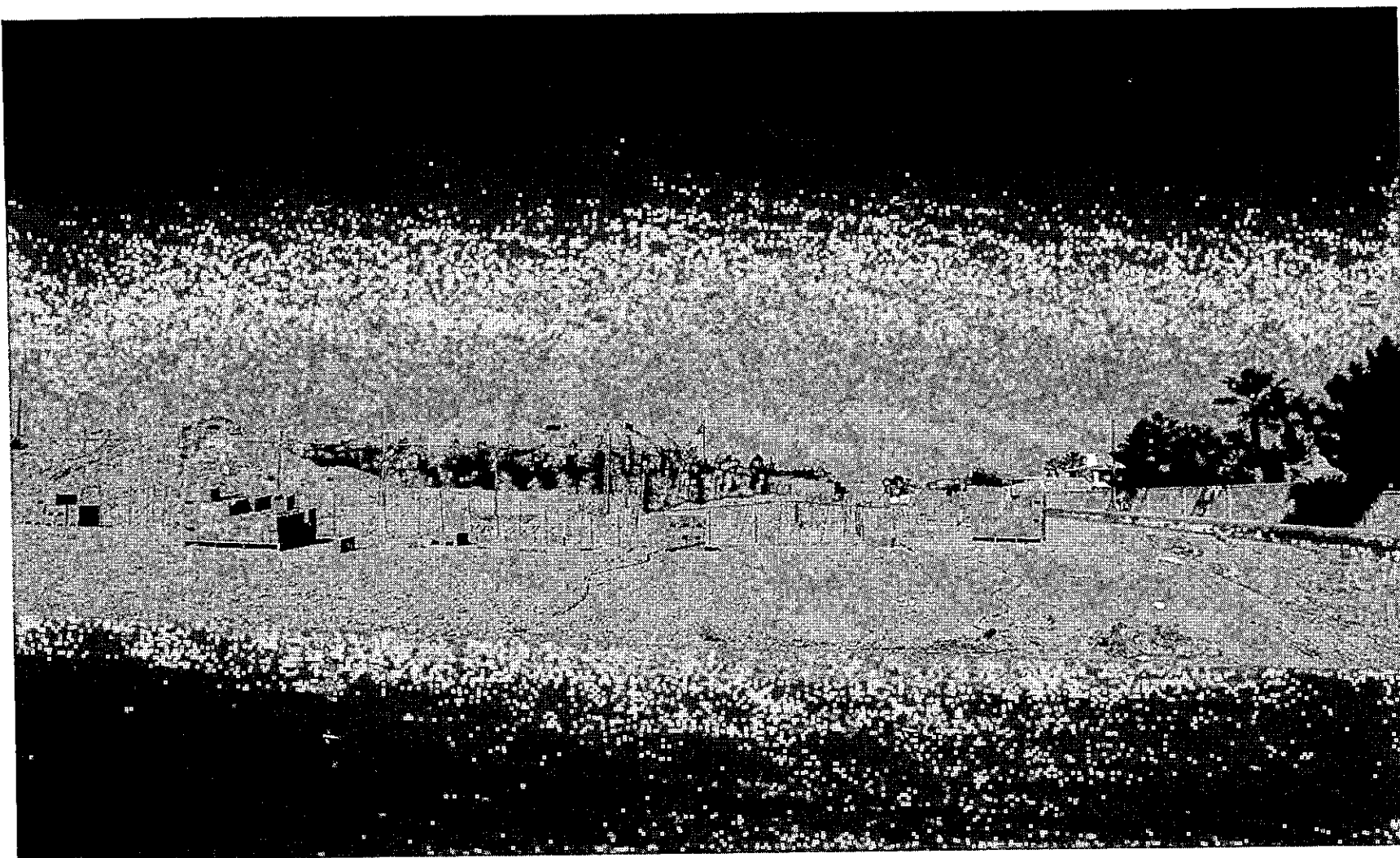
2 SIDE BLOCK WALL ELEVATION

RECEIVED
FEB 07 2007

VAR-19101
REVISED
02/22/07 PC

VARIANCE SET

163-04-801-006&7 CLARK COUNTY, NV	FRONT YARD FENCE PLAN 163-04-801-006&7 CLARK COUNTY, NV	FLOOR PLAN & ELEVATIONS	A-1



VAR-19101 - APPLICANT/OWNER: LUCAS HOLDINGS, LLC AND SHAWNA REALTY, LLC
8112 AND 8144 VIA OLIVERO AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07



VAR-19101 - APPLICANT/OWNER: LUCAS HOLDINGS, LLC AND SHAWNA REALTY, LLC
8112 AND 8144 VIA OLIVERO AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07



SERVICING ALL YOUR RESIDENTIAL ARCHITECTURE NEEDS

JUSTIFICATION LETTER
PARCELS 163-04-8001-006&7

TO WHOM IT MAY CONCERN,

WE WOULD LIKE TO ASK FOR A VARIANCE FOR THE HEIGHT OF THE PROPERTY LINE WALL IN WHAT YOU CALL THE FRONT OF THE PROPERTY AND BACK 50'-0". WE WOULD LIKE TO RAISE THE HEIGHT OF THE WALL TO 8'-0" AND THE PILASTERS TO 9'-0". THIS IS SO THE WALL WILL MATCH THE EXISTING WALL AROUND THE PROPERTY TO THE NORTH WHICH IS OWNED BY THE SAME PERSON. THE OWNER WOULD LIKE TO PROTECT HIS PRIVACY AND FENCE THE LOTS TO LOOK LIKE HIS RESIDENCE TO THE NORTH UNTIL HE DECIDES WHAT TO DO WITH IT. THE OWNER IS IN THE PROCESS OF COMBINING LOTS 6&7 BUT WILL NOT COMBINE WITH OTHER LOTS.

THANK YOU,

A handwritten signature in black ink, appearing to read "JMaheu", is written over the typed name "JASON MAHEU".

JASON MAHEU

VAR-19101
02/22/07 PC

5125 W. OQUENDO, SUITE 1
LAS VEGAS, NEVADA 89118

JAMDESIGN2@GMAIL.COM

PHONE: (702) 262-7955
FAX: (702) 253-1182

PROTEST,

2261 Nordica Court
Las Vegas, NV 89117
February 10, 2007

City Planning Commission
Planning and Development Department
731 South Fourth Street
Las Vegas, NV 89101
Dear Sir:

Attn: ~~Andy Reed Supervisor~~
Re: Variance 19101

Oops, it was nice to be notified of the request for a variance our property adjacent to our home. Trouble is, the wall that is under consideration, is already being constructed.

Late last year, the same property owner began to build a large hanger-type structure on the far western section of this property. No permit was applied for. The City, evidently, ordered it dismantled. It appears that this property owner has little regard for the laws of the City of Las Vegas, and now has even less regard for his neighbors.

If permission is given for an eight foot wall around the property at 8112 and 8144 Via Olivero Avenue (APNS 164-04-801-006 and 007), the view of the Spring Mountains which we now enjoy from our property at PN 163-04-801-001 at 2261 Nordica Court will become that of a wall. Unless there is a need for an eight foot fence, such as imprisonment of dangerous felons, or if feral lions and tigers are to be roaming free, there is no need in this residential neighborhood for an eight foot wall.

My husband and I will be visiting in Mexico from Sunday, February 11, 2007 to Saturday, March 10, 2007. We wish to be kept apprised on the disposition of this zoning variance request. I would be much appreciated if we could be contacted at our e-mail address: lvbasec@cox.net if any action has been taken.

The value of our property is of course economic, but the value of our view, and the general composition of our neighborhood, cannot be estimated in dollars. We respectfully request that this variance be denied.

Sincerely,

Cc: Mayor Oscar Goodman
City Councilman Steve Wolfson

Barkia S. Corson

RECEIVED
FEB 14 2007

Telephone Protest/Approval Log

Meeting Date: 2/22/07

Case Number: VAR-19101

Date: 2/20/07
Name: Mark Craven
Address: 2121 S. Cimarron
Phone: 254-2121
☒ PROTEST ☐ APPROVE

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

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

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

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

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

Submitted after final agenda

Date 2/22/07 Item # 33

Chuck & Stephanie Hauser
2231 Nordica Court
Las Vegas, Nevada 89117
(702) 877-3501 - home
(702) 258-7167 - work

February 20, 2007

via - facsimile transmission:
385-7268

City of Las Vegas
Planning Commission
731 South Fourth Street
Las Vegas, NV 89101

Re: VAR - 19101

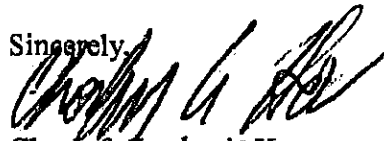
Dear Sirs:

We are the owners of 2231 Nordica Court, Las Vegas Nevada and back onto the subject property as it borders Valadez. The lot to be walled in currently has no offsite street improvements and is approximately three feet above street grade at the corner of Via Olivero and Valadez. Consequently, it is imperative that at the time this wall is constructed, that the half street, curb, gutter and sidewalk are installed on Valadez and Via Olivero to stop erosion. Without such improvements, there will continue to be erosion with the constant dirt and rocks on the street which may undermine the proposed wall.

Further, traffic flow is currently dangerously impended on the existing half street of paving on Valadez and Via Olivero. Full offsite improvements will alleviate this safety concern.

Please require the full off site improvements of the half street, curb, gutter and sidewalk and live landscaping on Valadez and Via Olivero on any action taken on VAR-19101.

Sincerely,



Chuck & Stephanie Hauser

CKH/llm

cc: Councilman Steve Wolfson - 382-8558
Councilman Larry Brown - 382-8558

Submitted after final agenda

Date 2/22/07 Item # 33

28

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-19297 – VARIANCE - PUBLIC HEARING - APPLICANT: AMERICAN CHILD CARE PROPERTIES, LLC - OWNER: DAVIDSON INVESTMENT REAL ESTATE, LP
- Request for a Variance TO ALLOW A PROPOSED BUILDING 11 FEET FROM THE REAR PROPERTY LINE WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 1.45 acres at the southwest corner of Bonanza Road and Page Street (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 03/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with STEINMAN excused

To be heard by City Council on 3/21/07

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 34 [VAR-19297] and Item 35 [SDR-19116].

FLINN FAGG, Planning Manager, stated that due to the unusual configuration of the property, he supported the setback Variance. **MR. FAGG** stated that the waiver request from the landscaping requirements would be met through additional landscaping on the property and he recommended approval.

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 34 – VAR-19297

MINUTES – Continued:

JOHN VORNSAND, 2564 Wigwam Parkway, appeared on behalf of the applicant, agreed with all conditions and requested approval.

CHRIS ROBINS, 4513 Prince Cary Court, described the surrounding area and noted that heavy traffic exists twice a day because of the nearby school and daycare facility. He requested denial until the traffic is properly mitigated.

MR. VORNSAND acknowledged the four existing child care facilities in the area which the applicant has purchased with plans to close for this new location. He added that many public schools do not provide a drop-off area for parents and therefore contribute to congestion before and after school. This facility would operate from 6:00 a.m. to 6:30 p.m. and does not anticipate any certain time to further congest the area. MR. VORNSAND stated that there would be before and after school programs for children who would be brought in by van. Originally the proposal was to have the driveway on Bonanza Road; however, staff strongly discouraged that idea and recommended the driveway be on Page Street.

NOLAN CARL, 2112 Feather Bush, confirmed that the applicant had obtained ownership of all surrounding daycare facilities and agreed to meet with MR. VORNSAND about his concerns.

COMMISSIONER EVANS concurred that the access to the site is dangerous because of the volume of traffic that exists on Bonanza Drive. He requested details about the drop off points for the proposed use. MR. VORNSAND stated that the drop off times would be staggered throughout the day and parents would be required to park their vehicle, enter the facility, check their child in and leave. Ample parking would be provided as there is one more space than is required. MR. VORNSAND stated that the property would be properly landscaped and, as a child care facility, it is required to have non-climbable wrought iron fencing.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 34 [VAR-19297] and Item 35 [SDR-19116].

(9:16 – 9:27)

3-7

CONDITIONS:

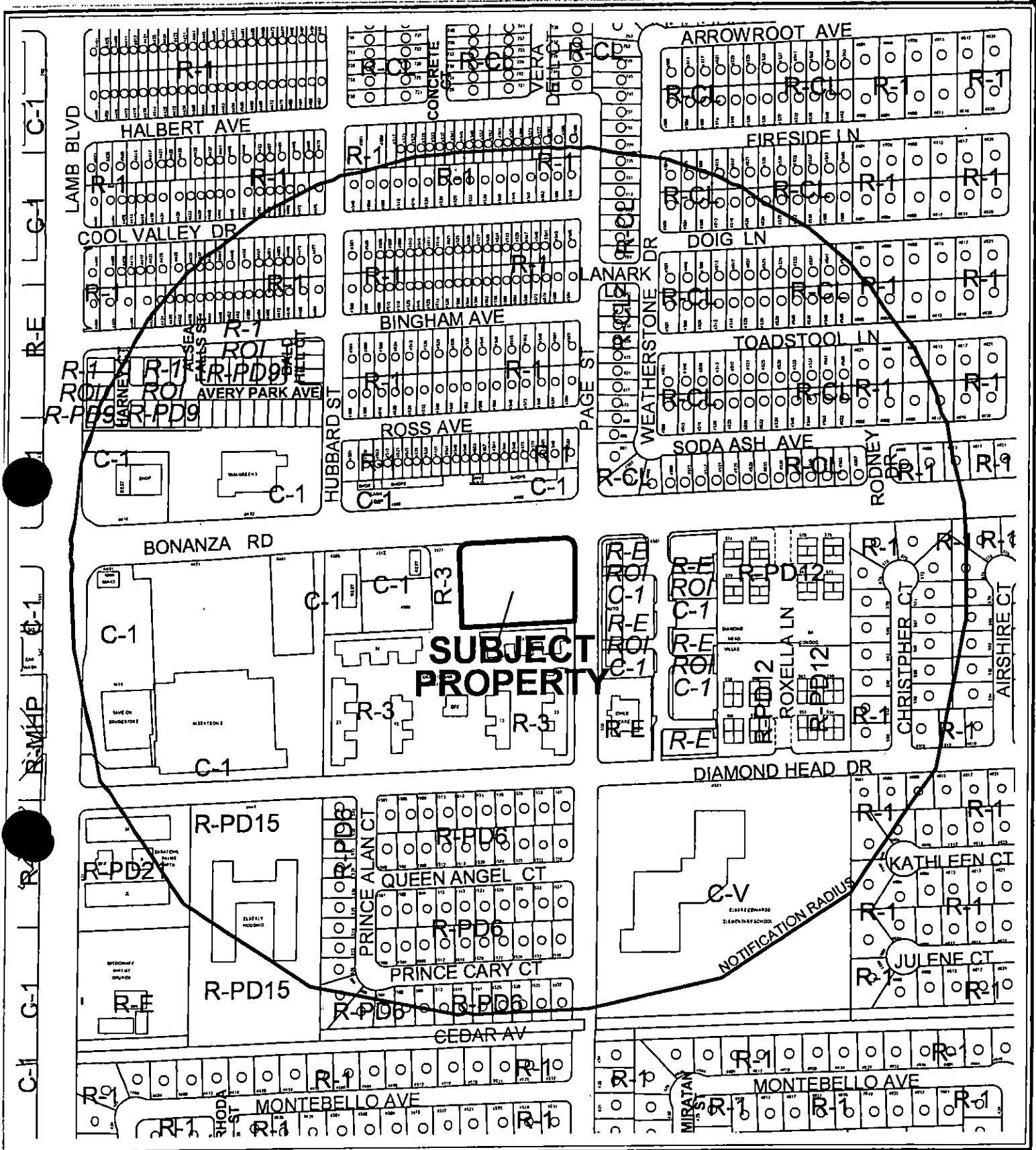
Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-19116) shall be required.

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 34 – VAR-19297

CONDITIONS – Continued:

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



CASE: **VAR-19297**

RADIUS: 1000 FT

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

0 500 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-19297 - APPLICANT: AMERICAN CHILD CARE
PROPERTIES, LLC - OWNER: DAVIDSON INVESTMENT REAL ESTATE, LP**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-19116) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-19297 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Variance to allow an 11-foot rearyard setback where 20-feet is required on 1.45 acres located at the southwest corner of Bonanza Road and Page Street. Companion Site Development Plan Review (SDR-19116) to allow construction of a 15,119 square foot child care center shall be considered with this request. Human health and public safety will not be significantly compromised with implementation of this request therefore staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/26/98	The City Council approved a request for a Rezoning (Z-0018-98) on property located on the south side of Bonanza Road from R-E (Residence Estates) to C-1 (Limited Commercial) associated with a proposed commercial office and retail center use.
07/19/95	The City Council approved a request for a Plot Plan and Building Elevation Review [Z-145-94 (1)] for a proposed mini-storage facility located on the southwest corner of Bonanza Road and Page Street.
01/04/95	The City Council approved a request for reclassification (Z-0145-94) of property located on the south side of Bonanza Road and the west side of Page Street from R-E (Residences Estates) to C-1 (Limited Commercial) associated with a proposed mini-storage facility.
05/10/90	The Planning Commission approved a request (U-0060-90) for a temporary leasing trailer on property located on the south side of Bonanza Road west of Page Street.
05/18/88	The City Council approved the Reclassification (Z-0020-88) of Property located on the southwest corner of Bonanza Road and Page Street from R-E (Residence Estates) to C-1 (Limited Commercial) associated with a proposed Shopping Center and Theater.
04/14/83	The City Planning Commission approved a request for reclassification (Z-0026-83) of property generally located on the southwest corner of Bonanza Road and Page Street from R-E (Residential Estates) to R-PD21 (Residential Planned District 21 Units Per Acre).
<i>Related Building Permits/Business Licenses</i>	
None	None

VAR-19297 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

Pre-Application Meeting	
12/28/06	A Pre-application meeting was held with the applicant. Planning staff advised the applicant that the proposal is a permissible use in the C-1 (Limited Commercial) Zone and the potential need for a Waiver of required parking lot landscaping. Building and Safety Department staff informed the project requires a safe and accessible access route to the street.
Neighborhood Meeting	
A Neighborhood meeting is not required for this type of application nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	1.44 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Commercial	GC (General Commercial)	R-E (Residential Estates)
West	Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

VAR-19297 - Staff Report Page Three
February 22, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following Commercial Development Standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 feet	213	Y
Min. Setbacks			
• Front	20	124	Y
• Side	10	18	Y
• Corner	15	15	Y
• Rear	20	11	N
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50 percent	24 percent	Y
Max. Building Height	NA	NA	Y
Trash Enclosure	Screened and Enclosed	Screened and Enclosed	Y
Mech. Equipment	Screened	Yes	Y

Pursuant to Title 19.12.040, 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>		
Parking Area	1 Tree/6 Spaces 1 island/6 spaces	8 Trees 8 islands = 8 Trees	3 Trees 5 islands and 5 Trees	N
Buffer: Min. Trees	1 Trees/20 Linear Feet (adjacent to residential)	14 Trees (South Prop. Line) 10 (West Prop. Line)	18 Trees	Y
	1 Trees/30 Linear Feet (Adjacent to commercial or industrial)	6 Trees (East Prop. Line) 8 Trees (North Prop. Line)	12 Trees	Y
			7 Trees	Y
			14 Trees	Y
TOTAL		54	59	Y
Min. Zone Width	15 Feet (adjacent to Right-of-Way) 8 Feet (along interior lot lines)		15 Feet 8 Feet	Y
Wall Height	6 Feet		6 Feet	Y

VAR-19297 - Staff Report Page Four
February 22, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
	15,119 sf	1 space/st aff member + 1 space for every 10 children	26 staff 23 children	2	50	2	Y
SubTotal							
TOTAL (including handicap)			49		50		Y
Loading Spaces			1		1		N

Waivers		
Request	Requirement	Staff Recommendation
Parking lot landscaping	1 landscaped island for every 6 spaces and 1 Tree for every 6 spaces	Approve

ANALYSIS

The project proposes construction of a 15,119 square foot child care center on a 1.45 acre vacant dirt lot. The requested Variance (VAR-19297) is to permit an 11 foot rear yard setback where 20 feet is required.

- General Plan and Zoning**

The project site is designated in the General Plan for SC (Service Commercial) use and the underlying zone is classified as C-1 (Limited Commercial) consistent with the SC category. Existing land uses surrounding the project site include multi-family residential to the south and west, and commercial to the north and east.

VAR-19297 - Staff Report Page Five
February 22, 2007 - Planning Commission Meeting

- **Site Plan**

The project site plan depicts the construction of a one-story 15,199 square foot child care center on a vacant 1.45 acre parcel. Vehicular access to the project site will be provided on Page Street. A companion Variance (VAR-19297) application shall be considered to allow encroachment into the rear yard setback. Beyond the rear property is driveway access road for an existing multi-family residential development. The driveway is landscaped along the residential driveway and an existing 6 foot tall brick wall runs along the western and southern residential property lines.

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."

Vehicular access to the project site and parking area will be provided along the legal front - Page Street. Automobile access from Bonanza Road is not recommended by Public Works. The limited site access and range of design alternatives is considered a hardship therefore staff is recommending approval of the Variance.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 10

VAR-19297 - Staff Report Page Six
February 22, 2007 - Planning Commission Meeting

SENATE DISTRICT 3

NOTICES MAILED 458 [Mailed with SDR-19116]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-19297** APN: 140-32-101-005
Name of Property Owner: Davidson Investment Real Estate LP
Name of Applicant: Tutor Time Child Care Center

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): N/A

APN: _____

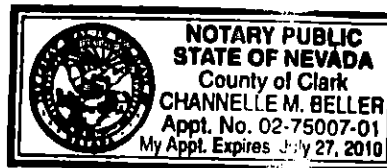
Signature of Property Owner: Steven E. Davidson, Trustee

Print Name: STEVEN E. DAVIDSON, TR.

Subscribed and sworn before me

This 2nd day of January, 2007

Chanelle M. Beller
Notary Public in and for said County and State



VORNSAND CONSULTING
Planning & Zoning Services

2564 WIGWAM PARKWAY, #308
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Fax (702) 896-2932
Email landuseplanning@earthlink.net

RE: Justification Letter - APN 140-32-101-005

The applicant, American Child Care Properties LLC, is requesting a Variance to reduce the required rear setback from 20 feet to 11 feet adjacent to an R-3 zoned apartment complex. The Variance is in conjunction with a Site Development Plan Review (SDR-19116) to develop a 15,119 square foot child care center in a C-1 zoning district on a 1.45 acre parcel at the Southwest corner of Bonanza Road and Page Street.

The need for a Variance is created by taking the access to the site from Page Street rather than Bonanza Road. There is no access to Bonanza Road thus making Page Street the legal front of the property. According to Public Works, Page Street is preferable for access to the site from a traffic standpoint. A 125 foot front setback is proposed from Page Street to the front of the building. The adjacent property to the West is zoned R-3 and is developed as an apartment complex. However, the reduced setback is adjacent to the landscaped driveway entrance area of the complex and not adjacent to any buildings. Additional landscaping can also be added along the West property line in excess of code requirements to provide for an additional buffer along the adjacent landscaped driveway. A setback of 78 feet is proposed to the South property line where the closest row of apartment buildings exist.

The proposed child care center is a needed asset in this community. It will serve a public purpose allowing for a professional child care facility to serve the residential uses in this area. The site has sufficient public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service to existing developments.

SINCERELY


John Vornsand, AICP

VAR-19297
02/22/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-19116 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-19297 - PUBLIC HEARING - APPLICANT: AMERICAN CHILD CARE PROPERTIES, LLC - OWNER: DAVIDSON INVESTMENT REAL ESTATE, LP - Request for a Site Development Plan Review FOR A ONE-STORY, 15,119 SQUARE FOOT CHILD CARE CENTER on 1.45 acres at the southwest corner of Bonanza Road and Page Street (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 03/21/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with STEINMAN excused

To be heard by City Council on 3/21/2007

MINUTES:

See Item 34 for related discussion.

(9:16 – 9:27)

3-7

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 35 – SDR-19116

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (VAR-19297) 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 01/19/07, except as amended by conditions herein.
4. A Waiver from 19.10.010 is hereby approved, to allow five parking lot islands and five trees where eight islands and eight trees are required.
5. A revised plan elevations shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect a screened and covered trash enclosure.
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: 8 foot high block walls along residential property lines.
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.

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 35 – SDR-19116

CONDITIONS – Continued:

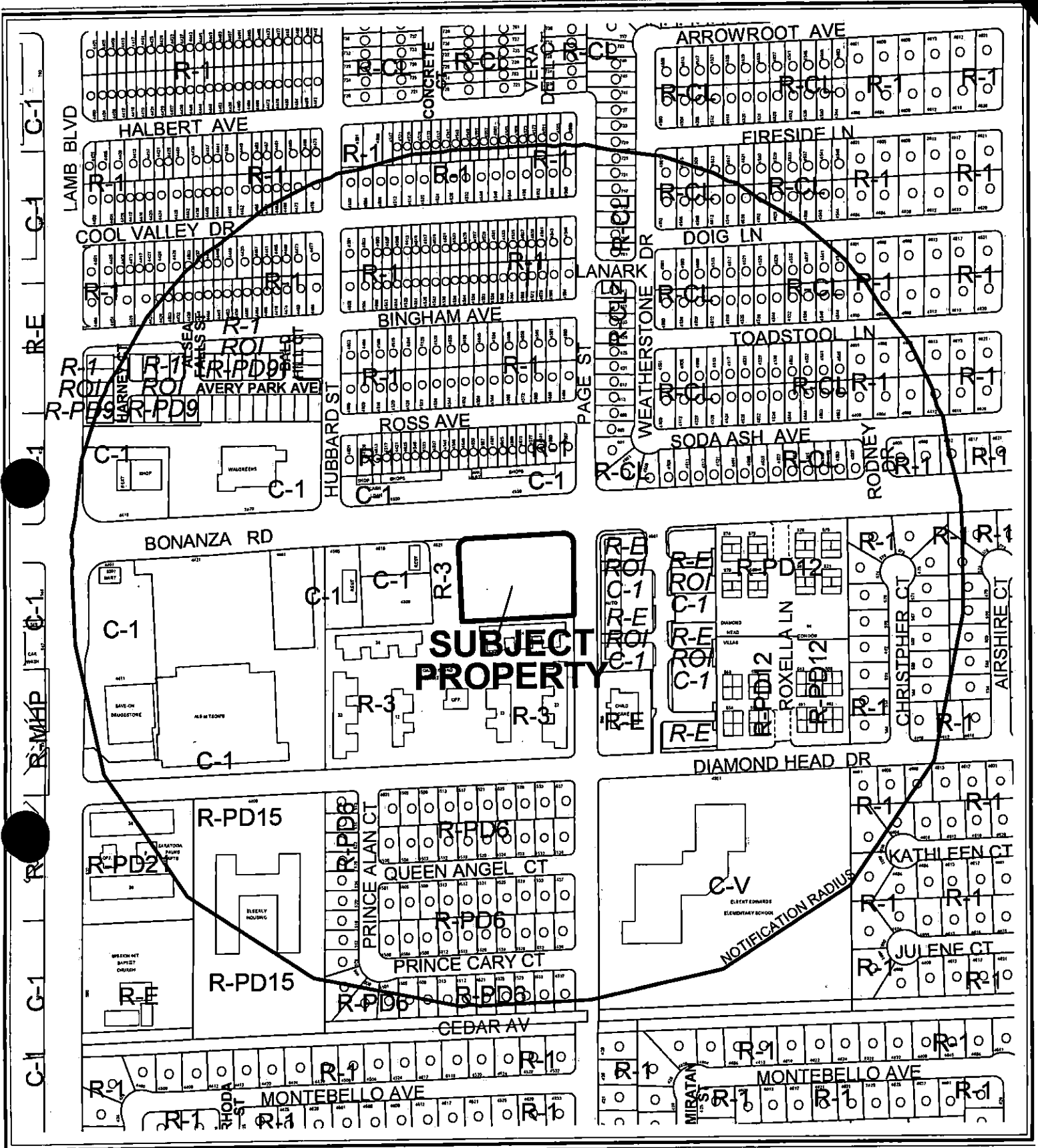
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded 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. 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.
16. Construct all incomplete half-street improvements on Bonanza Road (sidewalk) adjacent to this site concurrent with development of this site.
17. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Page Street.
18. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 35 – SDR-19116

CONDITIONS – Continued:

19. 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.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the 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.
21. Site development to comply with all applicable conditions of approval for Z-18-98 and all other site-related actions.



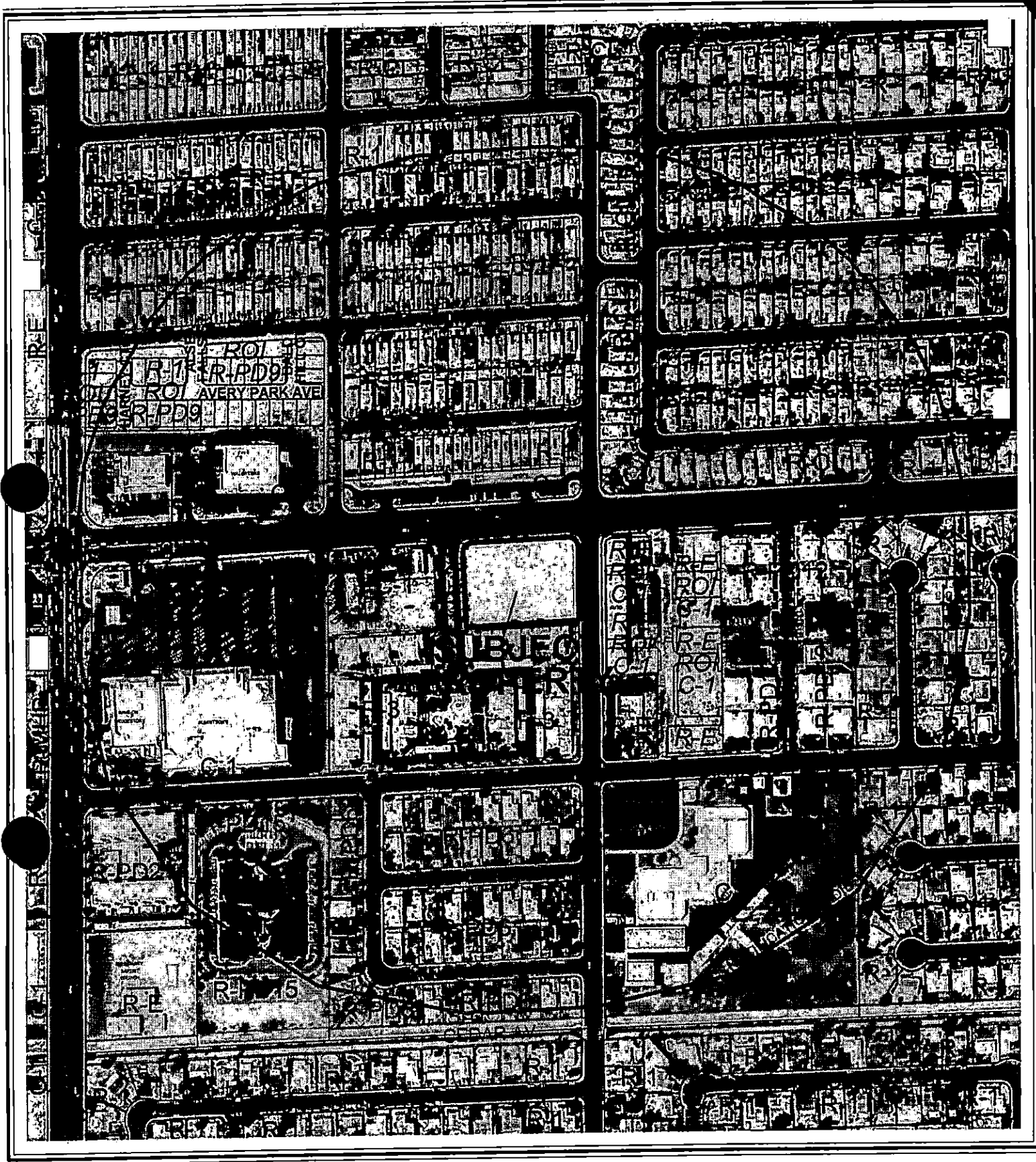
CASE: SDR-19116

RADIUS: 1000 FT

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

0 500 Feet





CASE: **SDR-19116**

RADIUS: 1000 FT

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

0 500 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-19116 - APPLICANT: AMERICAN CHILD CARE PROPERTIES, LLC - OWNER: DAVIDSON INVESTMENT REAL ESTATE, LP**

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

1. Approval of and conformance to the Conditions of Approval for Rezoning (VAR-19297) 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 01/19/07, except as amended by conditions herein.
4. A Waiver from 19.10.010 is hereby approved, to allow five parking lot islands and five trees where eight islands and eight trees are required.
5. A revised plan elevations shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect a screened and covered trash enclosure.
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: 8 foot high block walls along residential property lines.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

SDR-19116 - Conditions Page Two
February 22, 2007 - Planning Commission Meeting

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off 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. 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.
16. Construct all incomplete half-street improvements on Bonanza Road (sidewalk) adjacent to this site concurrent with development of this site.
17. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Page Street.

SDR-19116 - Conditions Page Three
February 22, 2007 - Planning Commission Meeting

18. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
19. 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.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the 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.
21. Site development to comply with all applicable conditions of approval for Z-18-98 and all other site-related actions.

SDR-19116 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a one-story 15,119 square foot child care center on a vacant 1.45 acre parcel located at the southwest corner of Bonanza Road and Page Street. A companion Variance (VAR-19297) shall be considered with this request. The proposal will develop upon an underutilized parcel and will benefit surrounding commercial, residential, and educational uses therefore staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
05/26/98	The City Council approved a request for a Rezoning (Z-0018-98) on property located on the south side of Bonanza Road from R-E (Residence Estates) to C-1 (Limited Commercial) associated with a proposed commercial office and retail center use.
01/04/95	The City Council approved a request for reclassification (Z-0145-94) of property located on the south side of Bonanza Road and the west side of Page Street from R-E (Residences Estates) to C-1 (Limited Commercial) associated with a proposed mini-storage facility.
07/19/95	The City Council approved a request for a Plot Plan and Building Elevation Review [Z-145-94 (1)]for a proposed mini-storage facility located on the southwest corner of Bonanza Road and Page Street.
05/10/90	The Planning Commission approved a request (U-0060-90) for a temporary leasing trailer on property located on the south side of Bonanza Road west of Page Street.
05/18/88	The City Council approved the Reclassification (Z-0020-88) of Property located on the southwest corner of Bonanza Road and Page Street from R-E (Residence Estates) to C-1 (Limited Commercial) associated with a proposed Shopping Center and Theater.
04/14/83	The City Planning Commission approved a request for reclassification (Z-0026-83) of property generally located on the southwest corner of Bonanza Road and Page Street from R-E (Residential Estates) to R-PD21 (Residential Planned District 21 Units Per Acre).
<i>Related Building Permits/Business Licenses</i>	
None	None
<i>Pre-Application Meeting</i>	
12/28/06	A Pre-application meeting was held with the applicant. Planning staff advised the applicant that the proposal is permissible use in the C-1 (Limited Commercial) Zone and the potential need for a Waiver of required parking lot landscaping. Building and Safety Department staff informed the project requires a safe and accessible access route to the street.

SDR-19116 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

Neighborhood Meeting
A Neighborhood meeting is not required for this type of application nor was one held.

Details of Application Request
Site Area
Gross Acres 1.44 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
South	Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Commercial	GC (General Commercial)	R-E (Residential Estates)
West	Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following Commercial Development Standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 feet	213	Y
Min. Setbacks			
• Front	20	124	Y
• Side	10	18	Y
• Corner	15	15	Y
• Rear	20	11	N
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50 percent	24 percent	Y

SDR-19116 - Staff Report Page Three
February 22, 2007 - Planning Commission Meeting

Max. Building Height	NA	NA	Y
Trash Enclosure	Screened and Covered	Screened and Covered	Y
Mech. Equipment	Screened	Yes	Y

Pursuant to Title 19.12.040, 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>		
Parking Area	1 Tree/6 Spaces 1 island/6 spaces	8 Trees 8 islands = 8 Trees	3 Trees 5 islands and 5 Trees	N
Buffer: Min. Trees	• 1 Trees/20 Linear Feet (adjacent to residential)	• 14 Trees (South Prop. Line) • 10 (West Prop. Line)	18 Trees 12 Trees	Y Y
	• 1 Trees/30 Linear Feet (Adjacent to commercial or industrial)	• 6 Trees (East Prop. Line) • 8 Trees (North Prop. Line)	7 Trees 14 Trees	Y Y
		54	59	Y
Min. Zone Width	15 Feet (adjacent to Right-of-Way) 8 Feet (along interior lot lines)		15 Feet 8 Feet	Y
Wall Height	6 Feet		6 Feet	Y

SDR-19116 - Staff Report Page Four
February 22, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
	15,119 sf	1 space/st aff member + 1 space for every 10 children	26 staff 23 children	2	50	2	Y
SubTotal							
TOTAL			49		50		Y
Loading Spaces			1		1		Y

Waivers		
Request	Requirement	Staff Recommendation
Parking lot landscaping	1 landscaped island for every 6 spaces and 1 Tree for every 6 spaces	Approve

ANALYSIS

The project proposes the construction of child care center, play areas, parking lot, and associated landscape and hardscape improvements. Enrollment at the center is projected to be 232 children ranging from infant age to school age children, and 26 staff members.

- **General Plan and Zoning**

The project site is designated in the General Plan for SC (Service Commercial) use and the underlying zone is classified as Limited Commercial (C-1) consistent with the SC category. The Child Care Center is a permitted use within the C-1 Zone and is subject to the Conditional Use Regulations. Existing land uses surrounding the project site include multi-family residential to the south and west, and commercial to the north and east.

SDR-19116 - Staff Report Page Five
February 22, 2007 - Planning Commission Meeting

- **Site Plan**

The project site plan depicts the construction of a one-story 15,199 square foot child care center on a vacant 1.45 acre parcel. Vehicular access to the project site will be provided on Page Street. A companion Variance (VAR-19297) application shall be considered to allow encroachment into the rear yard setback.

- **Elevations**

The proposed single level structure will be 23 feet tall at the highest point of the building primary entryway with the top of the majority of the structure at 17 feet. The building will be constructed utilizing a Dryvit system with sand finish and painted with natural tones with desert accents.

- **Floorplan**

The project floorplan will comprise of classrooms, office, restroom, lounge and kitchen space, and associated storage.

- **Parking**

Per Title 19 Child Care Center parking requirements are 1 space for each staff member and 1 space for each 10 children. The project as proposed provides adequate parking as 50 parking spaces (49 are required) are depicted on the site plan. One loading space will be provided as well.

- **Landscaping**

Parking lot landscaping does not meet Title 19 standards for commercial uses as the proposal lacks the required parking lot islands and associated trees. A 3,038 square foot play area will be situated along the northern property line and a 12,022 square foot play area will be constructed along the southern property line adjacent to the existing multi-family residential use. Both play areas will be screened and the requirement to increase the existing 6 foot wall to a height of 8 feet along the southern property line consistent with the Conditional Use Regulations for Child Care Centers, will be incorporated into the proposal as a project condition.

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:

SDR-19116 - Staff Report Page Five
February 22, 2007 - Planning Commission Meeting

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

The proposed project will complement adjacent development as educational institutions, commercial, and multi-family residential uses are located within the project 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 project conforms to the General Plan and Title 19. A condition will be incorporated into the project to ensure compliance with residential screening requirements.

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

Adequate vehicular access will be made via Page Street and no significant vehicle trips will be generated from implementation of the proposal.

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

The building exterior in combination with the proposed landscape improvements will result in an improvement upon an undeveloped dirt lot.

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 contemporary architectural design will assist in upgrading this area of the city and potentially the maintenance of existing surrounding structures.

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

The project requires compliance with the Conditional Use Regulations including residential screening in accordance with Title 19.04 for Child Care Centers. Human Health and Public Safety will not be degraded as a result of the project.

SDR-19116 - Staff Report Page Six
February 22, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 10

SENATE DISTRICT 3

NOTICES MAILED 458 [Mailed with VAR-19297]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case No. where **SDR-19116** APN: 140-32-101-005

Name of Property Owner: Dawson Investment Real Estate LP

Name of Applicant: _____

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

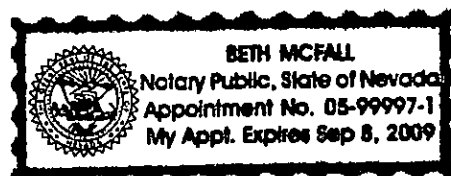
Signature of Property Owner: *Steven E. Davidson*

Print Name: Steven E Davidson, Managing Member

Subscribed and sworn before me

This 7 day of December, 20 06

Beth Mufall
Notary Public in and for said County and State





Center Leadership Capacity						
Name	Age	Age	Group Size	Start	Parting	Play Area
Interna 7	3M1 6F	0 - 13mo	8	2	2.6	950
Interna 3	3M1 6F	12 - 24mo	8	3	2.6	950
Toddler 2	3M1 6F	12 - 24mo	15	2	2.0	375
Toddler 2	3M1 6F	12 - 36mo	10	1	1.8	372
Preschool	3M1 6F	24 - 36mo	14	7	2.4	525
Preschool	5M1 8F	36 - 36mo	14	2	2.4	522
Pre School 3	3M1 6F	36 - 48 mo	22	2	4.3	814
Pre School 3	3M1 6F	36 - 48 mo	27	2	4.3	825
Pre School 3	5M1 8F	36 - 36mo	22	2	4.3	825
Pre School 3	4M1 6F	4 - 5yr	24	2	4.4	900
Pre School 3	4M1 6F	4 - 5yr	24	2	4.6	900
Pre School 4	4M1 6F	4 - 5yr	31	2	4.4	900
Pre School 4	4M1 6F	4 - 5yr	31	2	4.4	900
Adventure Club (30)	5M1 8F	School Age	232	29	40.3	8700

First Level Room Schedule		
	Name	Area
ADA Rm		56 SF
ADA Rm		56 SF
Adventures Club (30)		1062 SF
Art		29 SF
Directions Office		130 SF
Fire Alarm		36 SF
Infants 5		360 SF
Infants 2		361 SF
Juvenile		31 SF
Kitchen		734 SF
Lobby		74 SF
Play		33 SF
Parents Lounge		171 SF
Pre School 1		510 SF
Pre School 2		829 SF
Pre School 3		834 SF
Pre School 4		834 SF
Pre School 5		834 SF
Pre School 6		829 SF
Reception		510 SF
Reception Lobby		314 SF
Rm		29 SF
Staff		117 SF
Storage		30 SF
Toddler 3		374 SF
Toddler 2		374 SF
Toddler 1		518 SF
Washroom		65 SF
Waiting		861 SF
		12877 SF

SHEET NUMBER
A-2

SDR-19116
REVISED
02/22/07 PC



RECEIVED
JAN 19 2007

SDR-19116
REVISED
02/22/07 PC

THE SOUTH PACIFIC

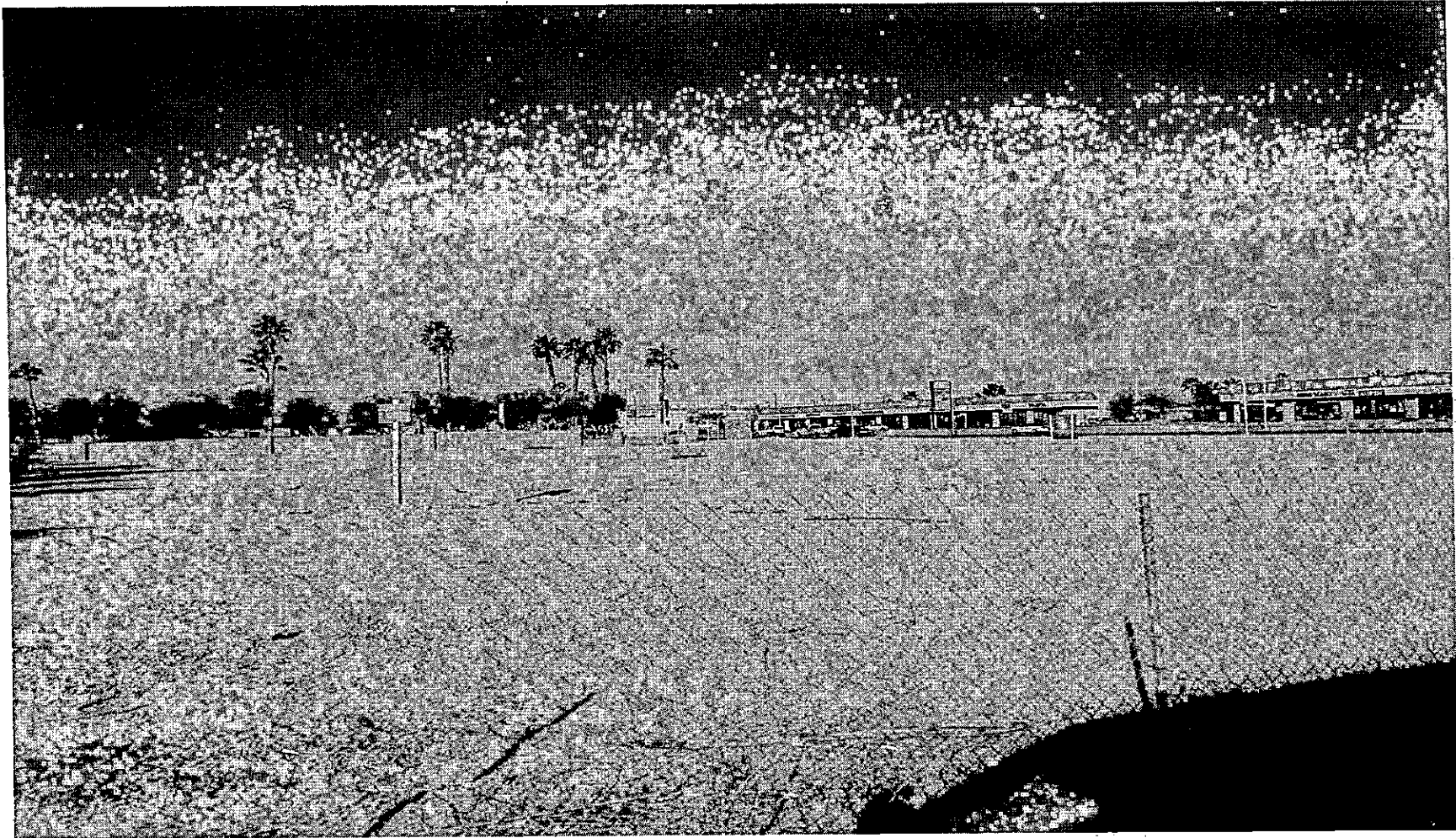
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DRAWN BY Author
APPROVED BY Approver
DATE 11/21/08
PROJECT NUMBER 445A2008
SCALE 1/8" = 1'-0"
SHEET NUMBER A-3



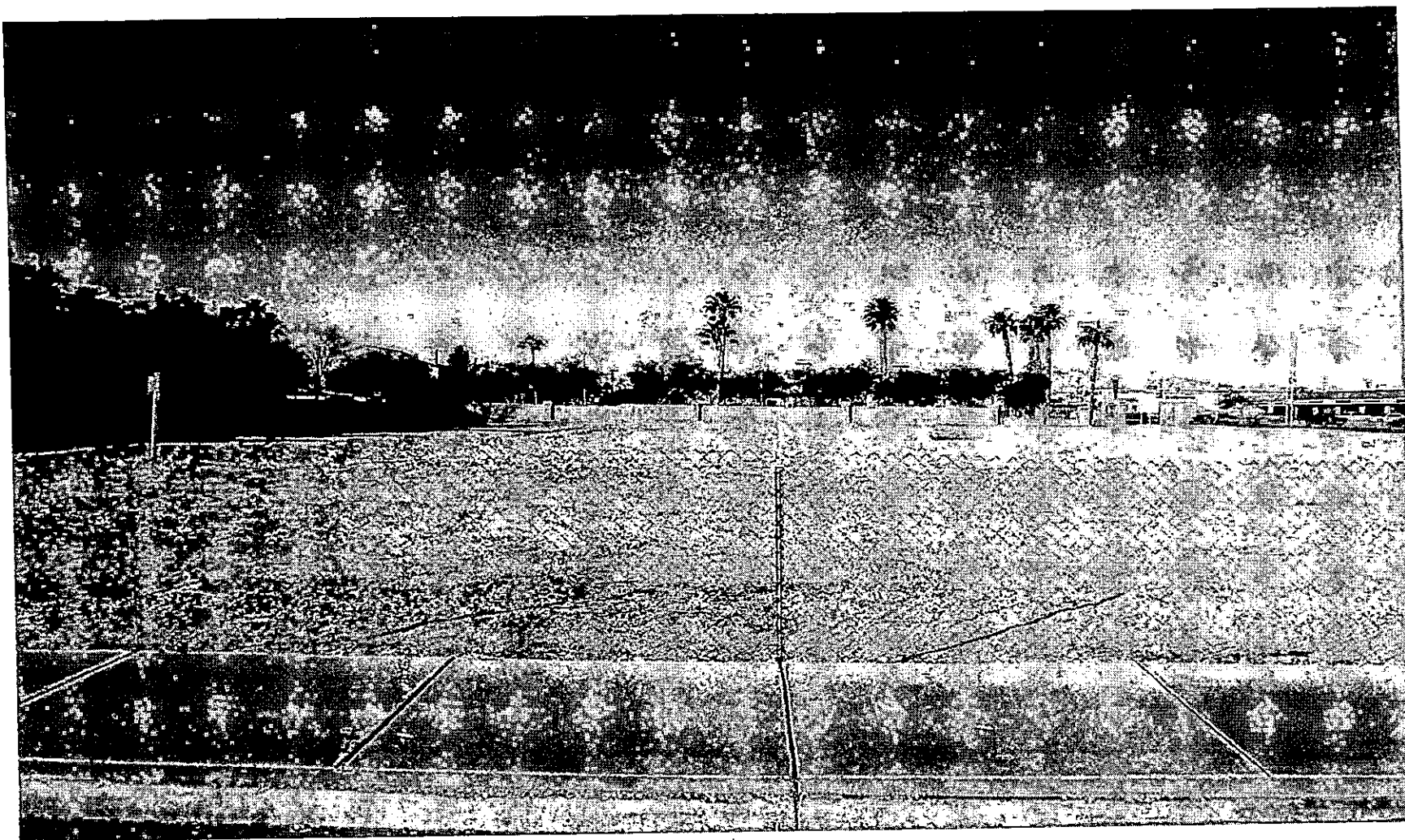
VAR-19297 & SDR-19116 - APPLICANT: AMERICAN CHILD CARE PROPERTIES, LLC - OWNER:
DAVIDSON INVESTMENT REAL ESTATE, LP
SOUTHWEST CORNER OF BONANZA ROAD AND PAGE STREET
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07



VAR-19297 & SDR-19116 - APPLICANT: AMERICAN CHILD CARE PROPERTIES, LLC - OWNER:
DAVIDSON INVESTMENT REAL ESTATE, LP
SOUTHWEST CORNER OF BONANZA ROAD AND PAGE STREET
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07



VAR-19297 & SDR-19116 - APPLICANT: AMERICAN CHILD CARE PROPERTIES, LLC - OWNER:
DAVIDSON INVESTMENT REAL ESTATE, LP
SOUTHWEST CORNER OF BONANZA ROAD AND PAGE STREET
FEBRUARY 22, 2007 PLANNING COMMISSION

VORNSAND CONSULTING
Planning & Zoning Services

2564 WIGWAM PARKWAY, #308
HENDERSON, NEVADA 89074
Phone (702) 896-2932
Fax (702) 896-2932
Email landuseplanning@earthlink.net

RE: Justification Letter - APN 140-32-101-005

The applicant, American Child Care Properties LLC, is requesting a Variance to reduce the required rear setback from 20 feet to 11 feet adjacent to an R-3 zoned apartment complex. The Variance is in conjunction with a Site Development Plan Review (SDR-19116) to develop a 15,119 square foot child care center in a C-1 zoning district on a 1.45 acre parcel at the Southwest corner of Bonanza Road and Page Street.

The need for a Variance is created by taking the access to the site from Page Street rather than Bonanza Road. There is no access to Bonanza Road thus making Page Street the legal front of the property. According to Public Works, Page Street is preferable for access to the site from a traffic standpoint. A 125 foot front setback is proposed from Page Street to the front of the building. The adjacent property to the West is zoned R-3 and is developed as an apartment complex. However, the reduced setback is adjacent to the landscaped driveway entrance area of the complex and not adjacent to any buildings. Additional landscaping can also be added along the West property line in excess of code requirements to provide for an additional buffer along the adjacent landscaped driveway. A setback of 78 feet is proposed to the South property line where the closest row of apartment buildings exist.

The proposed child care center is a needed asset in this community. It will serve a public purpose allowing for a professional child care facility to serve the residential uses in this area. The site has sufficient public safety, transportation and utility facilities and services available to serve the subject property while maintaining sufficient levels of service to existing developments.

SINCERELY



John Vornsand, AICP

02/22/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-19105 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: 1 HOUR BAIL BONDS - OWNER: LEWIS CENTER PARKING, LLC - Request for a Special Use Permit FOR A BAIL BOND SERVICE at 321 South Casino Center Boulevard (APN 139-34-201-020), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 03/21/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

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

MOTION:

TRUEDELL – APPROVED subject to conditions – UNANIMOUS with STEINMAN excused

To be heard by City Council on 3/21/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

FLINN FAGG, Planning Manager, stated that the request complies with Code requirements and therefore recommended approval.

CHRIS WARREN, 321 South Casino Center Boulevard, appeared with PAUL CARUSO, 820 South Casino Center Boulevard, and FRANK HOKA. MR. HOKA agreed to all conditions.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

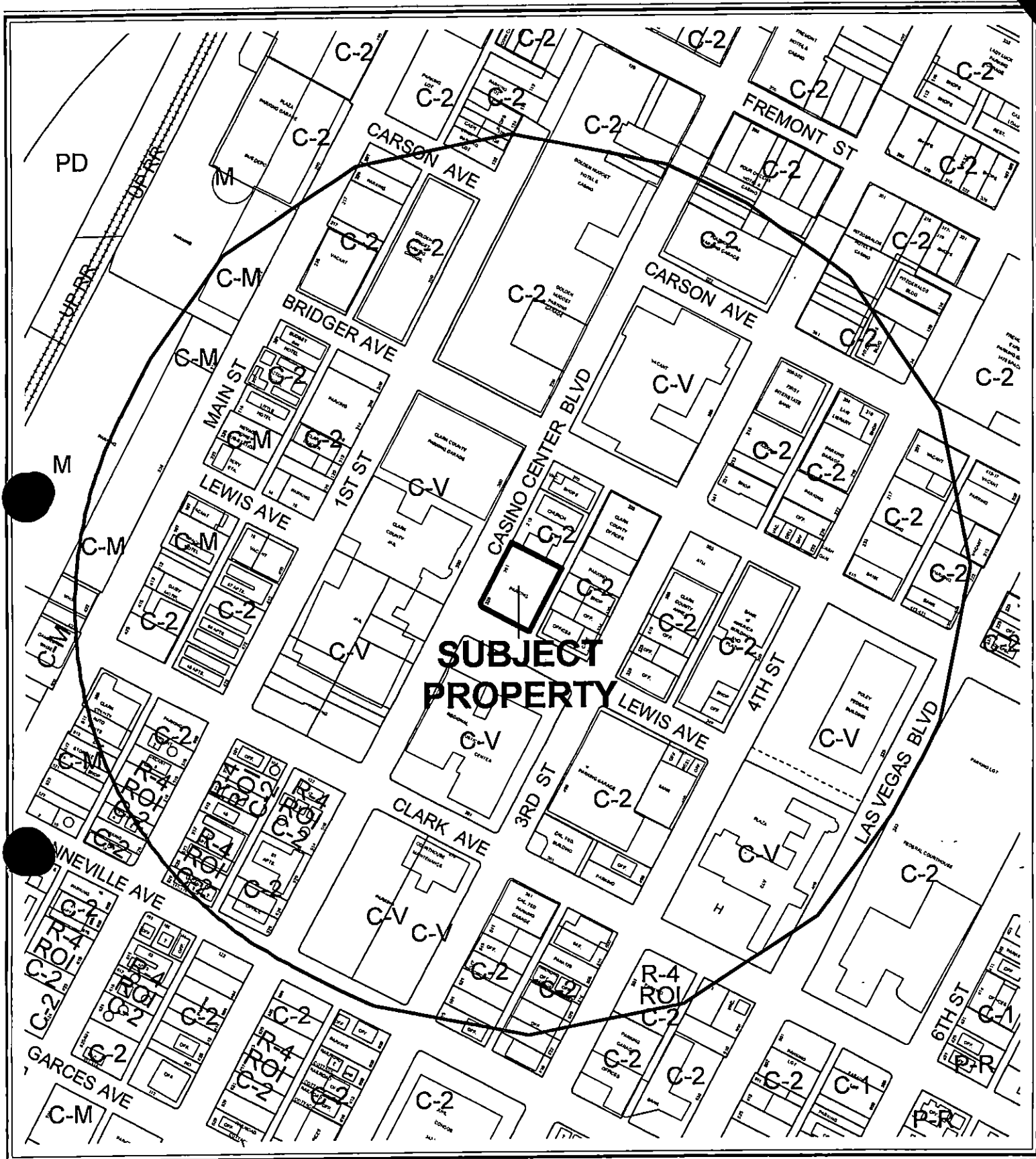
(9:27 – 9:28)

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 36 – SUP-19105

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-1298) except as amended herein.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



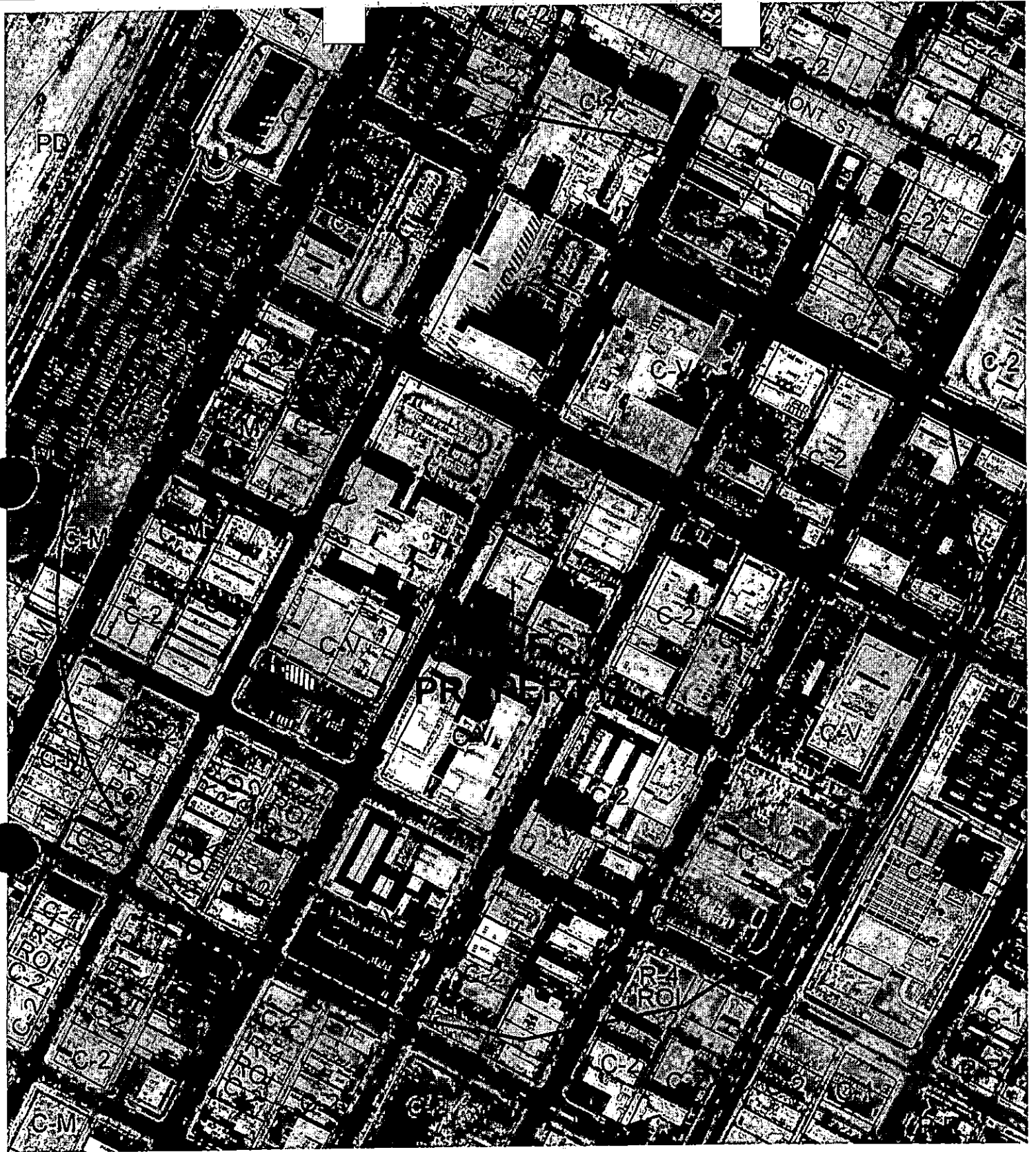
CASE: **SUP-19105**

RADIUS: 1000 FT

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

0 300 600 Feet





CASE: **SUP-19105**

RADIUS: 1000 FT

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-19105 - APPLICANT: 1 HOUR BAIL BONDS - OWNER:
LEWIS CENTER PARKING, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-1298) except as amended herein.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-19105 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for a Bail Bond Service at 321 South Casino Center Boulevard, in the ground-level commercial portion of the Lewis Center Parking Garage.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/24/63	The City Commissioners approved the zoning request (Z-0159-62) from C-1 (Limited Commercial) to C-2 (General Commercial). The Planning Commission recommended approval on 01/22/63.
02/09/03	The City Council approved a Site Development Plan Review (SDR-1298) for a proposed eight level parking garage with 17,959 square feet of ground level retail. Planning Commission and staff recommended approval.
10/01/03	The City Council approved a General Plan Amendment (GPA-2497) to amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south, including the subject site. Planning Commission and staff recommended approval.
01/05/05	The City Council approved an Extension of Time for an approved Site Development Plan Review (SDR-1298) for a proposed eight level parking garage with 17,959 square feet of ground level retail. Staff recommended approval.
01/25/07	The Planning Commission approved a Special Use Permit (SUP-18695) for a Bail Bond Establishment on the subject site. Staff recommended approval. The current application is for an unrelated Bail Bond Establishment in addition to that previously considered.
<i>Related Building Permits/Business Licenses</i>	
05/03/05	Building Permit issued for 321 South Casino Center Boulevard for a Parking Garage for Certificate of Completion under plan check number C-127-03. Related permits issued for electrical, plumbing, and on-sites hardscapes for the subject site under this plan check number.
11/30/06	Civil Improvement Plan (#18394) issued for Lewis Center Parking Garage.
<i>Pre-Application Meeting</i>	
12/20/06	A pre-application meeting was held and the application requirements for a special use permit for a Bail Bond Establishment were addressed. Applicant was asked to provide adjacent uses identified on plans, and that each use requires a separate Special Use Permit.

SUP-19105 - Staff Report Page Two
February 22, 2007 - Planning Commission Meeting

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

Details of Application Request
Site Area
Net Acres 0.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking Garage (under construction)	C (Commercial)	C-2 (General Commercial)
North	Church	C (Commercial)	C-2 (General Commercial)
South	Regional Justice Center	PF (Public Facility)	C-V (Civic)
East	Offices, Retail	C (Commercial)	C-2 (General Commercial)
West	Clark County Detention Center	PF (Public Facility)	C-V (Civic)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan	X		Y
Redevelopment Plan Area	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
A-O (Airport Overlay) District 200-Foot Buffer	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

SUP-19105 - Staff Report Page Three
February 22, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	122 Feet	Yes
Min. Setbacks			
• Front	Zero Lot Line	Zero Lot Line	Yes
• Side	10 Feet	0 Feet	No*
• Corner	15 Feet	18 Feet	Yes
• Rear	20 Feet	0 Feet	No*
Max. Lot Coverage	NA	120 Feet	NA
Max. Building Height	NA	100%	NA
Trash Enclosure	Screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

*Waivers were granted to address side and rear setback deficiencies with the Approval of SDR-1298.

** Building Height limits are not automatically applied in the Office Core of the Downtown Centennial Plan. The subject site complies with the Height Limits associated with the Airport Overlay District.

Pursuant to Title 19.10, the following parking standards apply:

<i>Parking Requirement - Downtown</i>							
<i>Use</i>	<i>Gross Area Number Units</i>	<i>Floor or of</i>	<i>Base Parking Requirement</i>		<i>Provided Parking</i>		<i>Compliance</i>
			<i>Parking Ratio</i>	<i>Parking</i>	<i>Parking</i>	<i>Parking</i>	
				Regular	Handi- capped	Regular	Handi- capped
Parking Structure (143,370 Square Feet) Retail (17,900 Square Feet)	17,900 Square feet		1 parking space per 250 Square Feet	69	3	413	10
							Y

The proposed project exceeds the requirements of Title 19.10.

ANALYSIS

• **Zoning**

The subject property is located in the southeast sector plan of the General Plan. The site is designated as C (Commercial). The Commercial category is part of the Downtown Centennial Plan. The Commercial category allow for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The proposed use as a Bail Bonds Office is in compliance with the General Plan.

SUP-19105 - Staff Report Page Four
February 22, 2007 - Planning Commission Meeting

The subject site is further located in the Office Core district of the Downtown Centennial Plan. Development within this overlay district are exempt from the automatic application of the standard parking requirements. The eight-level parking structure, within which the proposed use is located, provides 423 parking spaces, ten of which are designated as handicap accessible.

The site is located in a C-2 (General Commercial) zone. The C-2 (General Commercial) zone is intended to provide the broadest scope of compatible services for both the general and traveling public. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 (General Commercial) zone is consistent with the General Commercial category of the General Plan. The site is in compliance with the General Commercial District.

- Use

The proposed use as a Bail Bonds Office is permissible in the C-2 (General Commercial) zone with approval of a Special Use Permit. This application is intended to fulfill that requirement.

- Conditions

There are no special conditions related to the proposed use as a Bail Bonds Office.

FINDINGS

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

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

The surrounding land use is intended for this and other similar types of office, commercial, and retail uses. The proposed use as a Bail Bond Establishment is harmonious with the surrounding development. The location of the proposed business adjacent to the Regional Justice Center is further appropriate to the Bail Bond use.

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

The site is suitable for the type and intensity of land use proposed as this area is zoned and designated for this and other similar uses.

SUP-19105 - Staff Report Page Five
February 22, 2007 - Planning Commission Meeting

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

The proposed Bail Bond Establishment will be within the ground-level commercial portion of a parking garage structure that will be accessed solely from Casino Center Boulevard which is identified on the Master Plan of Streets and Highways as a Secondary (80-foot) Arterial. This road has adequate capacity to serve the proposed use. The project will not have any negative traffic impact.

4. **“Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.”**

The proposed Bail Bond Establishment is a state licensed business and the site would be subject to inspections and would therefore not compromise public health and safety.

5. **The use meets all of the applicable conditions per Title 19.04.**

The use will conform to all conditions of Title 19.04 associated with the propose Bail Bond Establishment use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

19

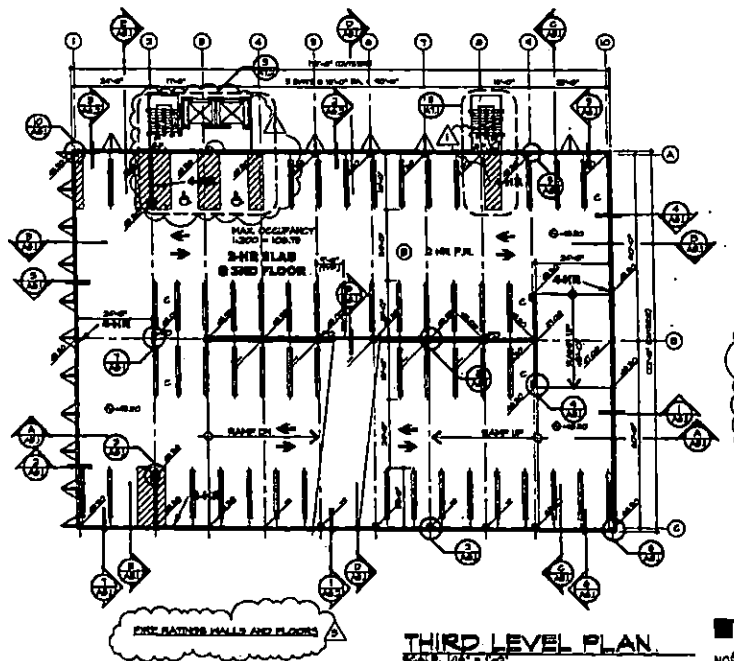
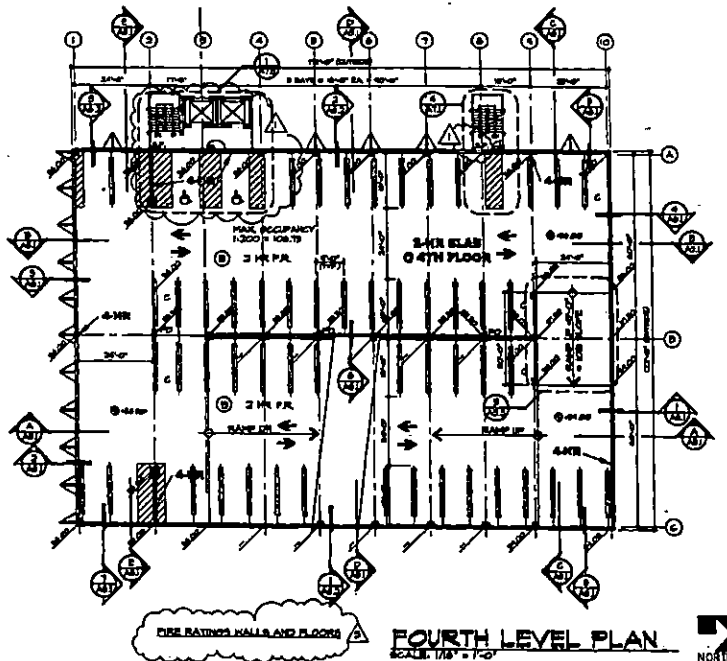
ASSEMBLY DISTRICT 9

SENATE DISTRICT 5

NOTICES MAILED 72

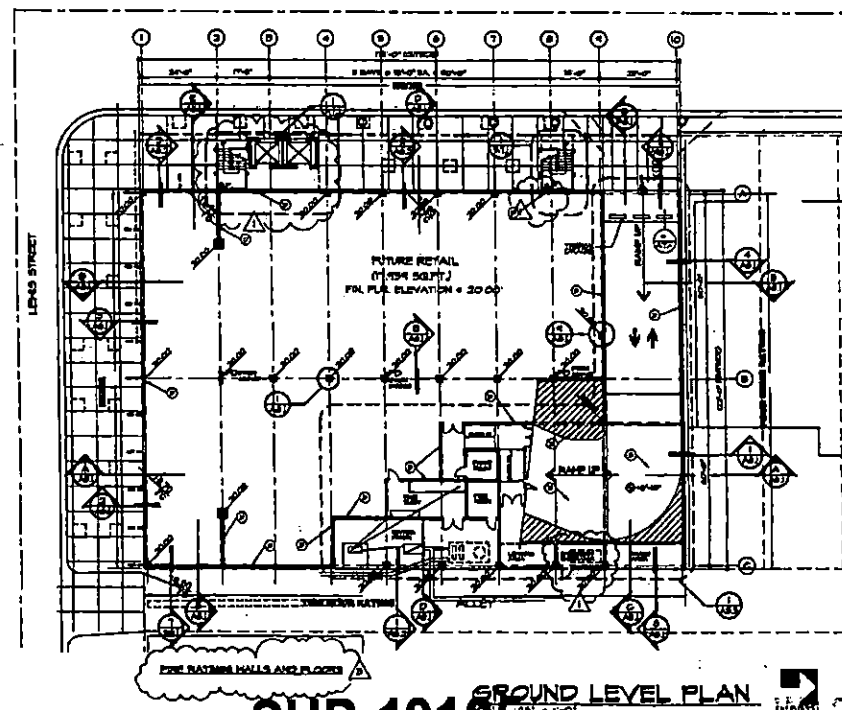
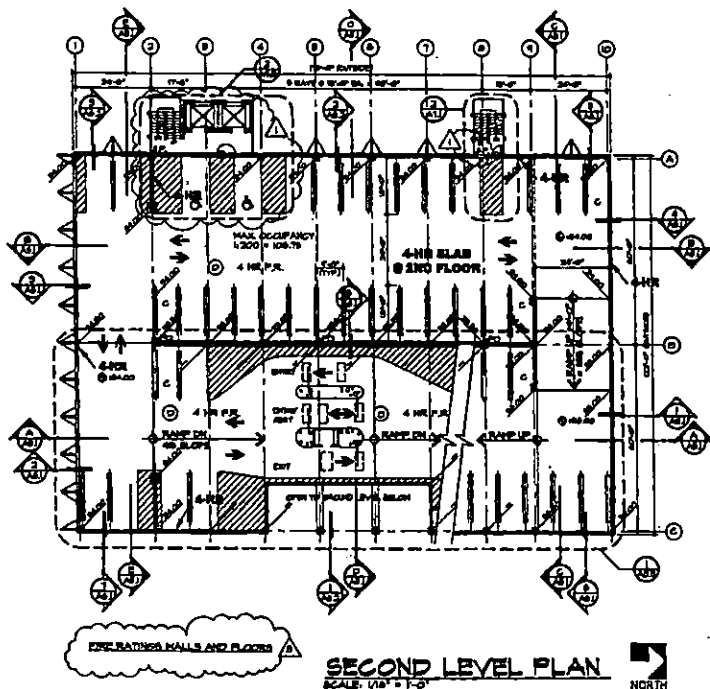
APPROVALS 0

PROTESTS 0



- GENERAL NOTES**
1. Pay attention to the details of parking structure, and all drawings.
 2. All plan dimensions indicated are to column centerline, to face of exterior wall of curb, or to face of exterior wall of exterior structure.
 3. All floor elevations indicated are to top of each floor unless noted otherwise.
 4. Contractor shall be responsible for verifying all dimensions to field and to the extent of discrepancy, reporting immediately to the architect before proceeding with work. Do not make changes.
 5. This concrete slab is 7" thick at all floor slabs for floor slabs.
 6. The above vertical dimensions are from the slab. These to the underside of any element shall be 10" typical.
 7. All signs shall be located and coordinated with field elevations. Do not to be placed where the sign location would be in the way.
 8. All interior columns, walls, doors, stairs, and handrails shall be painted. Color to be selected by owner.
 9. Provide access to ramp from all parking and driving surfaces.
 10. All sloping shall be to gutter and remove a slope of traffic path.

FLOOR LEVEL	DESCRIPTION
1 HR. P.R.	CONCRETE COLUMN
2 HR. P.R.	CONCRETE WALL
3 HR. P.R.	CHU. WALL
4 HR. P.R.	CONCRETE CURB
	CONCRETE SPANREL
	NOT USED
	ARTS DISTRICT METAL DISPLAY PANEL
	8" WIDE PAINTED STRIPS - 2 COATS TRAFFIC PAINT
	CLASS 1 STAND PIPE (CONFORM TO UBC 901.404.1)



8/16/04 CITY COMMENTS - CLVP C-127-03

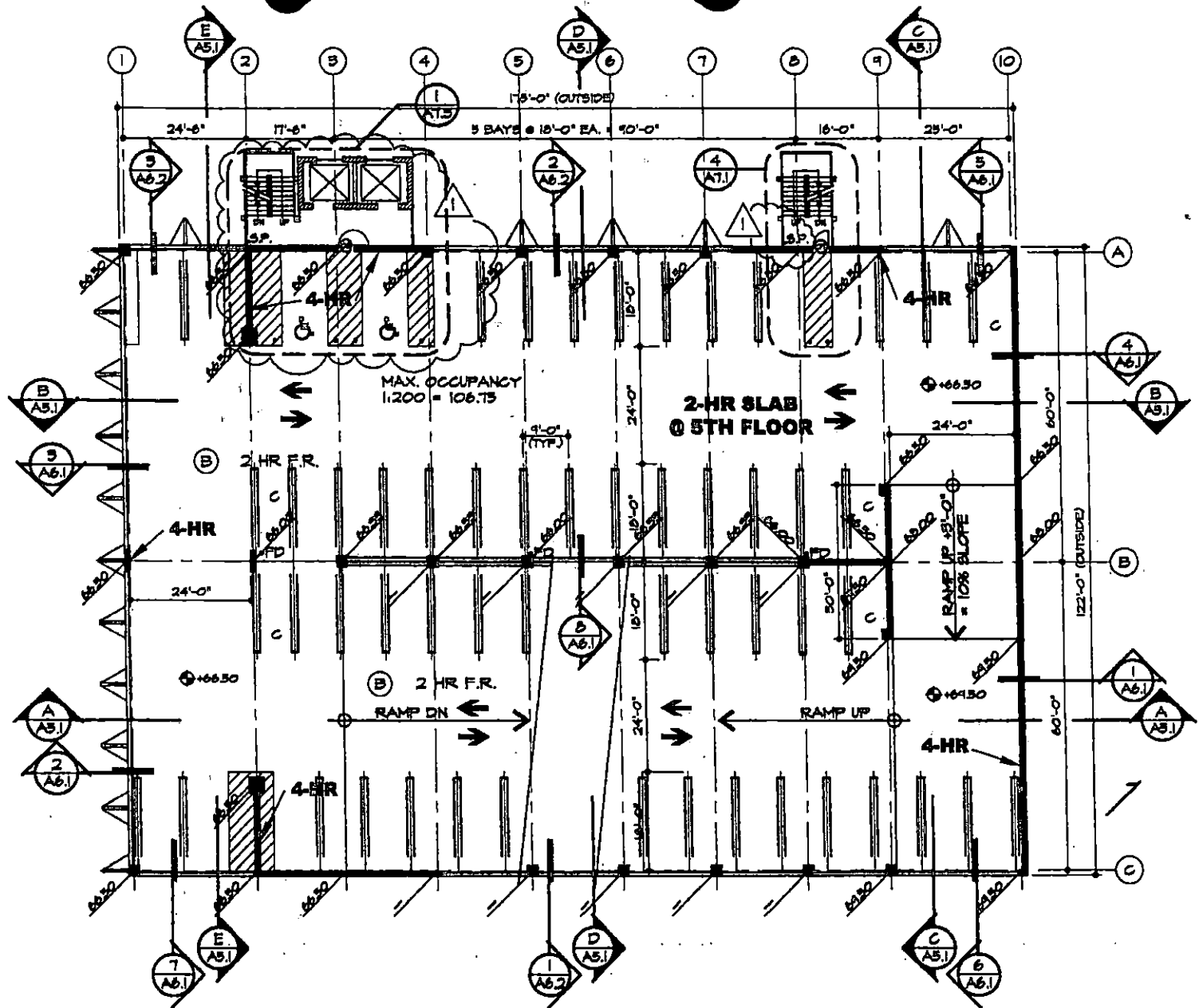
LEWIS STREET PARKING STRUCTURE
FOR
LEWIS CENTER PARKING, L.L.C.
LAS VEGAS, NEVADA

GROUND - FOURTH
LEVEL PLAN



PROJECT NO. 02-118-101
DATE: 1/27/07
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
A-31

SUP-19105
02/22/07 PC

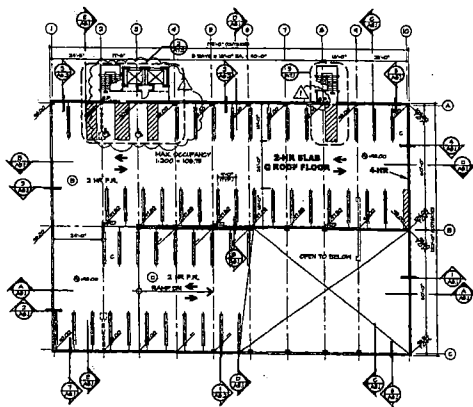


FIRE RATINGS WALLS AND FLOORS

FIFTH LEVEL PLAN
 SCALE: 1/16" = 1'-0"



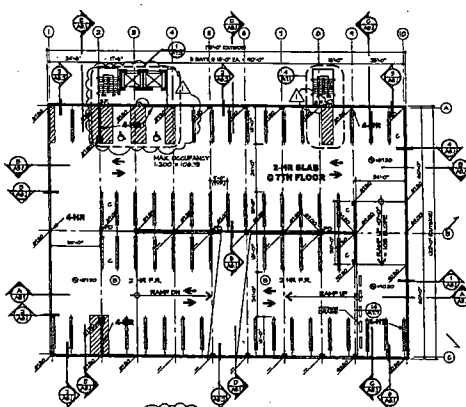
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THE RATINGS HALLS AND FLOORS

ROOF LEVEL PLAN

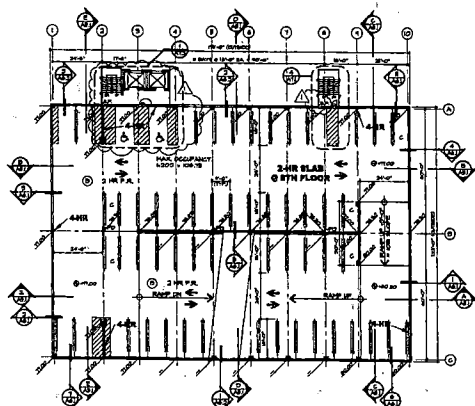
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THE RATINGS HALLS AND FLOORS

SEVENTH LEVEL PLAN

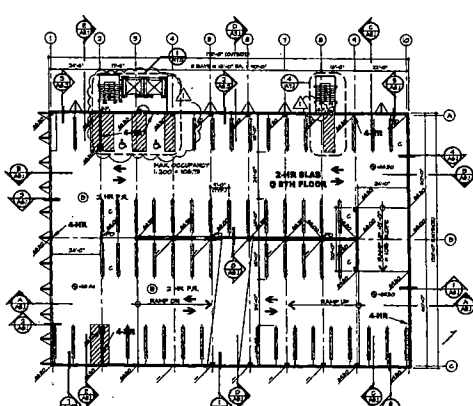
SCALE 1/8\"/>



THE RATINGS HALLS AND FLOORS

SIXTH LEVEL PLAN

SCALE 1/8\"/>



THE RATINGS HALLS AND FLOORS

FIFTH LEVEL PLAN

SCALE 1/8\"/>



- GENERAL NOTES
1. All dimensions shown are for parking structure.
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- LEGEND
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 - 2. CONCRETE HALL
 - 3. CHU HALL
 - 4. CONCRETE CURB
 - 5. CONCRETE SPANDREL
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8/16/04 CITY COMMENTS - CLVP # C-127-03

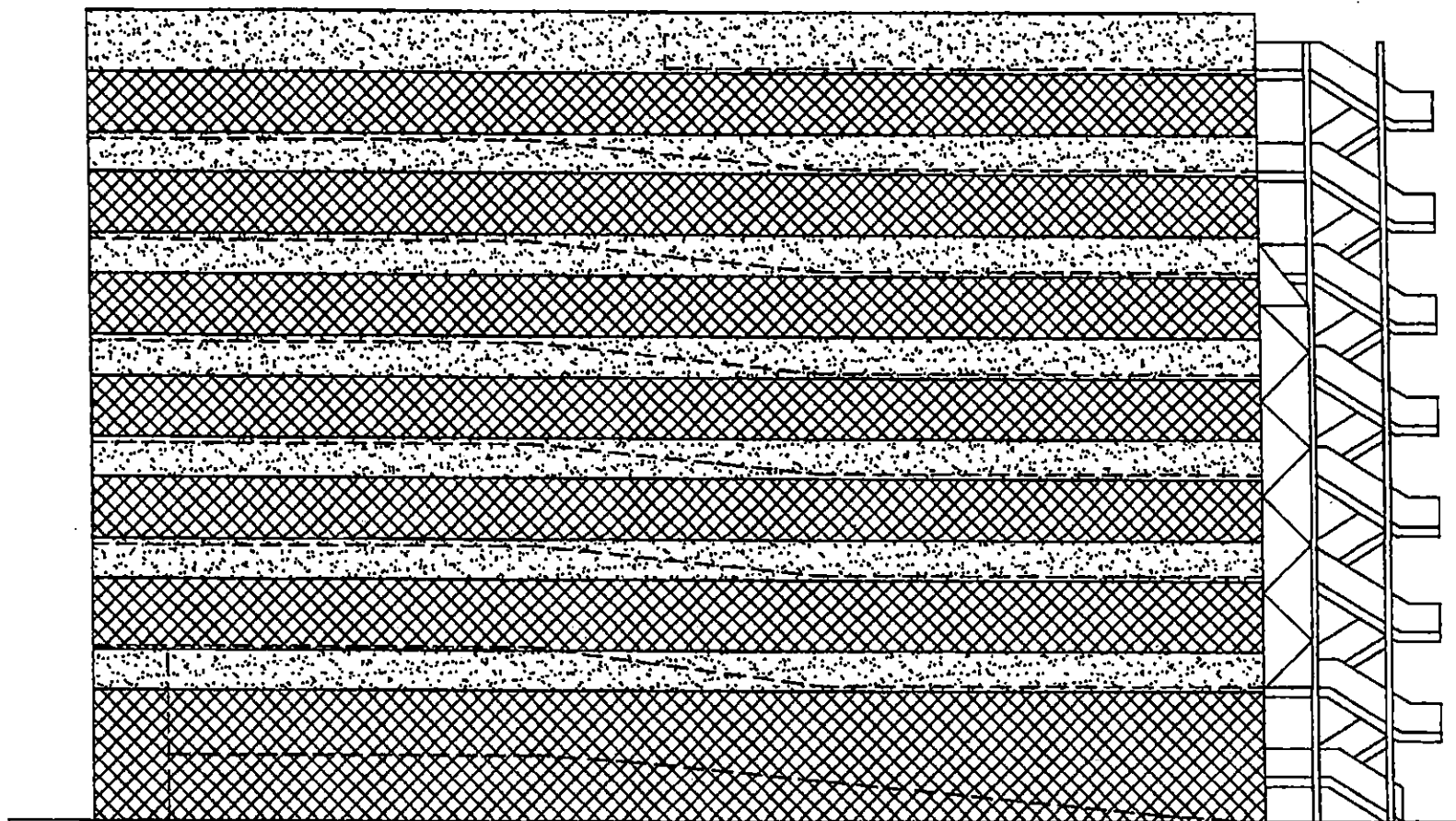
LEWIS STREET PARKING STRUCTURE
FOR
LEWIS CENTER PARKING, L.L.C.
LAS VEGAS, NEVADA

FIFTH - ROOF
LEVEL PLANS



DATE: 02/22/07
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]
PROJECT: LEWIS CENTER PARKING, L.L.C.
SHEET: 10 OF 10

SUP-19105
02/22/07 PC



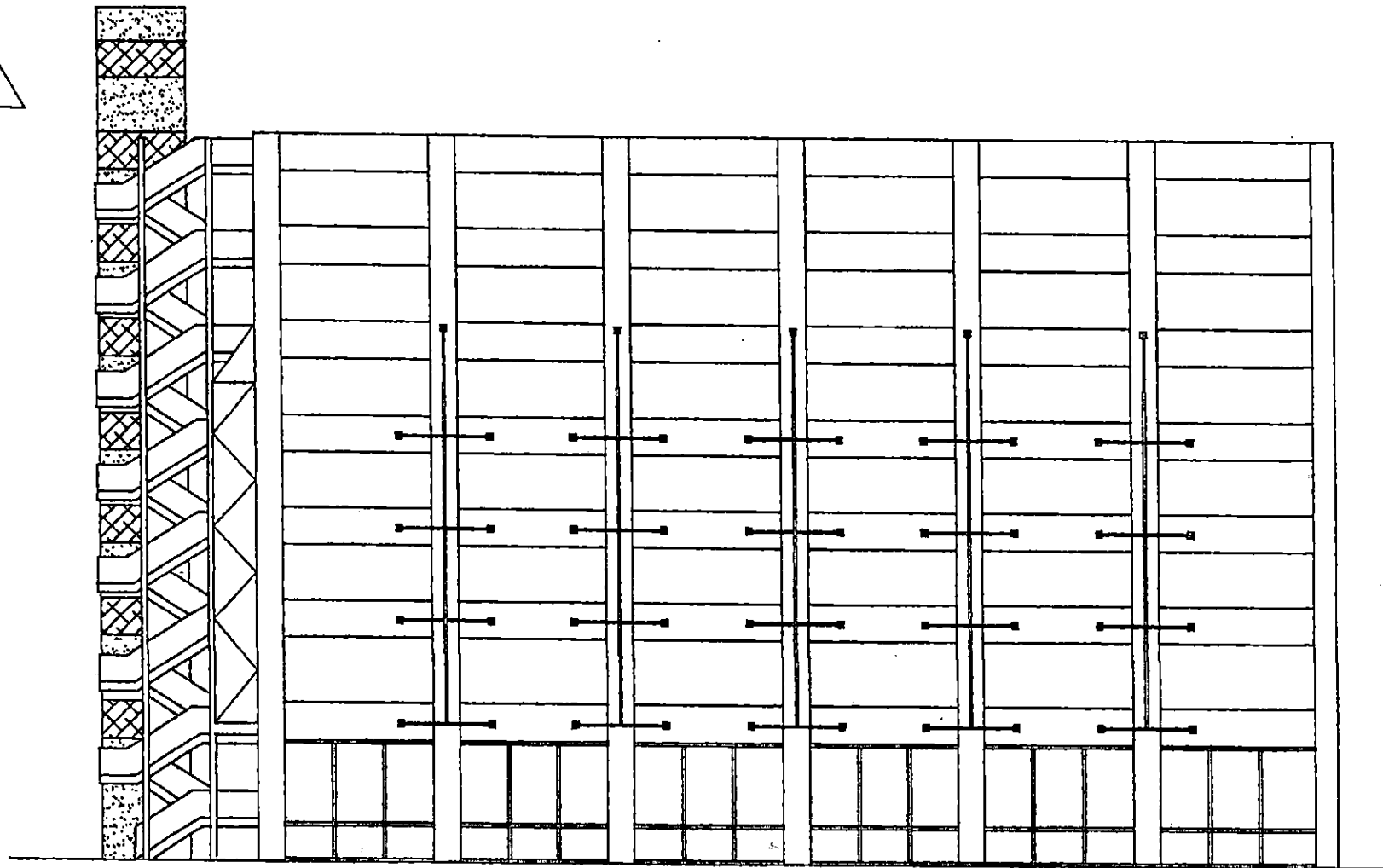
CHURCH

NORTH ELEVATION

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SUP-19105
02/22/07 PC

JAN 04 2007



LEWIS STREET

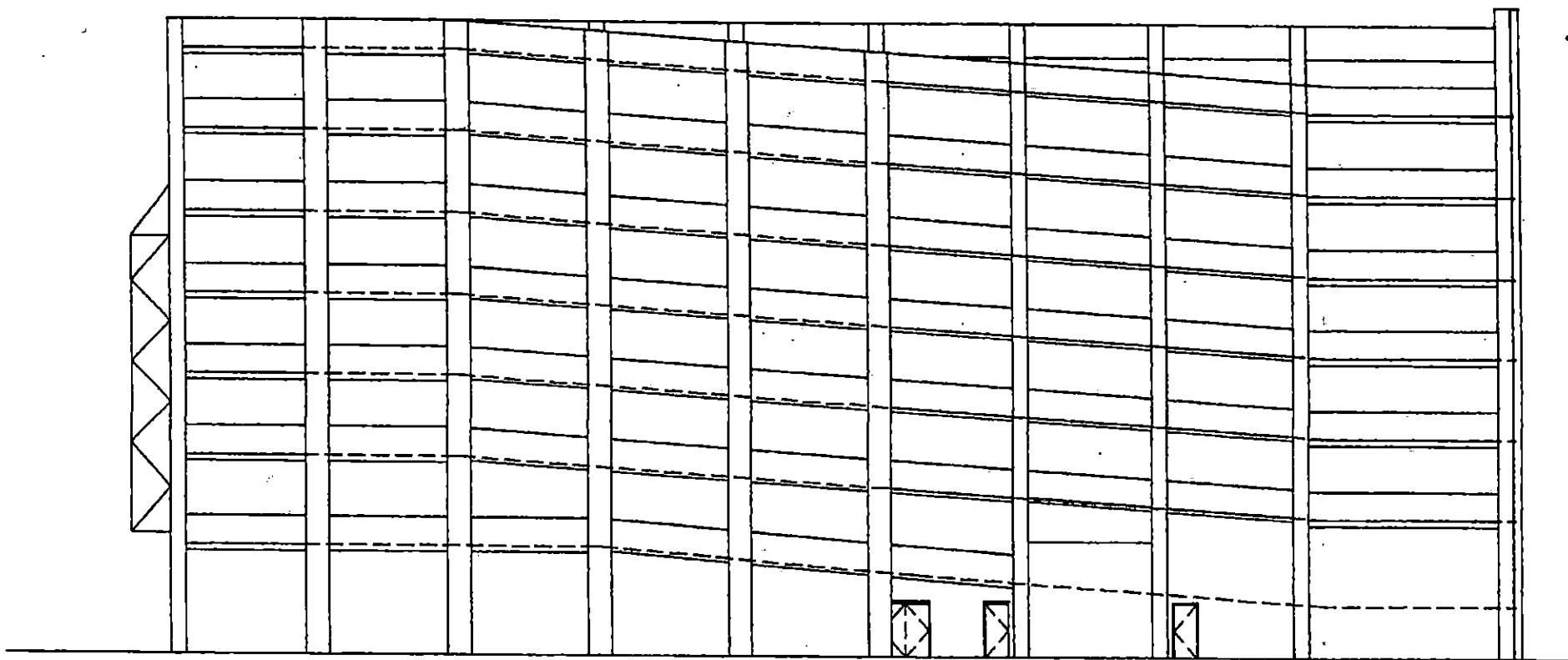
SUP-19105

02/22/07 PC

SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

JAN 9 2007



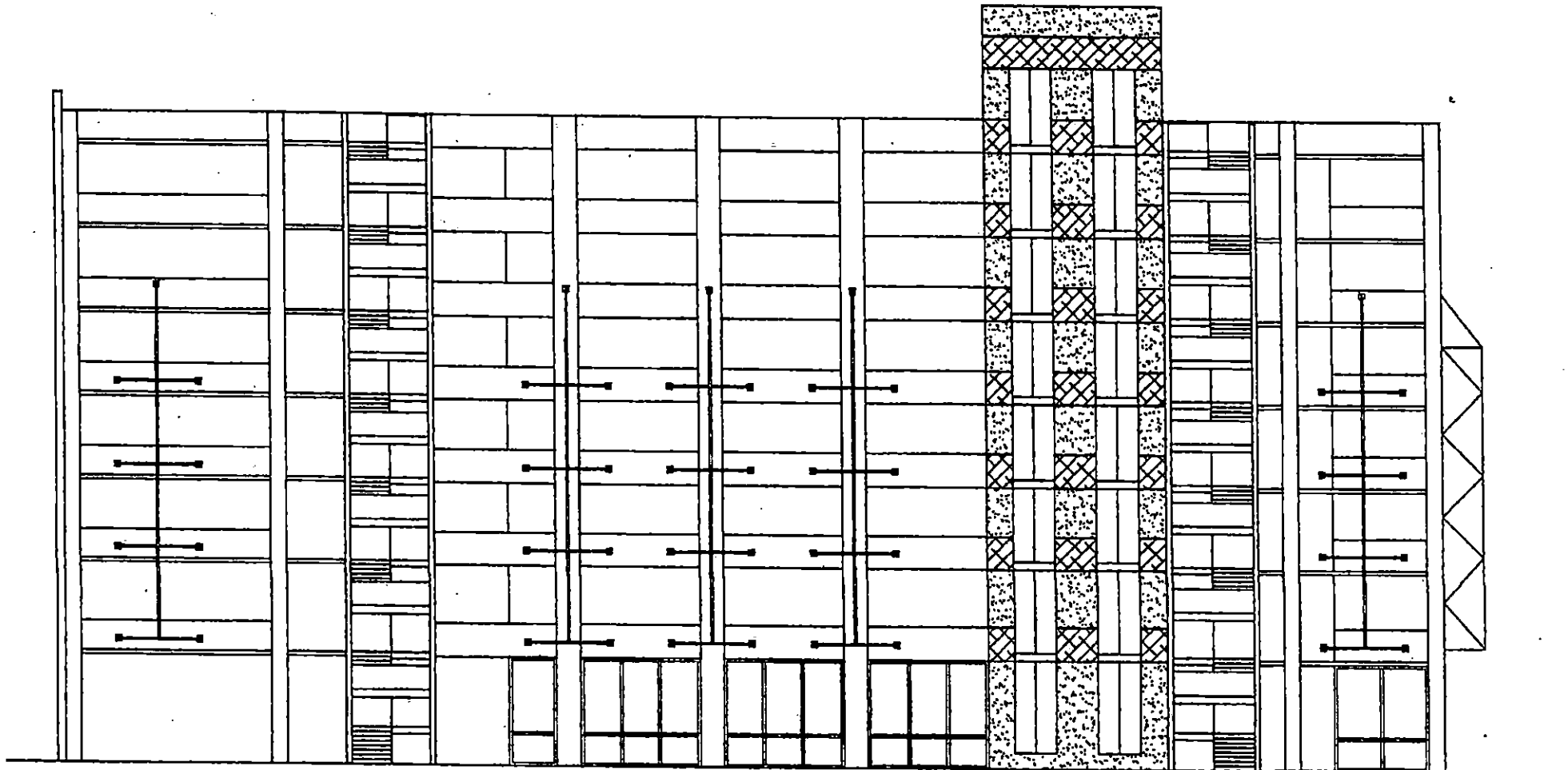
ALLEY

EAST ELEVATION

SCALE: 1/16" = 1'-0"

SUP-19105
02/22/07 PC

JAN 05 2007



CASINO CENTER BLVD

SUP-19105

02/22/07 PC

WEST ELEVATION

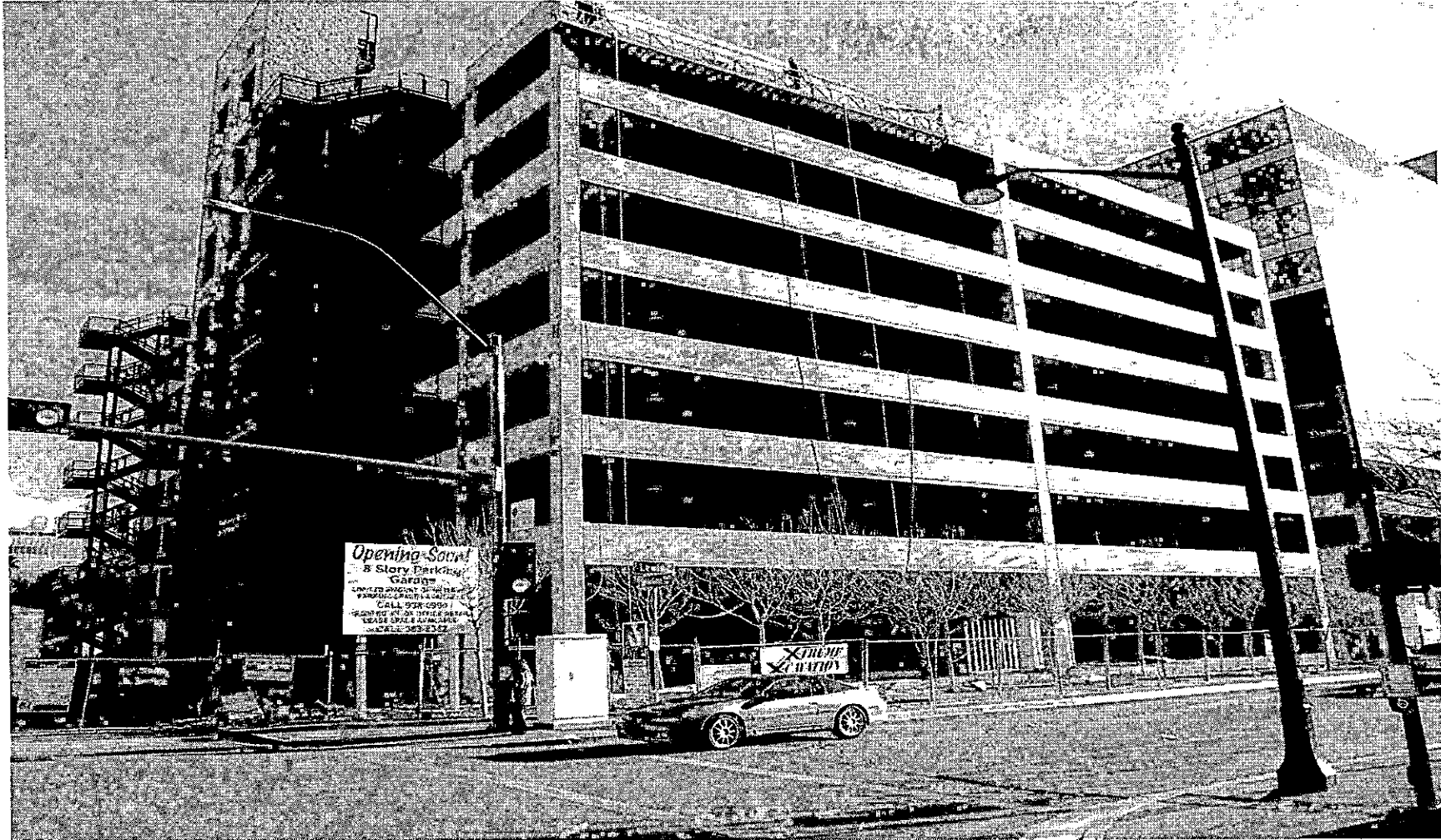
SCALE: 1/16" = 1'-0"

JAN 01 2007



SUP-19105 - APPLICANT: 1 HOUR BAIL BONDS - OWNER: LEWIS CENTER PARKING, LLC
321 SOUTH CASINO CENTER BOULEVARD
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07



SUP-19105 - APPLICANT: 1 HOUR BAIL BONDS - OWNER: LEWIS CENTER PARKING, LLC
321 SOUTH CASINO CENTER BOULEVARD
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07

**1 Hour Bail Bonds
321 South Casino Center
Las Vegas, Nevada 89101**

December 15, 2006

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

To Whom It May Concern:

Please accept this Justification Letter in support of the Special Use Permit application and Pre-Application Conference Request Form submitted by 1 Hour Bail Bonds, LLC.

Specifically, 1 Hour Bail Bonds, LLC, requests a special use permit to operate a licensed bail bonds company at 321 South Casino Center. The location is a parking structure in downtown Las Vegas with office suites situated on the first floor. 1 Hour Bail Bonds, LLC, is requesting a special use permit for an 835 square foot suite on the first floor of the building as set forth in the site plan attached to this application.

The intended use of the suite is for a licensed bail bond company to operate and conduct business in the regular course. Use of the location as a bail bond operation supports the City's policies and regulations with regard to office and professional development and furthers the downtown expansion and progression of the legal district. The location is directly across from the Clark County Jail and is in close proximity to the Regional Justice Center. Accordingly, the addition of a bail bond office is in keeping with the subject matter and focus of the area. Moreover, a bail bond company in that setting offers essential and indispensable assistance to individuals in need of such services at a convenient and appropriate location.

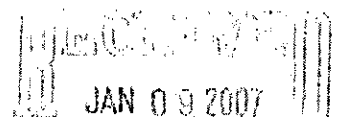
Overall, 1 Hour Bail Bonds submits that a special use permit is appropriate for a bail bond office at 321 South Casino Center in downtown Las Vegas and respectfully requests approval of its applications.

Sincerely,



Paul Caruso

**SUP-19105
02/22/07 PC**



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

TXT-8744 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06 to add a new section 19.06.170 to provide for development standards on hillsides with slopes greater than 15 percent and to add definitions to section 19.20.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM.

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Conditions and Staff Report
2. Supporting Documentation

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with **STEINMAN** excused

To be forwarded to City Council in Ordinance Form

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

FLINN FAGG, Planning Manager, stated that this is a prescriptive text amendment and its intent is to protect and conserve hillsides and ridges and preserve views of natural areas. It would apply to properties where the slope is greater than 15 percent. The ordinance refers to issues such as sight disturbance, density transfers in order to protect hillside areas, architectural standards so that homes blend in with hillsides, height limits, grading standards and terracing standards. In addition to the regular submittal requirements for a Site Development Review (SDR) application, applicants would be required to submit grading and drainage plans prior to the submittal of a SDR to allow staff the opportunity to evaluate how site issues would be addressed. The applicants would also be required to submit a slope analysis map with their SDR application.

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 37 – TXT-8744

MINUTES – Continued:

MR. FAGG stated that upon reviewing the proposed ordinance with the Southern Nevada Home Builders Association, they have recommended applying this to slopes over 15 percent although the original proposal was to apply to slopes of 12 percent or greater. He acknowledged a letter of opposition from Focus Property Group who objects to the 15 percent slope as they support 12 percent or greater. In addition, Focus is opposed to the density transfer process to preserve hillsides. MR. FAGG clarified that a density transfer could result in greater density on the lower levels of the site, depending on the site configuration. He recommended approval as submitted.

TODD FARLOW, 240 North Nineteenth Street, inquired if the amendment would affect existing properties but COMMISSIONER TROWBRIDGE verified that the ordinance would pertain to new developments only.

LIZ SOROKAC, 3800 Howard Hughes Parkway, appeared on behalf of Focus Property Group. She thanked MR. FAGG for accurately addressing Focus' outstanding concerns and stated she would continue to work with staff about the matter prior to the hearing before City Council.

COMMISSIONER DUNNAM expressed concern for the saddle figure pertaining to the hillside development review and preserving the ridge line. He suggested including administrative language to address the area where a saddle is involved as the Valley's native terrain does not always work in a saddle condition. MARGO WHEELER, Director of Planning and Development Department, confirmed that information is found in Hillside Development Review, D2 and MR. FAGG acknowledged that those concerns would be researched prior to Council.

COMMISSIONER TRUESDELL queried the technical differences of the 12 percent slope and 15 percent slope. MR. FAGG confirmed that mapping studies found that at 15 percent, the Ordinance would affect fewer properties or fewer areas than 12 percent would affect. He pointed out that there remains a concern that the Ordinance will reduce the number of units that could be built in the Valley regardless of the allowance to transfer density.

MR. FAGG stated that Focus' concerns pertain to aesthetic issues such as how far up a slope a developer would be allowed to build and the impact it could have to views of natural areas. MR. FAGG acknowledged the challenge to carefully consider the threshold in regards to the application of the Ordinance.

COMMISSIONER TRUESDELL commented that building on the fringe of the Valley should not sacrifice natural elements nor should the Valley wind up with large commercial buildings protruding up the side of hillsides. In the northwest, several items could have allowed large

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 37 – TXT-8744

MINUTES – Continued:

monuments on the hills and he supported this ordinance as it would allow the City to remain in control.

COMMISSIONER EVANS recollected discussions of an applicant who desired to level a hill for custom homes and stated that developers in this community do not have experience in building on hillsides. He expressed pleasure that the development community recognizes the value of that kind of indigenous building. It is presumed that the current price of land would allow homes that could be built with a view to be expensive homes, and the opportunities for creative designs are limitless. COMMISSIONER EVANS supported any fine tuning necessary and inquired how this Text Amendment differs from the standards set forth in neighboring municipalities.

MR. FAGG verified that although the plan is not seamless, it is very much related. While The City of North Las Vegas has not yet established standards, the proposed standards are fairly similar to Clark County and the City of Henderson with one difference being that Clark County's standards apply to slopes of 12 percent or greater and Henderson apply to slopes of 15 percent or greater. Regarding the aesthetics, all municipalities share the same goals of having homes that blend into the hillside rather than extending above a ridge. Another similarity applies to grading; however, Henderson and the County allow greater height of retaining walls than this proposal. Currently, the Ordinance suggests that retaining walls must be stepped along the hillside to a greater degree than would be required in the County or Henderson.

COMMISSIONER TROWBRIDGE commended staff for an excellent job putting the Ordinance together considering the length of time it has taken to create a model ordinance. He complimented the plan's flexibility and affixed responsibility to justify any modifications on the applicant for the City. He highlighted the benefits of the proposal for accommodating the concentration of development and providing illustrations that supplement the text.

MR. FAGG recognized LINDA HARTMAN as the principle author of the ordinance who was responsible for the majority of the research.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:27 – 6:41)

1-840

CONDITIONS:

1. Title 19.06 is hereby amended to include a new section, 19.06.170, which shall read as follows:

19.06.170 HILLSIDE STANDARDS AND GUIDELINES

1. INTRODUCTION

PLANNING COMMISSION MEETING OF FEBRUARY 22, 2007
Department of Planning and Development
Item 37 – TXT-8744

CONDITIONS – Continued:

The west boundary of the City of Las Vegas abuts the Spring Mountain Range. A large portion of this area is designated as national conservation and wilderness areas. Eventually the foothills leading up to these areas will be affected by development and will require special consideration and a development style that will provide for the unique situations which result from the slope of the land.

2. PURPOSE AND INTENT

The purpose of the Hillside Development requirements are to establish criteria for the development of properties within hillside areas, defined as any portion of land in excess of fifteen percent (15%) vertical slope. And to ensure that development in the hillside areas are in compliance with the goals, policies, and implementing strategies of the 2020 General Plan: Policy 3.5.3: *That, where possible, development be designed and oriented to ensure that view sheds of the mountain ranges surrounding the Las Vegas Valley are preserved, possibly through the development of a foothills ordinance or a set of specific urban design guidelines.*

The Hillside Standards is a guide for low density, rural type, large lot or cluster, single family residential development, which is designed to be compatible with the hillside terrain and its environment. These standards and guidelines apply to developments with natural slopes of 15% or more. The intent is to guide the design of development to work with the land, rather than alter the land to accommodate the development.

In general all Hillside development shall be designed with the following considerations:

- a. Protect and conserve significant natural and visual resources. Such resources include major boulder outcrops, major ridges and peaks, prime wildlife habitat, unique vegetation specimens.
- b. Protect people and property from potentially hazardous conditions particular to mountains and hillsides. Such hazards include rock falls, other unstable slopes, flooding, subsidence, erosion and sedimentation, range fires, soils with high shrink-swell capacity, foundation instability, and air pollution.
- c. Protect renewable and nonrenewable resources, such as water quality, air quality, soils, and natural vegetation from incompatible land uses.
- d. Minimize the public costs of providing public services and facilities, such as streets, water, sewer, emergency services, sanitation services, parks and recreation.
- e. Ensure that decisions regarding development in hillside areas are based on complete and accurate information about the environmental conditions and probable development impacts.

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CONDITIONS – Continued:

- f. Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.
- g. Maintain significant open spaces that provide view corridors and land-use buffers, protect landmarks and prime wash areas habitats, and maintain the city's unique desert setting.
- h. Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.
- i. Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.
- j. Minimize grading and site disturbance to maximize compatibility with the natural terrain.

3. DEVELOPMENT STANDARDS AND GUIDELINES

Development plans must demonstrate compliance with the Hillside Standards and Guidelines. The degree to which a standard is addressed and the method used to comply is flexible. If an applicant believes the standard does not apply to their project the burden is on the applicant to demonstrate why, and to provide a solution that will meet the intent of the goals and objectives of the Hillside Development Standards.

A. Density

- 1. The maximum density for a proposed development shall be that permitted by the adopted plan for the area in which the proposed development is located. Where there is no specific plan the maximum density shall be that established by the land-use element of the General Plan.
- 2. The maximum recommended density within hillside development is two units per acre. Large lot development is encouraged. Non-residential development other than public facilities is discouraged.
- 3. One hundred percent (100%) site disturbance may occur on areas of a lot or parcel with less than a 15% slope. Sites with a slope of 15% or greater are subject to the allowable maximum percentage of site disturbance.

Slope	Max Site Disturbance	Undisturbed Area of Site
15% to 25%	50%	50%
Over 25%	35%	65%

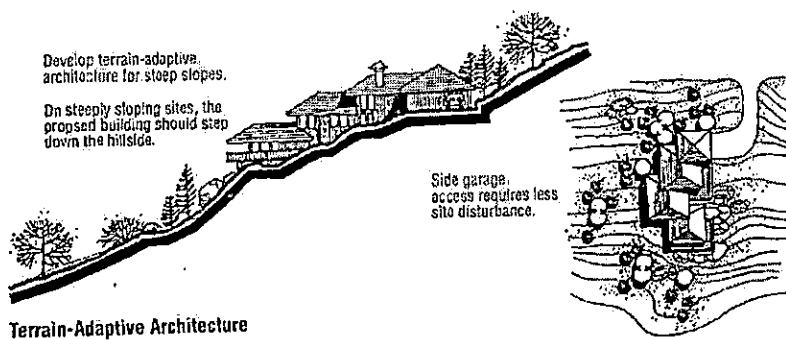
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CONDITIONS – Continued:

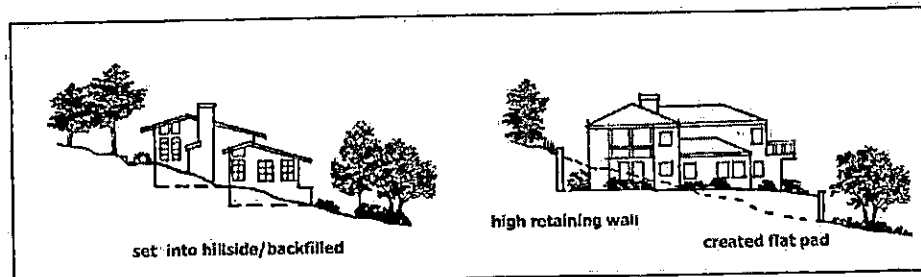
4. Density and site disturbance may be transferred from portions of a lot or parcel with a slope greater than 15% to any area of the hillside development plan. The portions of the lot or parcel from which density and site disturbance are transferred shall be designated as natural areas. Gross density shall not exceed the base zoning of the property.

B. Site Design

1. Structures shall be sited in a manner that will fit into the hillside's contour and relate to the form of the terrain. This may be done through a variety of methods such as varying setbacks and structure heights, and the use of innovative building techniques (e.g., earth shelter or earth berm construction) and retaining walls.



2. Preserve vistas of natural hillside areas and ridgelines from “key vantage points;” and preserve views from existing development and allow new dwellings access to views similar to those enjoyed from existing dwellings while maintaining the natural character of the hillside.
3. Allow for different lot shapes and sizes, as well as split development pads, with the prime determinant being the natural terrain.



Do this

Don't do this

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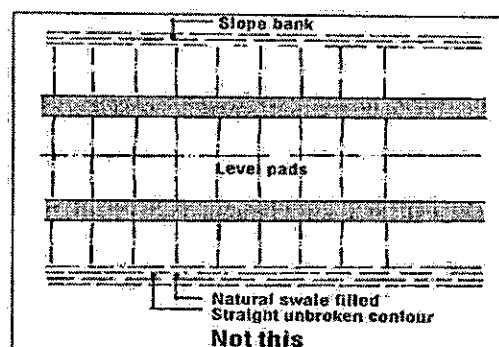
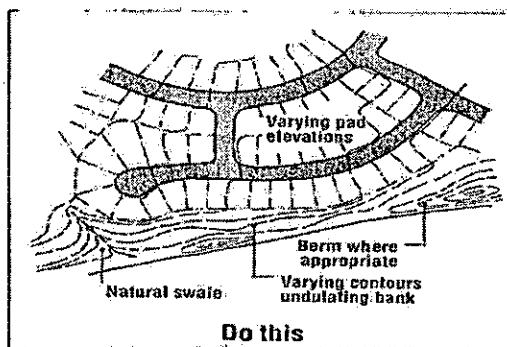
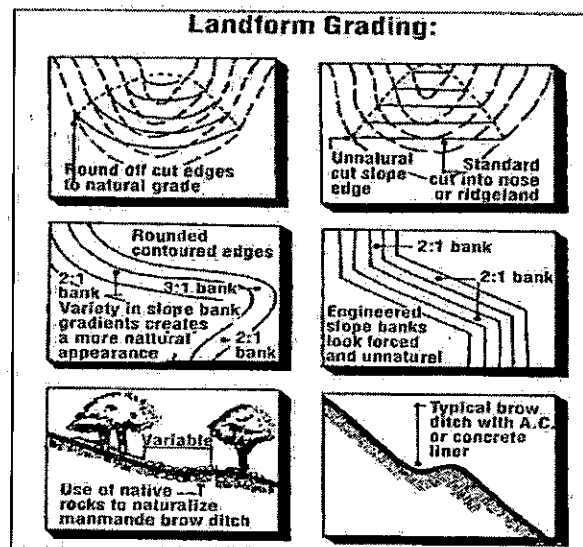
CONDITIONS – Continued:

C. Grading / Slope Stabilization / Drainage Design

Disturbance to the natural landform should be minimized; not destroy visual quality and community character nor create conditions that result in flooding, or erosion.

Good grading design must be exercised for safety as well as aesthetics and should incorporate the following:

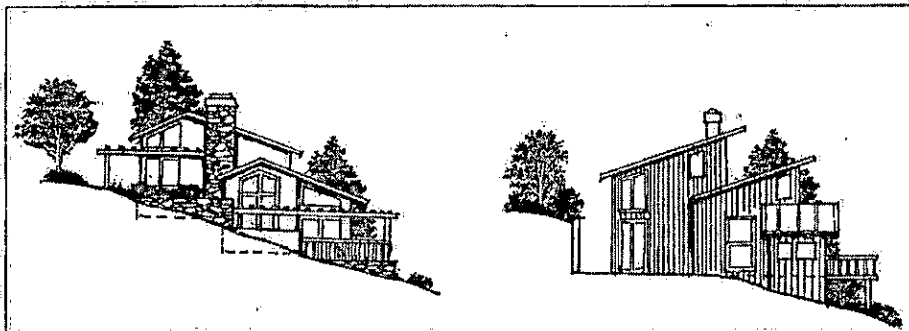
1. The portions of the site or lot to be graded must be clearly shown on the grading plan.
2. Utilization of land form or contour measures to produce cut-and-fill slopes compatible with existing land character. Continuous unbroken slope surfaces that are visible from offsite are discouraged.
3. Berms at top of slopes and other locations used to screen, vary profile, and insure drainage away from slopes.
4. Where any cut or fill slope exceeds ten (10) feet in horizontal length, the horizontal contours of the slope shall be developed to appear similar to the existing natural contours.



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CONDITIONS – Continued:

5. Grading shall be balanced on site whenever possible to avoid excessive cut and fill and to avoid import or export.



Do this

Don't do this

6. There shall not be grubbing, grading or clearing prior to approval of civil improvement plans and final grading plans by the Public Works Director and the issuance of a grading permit. Grubbing, grading, clearing and stockpiling are only to occur in areas identified on the approved grading plan.
7. All portions of the site or lot to be left ungraded are to remain undisturbed areas and are not to be used for stockpiling of materials or excess fill.
8. Areas designated as natural on a site shall be temporarily fenced or a barrier placed where they abut construction areas in order to prevent any disturbance of the natural area.
9. The disturbed area shall be restored as close to its natural condition as possible by using conite, permeon, or a similar approved process (chemicals used to restore natural color to the landscape).
10. Disturbed sides of roadways and driveways shall be revegetated and/or revarnished.
11. Cut or fill design on slopes that encroach into a floodplain must be approved by the Planning and Development Director and the Public Works Director concurrent with final grading plan approval.
12. Pad elevations above street level shall be varied to avoid appearance of monotonous, flat, level pads.
13. With the exception of retaining walls, all slopes steeper than thirty-three percent (33%), or as required by a geotechnical report, shall be stabilized with properly engineered stone rip rapping or sculptured rock or other similar material as follows:
 - a. The stabilizing material used shall blend with the natural appearance of the site or lot and its surrounding terrain.

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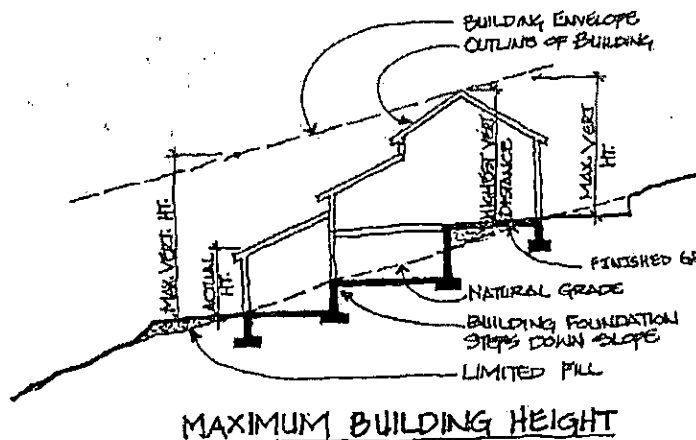
CONDITIONS – Continued:

- b. Vegetation retention and revegetation shall be used in conjunction with rip rapping.
 - c. All site revegetation / varnish shall be completed within 90 days of completion of work or prior to issuance of a final inspection approval, whichever occurs first.
14. The project shall be designed in accordance with the Clark County Regional Flood Control District Hydrologic Criteria and Drainage Design Manual. Projects shall maintain the natural runoff characteristics where at all possible.

D. Architecture / Building Design

Homes built within Hillside Development Areas shall conform to the following:

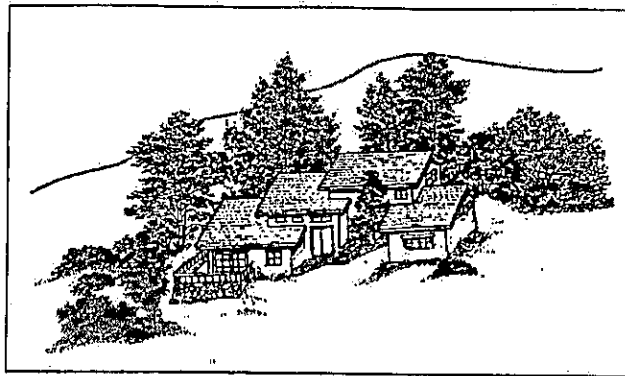
- 1. Reflective building materials (i.e. mirror finishes or metal roofs) are not permitted unless treated to eliminate glare.
- 2. Limited slab on grade with staggered floor elevations shall be utilized to avoid massive building forms, excessive cuts and fill, and surfaces which contrast with the surrounding terrain.
- 3. All external mechanical equipment shall be screened. Additionally, required vents shall be architecturally compatible with the structure.
- 4. Architecture should have predominant horizontal features. Vertical features should be minimized and generally used to accentuate entryways, garages, main doors and any type of vertical embellishment.
- 5. Structure in it's entirety shall have a maximum height of two (2) stories or thirty-five (35') feet, that is significantly (minimum of twenty (20) feet) lower than the elevation of the ridge line.



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CONDITIONS – Continued:

6. Dwellings shall use wall articulation (e.g., insets, pop-outs, etc.) and roof orientation as a means to prevent a massive look.
7. Roof lines and elements shall reflect the naturally occurring ridgeline silhouettes and topographical variation in order to blend with the hillside.



Roof forms are kept small and reflect the surrounding topography

8. Building materials and colors shall be compatible with the natural setting. The exterior colors shall be limited to earth tones found in nearby natural vegetation, soil, or come from natural sources (e.g., rock, stone, wood) or resemble a natural appearance whenever possible.

E. Clustered Development

Clustered development is encouraged as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state. Clustering can enhance the environmental sensitivity of a development project, and facilitate the permanent protection of key features of the natural environment, such as biological habitats, open space areas, scenic areas, ridgelines, and steep slopes. Also, it is often more feasible to provide the needed infrastructure for a cluster development, since clustering results in shorter roads and water, sewer, and utility lines. (Clustering does not allow an increase in the overall density of an area beyond that which is otherwise permitted by the General Plan.)

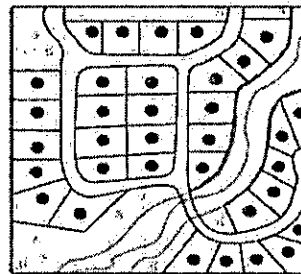
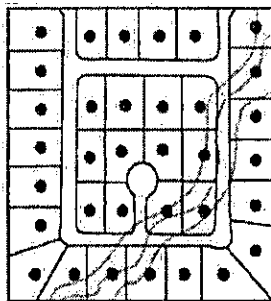
1. Clustered dwelling units shall be placed in a staggered or stepped manner so their visual impact is lessened.
2. Clustered subdivisions shall be sited so they do not have a dominant presence within the hillside.

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CONDITIONS – Continued:

3. The location of clustered units shall be restricted to the flatter portions of a site, unless another location better minimizes impacts as relates to public safety, visual impact or environmental issues.
4. Clustered development must preserve open space in its undeveloped form. Legal provisions shall be made to ensure the preservation of the open space areas in perpetuity. Open Space areas shall be identified as a common lot on the final map.

Not Clustered



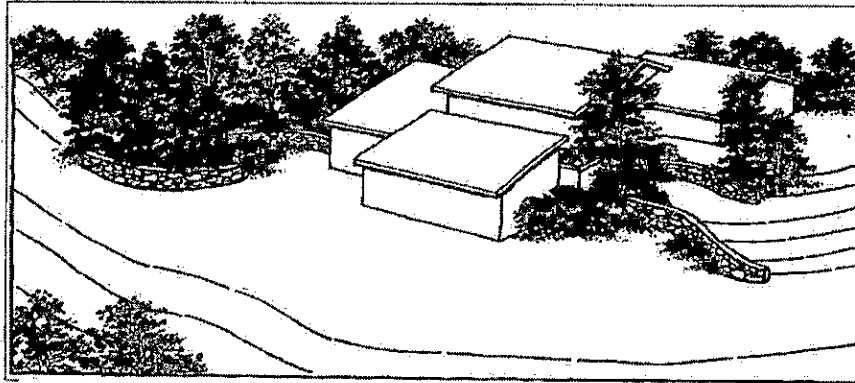
Clustered to preserve natural features of the site.

F. Walls and Fences

1. Fences and Walls may be up to six (6) feet in height except if within fifteen (15) feet of the front property line or private street / easement.
2. Walls shall conform to the topography of the site.

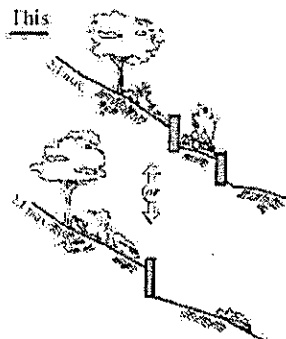
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CONDITIONS – Continued:

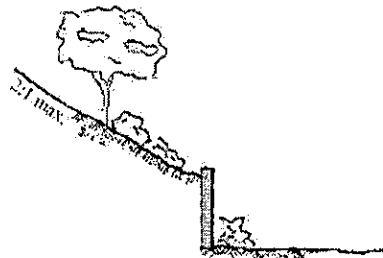


Retaining walls blend with the natural topography

3. Walls shall either incorporate the use of native materials or be earth tone colors to match the native soils and rocks.
4. The use of retaining walls and retaining structures is encouraged when it significantly reduces site grading.
5. Large retaining walls in a uniform plane should be avoided. Break retaining walls into elements and terraces, and use landscaping to screen them from view.



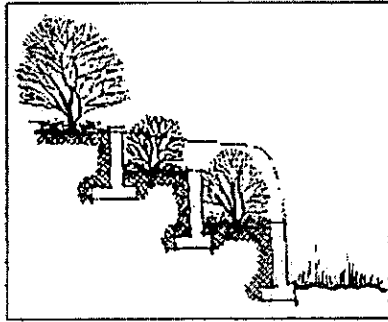
Not This



6. Retaining structures shall be located so that they do not become a dominating visual feature.
7. Tall retaining structures that are absolutely necessary should be located behind the dwelling so as to be screened from view by the home.
8. Where retaining walls front on or are visible from public streets or public vantage points, they shall be constructed of (or faced with) materials that are appropriate in color and texture to help visually blend the wall into the terrain.

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CONDITIONS – Continued:



Use retaining walls and terraces to minimize cut and fill that would alter the perceived natural topography of the site. Screen retaining walls with plant materials, or face them with rock.

9. The location of (non-retaining) walls and fences should be limited to within 50 feet of the dwelling and/or accessory structures whenever possible in order to limit their impact on hillside viewsheds.
10. Solid walls and fences shall be prohibited within 50 vertical feet of a ridgeline in order to prevent impacts on wildlife corridors and maintain the natural area surrounding the ridgeline.
11. Non-retaining walls and fences should be made of natural materials (e.g., stone, wood, split rail) whenever possible and, at a minimum, shall be a color that blends with the surrounding environment.
12. Fences that have pointed vertical elements shall not be permitted.

G. Landscaping

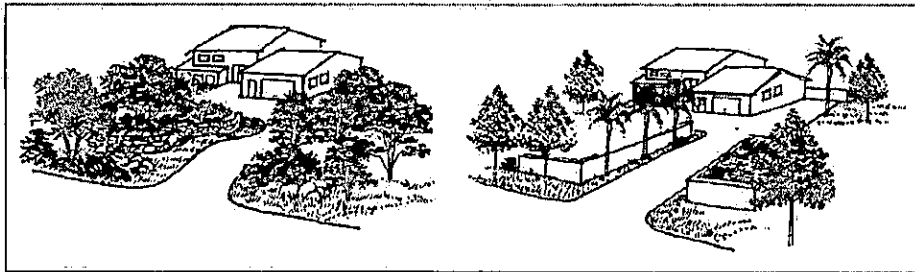
Landscape improvements on the overall project site shall be integrated with the natural topography and existing or indigenous vegetation. Plant materials shall be used to mitigate development impacts on washes, slopes, and any other sensitive environmental features.

1. The use of non-native or competitive species that could threaten the native flora within this area is prohibited.
2. Landscape design for all development shall consist of plant materials similar in form and scale to the existing vegetation in the area.
3. Natural areas shall only contain species indigenous to the native desert and /or mountain elevation and climate zone in which it exists.
4. The interface between new development and natural open space shall be designed to provide a gradual transition from manufactured areas into natural areas.

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CONDITIONS – Continued:

5. Landscaping (which is compatible with natural vegetation) shall be designed so that it extends out from developed areas and forms a cohesive pattern with existing natural vegetation, arranged in random, informal groupings.



Do this

Don't do this

6. Landscaping along the slope side of development shall be designed to maintain controlled views from the residences, yet screen and soften the architecture from community vantage points.
7. Trees and shrubs shall be arranged in informal, randomly spaced masses, and shall be placed selectively to reduce the scale of and help to blend manufactured slopes.
8. Plant materials that are used to stabilize a graded slope shall blend with the surrounding native plant materials in color and texture to the greatest extent feasible.
9. The landscape design shall be designed so as to avoid invasive species (as identified through a recognized resource, such as those available through the local Weeds Management Area (WMA) that could negatively impact indigenous plant species.

H. Trails

1. A new gated community shall provide and maintain pedestrian access for trails identified in the City's Trail Master Plan that pass through the gated community.
2. A trail system (that is designed to preserve habitat and ensure public safety) shall be provided to link new development to existing hillside trails.
3. New subdivisions shall prepare a trails plan to link new residential areas to existing and planned trails (e.g., hiking, equestrian, multi-use) in the City (as shown in the Trails Master Plan), which shall be reviewed and approved by the City.
4. The trail plan associated with the new development, as approved by the City, shall be constructed by the developer prior to the final inspection of residential units. Such trails shall be maintained as agreed to by the developer and the City.

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CONDITIONS – Continued:

I. Open Space / Natural Areas

1. Portions of hillside areas will be retained in their natural state.
2. Site disturbance other than hiking trails is not permitted within the natural areas.
3. Any designated natural area shall be shown with existing surveyed topographical information on the tentative subdivision map and the area itself shall be identified with horizontal control data on the final plat map or parcel map.
4. Natural areas may be designated as a deed-restricted portion of a privately owned lot, or as a separate parcel. If designated as a separate parcel, such parcel may be under the ownership of a property owners' association or deeded to any organization which accepts responsibility for the perpetual preservation and maintenance of the natural area, subject to approval and acceptance by the Director of Planning and Development and the Director of Public Works. To protect the natural areas of the separate parcel, these areas will be mapped as common lots.

J. Circulation / Roadways

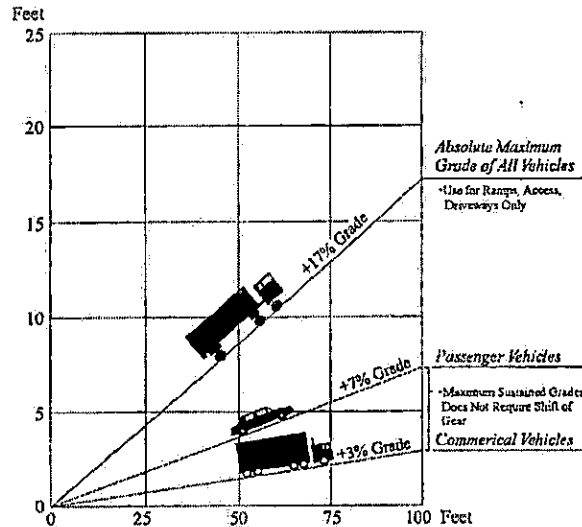
All roadways, public or private shall be designed according to the standards of this ordinance, the Master Plan of Streets and Highways (if applicable), Las Vegas Municipal Code, current City Standards and if required, an approved traffic study. These standards are intended to supplement the Public Works Department Review Guidelines. Streets should be constructed in areas that would least impact the natural environment.

The following elements of road and sidewalk circulation shall be incorporated in hillside developments:

1. Roadway design generally to follow existing contours, minimizing grading and resulting in an informal, curving internal network.
2. Provide two major points of access to principal roads when project exceeds 150 units or when required by Fire Department due to fire hazard.
3. A street width of 24 feet requires all residential units to be provided with residential fire sprinkler systems.
4. Roadways shall have a maximum slope of seven percent (7%).

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CONDITIONS – Continued:

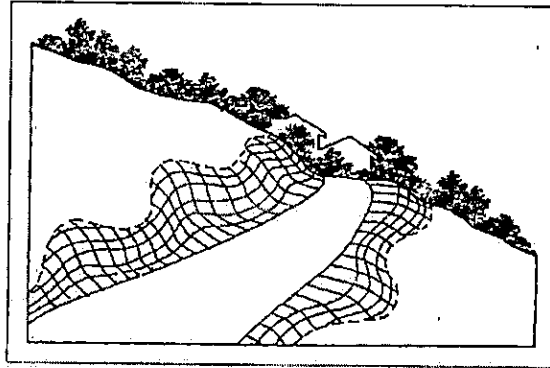


Source: Urban Planning and Design Criteria, Joseph Dechiara/Lee Koppelman, 3rd edition, 1982.

5. Preservation of existing trees and natural features by dividing or routing roads and sidewalks around these elements.
6. Provide for safe, convenient pedestrian access to schools, parks and other recreational facilities.
7. Combinations of collective private driveways, cluster parking areas and off-street parking bays are encouraged in order to minimize paved areas.
8. All utilities shall be located underground in a common trench in the parkway or under the sidewalk.
9. Within the hillside area, rolled curbs are to be the preferred road edge along any paved roads, where such curbing will be adequate to contain drainage and prevent erosion.
10. Roadway improvements to provide access to parcels should not adversely affect other properties (i.e., a need for extensive grading, flood control facilities, or any other type of construction and/or requisite support infrastructure.)
11. New roadways shall meet the requirements of the Las Vegas Fire Department for roadways, including roadway grades and curves to accommodate safety and emergency vehicles.
12. Streets should follow the natural contours of the hillside to minimize cut and fill.

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CONDITIONS – Continued:



Modulate manufactured slopes to appear natural

13. Cul-de-sacs or loop roads are encouraged where necessary to fit the terrain.
14. On-street parking and sidewalks may be eliminated, subject to approval of the Site Development Plan by the Planning Commission and/or City Council (as required), showing such elimination, in order to reduce required grading.
15. Driveways that serve more than one lot (when approved by the Fire Department), as well as diagonal driveways running along contour lines, are encouraged as a means of reducing unnecessary grading, paving, and site disturbance. Maximum change in grade between the roadway cross-slope and driveway slope for local roadways shall be 12% and 10% for collectors. Must maintain Sight visibility zones as per latest version of AASHTO guidelines.
16. Street lighting should be limited to intersections and other locations where needed to maintain safe access (e.g., sharp curves) as approved by the Director of Public Works. All other exterior public street lighting will be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location, but the installation of the streetlights may be deferred provided that the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works.

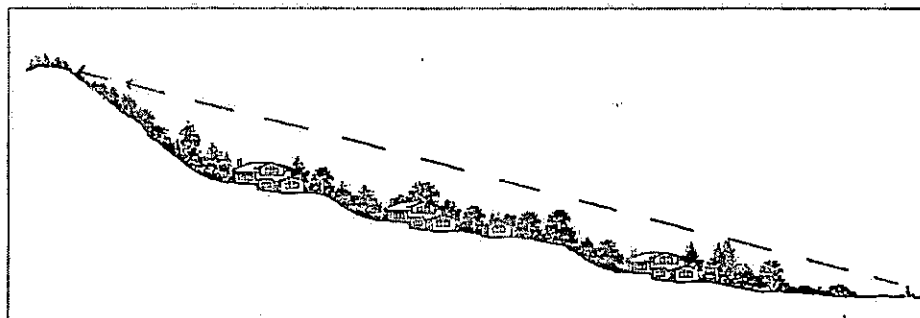
HILLSIDE DEVELOPMENT REVIEW

- A. The objective of the Hillside Design Review is to preserve significant natural features by encouraging design that minimizes disturbance to existing topographical forms. A development should be designed to fit into the hillsides rather than altering the earth forms to create a flatland type of development.

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CONDITIONS – Continued:

- B. Project design should initially identify the existing geographic, topographic, and environmental features of the site (such as geological hazards, steep slopes, ridges, valleys, streams, views, existing drainage patterns, significant biota, and outcroppings), then determine the impact the proposed project will have on these elements.
- C. A determination must be made as to how traffic circulation, fire protection and access, drainage, sound barriers, buffers, land alteration, and other measures will be employed to limit negative impacts. The final site plan should reflect how all of these impacts are successfully solved or mitigated.
- D. Other elements that should be considered in a successful design are:
 - 1. Preservation of distinctive natural features, the general existing topographical forms, significant trees, landscaping, natural water courses and wildlife corridors (provide data and aerial maps showing the location, type and nature of existing major vegetation, including significant clusters or contiguous areas of dense growth and existing vegetation to be preserved);
 - 2. Preservation of prominent skyline ridges must be shown by providing a graph/visual analysis indicating roof top in relation to ridgeline;



Houses do not project above significant ridgeline

- 3. Location of roads and structures below skyline ridge, provide visual analysis indicating circulation related to existing contours.
- 4. Provide drawings and explanation of how roadways will be constructed in a manner compatible with the natural terrain and with scarring eliminated;
- 5. Incorporation of hiking, biking, walking and equestrian trails, where appropriate;
- 6. Variation in lot size, building placements, setbacks, and orientation;
- 7. Variable changes in elevation and siting of buildings to ensure views and avoid monotony;
- 8. Preservation of steep hillsides by clustering buildings or use of other innovative approaches;

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CONDITIONS – Continued:

9. Sensitivity to the project's appearance from lower or adjacent development;
10. Placement of equipment and other unsightly forms below ridgelines and in bermed and landscaped areas.
11. Design of each house should show evidence to the satisfaction of the deciding body that a significant effort has been made towards incorporating energy-conservation and water saving techniques.
12. Maintain the natural drainage/water runoff characteristics where possible.
13. Exterior lighting for buildings shall be a "cut-off" type so that excess light does not spill over and be the lowest intensity feasible so that the light does not attract undue attention.

Prior to the submittal of a Site Development Plan Review, a grading plan and drainage plan must be submitted to and approved by the Department of Public Works. The plans must clearly identify the topography of the land and how it relates to the development. Areas known or suspected to be hazardous, as determined by the Department of Public Works shall not be disturbed without a geological survey and / or other data and tests as requested.

Projects subject to these hillside development regulations shall also have the final grading plan approved by the Planning and Development Director prior to Planning Commission approval. Review of the final grading plan by the Planning and Development Director shall coincide with staff review of the Site Development Plan and drainage study.

All hillside development shall be subject to a Site Development Plan Design Review as a public hearing. In order to address the sensitive nature of hillside development, the final grading plan that was approved with the Drainage Study and by the Planning and Development Director shall be submitted with the design review applications.

The burden of proof is on the applicant to substantiate the following criteria to the Planning and Development Department:

1. The proposed project is located and designed so as to protect the safety of residents and will not create significant threats to life and/or property due to the presence of geologic, slope instability, flood, fire or erosion hazard.
2. The project is compatible with the natural, biotic, cultural, scenic and open space resources of the area.

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3. The proposed project is conveniently served by neighborhood shopping and can be provided with the essential public services without imposing costs on the total community and is consistent with the objectives and policies of the General Plan.
4. The proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit residents.

Slope Analysis Map

A topographic map of the area proposed for development shall be submitted showing areas of slope location and category between 0-15%, 15.01% - 20%, 20.01% - 25% and area over 25%.

Variances to the Requirements set forth by this Ordinance

A Variance application may be submitted to allow for an adjustment to the standards herein as set forth in Title 19.18.070 of the Las Vegas Zoning Code.

2. Title 19.20 "Definitions" is hereby amended to include the following definitions:

DEFINITIONS

AASHTO. American Association of Street and Highway Transportation Officials

Berm. A raised and elongated mound of earth intended to direct the flow of water or to screen or buffer an area from its surroundings.

Cluster Housing. A complex of closely related structures.

Contour Grading. A grading which results in earth forms resembling the characteristics of the natural terrain. Horizontal and vertical curve variations should be used for slope banks.

Cut. The Mechanical removal of earth material.

Cut and Fill. Excavation of earth in one area and using the excavated material to add to other areas.

Development. To grade, erect or construct.

Export. Excess earth material that is removed from a grading project and deposited off-site.

Fill. To deposit sand gravel, earth, or other materials to build up or create usable land.

Finish Grade. The final elevation of the ground surface after development, which is in conformance with the approved plan.

Grade. (1) The slope of natural or manufactured ground; (2) To excavate or fill or any

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CONDITIONS – Continued:

combination thereof.

Hillside. Any portion of land in excess of fifteen percent (15%) vertical slope.

Manufactured Slope. A man-made slope consisting wholly or partially of either cut or fill material.

Natural Slope. Slope which is not manufactured.

Primary Ridgelines. The ridges having the greatest prominent public visibility from existing and undeveloped portions of the city.

Rural. The limiting or lack of development to preserve the natural setting and open views of the land. Rural areas are unencumbered by typical urban/suburban facilities, including curbs, gutters, sidewalks, street lighting (except where needed for safety purposes), formal manicured landscaping (e.g., turf, tightly clipped hedges) and commercial facilities. Instead, rolled curbs (or no curbs), native vegetation, and drought tolerant landscaping are preferable in order to promote a natural/rural character.

Secondary Ridgelines. The ridgelines possessing a significant amount of public visibility, but are secondary in nature to primary ridgelines due to smaller size and prominence of a feature or branch of a primary ridgeline; and silhouette of a ridgeline against the open sky on a smaller hill which is back-dropped by a significant ridgeline.

Slope. Ground that forms an incline.

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: FEBRUARY 22, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: TXT-8744 - APPLICANT/OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**

1. Title 19.06 is hereby amended to include a new section, 19.06.170, which shall read as follows:

19.06.170 HILLSIDE STANDARDS AND GUIDELINES**1. INTRODUCTION**

The west boundary of the City of Las Vegas abuts the Spring Mountain Range. A large portion of this area is designated as national conservation and wilderness areas. Eventually the foothills leading up to these areas will be affected by development and will require special consideration and a development style that will provide for the unique situations which result from the slope of the land.

2. PURPOSE AND INTENT

The purpose of the Hillside Development requirements are to establish criteria for the development of properties within hillside areas, defined as any portion of land in excess of fifteen percent (15%) vertical slope. And to ensure that development in the hillside areas are in compliance with the goals, policies, and implementing strategies of the 2020 General Plan: Policy 3.5.3: *That, where possible, development be designed and oriented to ensure that view sheds of the mountain ranges surrounding the Las Vegas Valley are preserved, possibly through the development of a foothills ordinance or a set of specific urban design guidelines.*

The Hillside Standards is a guide for low density, rural type, large lot or cluster, single family residential development, which is designed to be compatible with the hillside terrain and its environment. These standards and guidelines apply to developments with natural slopes of 15% or more. The intent is to guide the design of development to work with the land, rather than alter the land to accommodate the development.

In general all Hillside development shall be designed with the following considerations:

- a. Protect and conserve significant natural and visual resources. Such resources include major boulder outcrops, major ridges and peaks, prime wildlife habitat, unique vegetation specimens.
- b. Protect people and property from potentially hazardous conditions particular to mountains and hillsides. Such hazards include rock falls, other unstable slopes,

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flooding, subsidence, erosion and sedimentation, range fires, soils with high shrink-swell capacity, foundation instability, and air pollution.

- c. Protect renewable and nonrenewable resources, such as water quality, air quality, soils, and natural vegetation from incompatible land uses.
- d. Minimize the public costs of providing public services and facilities, such as streets, water, sewer, emergency services, sanitation services, parks and recreation.
- e. Ensure that decisions regarding development in hillside areas are based on complete and accurate information about the environmental conditions and probable development impacts.
- f. Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.
- g. Maintain significant open spaces that provide view corridors and land-use buffers, protect landmarks and prime wash areas habitats, and maintain the city's unique desert setting.
- h. Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.
- i. Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.
- j. Minimize grading and site disturbance to maximize compatibility with the natural terrain.

3. DEVELOPMENT STANDARDS AND GUIDELINES

Development plans must demonstrate compliance with the Hillside Standards and Guidelines. The degree to which a standard is addressed and the method used to comply is flexible. If an applicant believes the standard does not apply to their project the burden is on the applicant to demonstrate why, and to provide a solution that will meet the intent of the goals and objectives of the Hillside Development Standards.

A. Density

1. The maximum density for a proposed development shall be that permitted by the adopted plan for the area in which the proposed development is located. Where there is no specific plan the maximum density shall be that established by the land-use element of the General Plan.
2. The maximum recommended density within hillside development is two units per acre. Large lot development is encouraged. Non-residential development other than public facilities is discouraged.
3. One hundred percent (100%) site disturbance may occur on areas of a lot or parcel with less than a 15% slope. Sites with a slope of 15% or greater are subject to the allowable maximum percentage of site disturbance.

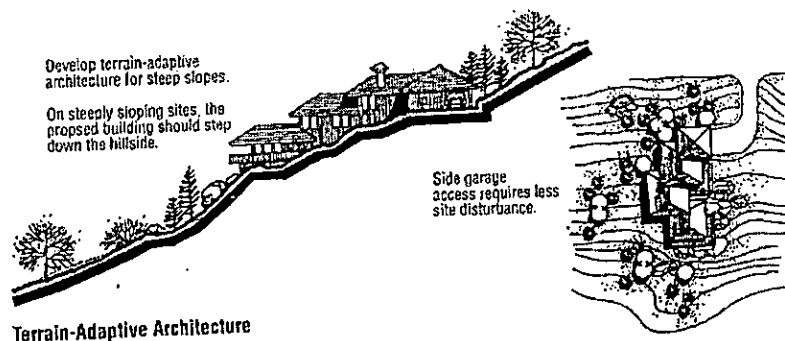
Slope	Max Site Disturbance	Undisturbed Area of Site
15% to 25%	50%	50%
Over 25%	35%	65%

4. Density and site disturbance may be transferred from portions of a lot or parcel with a slope greater than 15% to any area of the hillside development plan. The portions of the lot or

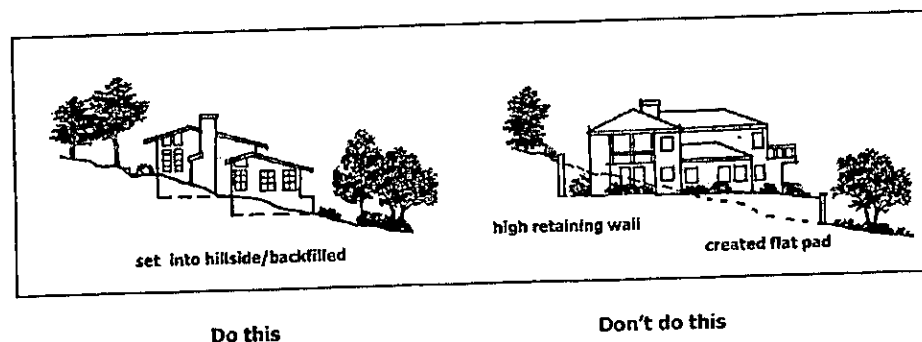
parcel from which density and site disturbance are transferred shall be designated as natural areas. Gross density shall not exceed the base zoning of the property.

B. Site Design

1. Structures shall be sited in a manner that will fit into the hillside's contour and relate to the form of the terrain. This may be done through a variety of methods such as varying setbacks and structure heights, and the use of innovative building techniques (e.g., earth shelter or earth berm construction) and retaining walls.



2. Preserve vistas of natural hillside areas and ridgelines from "key vantage points;" and preserve views from existing development and allow new dwellings access to views similar to those enjoyed from existing dwellings while maintaining the natural character of the hillside.
3. Allow for different lot shapes and sizes, as well as split development pads, with the prime determinant being the natural terrain.



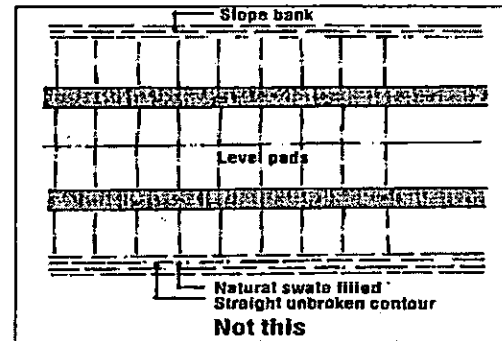
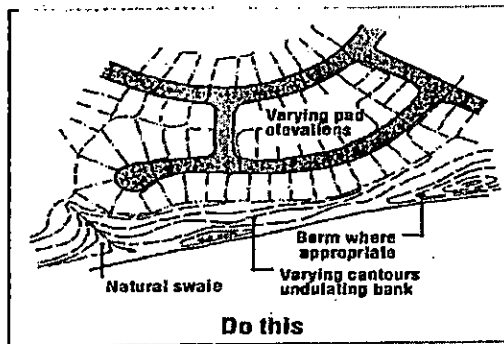
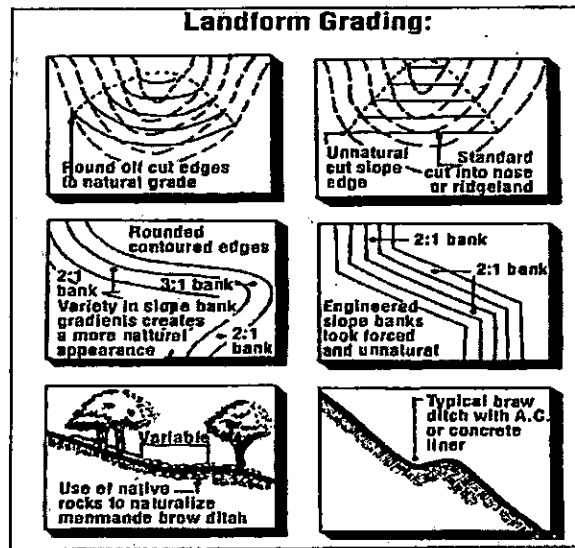
C. Grading / Slope Stabilization / Drainage Design

Disturbance to the natural landform should be minimized; not destroy visual quality and community character nor create conditions that result in flooding, or erosion.

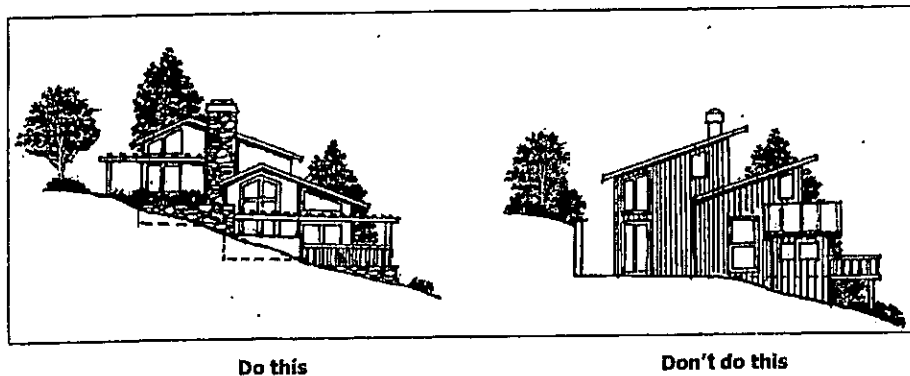
Good grading design must be exercised for safety as well as aesthetics and should incorporate the following:

1. The portions of the site or lot to be graded must be clearly shown on the grading plan.
2. Utilization of land form or contour measures to produce cut-and-fill slopes compatible with existing land character. Continuous unbroken slope surfaces that are visible from offsite are discouraged.
3. Berms at top of slopes and other locations used to screen, vary profile, and insure drainage away from slopes.

4. Where any cut or fill slope exceeds ten (10) feet in horizontal length, the horizontal contours of the slope shall be developed to appear similar to the existing natural contours.



5. Grading shall be balanced on site whenever possible to avoid excessive cut and fill and to avoid import or export.



6. There shall not be grubbing, grading or clearing prior to approval of civil improvement plans and final grading plans by the Public Works Director and the issuance of a grading

permit. Grubbing, grading, clearing and stockpiling are only to occur in areas identified on the approved grading plan.

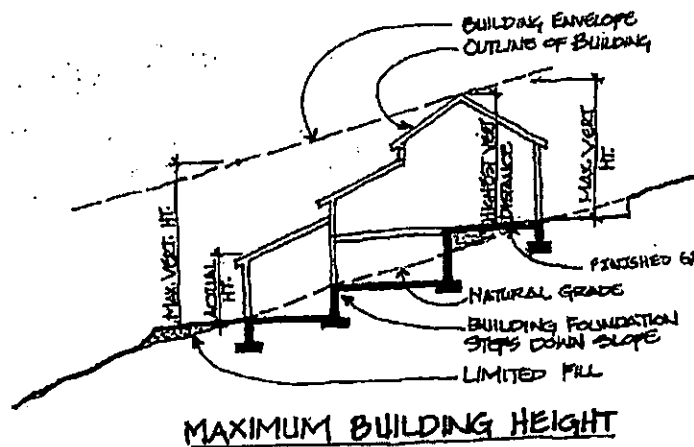
7. All portions of the site or lot to be left ungraded are to remain undisturbed areas and are not to be used for stockpiling of materials or excess fill.
8. Areas designated as natural on a site shall be temporarily fenced or a barrier placed where they abut construction areas in order to prevent any disturbance of the natural area.
9. The disturbed area shall be restored as close to its natural condition as possible by using eonite, permeon, or a similar approved process (chemicals used to restore natural color to the landscape).
10. Disturbed sides of roadways and driveways shall be revegetated and/or revarnished.
11. Cut or fill design on slopes that encroach into a floodplain must be approved by the Planning and Development Director and the Public Works Director concurrent with final grading plan approval.
12. Pad elevations above street level shall be varied to avoid appearance of monotonous, flat, level pads.
13. With the exception of retaining walls, all slopes steeper than thirty-three percent (33%), or as required by a geotechnical report, shall be stabilized with properly engineered stone rip rapping or sculptured rock or other similar material as follows:
 - a. The stabilizing material used shall blend with the natural appearance of the site or lot and its surrounding terrain.
 - b. Vegetation retention and revegetation shall be used in conjunction with rip rapping.
 - c. All site revegetation / varnish shall be completed within 90 days of completion of work or prior to issuance of a final inspection approval, whichever occurs first.
14. The project shall be designed in accordance with the Clark County Regional Flood Control District Hydrologic Criteria and Drainage Design Manual. Projects shall maintain the natural runoff characteristics where at all possible.

D. Architecture / Building Design

Homes built within Hillside Development Areas shall conform to the following:

1. Reflective building materials (i.e. mirror finishes or metal roofs) are not permitted unless treated to eliminate glare.
2. Limited slab on grade with staggered floor elevations shall be utilized to avoid massive building forms, excessive cuts and fill, and surfaces which contrast with the surrounding terrain.
3. All external mechanical equipment shall be screened. Additionally, required vents shall be architecturally compatible with the structure.
4. Architecture should have predominant horizontal features. Vertical features should be minimized and generally used to accentuate entryways, garages, main doors and any type of vertical embellishment.

5. Structure in it's entirety shall have a maximum height of two (2) stories or thirty-five (35') feet, that is significantly (minimum of twenty (20) feet) lower than the elevation of the ridge line.



6. Dwellings shall use wall articulation (e.g., insets, pop-outs, etc.) and roof orientation as a means to prevent a massive look.
7. Roof lines and elements shall reflect the naturally occurring ridgeline silhouettes and topographical variation in order to blend with the hillside.



Roof forms are kept small and reflect the surrounding topography

8. Building materials and colors shall be compatible with the natural setting. The exterior colors shall be limited to earth tones found in nearby natural vegetation, soil, or come from natural sources (e.g., rock, stone, wood) or resemble a natural appearance whenever possible.

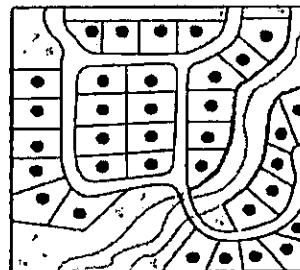
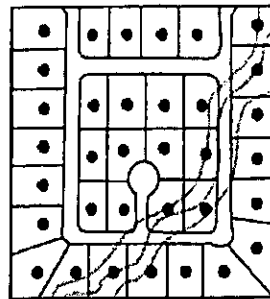
E. Clustered Development

Clustered development is encouraged as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state. Clustering can enhance the environmental sensitivity of a development project, and facilitate the permanent protection of key features of the natural environment, such as biological habitats, open space areas, scenic areas, ridgelines, and steep slopes. Also, it is often more feasible to

provide the needed infrastructure for a cluster development, since clustering results in shorter roads and water, sewer, and utility lines. (Clustering does not allow an increase in the overall density of an area beyond that which is otherwise permitted by the General Plan.)

1. Clustered dwelling units shall be placed in a staggered or stepped manner so their visual impact is lessened.
2. Clustered subdivisions shall be sited so they do not have a dominant presence within the hillside.
3. The location of clustered units shall be restricted to the flatter portions of a site, unless another location better minimizes impacts as relates to public safety, visual impact or environmental issues.
4. Clustered development must preserve open space in its undeveloped form. Legal provisions shall be made to ensure the preservation of the open space areas in perpetuity. Open Space areas shall be identified as a common lot on the final map.

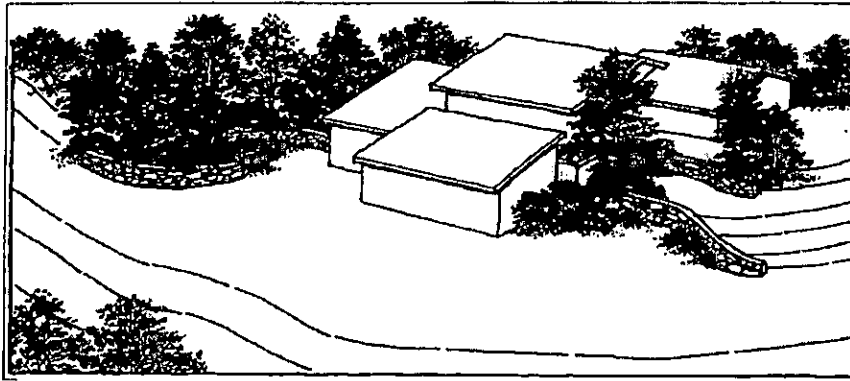
Not Clustered



Clustered to preserve natural features of the site.

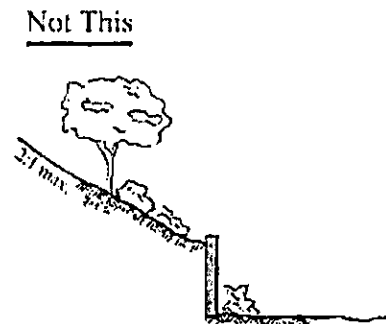
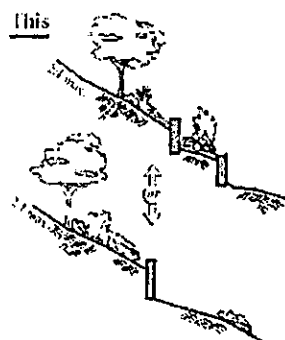
F. Walls and Fences

1. Fences and Walls may be up to six (6) feet in height except if within fifteen (15) feet of the front property line or private street / easement.
2. Walls shall conform to the topography of the site.

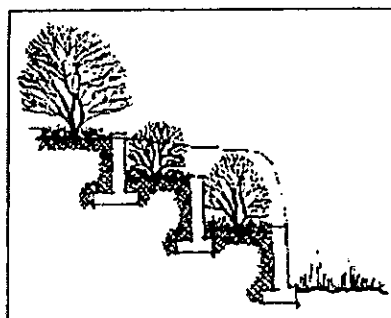


Retaining walls blend with the natural topography

3. Walls shall either incorporate the use of native materials or be earth tone colors to match the native soils and rocks.
4. The use of retaining walls and retaining structures is encouraged when it significantly reduces site grading.
5. Large retaining walls in a uniform plane should be avoided. Break retaining walls into elements and terraces, and use landscaping to screen them from view.



6. Retaining structures shall be located so that they do not become a dominating visual feature.
7. Tall retaining structures that are absolutely necessary should be located behind the dwelling so as to be screened from view by the home.
8. Where retaining walls front on or are visible from public streets or public vantage points, they shall be constructed of (or faced with) materials that are appropriate in color and texture to help visually blend the wall into the terrain.



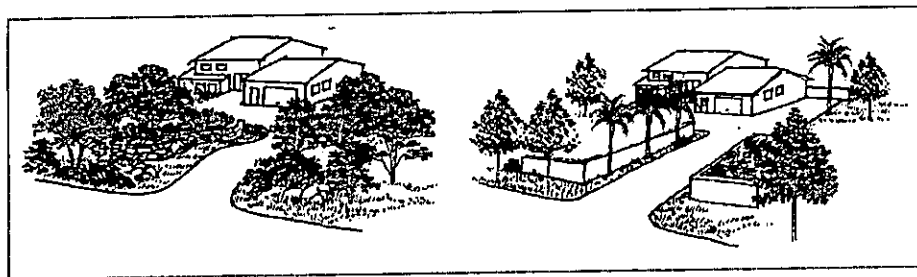
Use retaining walls and terraces to minimize cut and fill that would alter the perceived natural topography of the site. Screen retaining walls with plant materials, or face them with rock.

9. The location of (non-retaining) walls and fences should be limited to within 50 feet of the dwelling and/or accessory structures whenever possible in order to limit their impact on hillside viewsheds.
10. Solid walls and fences shall be prohibited within 50 vertical feet of a ridgeline in order to prevent impacts on wildlife corridors and maintain the natural area surrounding the ridgeline.
11. Non-retaining walls and fences should be made of natural materials (e.g., stone, wood, split rail) whenever possible and, at a minimum, shall be a color that blends with the surrounding environment.
12. Fences that have pointed vertical elements shall not be permitted.

G. Landscaping

Landscape improvements on the overall project site shall be integrated with the natural topography and existing or indigenous vegetation. Plant materials shall be used to mitigate development impacts on washes, slopes, and any other sensitive environmental features.

1. The use of non-native or competitive species that could threaten the native flora within this area is prohibited.
2. Landscape design for all development shall consist of plant materials similar in form and scale to the existing vegetation in the area.
3. Natural areas shall only contain species indigenous to the native desert and /or mountain elevation and climate zone in which it exists.
4. The interface between new development and natural open space shall be designed to provide a gradual transition from manufactured areas into natural areas.
5. Landscaping (which is compatible with natural vegetation) shall be designed so that it extends out from developed areas and forms a cohesive pattern with existing natural vegetation, arranged in random, informal groupings.



Do this

Don't do this

6. Landscaping along the slope side of development shall be designed to maintain controlled views from the residences, yet screen and soften the architecture from community vantage points.
7. Trees and shrubs shall be arranged in informal, randomly spaced masses, and shall be placed selectively to reduce the scale of and help to blend manufactured slopes.
8. Plant materials that are used to stabilize a graded slope shall blend with the surrounding native plant materials in color and texture to the greatest extent feasible.
9. The landscape design shall be designed so as to avoid invasive species (as identified through a recognized resource, such as those available through the local Weeds Management Area (WMA) that could negatively impact indigenous plant species.

H. Trails

1. A new gated community shall provide and maintain pedestrian access for trails identified in the City's Trail Master Plan that pass through the gated community.
2. A trail system (that is designed to preserve habitat and ensure public safety) shall be provided to link new development to existing hillside trails.
3. New subdivisions shall prepare a trails plan to link new residential areas to existing and planned trails (e.g., hiking, equestrian, multi-use) in the City (as shown in the Trails Master Plan), which shall be reviewed and approved by the City.
4. The trail plan associated with the new development, as approved by the City, shall be constructed by the developer prior to the final inspection of residential units. Such trails shall be maintained as agreed to by the developer and the City.

I. Open Space / Natural Areas

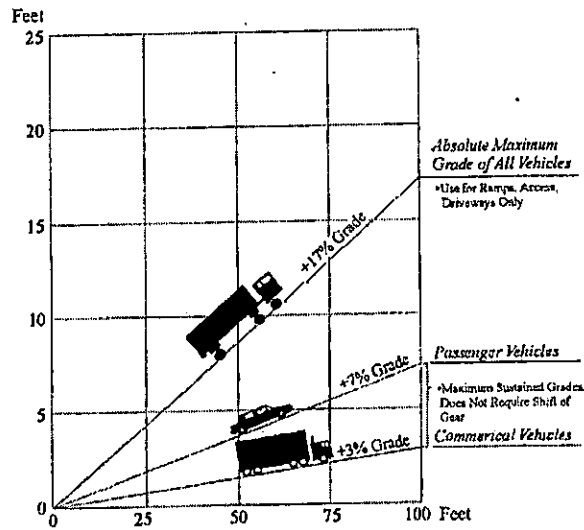
1. Portions of hillside areas will be retained in their natural state.
2. Site disturbance other than hiking trails is not permitted within the natural areas.
3. Any designated natural area shall be shown with existing surveyed topographical information on the tentative subdivision map and the area itself shall be identified with horizontal control data on the final plat map or parcel map.
4. Natural areas may be designated as a deed-restricted portion of a privately owned lot, or as a separate parcel. If designated as a separate parcel, such parcel may be under the ownership of a property owners' association or deeded to any organization which accepts responsibility for the perpetual preservation and maintenance of the natural area, subject to approval and acceptance by the Director of Planning and Development and the Director of Public Works. To protect the natural areas of the separate parcel, these areas will be mapped as common lots.

J. Circulation / Roadways

All roadways, public or private shall be designed according to the standards of this ordinance, the Master Plan of Streets and Highways (if applicable), Las Vegas Municipal Code, current City Standards and if required, an approved traffic study. These standards are intended to supplement the Public Works Department Review Guidelines. Streets should be constructed in areas that would least impact the natural environment.

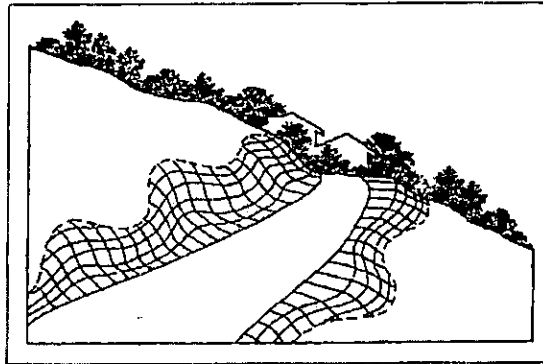
The following elements of road and sidewalk circulation shall be incorporated in hillside developments:

1. Roadway design generally to follow existing contours, minimizing grading and resulting in an informal, curving internal network.
2. Provide two major points of access to principal roads when project exceeds 150 units or when required by Fire Department due to fire hazard.
3. A street width of 24 feet requires all residential units to be provided with residential fire sprinkler systems.
4. Roadways shall have a maximum slope of seven percent (7%).



Source: Urban Planning and Design Criteria, Joseph DeChiara/Lee Koppelman 3rd edition, 1982

5. Preservation of existing trees and natural features by dividing or routing roads and sidewalks around these elements.
6. Provide for safe, convenient pedestrian access to schools, parks and other recreational facilities.
7. Combinations of collective private driveways, cluster parking areas and off-street parking bays are encouraged in order to minimize paved areas.
8. All utilities shall be located underground in a common trench in the parkway or under the sidewalk.
9. Within the hillside area, rolled curbs are to be the preferred road edge along any paved roads, where such curbing will be adequate to contain drainage and prevent erosion.
10. Roadway improvements to provide access to parcels should not adversely affect other properties (i.e., a need for extensive grading, flood control facilities, or any other type of construction and/or requisite support infrastructure.)
11. New roadways shall meet the requirements of the Las Vegas Fire Department for roadways, including roadway grades and curves to accommodate safety and emergency vehicles.
12. Streets should follow the natural contours of the hillside to minimize cut and fill.



Modulate manufactured slopes to appear natural

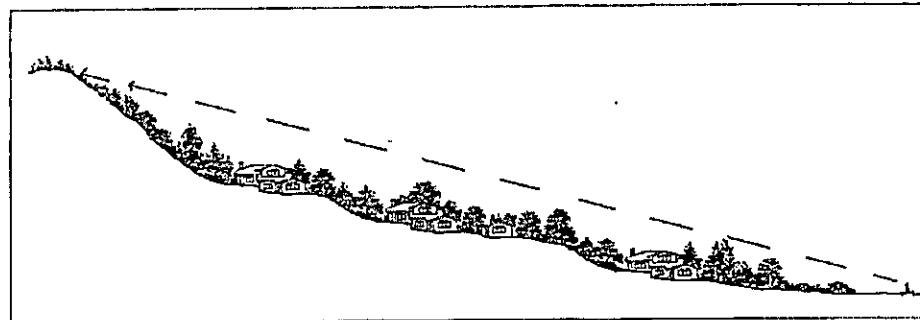
13. Cul-de-sacs or loop roads are encouraged where necessary to fit the terrain.
14. On-street parking and sidewalks may be eliminated, subject to approval of the Site Development Plan by the Planning Commission and/or City Council (as required), showing such elimination, in order to reduce required grading.
15. Driveways that serve more than one lot (when approved by the Fire Department), as well as diagonal driveways running along contour lines, are encouraged as a means of reducing unnecessary grading, paving, and site disturbance. Maximum change in grade between the roadway cross-slope and driveway slope for local roadways shall be 12% and 10% for collectors. Must maintain Sight visibility zones as per latest version of AASHTO guidelines.
16. Street lighting should be limited to intersections and other locations where needed to maintain safe access (e.g., sharp curves) as approved by the Director of Public Works. All other exterior public street lighting will be stubbed out for later use, including all necessary underground conduit and pull boxes at each streetlight location, but the installation of the streetlights may be deferred provided that the developer provide to the City such streetlights for the future installation. Alternatively, monies in lieu of such deferred streetlights, including bases, may be contributed to the City if allowed by the Department of Public Works.

HILLSIDE DEVELOPMENT REVIEW

- A. The objective of the Hillside Design Review is to preserve significant natural features by encouraging design that minimizes disturbance to existing topographical forms. A development should be designed to fit into the hillsides rather than altering the earth forms to create a flatland type of development.
- B. Project design should initially identify the existing geographic, topographic, and environmental features of the site (such as geological hazards, steep slopes, ridges, valleys, streams, views, existing drainage patterns, significant biota, and outcroppings), then determine the impact the proposed project will have on these elements.
- C. A determination must be made as to how traffic circulation, fire protection and access, drainage, sound barriers, buffers, land alteration, and other measures will be employed to limit negative impacts. The final site plan should reflect how all of these impacts are successfully solved or mitigated.
- D. Other elements that should be considered in a successful design are:
 1. Preservation of distinctive natural features, the general existing topographical forms, significant trees, landscaping, natural water courses and wildlife corridors (provide data and aerial maps showing the location, type and nature of existing

major vegetation, including significant clusters or contiguous areas of dense growth and existing vegetation to be preserved);

2. Preservation of prominent skyline ridges must be shown by providing a graph/visual analysis indicating roof top in relation to ridgeline;



Houses do not project above significant ridgeline

3. Location of roads and structures below skyline ridge, provide visual analysis indicating circulation related to existing contours.
4. Provide drawings and explanation of how roadways will be constructed in a manner compatible with the natural terrain and with scarring eliminated;
5. Incorporation of hiking, biking, walking and equestrian trails, where appropriate;
6. Variation in lot size, building placements, setbacks, and orientation;
7. Variable changes in elevation and siting of buildings to ensure views and avoid monotony;
8. Preservation of steep hillsides by clustering buildings or use of other innovative approaches;
9. Sensitivity to the project's appearance from lower or adjacent development;
10. Placement of equipment and other unsightly forms below ridgelines and in bermed and landscaped areas.
11. Design of each house should show evidence to the satisfaction of the deciding body that a significant effort has been made towards incorporating energy-conservation and water saving techniques.
12. Maintain the natural drainage/water runoff characteristics where possible.
13. Exterior lighting for buildings shall be a "cut-off" type so that excess light does not spill over and be the lowest intensity feasible so that the light does not attract undue attention.

Prior to the submittal of a Site Development Plan Review, a grading plan and drainage plan must be submitted to and approved by the Department of Public Works. The plans must clearly identify the topography of the land and how it relates to the development. Areas known or suspected to be hazardous, as determined by the Department of Public Works shall not be disturbed without a geological survey and / or other data and tests as requested.

Projects subject to these hillside development regulations shall also have the final grading plan approved by the Planning and Development Director prior to Planning Commission approval. Review of the final grading plan by the Planning and Development Director shall coincide with staff review of the Site Development Plan and drainage study.

All hillside development shall be subject to a Site Development Plan Design Review as a public hearing. In order to address the sensitive nature of hillside development, the final grading plan that was approved with the Drainage Study and by the Planning and Development Director shall be submitted with the design review applications.

The burden of proof is on the applicant to substantiate the following criteria to the Planning and Development Department:

1. The proposed project is located and designed so as to protect the safety of residents and will not create significant threats to life and/or property due to the presence of geologic, slope instability, flood, fire or erosion hazard.
2. The project is compatible with the natural, biotic, cultural, scenic and open space resources of the area.
3. The proposed project is conveniently served by neighborhood shopping and can be provided with the essential public services without imposing costs on the total community and is consistent with the objectives and policies of the General Plan.
4. The proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit residents.

Slope Analysis Map

A topographic map of the area proposed for development shall be submitted showing areas of slope location and category between 0-15%, 15.01% - 20%, 20.01% - 25% and area over 25%.

Variances to the Requirements set forth by this Ordinance

A Variance application may be submitted to allow for an adjustment to the standards herein as set forth in Title 19.18.070 of the Las Vegas Zoning Code.

2. Title 19.20 "Definitions" is hereby amended to include the following definitions:

DEFINITIONS

AASHTO. American Association of Street and Highway Transportation Officials

Berm. A raised and elongated mound of earth intended to direct the flow of water or to screen or buffer an area from its surroundings.

Cluster Housing. A complex of closely related structures.

Contour Grading. A grading which results in earth forms resembling the characteristics of the natural terrain. Horizontal and vertical curve variations should be used for slope banks.

Cut. The Mechanical removal of earth material.

Cut and Fill. Excavation of earth in one area and using the excavated material to add to other areas.

Development. To grade, erect or construct.

Export. Excess earth material that is removed from a grading project and deposited off-site.

Fill. To deposit sand gravel, earth, or other materials to build up or create usable land.

Finish Grade. The final elevation of the ground surface after development, which is in conformance with the approved plan.

Grade. (1) The slope of natural or manufactured ground; (2) To excavate or fill or any combination thereof.

Hillside. Any portion of land in excess of fifteen percent (15%) vertical slope.

Manufactured Slope. A man-made slope consisting wholly or partially of either cut or fill material.

Natural Slope. Slope which is not manufactured.

Primary Ridgelines. The ridges having the greatest prominent public visibility from existing and undeveloped portions of the city.

Rural. The limiting or lack of development to preserve the natural setting and open views of the land. Rural areas are unencumbered by typical urban/suburban facilities, including curbs, gutters, sidewalks, street lighting (except where needed for safety purposes), formal manicured landscaping (e.g., turf, tightly clipped hedges) and commercial facilities. Instead, rolled curbs (or no curbs), native vegetation, and drought tolerant landscaping are preferable in order to promote a natural/rural character.

Secondary Ridgelines. The ridgelines possessing a significant amount of public visibility, but are secondary in nature to primary ridgelines due to smaller size and prominence of a feature or branch of a primary ridgeline; and silhouette of a ridgeline against the open sky on a smaller hill which is back-dropped by a significant ridgeline.

Slope. Ground that forms an incline.

TXT-8744 - Staff Report Page One
February 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

Staff of the Planning and Development Department has initiated this request to amend Title 19.06.170, to add the "Hillside Standards and Guidelines" to establish development standards on slopes of 15% or more and Title 19.20, "Definitions".

BACKGROUND INFORMATION

The proposed Hillside Standards and Guidelines document is intended to be adopted and included in Title 19.06, "Special Purpose and Overlay Districts" and will govern the development of the Hillside areas of the city. This portion of the City of Las Vegas zoning code is used in areas of the city which have special characteristics and require zoning regulations to establish and maintain the character of those areas.

Currently, Title 19 does not provide development standards for areas of rugged topography. The Hillside Standards and Guidelines were developed from a study of Hillside regulations in Clark County, Henderson and cities similar to Las Vegas in topography and climate, resulting in the draft ordinance. Future annexations will continue the city's westward growth into the foothills. Regulations must be in place to provide a basis for review of projects and guide development according to the unique situations which result from the slope of the land.

Upon completion of the preliminary draft, copies of the ordinance were circulated to the City of Las Vegas Public Works divisions, Building and Safety and the Fire department for their review and comments. Comments received from the city departments were incorporated into the text of the document.

The revised draft was released to the SNHBA (Southern Nevada Home Builders Association) for distribution among their members for review and comment. An email response from the SNHBA, was positive to the elements of the proposed ordinance. An acknowledgment was given for participation in the process, and included a request to amend the ordinance to increase the slope percentage to 15% from 12%. The request was noted and the slope percentage increased.

ANALYSIS

The proposed ordinance will allow Planning staff to review Site Development Plans applications for Hillside development on a case by case basis. Established in the Hillside Standards and Guidelines are development standards that are not automatically applied but encouraged in a hillside development; however, there are specific requirements relative to steepness of slope

LHM

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density, building height, grading and walls. Additionally, at the time of the Site Development Plan Review the burden of proof is placed on the applicant to substantiate the proposed project will not negatively impact a site and is suitable for a hillside location. The applicant must demonstrate how the design of the project is compatible in the hillside location and will not create threats to life and/or property. It must be shown how the project is served by utilities and public services without imposing extensive costs on the community. Detailed maps and information must be submitted for a hillside project review. Thus, providing staff with the necessary information to make a detailed analysis of a project and address significant site issues in order to minimize negative impacts which may occur in the built hillside development.

The Hillside Ordinance will address the following issues significant to the review of slope development:

Applies to Slope Height Lot Coverage Setbacks	Establishes the threshold of slope steepness of a "hillside" at 15% Slope. Provides restrictions for building height, 2 stories or 35 feet. Adopted plan; Maximum recommended 2 DUA; Large lots encouraged. As per underlying zoning or as approved by Site Development Plan Review.
Density	Controls development by providing density, lot size, land disturbance and grading standards. Encourages clustered developments to minimize site disturbance, reduce road, water, sewer lengths and maximizes open space. Allows limited hillside development which is sensitive to hillside features by requiring low density, terrain adaptive housing.
Density Transfer	Permits density and site disturbance transfer from portions of a parcel with a slope of 15% or greater to other areas of parcel. Those areas of steepness in slope, from which density is transferred, will be designated as natural areas.
Submittal Requirements	Requires mapping and identification of significant ridgelines and topography maps to be submitted to Planning for review. Requires detailed grading and drainage plans to be submitted to and approved by the Department of Public Works prior to submittal of a Site Development Plan Review to Planning. All hillside site development reviews shall be subject to a public hearing. Requires portions of hillsides to be retained in natural state. Minimal site disturbance allowed within these areas.
Landscaping Streets	Prohibits use of non-native or competitive plant species in areas requiring landscaping. Requires street layouts to follow the contours of the terrain.

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	CLARK COUNTY	HENDERSON	CITY OF LAS VEGAS
Slope & Density <i>Steeper slope = lower density</i>	12% and a transition area measured 660' from such slopes. Maximum 2 Units per Acre. Large lots encouraged. Non-residential discouraged. May request a density waiver.	Slope in excess of 15%. Density: Determined by steepness of slope. 15 - 19.9% 2 dua 20 - 24.9% 1 dua 25 - 29.9% 0.4 dua 30 - 34.9% 0.2 dua 35+ 0.1 dua	Slope of 15% or greater (detailed slope analysis required). Permitted as per adopted plan for the area (Recommended Two Dwelling Units per gross acre)
Maximum Site Disturbance	12 to 25% slope - 50% of net development and 50% of natural area remains undisturbed 25% or more slope - 35% of net development and 65% of natural area remains undisturbed	15 - 19.9% 50% 20 - 24.9% 40% 25 - 29.9% 30% 30 - 34.9% 25% 35+ 15%	15% to 25% Slope - 50% site disturbance; Over 25% Slope is 35% site disturbance
Grading	Portions to be ungraded must be left undisturbed - no stockpiling of excess material. Abutting natural areas must be temporarily fenced to protect from construction. Height of cuts are limited. Double fronted lots encouraged to reduce amt of site grading. Revegetate/restore disturbed areas. Excess soil removed offsite.	Grading Plan must be approved at time of tentative map review. Amount of site Disturbance (Grading) is based on density. 10% increase in site disturbance allowed for driveway	Grading, grubbing, clearing and stockpiling are only to occur in areas identified on the approved grading plan.
Slope Stabilization	Slopes steeper than 33% shall be stabilized w/stone riprapping or sculptured rock or similar material. Material used shall blend with surrounding terrain.	Steeper than a ratio of 3 Horizontal to 1 Vertical, w/exception of retaining walls, shall be stabilized with rock. Vegetative retention and revegetation used w/riprapping.	All slopes steeper than 33% shall be stabilized with material that blends with surrounding terrain.

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Natural Areas (Intent is to provide for retention of hillside areas in their natural state)	No site disturbance in natural areas. Natural areas must be shown on subdivision maps. Natural areas shall be adjacent or contiguous to other land designated as a natural area. Natural areas may be designated as a deed-restricted portion of a privately owned lot, or as a separate parcel. To protect the natural areas of the separate parcel, covenants which run with the land shall be recorded in favor of Clark County and of all owners with record interest in the natural area	At least 1/2 Acre in size. No site disturbance other than hiking trails. Natural areas will be delineated in a surveyable manner on tentative and Final map and designated by recorded legal description. May be designated as a deed restricted portion of a privately owned lot or as a separate parcel.	Portions to be retained in their natural state. No site disturbance in natural areas (other than hiking trails). Natural areas may be designated as a deed-restricted portion of a privately owned lot, or as a separate parcel. If a separate parcel may be under ownership of property owners association or deeded to any organization which accepts responsibility for preservation and maintenance.
Building	Exterior walls/roofs shall blend w/environment. No reflective building material. Limited slab, staggered floor elevations. Avoid massive building forms. Avoid excessive cut and fill. Horizontal features should be predominant. Where private property abuts publicly held lands increased rear yards, fences (No solid walls) and minimal use of accessory structures is encouraged. Maximum height of all structures should be lower than the elevation of the ridgeline.	All exposed exterior walls and roofs, retaining walls, & accessory structure shall be colored to blend with the overall character of desert environment. No reflective building material. Stepped floor elevations to avoid massive bldg forms. All external mechanical equipment shall be ground mounted.	All mechanical equipment/utilities shall be screened. Architectural character shall promote an indigenous architectural feeling. Building materials & colors compatible with natural setting. Reflective materials not permitted. Staggered floor elevations to avoid massing forms. Predominant horizontal features, minimize vertical features.
Hillside Walls	Walls conform to topo of site. Walls shall incorporate use of graduating steps. Walls constructed of native materials/colors. Maximum cumulative height of a series of retaining walls is 36 feet where for each 9 feet of vertical height, a 6 foot horizontal offset shall be provided and where anything over 9 feet must be a decorative fence.	Max Ht of retaining walls is 36 feet. Masonary walls for each 6 feet of vertical ht and a 6-foot horizontal offset. Mortarless & groutless concrete masonry retaining walls for each 18' vertical maximum ht require a 6' horizontal offset shall be provided. Walls to be of native materials or earth tone colors. Walls permitted around entire lot or parcel.	Up to 6' in height. Large retaining walls must be broken into elements and terraces, and landscape to screen.

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Minimum Lot Area / Maximum Lot Coverage	Established by the underlying zoning district.	Single-family residential 4,500 sq feet. Min lot area other than single-family shall be required by the underlying zoning district. Lot width and depth of non-flag lots shall not exceed a ratio of 3 feet of width / for 1 foot of width/depth.	As per approved plan.
Landscaping	Integration of all landscape improvements with overall project site requirements; sensitivity to topo and indigenous vegetation; non-native or competitive species prohibited; Palm trees prohibited.	Per Henderson approved plant list. Turf not to exceed 50% of site disturbance area, must be in enclosed area and not visible from a lower elevation.	Revegetation plan required for any disturbed areas. Landscaping to extend out from developed areas shall form a cohesive pattern with existing natural Vegetation.
Building Height	The maximum height of any structure should be lower than the elevation of the ridgelines, and structures along either ridgeline that are visible from the urban area or from Hwy 159 are prohibited	Maximum of 35 feet unless structure is stepped or terraced. A stepped or terraced building that exceeds an overall ht of 35 feet must have a horizontal offset that is equal to, or greater than, the corresponding vertical height of each "step." The height of each step or terrace shall not exceed 35 feet as measured from lowest finished grade elevation or the maximum peak roof height on the lower step to the maximum peak roof height on the upper step.	2 Stories, not to exceed 35 feet above the natural grade of the lot. Must be a minimum of 20 feet lower than the elevation of the ridge line.
Review Process	Design review as a public hearing required of all hillside development, with grading plan.	Review of development plans to include: slope analysis map, grading plans, tent/final map/parcel maps, and architecture.	Site Development Plan Review required. Must have approved Grading and drainage plans. Applicant must substantiate hillside information. Slope analysis/density study required on all land containing slopes of 15% or more.

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Miscellaneous	Drainage shall be designed to utilize natural channels unless design is impractical based on Public Works flood control standards as determined by the county. Clustered development allowed in conjunction with an approved major project and may only be permitted within a specific development & then only if the overall density distribution results in a project consistent with the goals and policies of the overlay district. Max number of units allowed shall be limited to that required by the underlying zoning.	All SFD projects approved by a Planned Unit development shall be exempt from open space requirements. Improvements pertaining to streets, driveways, drainages, curbs, gutters, curb cuts, water & fire hydrants, sewage, utilities, water, erosion control and streetlighting shall be as prescribed by this ordinance. Includes section for SENSITIVE RIDGELINE DEVELOPMENT. Hillside Overlay District map, which includes parcels with 15% or greater slope and sensitive ridgelines	Burden of Proof is on the applicant. Clustered development encouraged. Density and site disturbance may be transferred from portions of a lot or parcel with a slope of 15% or more to any area of the hillside development plan.

ADD COMPARISON CHART

FINDINGS

The proposed Hillside ordinance will accomplish the following:

- Establish specific standards for hillside projects to protect environmental quality and guide hillside development.
- Provide a basis for review in developments on hillside slopes of 15% or more.
- Encourage innovative design by allowing projects to be considered on a case-by case basis.
- Require the submittal of adequate information to staff, so any impacts of the proposed development may be identified and adequately analyzed and addressed prior to project approval by the Planning Commission and City Council.
- Allows for negotiation between the developer and staff to insure a high quality development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT

N/A

SENATE DISTRICT

N/A

LHM

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NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

HILLSIDE COMPARISON

	A	B	C	D
1		CLARK COUNTY	HENDERSON	CITY OF LAS VEGAS
	Slope & Density Steeper slope = lower density	12% and a transition area measured 500' from such slopes. Maximum 2 Units per Acre. Large lots encouraged. Non-residential discouraged. May request a density waiver.	Slope in excess of 15%. Density: Determined by steepness of slope. 15 - 18.0% 2 du 19 - 24.0% 1 du 25 - 28.0% 0.4 du 30 - 34.0% 0.2 du 35+ 0.1 du	Slope of 15% or greater (detailed slope analysis required). Permitted as per adopted plan for the area (Recommended Two Dwelling Units per gross acre)
2	Maximum Slope Disturbance	12 to 25% slope - 50% of net development and 50% of natural area remains undisturbed 25% or more slope - 30% of net development and 85% of natural area remains undisturbed	15 - 18.0% 50% 20 - 24.0% 40% 25 - 28.0% 30% 30 - 34.0% 25% 35+ 15%	15% to 25% Slope - 50% site disturbance; Over 25% Slope is 35% site disturbance
3	Grading	Portions to be ungraded must be left undisturbed - no stockpiling of excess material. Abutting natural areas must be temporarily fenced to protect from construction. Height of cuts are limited. Double fronted lots encouraged to reduce amt of site grading. Vegetation restores disturbed areas. Excess soil removed offsite.	Grading Plan must be approved at time of tentative map review. Amount of site Disturbance (Grading) is based on density. 10% increase in site disturbance allowed for driveway	Grading, grubbing, clearing and stockpiling are only to occur in areas identified on the approved grading plan.
4	Slope Stabilization	Slopes steeper than 33% shall be stabilized with stone riprap or sculptured rock or similar material. Material used shall blend with surrounding terrain.	Steeper than a ratio of 3 Horizontal to 1 Vertical, with exception of retaining walls, shall be stabilized with rock. Vegetative retention and revegetation used with riprap.	All slopes steeper than 33% shall be stabilized with material that blends with surrounding terrain.
5	Natural Areas (Intant is to provide for retention of hillside areas in their natural state)	No site disturbance in natural areas. Natural areas must be shown on subdivision maps. Natural areas shall be adjacent or contiguous to other land designated as a natural area. Natural areas may be designated as a deed-restricted portion of a privately owned lot, or as a separate parcel. To protect the natural areas of the separate parcel, covenants which run with the land shall be recorded in favor of Clark County and of all owners with record interest in the natural area	At least 1/2 Acre in size. No site disturbance other than hiking trails. Natural areas will be delineated in a surveyable manner on tentative and Final map and designated by recorded legal description. May be designated as a deed restricted portion of a privately owned lot or as a separate parcel.	Portions to be retained in their natural state. No site disturbance in natural areas (other than hiking trails). Natural areas may be designated as a deed-restricted portion of a privately owned lot, or as a separate parcel. If a separate parcel may be under ownership of property owners association or deeded to any organization which accepts responsibility for preservation and maintenance.
6	Building	Exterior walls/roofs shall blend with environment. No reflective building material. Limited slab, staggered floor elevations. Avoid massive building forms. Avoid excessive cut and fill. Horizontal features should be predominant. Where private property abuts publicly held lands increased rear yards, fences (No solid walls) and minimal use of accessory structures is encouraged. Maximum height of all structures should be lower than the elevation of the ridge line.	All exposed exterior walls and roofs, retaining walls, & accessory structure shall be colored to blend with the overall character of desert environment. No reflective building material. Stepped floor elevations to avoid massive bldg forms. All external mechanical equipment shall be ground mounted.	All mechanical equipment/utikulas shall be screened. Architectural character shall promote an indigenous architectural feeling. Building materials & colors compatible with natural setting. Reflective materials not permitted. Staggered floor elevations to avoid massing forms. Predominant horizontal features, minimize vertical features.
7	Hillside Walls	Walls conform to top of site. Walls shall incorporate use of grading slopes. Walls constructed of native materials/colors. Maximum cumulative height of a series of retaining walls is 30 feet where for each 9 feet of vertical height, a 6 foot horizontal offset shall be provided and where anything over 9 feet must be a decorative fence.	Max Ht of retaining walls is 30 feet. Masonary walls for each 6 feet of vertical ht and a 6-foot horizontal offset. Mortarless & groutless concrete masonry retaining walls for each 18' vertical maximum ht require a 6' horizontal offset shall be provided. Walls to be of native materials or earth tone colors. Walls permitted around entire lot or parcel.	Up to 6' in height. Large retaining walls must be broken into elements and terraces, and landscape to screen.
8				

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HILLSIDE COMPARISON

	A	B	C	D
9	Minimum Lot Area / Maximum Lot Coverage	Established by the underlying zoning district.	Single-family residential 4,500 sq feet. Min lot area other than single-family shall be required by the underlying zoning district. Lot width and depth of non-flag lots shall not exceed a ratio of 3 feet of width / for 1 foot of width/depth.	As per approved plan.
10	Landscaping	Integration of all landscape improvements with overall project site requirements; sensitivity to top and indigenous vegetation; non-native or competitive species prohibited; Palm trees prohibited.	Per Henderson approved plant list. Turf not to exceed 50% of site disturbance area, must be in enclosed area and not visible from a lower elevation.	Revegetation plan required for any disturbed areas. Landscaping to extend out from developed areas shall form a cohesive pattern with existing natural Vegetation.
11	Building Height	The maximum height of any structure should be lower than the elevation of the ridge line, and structures along either ridge line that are visible from the urban area or from Hwy 159 are prohibited.	Maximum of 35 feet unless structure is stepped or terraced. A stepped or terraced building that exceeds an overall ht of 35 feet must have a horizontal offset that is equal to, or greater than, the corresponding vertical height of each "step." The height of each step or terrace shall not exceed 35 feet as measured from lowest finished grade elevation or the maximum peak roof height on the lower step to the maximum peak roof height on the upper step.	2 stories, not to exceed 35 feet above the natural grade of the lot. Must be a minimum of 20 feet lower than the elevation of the ridge line.
12	Review Process	Design review as a public hearing required at all hillside development, with grading plan.	Review of development plans to include: slope analysis map, grading plans, tentative map/plat map, and architecture.	Site Development Plan Review required. Must have approved Grading and drainage plans. Applicant must substantiate hillside information. Slope analysis/density study required on all land containing slopes of 15% or more.
13	Miscellaneous	Drainage shall be designed to utilize natural channels unless design is impractical based on Public Works flood control standards as determined by the county. Clustered development allowed in conjunction with an approved major project and may only be permitted within a specific development if then only if the overall density distribution results in a project consistent with the goals and policies of the overlay district. Max number of units allowed shall be limited to that required by the underlying zoning.	All SFD projects approved by a Planned Unit development shall be exempt from open space requirements. Improvements pertaining to streets, driveways, drainage, sw, curb gutters, curb cuts, water & fire hydrants, sewage, utilities, water, erosion control and street lighting shall be as prescribed by this ordinance. Includes section for SENSITIVE RIDGE LINE DEVELOPMENT, Hillside Overlay District map, which includes parcels with 15% or greater slope and sensitive ridgelines	Burden of Proof is on the applicant. Clustered development encouraged. Density and site disturbance may be transferred from portions of a lot or parcel with a slope of 15% or more to any area of the hillside development plan.

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HILLSIDE CDMPARISON

	A	B	C	D	E	F
9	Minimum Lot Area / Maximum Lot Coverage	Established by the underlying zoning district.	Single-family residential 4,500 sq feet. Min lot area other than single-family shall be required by the underlying zoning district. Lot width and depth of non-flag lots shall not exceed a ratio of 3 feet of width / for 1 foot of width/depth.	Maximum coverage under roof of main building and accessory buildings shall not occupy more than 25% of the hillside portion of lot or parcel.	Maximum lot coverage by all dwellings, accessory bldgs, graded land and impermeable surfaces is 40%.	No construction on ridgelines. Ridge lines also protected other forms of development (roads, water tanks, antennas, utility equip) and must be located within 50 VERTICAL feet of a mapped ridge line. Structures not allowed within 50 Vertical feet of ridge line or on a slope over 35%. Lot development should be sited on the least sensitive portions of the site to preserve landforms, vegetation and geotechnical features. Bldgs may be clustered to adapt to existing topo.
10	Landscaping	Integration of all landscape improvements with overall project site requirements; sensitivity to top and indigenous vegetation; non-natively or competitive species prohibited; Palm trees prohibited.	Per Henderson approved plant list. Turf not to exceed 50% of site disturbance area, must be in enclosed area and not visible from a lower elevation.	Revegetation plan required when any grading over 10% beyond outline occurs	Trees & large shrubs minimum of 6 feet in height. Vegetation shall be planted at a density commensurate with 75 to 100% of natural LS.	Interface between new development and natural open space shall be designed to provide a gradual transition from manufactured areas into natural areas. LS extends out from developed areas and forms cohesive pattern w/natural vegetation.
11	Building Height	The maximum height of any structure should be lower than the elevation of the ridgeline, and structures along either ridgeline that are visible from the urban area or from Hwy 158 are prohibited	Maximum of 35 feet unless structure is stepped or terraced. A stepped or terraced building that exceeds an overall ht of 35 feet must have a horizontal offset that is equal to, or greater than, the corresponding vertical height of each "step." The height of each step or terrace shall not exceed 35 feet as measured from lowest finished grade elevation or the maximum peak roof height on the lower step to the maximum peak roof height on the upper step.	2 Stories, not to exceed 30 feet above the natural grade of the lot.	Ridgeline Subdistrict max ht of 14 feet, from natural grade. Foothills - 14' above highest natural grade or 20' above finished perimeter grade, more restrictive of the two. All structures - 20' above natural plane.	Minimum of 25% of units should be single story when situated in the public view. Where 2 story units are utilized, the units shall be designed to expose only one story to public view. Slope angle of roof pitch should be at or below angle of the natural hillside. Structures not allowed within 50 Vertical feet of ridgeline or on a slope over 35%.
12	Review Process	Design review as a public hearing required of all hillside development, with grading plan.	Review of development plans to include: slope analysis map, grading plans, tentative map/parcel maps, and architecture.	Review required. Grading and drainage plans to include hillside information on plans. Slope analysis/density study required on all land containing slopes of 10% or more.	Show location of buildable sites, landscape plan, natural topo, storm drainage, grading and erosion control plans, streets, drives, easements, utility lines.	Slope analysis and slope profiles shall be illustrated on a constraints map, & shall accompany all development submittals. Include slope profile for at least 100 feet outside the project boundary.
13	Miscellaneous	Drainage shall be designed to utilize natural channels unless design is impractical based on Public Works flood control standards as determined by the county. Clustered development allowed in conjunction with an approved major project and may only be permitted within a specific density distribution results in a project consistent with the goals and policies of the overlay district. Max number of units allowed shall be limited to that required by the underlying zoning.	All SFG projects approved by a Planned Unit development shall be exempt from open space requirements. Improvements pertaining to streets, driveways, drainage, sw, curb gutters, curb cuts, waterline hydrants, sewage, utilities, water, erosion control and streetlighting shall be as prescribed by this ordinance. Includes section for SENSITIVE RIDGE LINE DEVELOPMENT. Hillside Overlay District map, which includes parcels with 15% or greater slope and sensitive ridgelines	Driveways in hillside areas should provide safe access while minimizing grading, viable cutfills and retaining walls. Generally driveways in hillside areas should not exceed 12 feet in width. Additional width may be considered for curves, short driveway lengths, shared access, or joint vehicular/pedestrian access.	Public notice poster must be posted on any development in the Escarpment Overlay District requiring a permit	Not cost effective to provide sewer lines and sewage treatment for lots greater than .50 to 1 acre in size. High cost per unit to construct sewerage lines. Use of septic tanks on slopes in excess of 15% because a line in the septic tank leach field need to run relatively flat. New parcels shall not be created if located on or within 50 vertical feet of a mapped ridge line

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: FEBRUARY 22, 2007

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

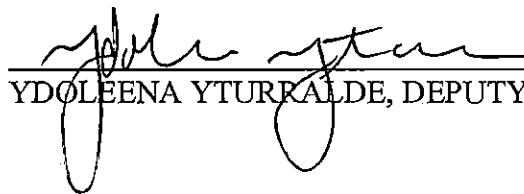
TODD FARLOW, 240 North Nineteenth Street, invited the Commissioners to visit the Inner Urban Lofts being constructed at Carson Street and Maryland Parkway. He complimented their appearance and quality of structure.

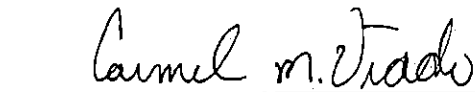
(9:28 – 9:30)

3-395

MEETING ADJOURNED AT 9:30 P.M.

Respectfully submitted:


YDOLEENA YTURRALDE, DEPUTY CITY CLERK


CARMEL VIADO, DEPUTY CITY CLERK