

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING

ZON-18972 - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: MAX JONES PROFESSIONAL PLAZA - Request for a Rezoning FROM O (OFFICE) TO C-1 (LIMITED COMMERCIAL) on 0.85 acres at 1506 South Jones Boulevard (APN-163-01-201-006), Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letter by Steven M. Shinn, Esq. for Items 97 and 98
6. Backup referenced from the 02-08-07 Planning Commission Meeting Item 2

Motion made by LOIS TARKANIAN to Approve Subject to Conditions

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

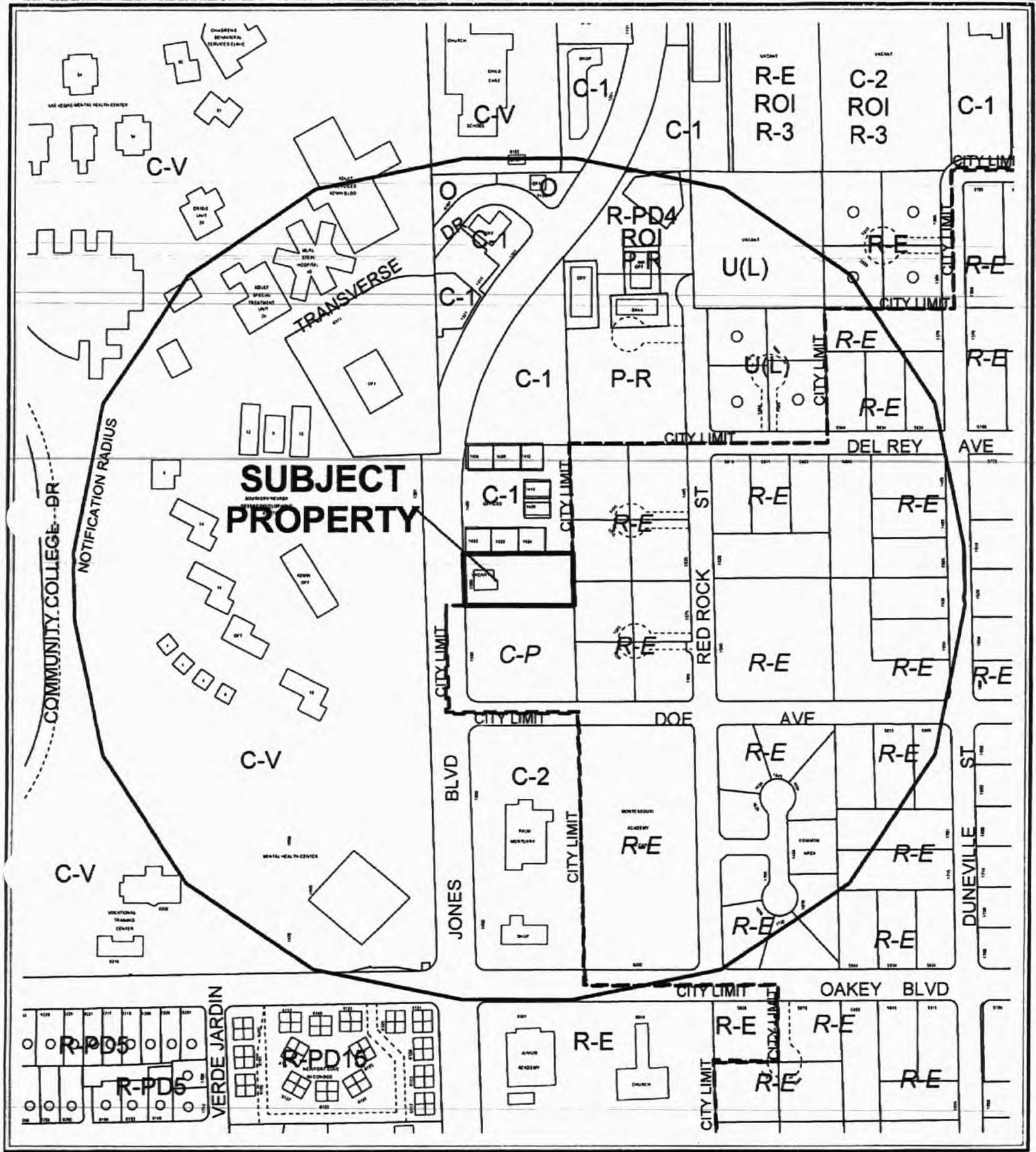
LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 97 and 98.

MARGO WHEELER, Director of Planning and Development Department, explained the request is based on two factors. Currently the zoning is not in compliance with the General Plan as adopted by the City Council. The rezoning is a condition of approval on the previous approval of the project, which stipulated that prior to issuance of the building permit for the approved project, the applicant needed to bring their zoning into compliance.

MAYOR GOODMAN declared the Public Hearing closed for Items 97 and 98.



CASE: ZON-18972

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: O (OFFICE)

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

0 200 400 Feet





AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: ZON-18972 - APPLICANT: CITY OF LAS VEGAS - OWNER:
MAX JONES PROFESSIONAL PLAZA**

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-14311) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. 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.
5. Landscape and maintain all unimproved right-of-way, if any, on Jones Boulevard adjacent to this site.
6. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
7. This site shall connect to the City of Las Vegas public sewer system at a location acceptable to the City Engineer.
8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from O (Office) to C-1 (Limited Commercial) on 0.85 acres at 1506 South Jones Boulevard. A companion variance (VAR-18973) for reduced front setback will be heard concurrently with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
7/19/06	The City Council approved a Petition to Annex (ANX-12916) the subject property. The annexation became effective on 8/11/06.
10/18/06	The City Council approved a Site Development Plan Review (SDR-14311) and a Variance (VAR-14313) for a 21,551 square-foot, two-story office building with a waiver of the perimeter landscape buffer and reduced residential adjacency. The Planning Commission and Staff recommended approval.
02/08/07	The Planning Commission recommended approval of companion item VAR-18972 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #2/jk).
<i>Pre-Application Meeting</i>	
12/27/06	At the pre-application meeting the applicant was informed about the requirements for submitting a Zone Change and a Variance and that the project would be required to conform to SDR-14311.
<i>Neighborhood Meeting</i>	
A meeting for this application type is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.85 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residence	SC (Service Commercial)	O (Office)
North	Offices	SC (Service Commercial)	C-1 (Limited Commercial)
South	Offices	SC (Service Commercial)	R-E (Residential Estates) Clark County
East	Single Family Residences	DR (Desert Rural Density Residential)	R-E (Residential Estates) Clark County
West	Southern Nevada Desert Development Center	PF (Public Facilities)	C-V (Civic)

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

* This parcel is located within the 330-foot street buffer for a Rural Preservation Neighborhood.

ANALYSIS

This parcel was annexed into the City of Las Vegas on August 13, 2006. This property is flanked by commercial land uses, office and retail to the north and south along Jones Boulevard. The Southern Nevada Desert Development Center is also located to the west, across Jones Boulevard.

The General Plan designates this land as SC (Service Commercial) and the O (Office) zone is not a permitted zoning category in SC (Service Commercial) land-use designation. A condition of approval was added to SDR-14311 requiring this property to be rezoned to a category that is permitted in the SC (Service Commercial) land use designation. The C-1 (Limited Commercial) zoning district is a supported zoning category within the SC (Service Commercial) land-use designation. Therefore, staff supports this request.

FINDINGS

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

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

This request conforms to the General Plan and is a requirement of the approval of SDR-14311.

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

The uses permitted in the C-1 (Limited Commercial) zoning district are consistent and compatible with the existing land uses located along Jones Boulevard.

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

Because the C-1 (Limited Commercial) zoning district is a supported zoning category in the SC (Service Commercial) land-use category and the uses within the C-1 (Limited Commercial) zoning district are consistent with the surrounding land uses along Jones Boulevard, this request for a rezoning is appropriate.

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."

Jones Boulevard is listed as a 100-foot Primary Arterial on the Master Plan of Streets and Highways and can adequately handle the traffic generated by the proposed development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 3

SENATE DISTRICT 8

NOTICES MAILED 72 by Planning Department

APPROVALS 0

PROTESTS 1

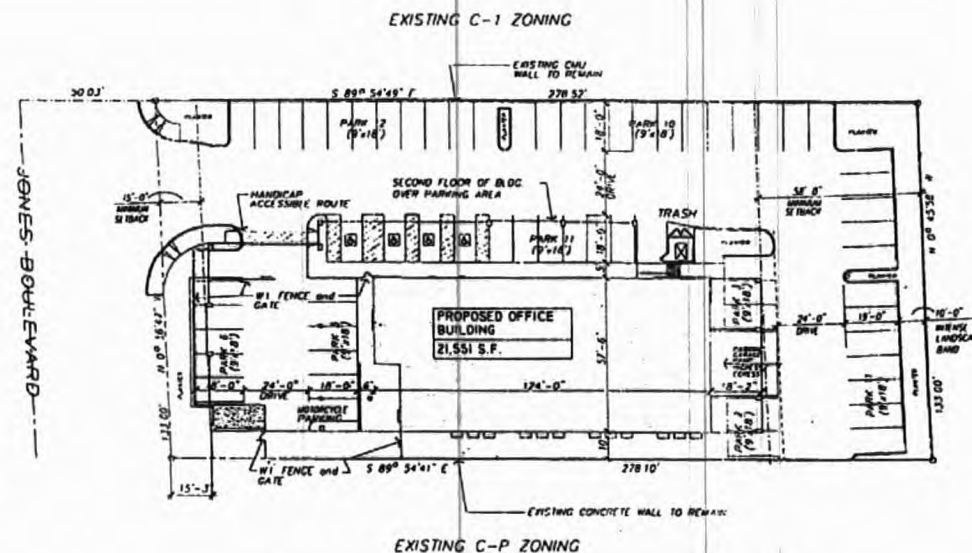


SITE DATA	
LOT AREA GROSS TOTAL	42,644 S.F.
RIGHT-OF-WAY AREA	8,830 S.F.
EXISTING ZONING	R-1
PROPOSED ZONING	C-P
DESCRIPTION	
PROPOSED OFFICE BUILDING	21,551 S.F. TOTAL
BASEMENT PARKING CAPACITY	11,335 S.F. TOTAL

PARKING REQUIRED	
OFFICE	21,551 S.F. @ 4/1000 = 89 SPACES
TOTAL PARKING REQUIRED (4 HANDICAPPED SPACES)	89 SPACES
100% HANDICAPPED REQUIRED	90 SPACES
80 SPACES ABOVE GROUND (INCLUDES 4 HANDICAPPED SPACES)	
10 SPACES BASEMENT GARAGE	



② LOCATION MAP
NOT TO SCALE



① SITE PLAN
SCALE 1/8" = 1'-0"

**ZON-18972
VAR-18973
02/08/07 PC**

RECEIVED
DEC 28 2006

EXISTING RE ZONING

PROPOSED OFFICE BUILDING
A.P.N. #163-01-201-006
1506 S. JONES BLVD.
FOR MAP REALTY & ASSOC.
148 ARIZONA AVENUE

Date 09-8-03

PROJECT NUMBER 2003-0

A-1.1

ZONE CHANGE

JUSTIFICATION LETTER FOR ~~VARIANCE~~ FOR JONES OFFICE AT APN 163-01-201-006.
12/27/06

ZONE CHANGE

This is a request for a ~~Variance~~ for the above stated project at 1506 S. Jones Blvd. in the City of Las Vegas. The property will be used for a professional office building.

ZONE CHANGE

We are asking for a ~~waiver~~ for ~~building offset~~ along Jones where 20 feet is required and 15 feet is provided. The existing project to the north has provided 5 feet of offset. The waiver is justified because it is in conformance with the adjacent projects and the narrow parcel makes the required offset a hardship.

WE ARE ASKING FOR A ZONE CHANGE TO MEET THE CITY'S MASTER PLAN. WE ARE CHANGING THE ZONING FROM O TO C1.



File: 9101-justification4

ZON-18972
VAR-18973
02/08/07 PC

HD HARMON & DAVIES, P.C.
ATTORNEYS AT LAW1428 SOUTH JONES BOULEVARD
LAS VEGAS, NEVADA 89146RECEIVED
CITY CLERK

2007 MAR -5 P 1:14

(702) 733-0036
FAX (702) 733-1774STEVEN M. SHINN
SSHINN@H-DLAW.COM

March 5, 2007

City Clerk, 1st Floor
City Hall
400 Stewart Avenue
Las Vegas, Nevada 89101

Protest

**RE: Objections to Var-18973 and ZON 18972; Applicant; Dennis Iwasaka;
Owner: Max Jones Professional Plaza**

Dear Sirs and Mesdames:

The undersigned represents 1428 Associates, LLC who is the owner of property situated at 1428 South Jones Boulevard which is adjacent to the property which is the subject of the Variance.

The undersigned wishes to take this opportunity to oppose the variance and zoning change. The proposed development severely increases the density for a relatively small lot and is out of character with the development in the area. Our major concern, is that it will increase the traffic in the area which already is congested. The decrease in the setback will also affect our visibility when exiting our office complex area.

Any variance should only be granted in the case of a land use hardship. There is no land use hardship in the instant case and they should be made to comply with all existing requirements including the 20 foot set back and existing density and landscape requirements.

Should you have any questions, please do not hesitate to contact me at the above-listed number.

Sincerely,



STEVEN M. SHINN, ESQ.

SMS/sy
cc. Association

Submitted after final appeal

Date 03-05-07 Item # 97498

LANCASTER, PENNSYLVANIA HONOLULU, HAWAII LAS VEGAS, NEVADA DISTRICT OF COLUMBIA AREA
WWW.H-DLAW.COM

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

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: ZON-18972 - APPLICANT: CITY OF LAS VEGAS - OWNER: MAX JONES
PROFESSIONAL PLAZA

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *February 8, 2007* Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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



Signature
P. REGESKI

Please print name

2-3-07

Date

P. R. ENGINEERING

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

Jones Professional Center, LLC
1301 S. Jones Blvd.
Las Vegas, Nevada 89146

Tel: (702) 878-0959

Fax (702) 878-1325

January 30, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Forth Street
Las Vegas, Nevada 89101

RE: VAR-18973 and ZON-18972 Objection

Regarding the above noted Zoning and Variance requests for the property located at 1506 S. Jones Blvd., I am a Managing Member of Jones Professional Center, LLC whose address is 1301 S. Jones Blvd., Las Vegas, NV 89146 and I am opposed to both requests on the following basis:

1. The current development of this particular corridor of Jones Blvd has been mostly professional office space. This is consistent with the current zoning for the existing parcel and will provide for stable appreciation and consistent construction of this and the surrounding land. A modification of the existing zoning to C-1 (limited commercial) will disrupt the future continued development of the Jones corridor from an improving professional corridor to one that may represent the Charleston commercial corridor which is significantly less attractive for professionals. Our recent addition of 9,000 square feet as well as our original 5,000 square feet of development was done consistent with this zoning requirement, and I strongly oppose any zoning modifications.
2. The requested variance to reduce the front setback from 20 feet to 15 feet is no doubt to provide for additional parking as the applicant/owner appears to be attempting to overbuild the site by putting 21,551 square feet of office on such a small parcel. As the set back is to protect the aesthetics and safety of the entire corridor, I am opposed to this request as well. In addition to the aesthetics and safety factors that are created as a result of a reduction of the required set back, this will also disrupt the current development of this area, which in recent years has been steadily improving and will reduce the value of the property surrounding this development. Accordingly, I am strongly opposed to this variance.

Sincerely,



John Wightman
Manager/Member

ITEM # 2 & 3
CASE # ZON-18972 VAR-18972
PC MTG 2-3-07 P

Rich Properties, LLC
1301 S. Jones Blvd.
Las Vegas, Nevada 89146

January 31, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: VAR-18973 and ZON-18972 Objection

Regarding the above noted Zoning and Variance requests for the property located at 1506 S. Jones Blvd., I am a Managing Member of Rich Properties, LLC whose address is 1301 S. Jones Blvd., Building A, Las Vegas, NV 89146 and I am **opposed** to both requests on the following basis:

The current development of this particular corridor of Jones Blvd has been mostly professional office space. This is consistent with the current zoning for the existing parcel and will provide for stable appreciation and consistent construction of this and the surrounding land. A modification of the existing zoning to C-1 (limited commercial) will disrupt the future continued development of the Jones corridor from an improving professional corridor to one that may represent the Charleston commercial corridor which is significantly less attractive for professionals. Our recent addition of 9,000 square feet as well as our original 5,000 square feet of development was done consistent with this zoning requirement, and I **strongly oppose** any zoning modifications.

The requested variance to reduce the front setback from 20 feet to 15 feet is no doubt to provide for additional parking as the applicant/owner appears to be attempting to overbuild the site by putting 21,551 square feet of office on such a small parcel. As the set back is to protect the aesthetics and safety of the entire corridor, I am opposed to this request as well. In addition to the aesthetics and safety factors that are created as a result of a reduction of the required set back, this will also disrupt the current development of this area, which in recent years has been steadily improving and will reduce the value of the property surrounding this development. Accordingly, I am **strongly opposed** to this variance.

If you have any questions, do not hesitate to contact me (702) 279-1305.

Sincerely,



Mark D. Rich, CPA

ITEM # 2 & 3
CASE # ZON-18972 + VAR-18972
PC MTG 2-8-07

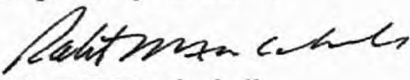
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City Council
City of Las Vegas
Planning Commission
400 Stewart Ave
Las Vegas NV.

Members of Planning Commission
Ref : ZON-18972 & VAR 18973

I strongly object to the re-zoning and variance request for Max Jones Professional Plaza. To put a 21,500 sq. ft building on 37,000 sq ft of property in an already congested area seems completely out of context. Located before a curve portion of Jones Blvd makes it even more congested. I do not know the standard for sq ft of parking per sq ft of building space but ; where do the cars park and how do they get in and out without impeding traffic flow?

Respectfully submitted


Robert T Mendenhall
1701 Duneville
Las Vegas Nv

ITEM # 2 + 3
CASE # ZON-18972 + VAR-18973
PC MTG 2.8.07

P

BURNHAM
REAL ESTATE

February 8, 2007

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

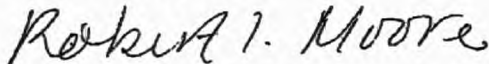
RE: APN 163-01-201-006

To Whom It May Concern,

My client, Richard T. Crawford dba Green Valley Grocery would like to go on record and object to the zone change to C1 regarding this future development. This is the only objection we have against this development.

I would appreciate that this letter be referenced in any City Council Meeting in regards to this matter. If you would like any further comment from me, I can be reached at 702.221.7000

Sincerely,
Burnham Real Estate



Robert L. Moore, CPM
Managing Partner
as agent for Richard T. Crawford
dba Green Valley Grocery

CC: RTC

ZON-15172 " VAR-15173

VAR-15173
2007-02-08

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE RELATED TO ZON-18972

VAR-18973 - PUBLIC HEARING - APPLICANT/OWNER: MAX JONES PROFESSIONAL PLAZA - Request for a Variance TO ALLOW A FRONT SETBACK OF 15 FEET WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED 21,551 SQUARE-FOOT OFFICE BUILDING on 0.85 acres at 1506 South Jones Boulevard (APN-163-01-201-006), O (Office) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 1 (Tarkanian). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 02-08-07 Planning Commission Meeting Item 3

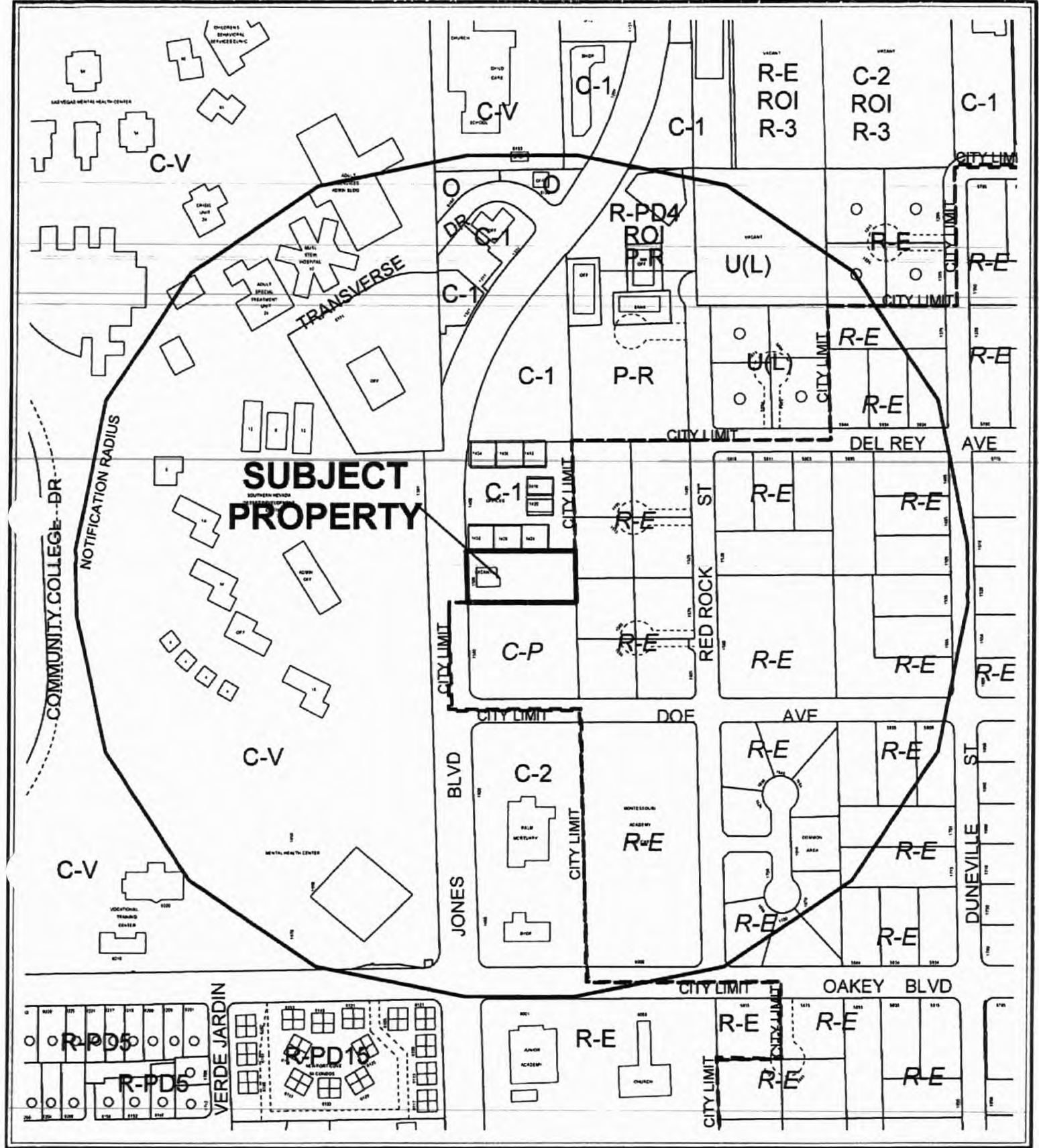
Motion made by LOIS TARKANIAN to Deny

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

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

Minutes:

See Item 97 for related discussion and backup.



CASE: **VAR-18973**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: O (OFFICE)

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

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-18973 - APPLICANT/OWNER: MAX JONES
PROFESSIONAL PLAZA**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-18972), Site Development Plan Review (SDR-14311), and Variance (VAR-14313), if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The applicant shall provide two loading spaces as required by code.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a variance (VAR-18973) for reduced front setback for a proposed 21,551 square-foot office on 0.85 acres at 1506 South Jones Boulevard. A companion Rezoning from O (Office) to C-1 (Limited Commercial) will be heard concurrently with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
7/19/06	The City Council approved a Petition to Annex (ANX-12916) the subject property. The annexation became effective on 8/11/06.
10/18/06	The City Council approved a Site Development Plan Review (SDR-14311) and a Variance (VAR-14313) for a 21,551 square-foot, two-story office building with a waiver of the perimeter landscape buffer and reduced residential adjacency. The Planning Commission and Staff recommended approval.
02/08/07	The Planning Commission recommended approval of companion item ZON-18972 concurrently with this application. The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #3/jk).
<i>Pre-Application Meeting</i>	
12/27/06	At the pre-application meeting the applicant was informed about the requirements for submitting a Zone Change and a Variance and that the project would be required to conform to SDR-14311.
<i>Neighborhood Meeting</i>	
A meeting for this application type is not required, nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.85 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residence	SC (Service Commercial)	O (Office)
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South	Offices	SC (Service Commercial)	R-E (Residential Estates) Clark County
East	Single Family Residences	DR (Desert Rural Density Residential)	R-E (Residential Estates) Clark County
West	Southern Nevada Desert Development Center	PF (Public Facilities)	C-V (Civic)

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

* This parcel is located within the 330-foot street buffer for a Rural Preservation Neighborhood.

DEVELOPMENT STANDARDS

Per Title 19.08 the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	0.85	N/A
Min. Lot Width	100 Feet	133 Feet	Y
Min. Setbacks			
• Front	20 Feet	15 Feet	N
• Side	10 Feet	10 Feet	Y
• Corner	N/A	N/A	N/A
• Rear	20 Feet	53 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50 %	49%	Y
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	50 Feet	78 Feet	Y
Mech. Equipment	Screened	Screened	Y

Please review notes related to residential and commercial/industrial development standards in Title 19.08.

Review the following from Title 19.08.060

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	105 Feet	53 Feet	N*
Trash Enclosure	50 Feet	78 Feet	Y

* The reduced residential adjacency for this project was addressed via the approval of VAR-14313

Per Title 19.12 the following parking and landscaping standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Trees/ 6 Spaces	15 Trees	5 Trees	N*
Buffer: Min. Trees	1 Tree/20 Linear Feet	7 Trees	13 Trees	Y
TOTAL		22 Trees	18 Trees	Y
Min. Zone Width	Eight Feet		Zero Feet on North Property Line.	N*
Wall Height	6 Feet		6 Feet	Y

* The waivers of landscaping were addressed via the approval of SDR-14311.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office (other than listed)	21,551	1:300	69	3	86	4	Y
TOTAL (including handicap)			72		90		Y
Loading Spaces			2		Zero		N*

* A condition has been imposed requiring two loading spaces.

ANALYSIS

The request for a 15-foot front setback for this proposed office on property may be appropriate due to topographic changes from west to east at this location. There was a prior approval for this project via SDR-14311 and VAR-14313. However, the need for a variance for the front setback was not identified through the prior applications. At ground-level, the front of the building will be covered parking and the actual building will extend into the required front setback at the second story of the building. Only the supporting columns for the second story will extend into the required front setback at ground-level. No changes have been made to the building and all aspects of the project are the same as they were under the prior applications. However, after reviewing the plans in the prior applications and this application, staff has identified that no loading zones have been provided where two loading spaces are required. A condition of approval requiring two loading spaces will address this deficiency.

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."

Topographic changes on the site may provide evidence of a unique or extraordinary circumstance. Therefore, it is concluded that the applicant's hardship may not be self-imposed, and it may be within the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

10

ASSEMBLY DISTRICT 3

SENATE DISTRICT 8

NOTICES MAILED 74 by City Clerk

APPROVALS 0

PROTESTS 1



SITE DATA	
LOT AREA GROSS AREA:	43,844 S.F.
RIGHT-OF-WAY AREA:	6,630 S.F.
EXISTING ZONING:	R-E
PROPOSED ZONING:	C-P
DESCRIPTION	
PROPOSED OFFICE BUILDING:	21,551 S.F. TOTAL
BASEMENT PARKING GARAGE:	11,732 S.F. TOTAL

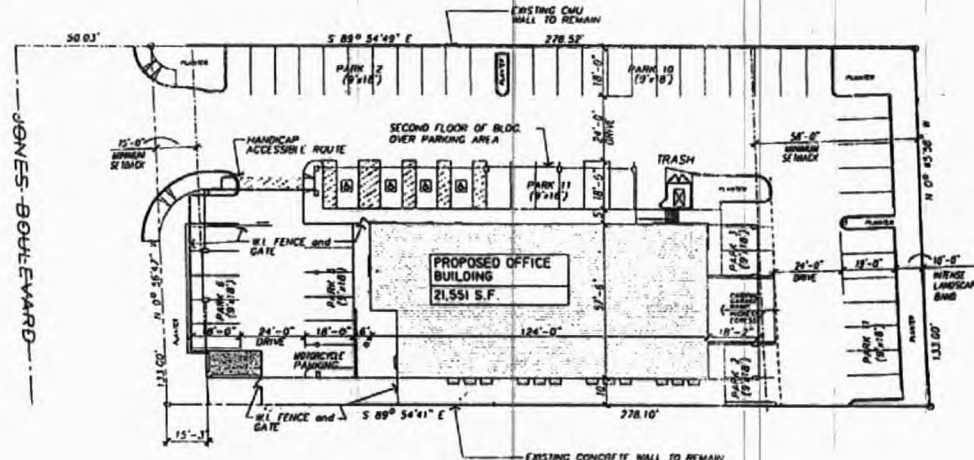
PARKING REQUIRED	
OFFICE	21,551 S.F. at 4,7000 = 89 SPACES
TOTAL PARKING REQUIRED (4 HANDICAPPED SPACES)	89 SPACES
TOTAL PARKING PROVIDED (60 SPACES ABOVE GROUND (4 HANDICAPPED SPACES) 30 SPACES BASEMENT GARAGE)	90 SPACES



EXISTING C-1 ZONING



2 LOCATION MAP
NOT TO SCALE



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

ZON-18972
VAR-18973
02/08/07 PC

RECEIVED
DEC 8 2006

EXISTING RE ZONING

PROPOSED OFFICE BUILDING
A.P.N. #163-01-201-006
1506 S. JONES BLVD.
FOR MAX REALTY & ASSOC.
LAS VEGAS, NEVADA

Date: 09-9-05

PROJECT NUMBER: 200510

A-I.1



ZON-18972 AND VAR-18973 - APPLICANT/OWNER: MAX JONES PROFESSIONAL PLAZA
1506 SOUTH JONES BOULEVARD
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



ZON-18972 AND VAR-18973 - APPLICANT/OWNER: MAX JONES PROFESSIONAL PLAZA
1506 SOUTH JONES BOULEVARD
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



ZON-18972 AND VAR-18973 - APPLICANT/OWNER: MAX JONES PROFESSIONAL PLAZA
1506 SOUTH JONES BOULEVARD
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07

JUSTIFICATION LETTER FOR VARIANCE FOR JONES OFFICE AT APN 163-01-
201-006.

12/27/06

This is a request for a Variance for the above stated project at
1506 S. Jones Blvd. in the City of Las Vegas. The property will
be used for a professional office building.

We are asking for a waiver for building offset along Jones where
20 feet is required and 15 feet is provided. The existing project
to the north has provided 5 feet of offset. The waiver is
justified because it is in conformance with the adjacent projects
and the narrow parcel makes the required offset a hardship.

File: 9101-justification4

ZON-18972
VAR-18973
02/08/07 PC

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

CITY OF LAS VEGAS
ONE MOTION / ONE VOTE



Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: VAR-18973 - APPLICANT/OWNER: MAX JONES PROFESSIONAL PLAZA

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *February 8, 2007* Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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

A handwritten signature in black ink, appearing to read "P. Regeski", written over a horizontal line.

Signature

2-3-07

Date

P. REGESKI

Please print name

P. R. ENGINEERING

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

Jones Professional Center, LLC
1301 S. Jones Blvd.
Las Vegas, Nevada 89146

Tel: (702) 878-0959
Fax (702) 878-1325

January 30, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Forth Street
Las Vegas, Nevada 89101

RE: VAR-18973 and ZON-18972 Objection

Regarding the above noted Zoning and Variance requests for the property located at 1506 S. Jones Blvd., I am a Managing Member of Jones Professional Center, LLC whose address is 1301 S. Jones Blvd., Las Vegas, NV 89146 and I am opposed to both requests on the following basis:

1. The current development of this particular corridor of Jones Blvd has been mostly professional office space. This is consistent with the current zoning for the existing parcel and will provide for stable appreciation and consistent construction of this and the surrounding land. A modification of the existing zoning to C-1 (limited commercial) will disrupt the future continued development of the Jones corridor from an improving professional corridor to one that may represent the Charleston commercial corridor which is significantly less attractive for professionals. Our recent addition of 9,000 square feet as well as our original 5,000 square feet of development was done consistent with this zoning requirement, and I strongly oppose any zoning modifications.
2. The requested variance to reduce the front setback from 20 feet to 15 feet is no doubt to provide for additional parking as the applicant/owner appears to be attempting to overbuild the site by putting 21,551 square feet of office on such a small parcel. As the set back is to protect the aesthetics and safety of the entire corridor, I am opposed to this request as well. In addition to the aesthetics and safety factors that are created as a result of a reduction of the required set back, this will also disrupt the current development of this area, which in recent years has been steadily improving and will reduce the value of the property surrounding this development. Accordingly, I am strongly opposed to this variance.

Sincerely,



John Wightman
Manager/Member

ITEM # 2 & 3
CASE # ZON-18972 VAR-18972
PC MTG 2-8-07 P

Rich Properties, LLC
1301 S. Jones Blvd.
Las Vegas, Nevada 89146

January 31, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

RE: VAR-18973 and ZON-18972 Objection

Regarding the above noted Zoning and Variance requests for the property located at 1506 S. Jones Blvd., I am a Managing Member of Rich Properties, LLC whose address is 1301 S. Jones Blvd., Building A, Las Vegas, NV 89146 and I am **opposed** to both requests on the following basis:

The current development of this particular corridor of Jones Blvd has been mostly professional office space. This is consistent with the current zoning for the existing parcel and will provide for stable appreciation and consistent construction of this and the surrounding land. A modification of the existing zoning to C-1 (limited commercial) will disrupt the future continued development of the Jones corridor from an improving professional corridor to one that may represent the Charleston commercial corridor which is significantly less attractive for professionals. Our recent addition of 9,000 square feet as well as our original 5,000 square feet of development was done consistent with this zoning requirement, and I **strongly oppose** any zoning modifications.

The requested variance to reduce the front setback from 20 feet to 15 feet is no doubt to provide for additional parking as the applicant/owner appears to be attempting to overbuild the site by putting 21,551 square feet of office on such a small parcel. As the set back is to protect the aesthetics and safety of the entire corridor, I am opposed to this request as well. In addition to the aesthetics and safety factors that are created as a result of a reduction of the required set back, this will also disrupt the current development of this area, which in recent years has been steadily improving and will reduce the value of the property surrounding this development. Accordingly, I am **strongly opposed** to this variance.

If you have any questions, do not hesitate to contact me (702) 279-1305.

Sincerely,



Mark D. Rich, CPA

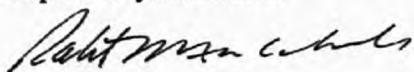
ITEM # 2 & 3
CASE # 20N-13972 + VAR-18972
PC MTG 2-8-07

City Council
City of Las Vegas
Planning Commission
400 Stewart Ave
Las Vegas NV.

Members of Planning Commission
Ref : ZON-18972 & VAR 18973

I strongly object to the re-zoning and variance request for Max Jones Professional Plaza. To put a 21,500 sq. ft building on 37,000 sq ft of property in an already congested area seems completely out of context. Located before a curve portion of Jones Blvd makes it even more congested. I do not know the standard for sq ft of parking per sq ft of building space but ; where do the cars park and how do they get in and out without impeding traffic flow?

Respectfully submitted


Robert T Mendenhall
1701 Duneville
Las Vegas Nv

ITEM # 2 + 3
CASE # ZON-18972 + VAR-18973
PC MTG 2.3.07

f

RECEIVED
CITY CLERK

2007 FEB -8 P 4: 29

February 8, 2007

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

RE: APN 163-01-201-006

To Whom It May Concern,

My client, Richard T. Crawford dba Green Valley Grocery would like to go on record and object to the zone change to C1 regarding this future development. This is the only objection we have against this development.

I would appreciate that this letter be referenced in any City Council Meeting in regards to this matter. If you would like any further comment from me, I can be reached at 702.221.7000

Sincerely,
Burnham Real Estate

A handwritten signature in cursive script that reads "Robert L. Moore".

Robert L. Moore, CPM
Managing Partner
as agent for Richard T. Crawford
dba Green Valley Grocery

CC: RTC

Submitted after final agenda

Date 2/8/07 Item: #2.

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-18927 - PUBLIC HEARING - APPLICANT: METRO PIZZA NORTHWEST - OWNER: CIMARRON-FRONTAGE, LLC - Request for a Special Use Permit FOR A RESTAURANT WITH SERVICE BAR at the northeast corner of Sky Pointe Drive and North Cimarron Road (APN 125-21-313-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 02-08-07 Planning Commission Meeting Item 4

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

A. Service shall be beer and wine only.

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 99 and 100.

SAM FACCHINI and JOHN ARENA, co-owners of Metro Pizza, were present.

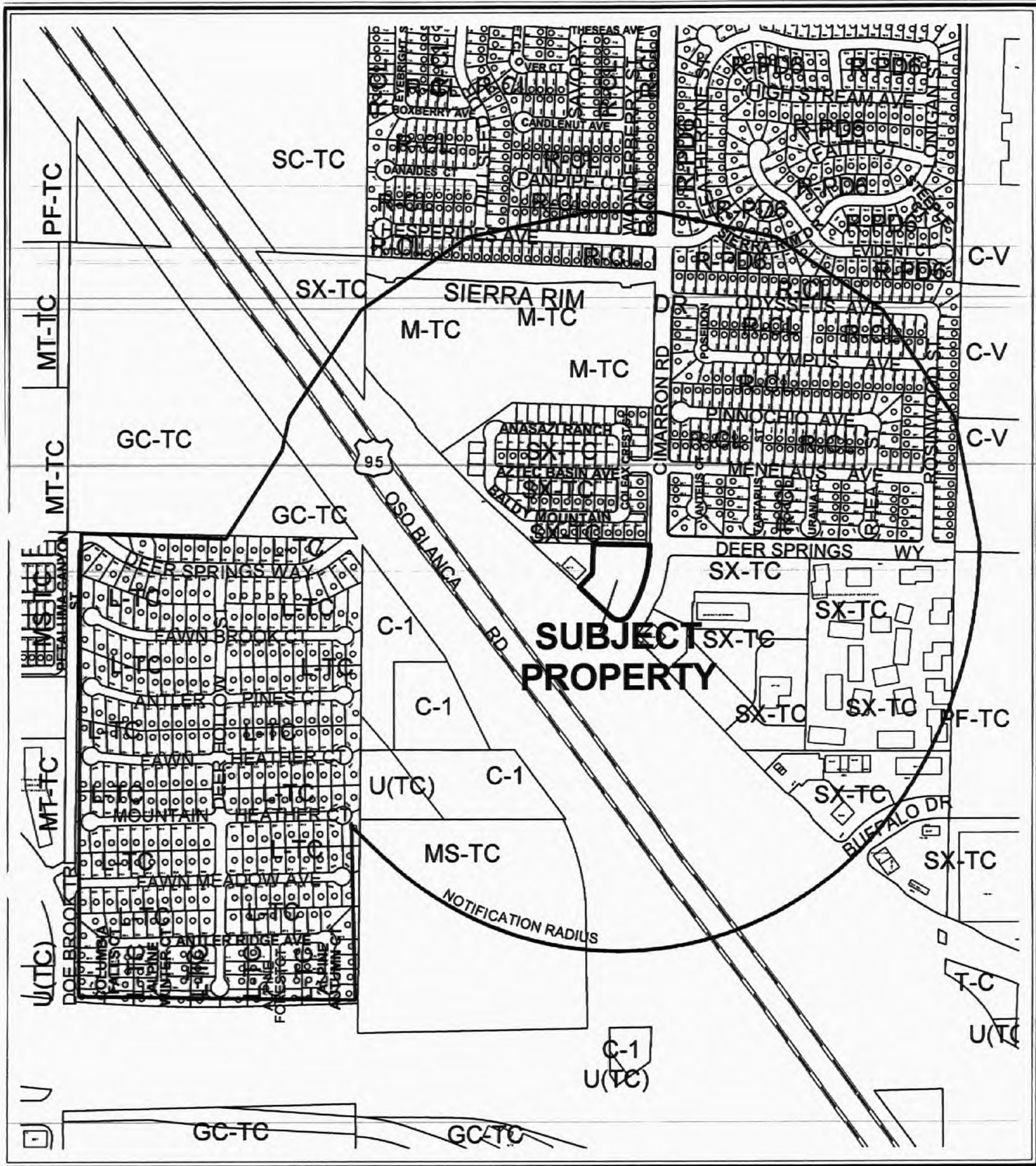
CITY COUNCIL MEETING OF: MARCH 7, 2007

COUNCILMAN ROSS verified with MR. FACCHINI that the bar in the restaurant is simply to serve beer and wine only with food.

MARGO WHEELER, Director of Planning and Development Department, added a condition that the service will be for beer and wine only. MR. FACCHINI agreed to all conditions, as well as the added condition.

MAYOR GOODMAN declared the Public Hearing closed for Items 99 and 100.



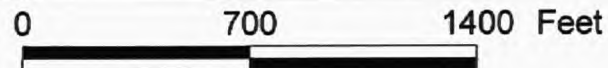


CASE: **SUP-18927**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

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





CASE: SUP-18927

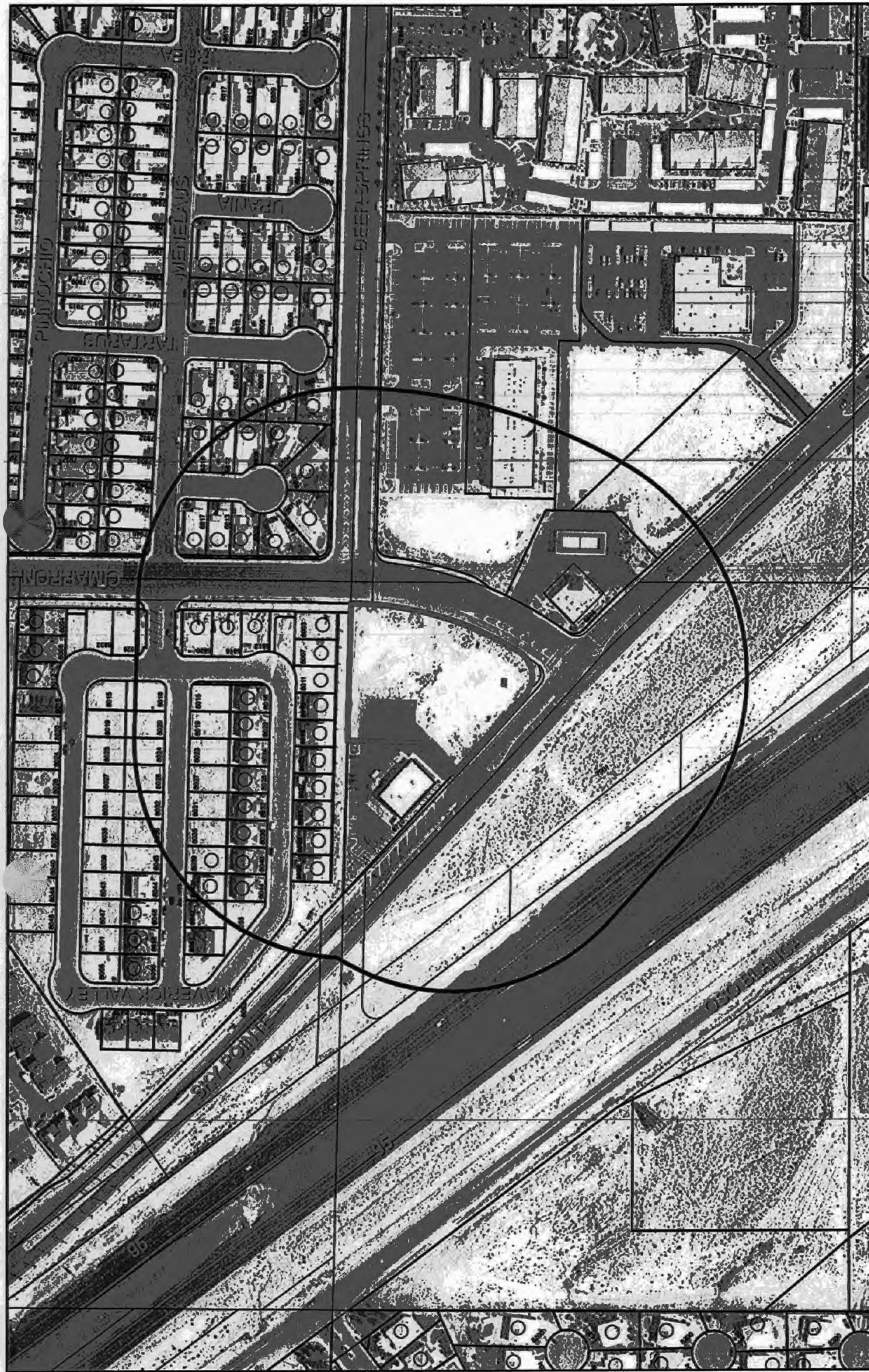
RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

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

0 700 1400 Feet





SUP-18927

Protected Landuses

-  CITY PARKS
-  RELIGIOUS
-  SCHOOLS

Business Licenses

-  Tavern
-  Child Care/Children Facility
-  Supper Club/Restaurant Service Bar

-  Subject Property
-  400 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-18927- APPLICANT: METRO PIZZA NORTHWEST -
OWNER: CIMARRON-FRONTAGE, LLC**

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0076-98) and Site Development Plan Review (SDR-18926) 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. Approval of this Special Use Permit does not constitute approval of a liquor license.
4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a restaurant with service bar on 1.73 acres at the northeast corner of Sky Pointe Drive and North Cimarron Road. A companion application for a Site Development Plan Review for a 9,831 square-foot restaurant and retail building will be heard concurrently with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/14/98	The City Council approved a General Plan Amendment (GPA-0030-98), which established the detailed land-use plan for Town Center. The Planning Commission recommended approval.
09/09/98	The City Council approved a Rezoning (Z-0036-98). The Planning Commission recommended denial.
12/07/98	The City Council approved a Rezoning (Z-0076-98) for this property and other properties in Town Center to T-C (Towncenter). The Planning Commission and staff recommended approval.
02/08/07	The Planning Commission recommended approval of companion item SDR-18926 concurrently with this application.
	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #4/jk).
<i>Pre-Application Meeting</i>	
12/14/06	At the pre-application meeting, the applicant was informed that offsite improvements are to be completed, an updated drainage study is necessary, the trash enclosure must be 50 feet from residential, build-to-line requirements must be met, handicapped parking per code is required, as is a proper loading zone, and Town Center landscaping standards. Building and Safety indicated that a full sprinkler system is necessary, as is an ADA accessible route. Traffic stated that driveways to be right in and right out only and to replace substandard improvements.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.73 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	T-C (Town Center)	SX-TC (Suburban Mixed-Use)
North	Single-family Residential	T-C (Town Center)	SX-TC (Suburban Mixed-Use)
South	Retail Center	T-C (Town Center)	SX-TC (Suburban Mixed-Use)
East	US-95	T-C (Town Center)	MS-TC (Main Street Mixed-Use)
West	Single-family Residential	T-C (Town Center)	SX-TC (Suburban Mixed-Use)

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

* A condition has been added to require trees within the landscaping areas per Town Center Standards on the companion Site Development Plan Review.

DEVELOPMENT STANDARDS

The following development standards apply per the Town Center Development Standards:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.73 acres	N/A
Min. Lot Width	N/A	230 feet	N/A
Min. Setbacks			
• Front	15 Feet	20 Feet	Y
• Side	N/A	N/A	N/A
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	185 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	50 Feet	175 Feet	Y
Mech. Equipment	Screened	Screened	Y

Per Title 19.08.060 the following residential adjacency standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	72 Feet	185 Feet	Y
Adjacent development matching setback	15 Feet	15 Feet	Y
Trash Enclosure	50 Feet	175 Feet	Y

Per Title 19.12 the following Parking Lot Landscaping Standards Apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	24 Trees	23 Trees	N*
Buffer: Min. Trees	1 Tree/30 Linear Feet & 1 Tree/ 20 Linear Feet	31 Trees	46 Trees	N**
TOTAL		55 Trees	69 Trees	Y
Min. Zone Width	Eight Feet		10 Feet	Y
Wall Height	6-foot		6-foot Existing wall	Y

* A condition has been added to require an additional landscape finger for the parking area along Sky Pointe Drive in the companion Site Development Plan Review.

** A condition has been added to require 36-inch box trees along the street frontages in the companion Site Development Plan Review.

The following streetscape standards apply within Town Center:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
1 Tree/ 30 Linear Feet	15 Trees	17 Trees	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Total Area	9,831 sq. ft						
Restaurant							
• Dining	3,943 sq. ft.	1:50	78.86				
• Other	5,102 sq. ft.	1:200	25.51				
Retail	1,200 sq. ft.	1:175	6.85				
SubTotal			107	5	110	5	
TOTAL (including handicap)			112		115		Y
Loading Spaces			1		1		Y

ANALYSIS

Pursuant to its general authority to regulate the sale of alcoholic beverages, the Las Vegas City Council declares that the public health, safety and general welfare of the Town Center are best promoted and protected by requiring that:

- a. No restaurant service bar shall be located within 400 feet of any church, synagogue, school, child care facility licensed for more than twelve children or city park.
- b. Uses licensed as Restaurant with Service Bar or other comparable establishments, shall have no specific spacing requirements between similar uses. However, the Las Vegas City Council may consider the concentration and spacing of such uses as part of its deliberation and approval of any requests for such establishments.
- c. The distances referred to in paragraphs (a) and (b) shall be measured in a straight line from the property line of the church, synagogue, school, child care facility, or from the nearest property line of a city park to the property line of the proposed tavern to the property line of an existing tavern or comparable establishment, disregarding all intervening obstacles.
- d. All businesses that sell alcoholic beverages shall conform to the provisions of LVMC 6.50

There are no protected uses within 400 feet of this property. Two hundred and fifty feet to the west is a University of Phoenix campus (SDR-2310), which is listed in the Title 19 Use Table as a College/University or Seminary, which is a different use than the protected use of Public or Private School, Primary/Secondary.

The nearest child care facility is located more than 2,600 feet to the west, across US-95. The nearest school and park is Cadwallader Middle School located 2,200 feet to the northeast. The closest church or synagogue is 4,800 feet to the north.

FINDINGS (SUP)

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

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

The proposed use can be conducted in a manner that is compatible with the surrounding land uses and future land uses projected by the general plan.

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

The proposed site for this use meets all setback, parking, and landscaping requirements and the use itself is physically suitable for the type and intensity of land use proposed.

3. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."

This site is serviced by two 80-foot rights-of-way and is located within 1,500 feet from US-95. Therefore, the street and highway facilities providing access to this use will be of adequate size to support this use.

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

The proposed restaurant with service bar is consistent with commercial corridors and its adjacency to residential developments to the north and east provide a needed commercial service within a short driving distance, which will not compromise the public health, safety, welfare, or the overall objectives of the General Plan.

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

The proposed use meets all of the requirements of Title 19.04 as well as the Town Center special use requirements.

PLANNING COMMISSION ACTION

There was one protest to the service bar at the Planning Commission Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 961 by City Clerk

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

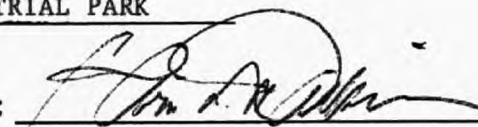
STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18927** APN: 125-21-313-003Name of Property Owner: CIMARRON-FRONTAGE, LLCName of Applicant: SAM J. FACCHINI (METRO PIZZA-NORTHWEST)Name of Representative: TERRE GROVE (GROVE, INC.)

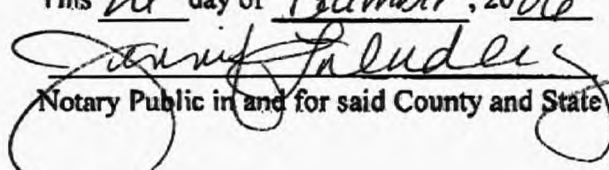
To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited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

☒ Yes☐ No

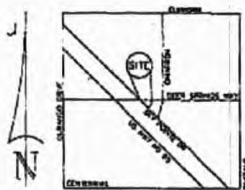
If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: MAYOR OSCAR GOODMANPartner(s): DAVID CARVER KEVIN PARKINSONAPN: APEX INDUSTRIAL PARKSignature of Property Owner: Print Name: Kevin M. Parkinson

Subscribed and sworn before me

This 26 day of December, 2006
Notary Public in and for said County and State

DEC 26 2006



VICINITY MAP



PARKING ANALYSIS

	AREA	PARKING CALCULATION	REQUIRED PARKING
RESTAURANT			
DINING ROOM	3,529 S.F.	1/50 S.F. GROSS	71
STAFF/BACK OF HOUSE	3,218 S.F.	1/700 S.F. GROSS	17
OUTSIDE DINING	414 S.F.	1/50 S.F. GROSS	8
CONSUMABLES STORAGE	1,410 S.F.	1/250 S.F. GROSS	8
RETAIL	1,300 S.F.	1/175 S.F. GROSS	7
OFFICE	1,485 S.F.	1/300 S.F. GROSS	5
TOTAL AREA	9,417 S.F.		115

PARKING: 115 SPACES = 110 STANDARD SPACES AND 5 ACCESSIBLE SPACES

LOT SIZE = 75,412 S.F.
 BUILDING FOOTPRINT = 9,831 S.F.
 BUILDING TOTAL AREA = 11,326 S.F.
 FLOOR AREA RATIO = 15.02%
 DENSITY

BUILDING (9,831 S.F.)	13.04%
PARKING (44,371 S.F.)	58.84%
WALKS (3,810 S.F.)	5.05%
LANDSCAPE (17,400 S.F.)	23.07%



METRO PIZZA - NORTHWEST

SITE AND PARKING PLAN

PREPARED BY ARCHITECT: J. G. A. ARCHITECTURAL DESIGN PAWTUCKET, RI

SUP-18927

SDR-18926

02/08/07 PC

RECEIVED

P1-3-SITE-0667 22 DECEMBER, 2006

DEC 26 2006



"THIS IS THE PROPERTY OF JOHN F. ARENA, JR. AND SAM J. FACHINI AND/OR THEIR ASSIGNS."



December 1, 2006



Main Office
4420 S. Arville Street, #8
Las Vegas, Nevada 89103
Phone (702) 876-9727
Fax (702) 876-3444
www.metropizza.com

America's Neighborhood Pizzeria
Home of our Nation's Pizza Hall of Fame

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

Re: Parcel # 125-21-710-006

JUSTIFICATION LETTER

Gentlemen:

With regards to the above named parcel, located at the NE corner of Sky Pointe and Cimarron, our company intends to construct a building with overall dimensions of 90 ft. x 105 ft., for an overall footprint of approximately 9450 sq. ft.

Within that building our company intends to operate the following:

- 1) A Metro Pizza restaurant of approximately 6750 sq. ft.,
- 2) A retail breakfast café (yet unnamed) of approximately 1200 sq. ft.,
- 3) A commissary that services all 5 Metro Pizza restaurants of approximately 1500 sq. ft., and
- 4) Corporate offices of approximately 1500 sq. ft. located above the commissary.

Our company has operated continuously in Clark County for 26 ½ years and we recently opened a restaurant in Henderson. We look forward to proceeding with this development and beginning a long-lasting relationship with the City of Las Vegas.

Thank You in advance for accepting our application.

Sam J. Facchini
Co-founder/Co-owner

SUP-18927
SDR-18926
02/08/07 PC

EAST SIDE
1395 E. Tropicana Ave.
(Between S. & E. 15th St.)

WEST SIDE
4001 S. Decatur Blvd.
(Between S. & E. 15th St.)

STRIP
4178 S. Koval Lane
(Between S. & E. 15th St.)

METRO CATERING
Specializing in Italian Dishes
(Between S. & E. 15th St.)

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

CITY OF LAS VEGAS

ONE MOTION / ONE VOTE



Planning and Development Department

Current Planning Division

731 South Fourth Street

Las Vegas, Nevada 89101

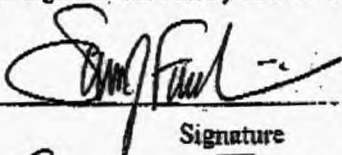
(702) 229-6301 Phone (702) 385-7268 Fax

**SUBJECT: SDR-18926 - APPLICANT: METRO PIZZA NORTHWEST - OWNER:
CIMARRON-FRONTAGE, LLC**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the February 8, 2007 Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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



Signature

2-6-07

Date

Sam J. Facchini

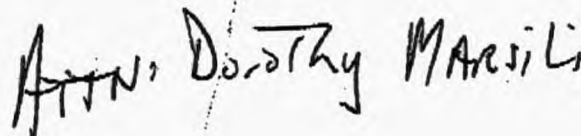
Please print name

Metro Pizza Northwest

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division



Dorothy Marsili

From: Heather Curry
Sent: Monday, January 29, 2007 3:08 PM
To: Agenda Items
Cc: Carman Burney; Dorothy Marsili
Subject: FW: City of Las Vegas Web Site Feedback

Here's another one. Thanks.

-----Original Message-----

From: webmaster@lasvegasnevada.gov [mailto:webmaster@lasvegasnevada.gov]
Sent: Saturday, January 27, 2007 10:15 AM
To: DRiggleman@lasvegasnevada.gov
Cc: hcurry@lasvegasnevada.gov
Subject: City of Las Vegas Web Site Feedback

Comment Type: Complaint

Comment About: Other

Comments: This is in regards to the planning commission meeting on a site development plan: SDR-18927 regarding Metro Pizza Northwest on Cimmaron Rd. and Sky Pointe Dr. I would like to express my objection to the special permit request for a service bar. The restaurant is fine, but NOT the bar.....not that close to my home!!!!!! Please forward onto the appropriate division there at the city of Las Vegas. Thank you.

Are You A Resident: Yes

Other Resident:

First Name: Lincoln

Last Name: Judd

Street Address: 6809 Anteus Ct.

Address (Cont.):

City: Las Vegas

State: NV

Zip Code: 89131

Country: USA

Work Phone: 702-806-9909

Home Phone: 702-655-7819

Fax: 702-656-8936

Email: funjudds@yahoo.com

Date: 1/27/2007 10:15:26 AM

ITEM # 4
CASE # SUP-18927
PC MTG 2-8-07

18

Dorothy Marsili

From: Heather Curry
Sent: Monday, January 29, 2007 3:07 PM
To: Agenda Items
Cc: Carman Burney; Dorothy Marsili
Subject: FW: City of Las Vegas Web Site Feedback

Hi folks -

~~We received this protest regarding an upcoming Planning item via the city's Web site. I'm not sure who exactly in the world of agendas should get this so I'm sending it to all of you. I did send it CM's Ross office earlier today.~~

Thanks
Heather

-----Original Message-----

From: webmaster@lasvegasnevada.gov [mailto:webmaster@lasvegasnevada.gov]
Sent: Saturday, January 27, 2007 10:15 AM
To: DRiggleman@lasvegasnevada.gov
Cc: hcurry@lasvegasnevada.gov
Subject: City of Las Vegas Web Site Feedback

Comment Type: Complaint

Comment About: Website

Comments: This is in regards to the planning commission meeting on a site development plan: SDR-18927 regarding Metro Pizza Northwest on Cimmarron Rd. and Sky Pointe Dr. I would like to express my objection to the special permit request for a service bar. The restaurant is fine, but NOT the bar.....not that close to my home!!!!!! Please forward onto the appropriate division there at the city of Las Vegas. Thank you.

Are You A Resident: Yes

Other Resident:

First Name: Kacey

Last Name: Judd

Street Address: 6809 Anteus Ct.

Address (Cont.):

City: Las Vegas

State: NV

Zip Code: 89131

Country: USA

Work Phone: 702-806-9908

Home Phone: 702-655-7819

Fax: 702-656-8936

Email: kaceyjudd@yahoo.com

Date: 1/27/2007 10:14:43 AM

*DUPLICATE
ADDRESS
SDR-18927*

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-18927

SDR-18926 - PUBLIC HEARING - APPLICANT: METRO PIZZA NORTHWEST - OWNER: CIMARRON-FRONTAGE, LLC - Request for a Site Development Plan Review FOR A 9,831 SQUARE-FOOT RESTAURANT AND RETAIL BUILDING on 1.73 acres at the northeast corner of Sky Pointe Drive and North Cimarron Road (APN 125-21-313-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). The Planning Commission (7-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (7-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 02-08-07 Planning Commission Meeting Item 5

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

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

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

Minutes:

See Item 99 for related discussion and backup.



CASE: SDR-18926

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY:

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

0 700 1400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-18926 - APPLICANT: METRO PIZZA NORTHWEST -

OWNER: CIMARRON-FRONTAGE, LLC

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0076-98), Special Use Permit (SUP-19927), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/26/06 except as amended by conditions herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: 1. All trees along the street frontages shall be 36-inch box trees. 2. All trees shall be either a Washingtonia Robusta Hybrid (Mexican Fan Palm), a Fraxinus Velutina Rio Grande (Rio Grande Ash), a Chitalpa Tashkentensis (Chitalpa), or a Robinia Ambigua "Purple Robe" (Purple Robe Locust.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
11. The water feature shall not be considered in this Site Development Plan Review and approval of a DIR shall be required prior to issuance of a building permit for the water feature.

Public Works

12. Construct all incomplete half-street improvements on Cimarron Road adjacent to this site concurrent with development of this site.
13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current Town Center Design Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
14. Unless otherwise allowed by the City Engineer, construct sidewalk, where such does not exist, 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.
15. 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.
16. This pad site must always allow for the perpetual common access between the various parcels/owners within the Cimarron Springs Ranch (Commercial Subdivision) area.
17. Landscape and maintain all unimproved right(s)-of-way on Sky Pointe Drive and Cimarron Road adjacent to this site.

18. Submit an Encroachment Agreement for all landscaping and private improvements located in the Sky Pointe Drive and Cimarron Road public rights-of-way adjacent to this site prior to occupancy of this site.
19. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study update.
20. Site development to comply with all applicable conditions of approval for the Cimarron Springs Ranch (Commercial Subdivision), Zoning Reclassification Z-0076-98 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 9,831 square-foot restaurant and retail building on 1.73 acres at the northeast corner of Sky Pointe Drive and North Cimarron Road. A companion Special Use Permit for a restaurant with service bar will be heard concurrently with this request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/14/98	The City Council approved a General Plan Amendment (GPA-0030-98), which established the detailed land-use plan for Town Center. The Planning Commission recommended approval.
09/09/98	The City Council approved a Rezoning (Z-0036-98). The Planning Commission recommended denial.
12/07/98	The City Council approved a Rezoning (Z-0076-98) for this property and other properties in Town Center to T-C (Towncenter). The Planning Commission and staff recommended approval.
02/08/07	The Planning Commission recommended approval of companion item SUP-18927 concurrently with this application.
	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #5/jk).
<i>Pre-Application Meeting</i>	
12/14/06	At the pre-application meeting, the applicant was informed that offsite improvements are to be completed, an updated drainage study is necessary, the trash enclosure must be 50 feet from residential, build-to-line requirements must be met, handicapped parking per code is required, as is a proper loading zone, and Town Center landscaping standards. Building and Safety indicated that a full sprinkler system is necessary, as is a ADA accessible route. Traffic stated that driveways to be right in and right out only and to replace substandard improvements.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.73 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	T-C (Town Center)	SX-TC (Suburban Mixed-Use)
North	Single-family Residential	T-C (Town Center)	SX-TC (Suburban Mixed-Use)
South	Retail Center	T-C (Town Center)	SX-TC (Suburban Mixed-Use)
East	US-95	T-C (Town Center)	MS-TC (Main Street Mixed-Use)
West	Single-family Residential	T-C (Town Center)	SX-TC (Suburban Mixed-Use)

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

* A condition has been added to require trees within the landscaping areas per Town Center Standards.

DEVELOPMENT STANDARDS

The following development standards apply per the Town Center Development Standards:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.73 acres	N/A
Min. Lot Width	N/A	230 feet	N/A
Min. Setbacks			
• Front	15 Feet	20 Feet	Y
• Side	N/A	N/A	N/A
• Corner	15 Feet	15 Feet	Y
• Rear	20 Feet	185 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	N/A	N/A	N/A
Trash Enclosure	50 Feet	175 Feet	Y
Mech. Equipment	Screened	Screened	Y

Per Title 19.08.060 the following residential adjacency standards apply:

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	72 Feet	185 Feet	Y
Adjacent development matching setback	15 Feet	15 Feet	Y
Trash Enclosure	50 Feet	175 Feet	Y

Per Title 19.12 the following Parking Lot Landscaping Standards Apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	24 Trees	23 Trees	N*
Buffer: Min. Trees	1 Tree/30 Linear Feet & 1 Tree/ 20 Linear Feet	31 Trees	46 Trees	N**
TOTAL		55 Trees	69 Trees	Y
Min. Zone Width	Eight Feet		10 Feet	Y
Wall Height	6-foot		6-foot Existing wall	Y
Open Space	20% Walks and Landscaping		28.12%	Y

* A condition has been added to require an additional landscape finger for the parking area along Sky Pointe Drive.

** A condition has been added to require 36-inch box trees along the street frontages.

The following streetscape standard apply within Town Center:

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
1 Tree/ 30 Linear Feet	15 Trees	17 Trees	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Total Area	9,831 sq. ft						
Restaurant							
• Dining	3,943 sq. ft.	1:50	78.86				
• Other	5,102 sq. ft.	1:200	25.51				
Retail	1,200 sq. ft.	1:175	6.85				
SubTotal			107	5	110	5	
TOTAL (including handicap)			112		115		Y
Loading Spaces			1		1		Y

ANALYSIS

Land Use:

This site is located within the Town Center Plan area and has a Suburban Mixed-Use land-use designation, which permits commercial development like the proposed use. The Suburban Mixed Use District is intended to enable development with imaginative adjacency standards. Building and site designs which reflect a mixture of compatible land uses having either a vertical or horizontal character will maximize employment and housing opportunities. The proposed land-use is compatible with the surrounding land uses and is consistent with the Suburban Mixed-use land-use category.

Site Plan:

The site plan shows a 9,831 square-foot restaurant and retail building on a 1.73 acre parcel. The building is set back along the build-to-line requirement along the Sky Pointe Drive frontage. Along the Cimarron Road Frontage, the building is set back as close as 20 feet from the property line. Adjacent to the main entry to the building is a courtyard with a water fountain. A condition of approval has been included requiring the applicant to make a separate application with the City for a water feature. The entirety of the parking for this building is located behind the building. The trash enclosure and loading space are located within the rear of the building and are approximately 175 feet away from the single-family residential development to the north. The handicapped parking meets all code requirements and they are the closest spaces to the restaurant and retail entrances to this building.

Landscape Plan:

The landscape plan shows a site with extensive landscaping. Along the street frontages the applicant proposes to provide three more trees than required by code. However, the tree species and the size of the trees don't meet the Town Center standards. Therefore, a condition has been included to require 36-inch box trees along the street frontages and to incorporate the tree species permitted within Town Center. Along the north property line, adjacent to single-family residential, the applicant is proposing to plant 25 trees where 13 are required. In the parking area, the applicant has provided landscape fingers for every six parking stalls. However, along one row of parking, an additional landscape finger is required. Therefore, a condition has been included to require an additional landscape finger for the parking row along the Sky Point Drive frontage. The site has a total open space (landscaping and walkways/courtyards) of 28.12%.

Elevation Plan:

The building elevations show the body of the building will have a light cream color and peach-colored stucco with a light-colored mocha watertable. The trim colors are red and a darker cream color. The entry columns are accented with black and white tiles. The maximum height of the building is 24 feet.

Floor Plan:

The floor plan shows an indoor and outdoor dining and bar seating capacity for 265 patrons. Because this location will be the corporate headquarters for this restaurant, a 1,470 square-foot commissary will house the products for the sister restaurants. A 1,200 square-foot retail space is also proposed for the retail sale of specialty Italian dry goods. A separate entrance for take-out orders is located along the Sky Pointe Drive frontage. There is also an indoor stairwell that connects to the buildings electrical and mechanical equipment enclosure which is in the rear of the building.

FINDINGS (SDR)

The following findings must be made for an SDR:

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

The proposed development is compatible with the adjacent development.

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

The proposed development is consistent with the Town Center Land-use Plan and with the, if approved conditions will meet all code requirements.

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

The proposed development will not negatively impact adjacent roadways or neighborhood traffic.

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

The building materials are appropriate for the area and are aesthetically pleasing. The (if approved) conditions address the deficiencies in the landscape materials and with the changes the landscape materials will meet the Town Center Development Standards.

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

The building elevations and design characteristics are not unsightly, undesirable or obnoxious in appearance and they create an orderly and aesthetically pleasing site that is compatible with the surrounding area.

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

The proposed development will not have a negative impact upon the public health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

11

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 775 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18926** APN: 125-21-313-003

Name of Property Owner: CIMARRON-FRONTAGE, LLC

Name of Applicant: SAM J. FACCHINI (METRO PIZZA - NORTHWEST)

Name of Representative: TERRE GROVE (GROVE, 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?

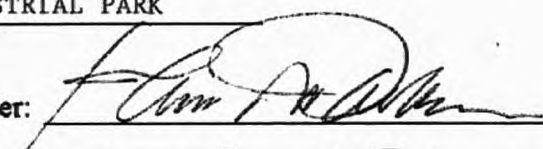
☒ Yes☐ No

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: MAYOR OSCAR GOODMAN

Partner(s): DAVID CARVER KEVIN PARKINSON

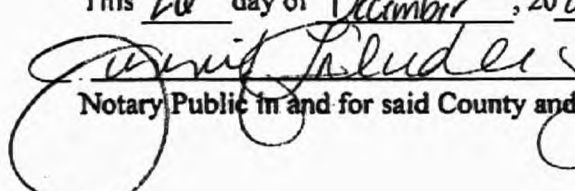
APN: APEX INDUSTRIAL PARK

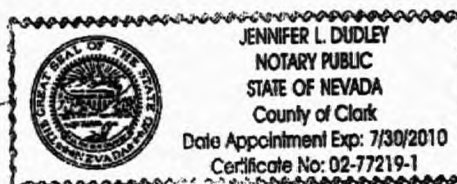
Signature of Property Owner: 

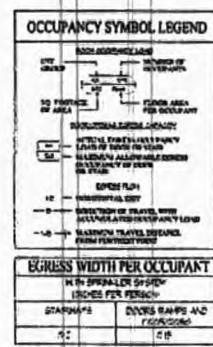
Print Name: Kevin M. Parkinson

Subscribed and sworn before me

This 26 day of December, 2006


Notary Public in and for said County and State





	AREA	OCCUPANCY CALCULATION	OCCUPANCY/ SEATING
RESTAURANT			
DINING ROOM	3,331 S.F.	1/15 S.F. NET	223
BAR AREA	68 S.F.	1/5 S.F. NET	14
WAITING AREA	130 S.F.	1/5 S.F. NET	25
STAFF/BACK OF HOUSE	3,218 S.F.	1/200 S.F. GROSS	17
COMMISSARY/STORAGE	1,470 S.F.	1/500 S.F. GROSS	3
RETAIL	1,200 S.F.	1/80 S.F. GROSS	20
TOTAL AREA	9,417 S.F.		
OUTSIDE DINING	414 S.F.	1/15 S.F. NET	28
TOTAL OCCUPANCY/SEATING			331

	AREA	ALLOWED REQUIRED	ACTUAL
USE GROUP A-2, TYPE 5 CONST.			
AREA ALLOWANCE	6,000 S.F.		
SPRINKLER INCREASE @ 200%	12,000 S.F.		
STREET FRONTAGE @ 60%	3,600 S.F.		
TOTAL AREA	21,600 S.F.		9,831 S.F.
EXITS (1 FROM UPPER LEVEL)		4	2
RESTROOMS (165 MEN, 168 WOMEN)	9,417 S.F.		
TOILETS (1 PER 75)	414 S.F.	3 EACH	3 EACH
LAVATORIES (1 PER 200)		1 EACH	2 EACH



SUP-18927
SDR-18926
02/08/07 PC

P1-1-0667 22 DECEMBER, 2006
DEC. 26 2006

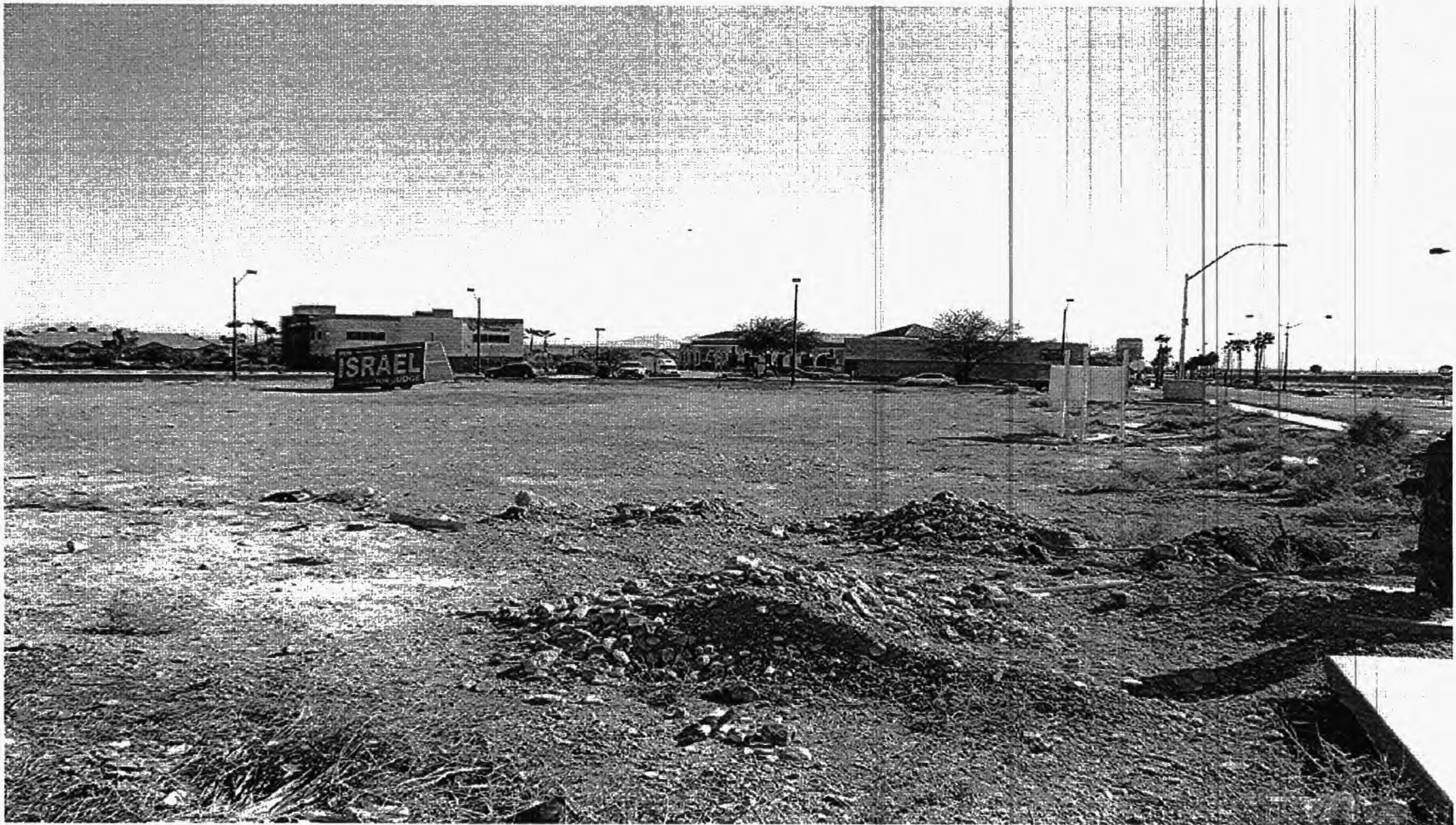
SDR 18926				
Sam J. Facchini				
NWC Sky Pointe & Cimarron				
Proposed 11.326 thousand square foot office building.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	HIGH-TURNOVER (SIT-DWN) RESTRNT [1000 SF]	8.631	127.15	1,097
AM Peak Hour			11.52	99
PM Peak Hour			10.92	94
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	1.2	42.94	52
AM Peak Hour			1.03	1
PM Peak Hour			3.75	5
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.495	11.01	16
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	11.326		1,149
AM Peak Hour				101
PM Peak Hour				99
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Sky Pointe Drive				
Average Daily Traffic (ADT)	9,047			
PM Peak Hour	724			
(heaviest 60 minutes)				

Cimarron Road				
Average Daily Traffic (ADT)	3,026			
PM Peak Hour (heaviest 60 minutes)	242			
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Sky Pointe Drive	32,600			
Cimarron Road	32,600			
This project will add approximately 1,149 trips per day on Sky Pointe and Cimarron. This will increase expected volumes by about 13 percent on Sky Pointe and about 38 percent on Cimarron. Sky Pointe is at about 28 percent of capacity and Cimarron is at about 9 percent of capacity.				
Based on Peak Hour use, this development will add roughly 99 additional car into the area; which works out to about three every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



SUP-18927 AND SDR-18926 - APPLICANT: METRO PIZZA NORTHWEST - OWNER: CIMARRON-FRONTAGE, LLC
NORTHEAST CORNER OF SKY POINTE DRIVE AND NORTH CIMARRON ROAD
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



SUP-18927 AND SDR-18926 - APPLICANT: METRO PIZZA NORTHWEST - OWNER: CIMARRON-FRONTAGE, LLC
NORTHEAST CORNER OF SKY POINTE DRIVE AND NORTH CIMARRON ROAD
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



SUP-18927 AND SDR-18926 - APPLICANT: METRO PIZZA NORTHWEST - OWNER: CIMARRON-FRONTAGE, LLC
NORTHEAST CORNER OF SKY POINTE DRIVE AND NORTH CIMARRON ROAD
FEBRUARY 8, 2007 PLANNING COMMISSION

01/08/07



December 1, 2006



Main Office
4420 S. Arville Street, #8
Las Vegas, Nevada 89103
Phone (702) 876-9727
Fax (702) 876-3444
www.metropizza.com

America's Neighborhood Pizzeria
Home of our Nation's Pizza Hall of Fame

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

Re: Parcel # 125-21-710-006

JUSTIFICATION LETTER

Gentlemen:

With regards to the above named parcel, located at the NE corner of Sky Pointe and Cimarron, our company intends to construct a building with overall dimensions of 90 ft. x 105 ft., for an overall footprint of approximately 9450 sq. ft.

Within that building our company intends to operate the following:

- 1) A Metro Pizza restaurant of approximately 6750 sq. ft.,
- 2) A retail breakfast café (yet unnamed) of approximately 1200 sq. ft.,
- 3) A commissary that services all 5 Metro Pizza restaurants of approximately 1500 sq. ft., and
- 4) Corporate offices of approximately 1500 sq. ft. located above the commissary.

Our company has operated continuously in Clark County for 26 ½ years and we recently opened a restaurant in Henderson. We look forward to proceeding with this development and beginning a long-lasting relationship with the City of Las Vegas.

Thank You in advance for accepting our application.

Sam J. Facchini
Co-founder/Co-owner

SUP-18927
SDR-18926
02/08/07 PC

EAST SIDE
1395 E. Tropicana Ave.
(Between S. & E. 15th St.)

WEST SIDE
4001 S. Decatur Blvd.
(Between S. & E. 15th St.)

STRIP
4178 S. Koval Lane
(Between S. & E. 15th St.)

METRO CATERING
Specializing in Italian Dishes
(Between S. & E. 15th St.)

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

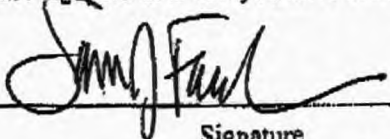
CITY OF LAS VEGAS	
ONE MOTION / ONE VOTE	
	Planning and Development Department
	Current Planning Division
	731 South Fourth Street
	Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax	

SUBJECT: SUP-18927 - APPLICANT: METRO PIZZA NORTHWEST - OWNER:
CIMARRON-FRONTAGE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the February 8, 2007 Planning Commission meeting. All of these items will be placed at the beginning of the agenda. The Chairman of the Planning Commission will open them at the same time.

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

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

 _____ Signature	<u>2-6-07</u> _____ Date
<u>SAM J. FACCHINI</u> _____ Please print name	
<u>Metro Pizza Northwest</u> _____ Company Name	

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

ATTN: Dorothy Marsili

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

GENERAL PLAN AMENDMENT

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Revised plans submitted 01-05-07

Motion made by GARY REESE to Approve

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 101-104.

ATTORNEY BOB GRONAUER, 3800 Howard Hughes Parkway, appeared on behalf of the applicant and explained that he has been working with former COUNCILMAN LAWRENCE WEEKLY making substantial changes to the project and COUNCILMAN REESE to finalize the site plan. He showed a revised site plan indicating the removal of the three-story product, reduced density to an R-PD10 and reduced lot count from 77 to 65 dwelling units. The variance

CITY COUNCIL MEETING OF: MARCH 07, 2007

is being withdrawn without prejudice because they exceed the open space requirements. The redesigned project is more compatible with the neighborhood.

DON DOERING, 4324 Mark Avenue, stated this is the third change. The first application was for a two-story product with 77 units on lot sizes less than 2,200 square feet. Only one neighborhood meeting was held last year and discussion dealt with the lack of space for children to play. Additionally, the schools will be impacted by all the new development projects in the area.

COUNCILMAN REESE asked for lot sizes. ATTORNEY GRONAUER replied the lots will range between 1,700 to 2,100 square feet. The homes range from 1,200 to 1,600 square feet. MR. DOERING added that the applicant has not been a good neighbor. He asked that all applications be denied or withdrawn with prejudice and come back with a suitable plan appropriate for this neighborhood.

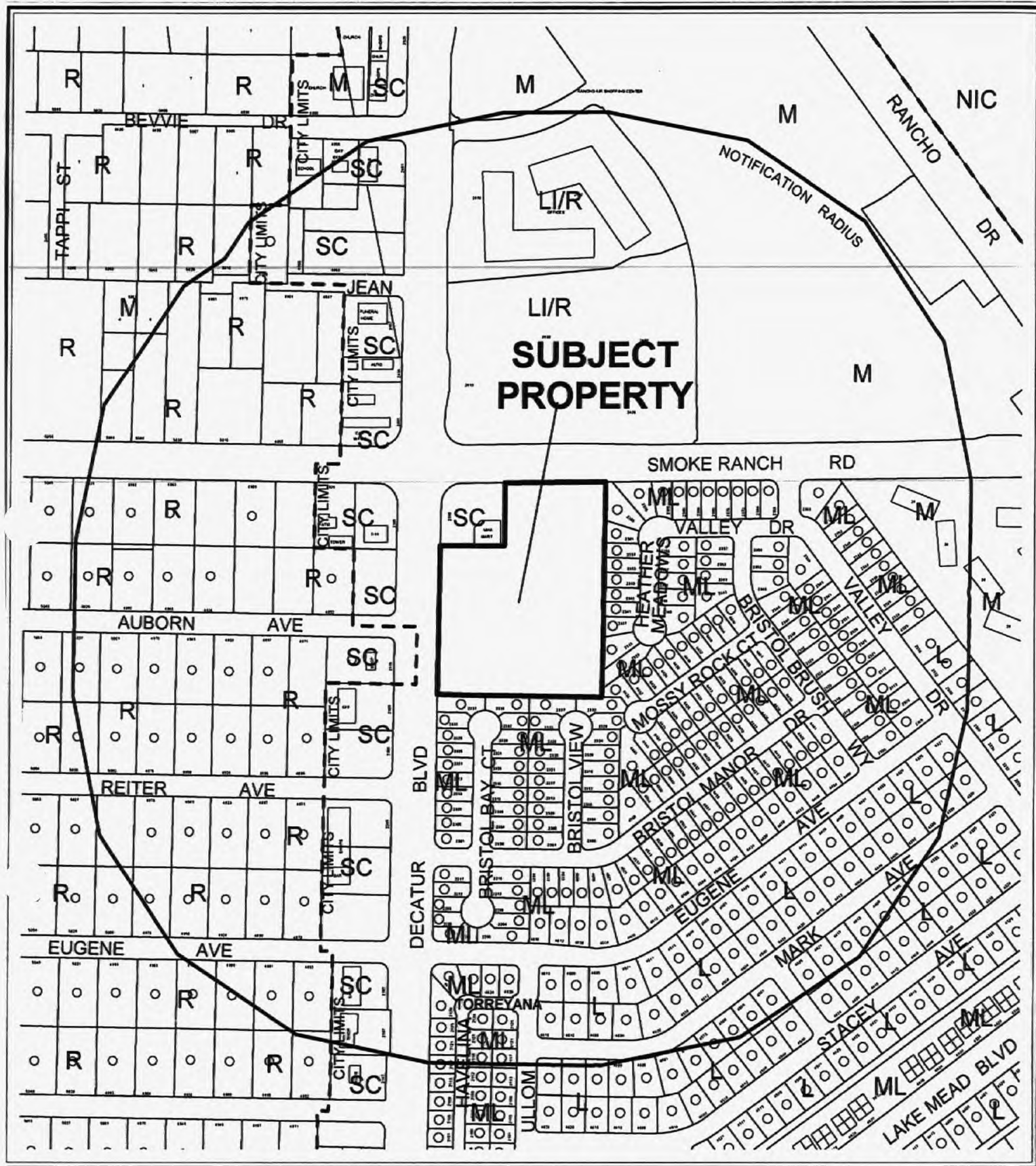
COUNCILMAN REESE suggested holding the items in abeyance so that the applicant could meet with MR. DOERING. However, MR. DOERING commented that the applicant had enough time to hold neighborhood meetings.

COUNCILMAN BROWN pointed out that the market is a lot different than it was five years ago. He also suggested that MR. DOERING meet with ATTORNEY GRONAUER, who is now representing the applicant. ATTORNEY GRONAUER rebutted that they tried to reach out to the neighborhood, but MR. DOERING was not present. On February 15th another meeting was held at the Texas Station, but no one attended. He reiterated that substantial improvements have been made to the plans to address the quality of life. ATTORNEY GRONAUER was amenable to meeting with MR. DOERING.

COUNCILMAN REESE was concerned about adequate playground areas and did not feel comfortable moving forward with the applications. ATTORNEY GRONAUER suggested trailing the items to give him an opportunity to speak with MR. DOERING to address his concerns. If they cannot be resolved, he would be willing to abey the items.

When the items were recalled, ATTORNEY GRONAUER informed the Council that the outstanding issues were resolved. An additional condition for an eight-foot high wall to provide additional security will address some of MR. DOERING'S concerns. ATTORNEY GRONAUER made a personal commitment to personally visit other Richmond American developments with MR. DOERING to show him similar products.

MAYOR GOODMAN declared the Public Hearing closed for Items 101-104.



CASE: GPA-16511

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)





CASE: GPA-16511

RADIUS: 1000 FT

GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

ML (MEDIUM LOW DENSITY RESIDENTIAL)

PROPOSED GENERAL PLAN LAND USE DESIGNATION OF SUBJECT PROPERTY:

MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL)

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - GPA-16511 - APPLICANT: RICHMOND

AMERICAN HOMES - OWNER: SCHNIPPLE FAMILY TRUST

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 21, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

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

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

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

BACKGROUND INFORMATION

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

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

Details of Application Request	
Site Area	
Gross Acres	6.19
Net Acres	5.33

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

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

NG

DEVELOPMENT STANDARDS

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

ANALYSIS

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

FINDINGS

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

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

In regard to “1”:

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

In regard to “2”:

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

In regard to “3”:

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

In regard to “4”:

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 349 by Planning Department

APPROVALS 0

PROTESTS 0

STATEMENT OF FINANCIAL INTEREST

Name of Applicant: Richmond American Homes

~~Yes~~ No

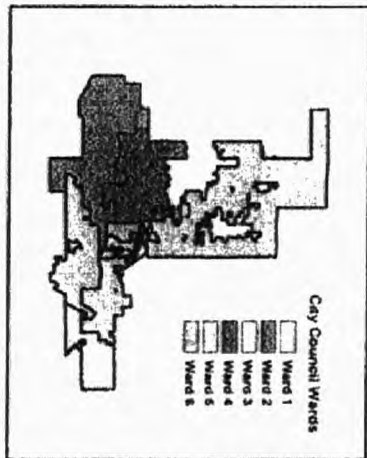
APN: _____

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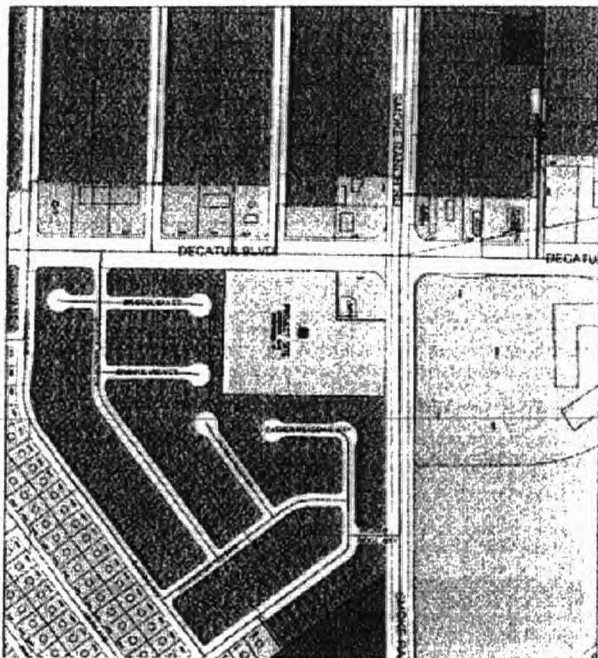
Mark A Schneggen

Carrie L Price

CARRIE L. PRICE
Notary Public State of Nevada
No. 04-Y0890-1
My appt. exp. July 9, 2008



- Rural Estates
- Desert Rural
- Rural
- Low
- Medium - Low
- Medium - Low Medium
- Medium
- High
- Office
- Service Commercial
- General Commercial
- Transit Commercial
- Low Voltage Industrial District
- Light Industrial / Research
- Planned Community Development
- Downtown Redevelopment Area
- Park / Recreation / Open Space
- Public Facility
- Public Facility - School
- Public Facility - City County
- Town Center
- Precincts Construction
- Downtown - Commercial
- Downtown - Mixed Use
- Not in City
- Designated - Other



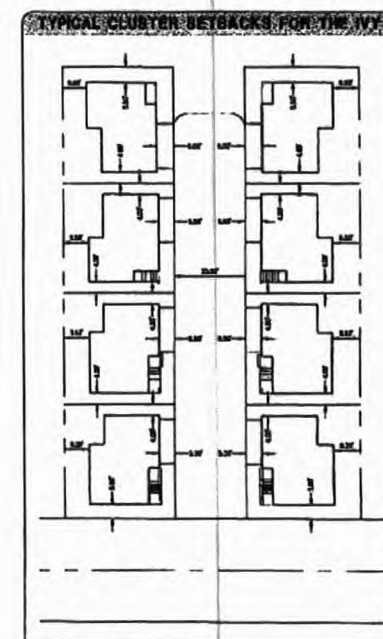
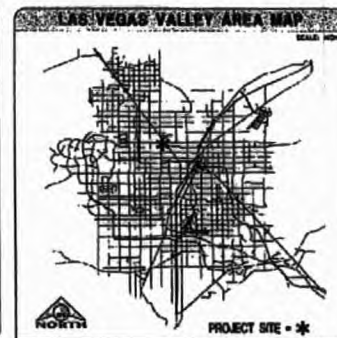
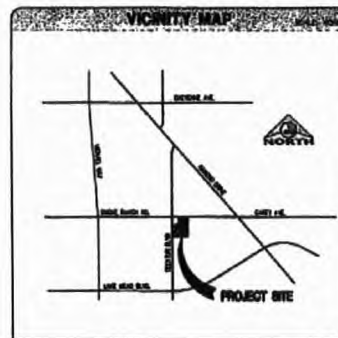
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SEP 05 2005

GPA-16511

11/16/06 PC

	RICHMOND AMERICAN HOMES OF NEVADA, INC. SMOKE RANCH / DECATUR		Triton Engineering 10000 E. Corporate Drive, Suite 100 Las Vegas, NV 89123 Tel: (702) 734-0000 Fax: (702) 734-0001 www.tritoneng.com	DATE: 8/10/06 BY: D. SMITH CHECKED BY: APPROVED BY: JOB NO.: 060106 REVISION: 01-0001	SHEET NO.: TOTAL SHEETS:
	LOCATION PLAN			1	1

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



THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTH HALF (N 1/2) OF SECTION 18, TOWNSHIP 26 SOUTH, RANGE 31 EAST, R.3.E.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

TRIM ENGINEERING
6757 E. CHARLTON AVE., SUITE 8
LAS VEGAS, NV 89148
OFFICE: (702) 254-1483

CLARK COUNTY VERTICAL CONTROL POINT "BLVD 12TH" BEING A CITY OF LAS VEGAS PLOT AND BOUND PLATE IN CONCRETE CURB, NORTHEAST CORNER OF JONES BLVD AND RACE STREET.

120-9-10-204

SCHEFFLE FAMILY TRUST
VIA GUYMON ANGEL, DATE 210
LAS VEGAS, NV 89129
OFFICE: (702) 264-1847

1. COVER SHEET

BROWNE AMERICAN HOMES OF CANADA, INC
2488 FAIRVIEW PARKWAY, SUITE 120
POMONA, NY 09074
OFFICE: (702) 817-8400

NORTH 070°18' N. MEAS. BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (OR 1/4) OF THE NORTHEAST QUARTER (OR 1/4) OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 60 EAST, N.D.M., AS SHOWN ON BOOK 100, PAGE 10 OF PLAT 10, P.L.C. 17

LAND USE INFORMATION		
PRESENT ZONING	R-708 (RESIDENTIAL PLANNED DEVELOPMENT)	
PROPOSED ZONING	R-702 (RESIDENTIAL PLANNED DEVELOPMENT)	
SITE SUMMARY		
TOTAL ACRES	77.1075	
Subtractable ACRES	NONE	
GROSS ACREAGE	6.18 ACRES	
DEEDY (GROSS)	17.42 100% / AGR	
USABLE OPEN SPACE		
TOTAL REQUIRED	15,575 SF	
TOTAL PROVIDED	15,576 SF	

CLARK COUNTY TITLE 20	
FOUND:	R-1
TYPICAL LOT SIZE (SQ)	1,600 SQ
FRONT TO BUILDING	2' MIN
FRONT TO GARAGE	5' - 6' OR 10' PLAT
SIDE TO BUILDING	2' MIN
SIDE TO REAR YARD	2' MIN
SIDE ON CORNER	2' MIN
REAR	2' MIN

THE-ONE SUPPLYING
8725 N. CHARLTON BLVD., SUITE A
LAS VEGAS, NV 89148
OFFICE: (702) 625-1204

COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT 'A'	3,504 SF	6,761 SF	11,265 SF
COMMON LOT 'B'	1,184 SF	24,535 SF	26,389 SF
COMMON LOT 'C'	3,794 SF	0 SF	3,794 SF
COMMON LOT TOTAL	7,082 SF	33,326 SF	40,798 SF

RECEIVED
OCT 25 2006

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

Triton
Engineering



RICHMOND AMERICAN HOMES OF NEVADA, INC.

SMOKE RANCH / DECATUR II

COVER SHEET

SHEET 1
C.L.V. DWG.

Plant Schedule

Plant	Quantity	Notes	Comments
1" Blue Star Juniper	100	10' x 10' x 10'	10' x 10' x 10'
1" Blue Star Juniper	100	10' x 10' x 10'	10' x 10' x 10'
1" Blue Star Juniper	100	10' x 10' x 10'	10' x 10' x 10'
1" Blue Star Juniper	100	10' x 10' x 10'	10' x 10' x 10'

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Landscape Schedule

1" Blue Star Juniper	100	10' x 10' x 10'	10' x 10' x 10'
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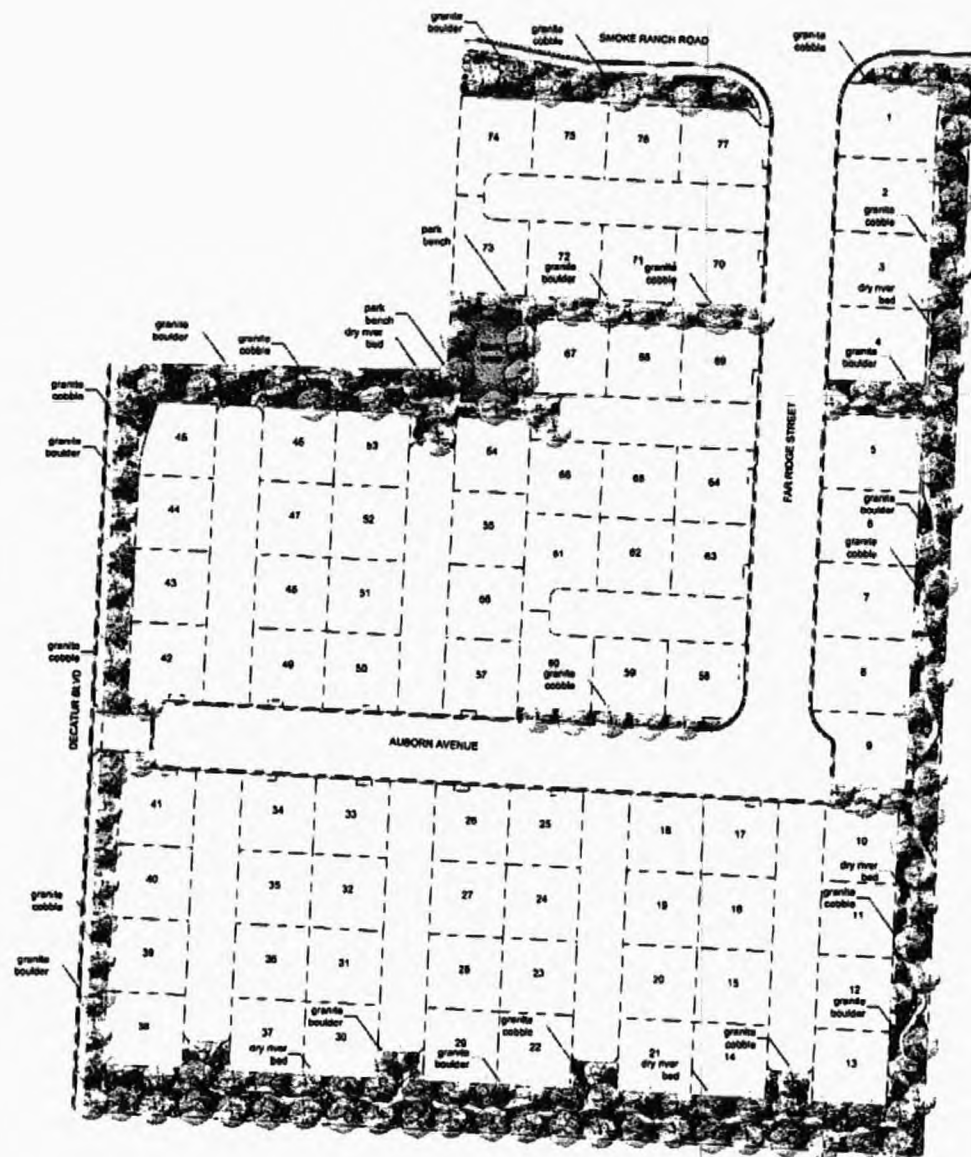
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Project Name:
Sunny Hills
 (Smoke Ranch/Decatur)
 Richmond American Homes
 Las Vegas, Nevada

#	Revisions	Date	By
1	revised	08.09.05	mh
2	buffer	10.10.05	mh
3	base revision	01.11.05	adw
4	base revision	02.01.06	adw
5	engineering	02.20.06	mf
6	base revision	08.30.06	mh
7	base revision	10.21.06	mh

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

Drawing:
**Common Area
 Landscape
 Plan**

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

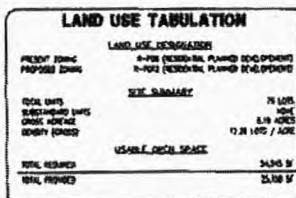
Sheet # 1 of 1

L-1

RECEIVED
 OCT 25 2006

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



[illegible]

LEGAL DESCRIPTION

THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER
SHE 1/4 OF THE NORTH HALF (N 1/2) OF SECTION 14
RANGE 20 SOUTH, RANGE 34 EAST, T20N, R34E, CITY OF
LIFE HOPE, CLARK COUNTY, NEVADA.

ENGINEER
THOMAS ENGINEERING
6767 N. CHARLESTON AVE., SUITE 9
LAS VEGAS, NV 89149
OFFICE: (702) 256-1680
FAX: (702) 256-3882

BENCHMARK

CLARK COUNTY VERMONT CENTRAL POINT "B-100 LIBRARY"
SERIES A SET OF LAS VEGAS PLATE AND BOUND PLATE IN
EASTSIDE CHURCH, NORTHWEST CORNER OF JONES BLVD
AND HINDS STREET.

DATE/TIME 2/26/2003 (PST)
725-545 (VERT)

CLARK COUNTY VERMONT CENTRAL POINT "B-100 BOUND ON
NORTH-AMERICAN VERMONT, S-100 OF 1988 (PST) 545

ASSESSOR'S PARCEL NUMBER
120-10-101-002

OWNER
SOMERLY FAMILY TRUST
3800 CHEVON RD. SUITE 210
LAS VEGAS, NV 89134
OFFICE: (702) 304-1817

BASIS OF BEARING

40TH SUBDIVISION, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER OF THE 1/4 OF THE SOUTHEAST QUARTER 1/4 OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 50 EAST, S.B.M. AS SHOWN IN BOOK 108, PAGE 31 OF PLATS ON FILE AT THE CLARK COUNTY, MISSISSIPPI RECORDERS OFFICE.

SHEET INDEX

1. COVER SHEET	2. SECTIONS AND DETAILS
3. SITE PLAN	

DEVELOPER

RECOVERING AMERICAN REMAINS OF VIETNAM, and
3-00 KILLED VIETNAM, 1974 175
HONOLULU, HI 96814
OFFICE (707) 847-6402

SETBACK REQUIREMENTS	
CITY OF LAS VEGAS	
ZONING	R-10
TYPICAL LOT SIZE (SQ)	1,200 SF
FRONT TO READING	2' MIN.
FRONT TO DRIVE	5' - 6' ON 1st FLOOR
SIDE TO BUILDING	2' MIN.
SIDE TO ROOF EAVE	2' MIN.
BACK ON CORNER	2' MIN.
REAR	2' MIN.

SURVEYOR

THE CONE SURVEYING
6722 W. CHANDLER BLVD., SUITE 4
LAS VEGAS, NV 89109
OFFICE: (702) 821-1254
FAX: (702) 825-4719

COMMON LOT AREAS			
COMMON LOT	NOT USABLE	USABLE	TOTAL
COMMON LOT "A"	0 SF	6,863 SF	6,863 SF
COMMON LOT "B"	0 SF	10,375 SF	10,375 SF
COMMON LOT "C"	2,887 SF	0 SF	2,887 SF
COMMON LOT TOTAL	2,887 SF	17,238 SF	20,125 SF

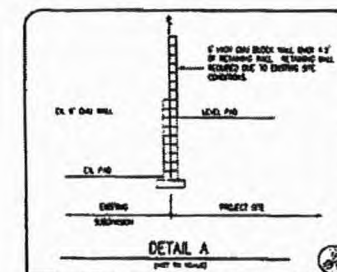
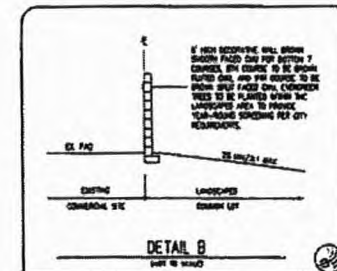
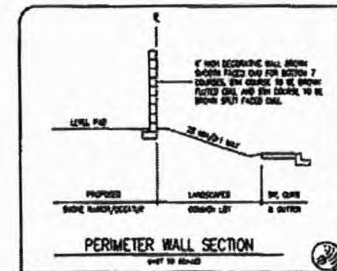
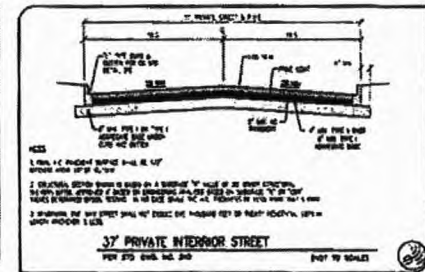
RECEIVED

Submitted after final design—

Date 1/12/07 Item 924-95

ZON-16519
VAR-16525
SDR-16522

JAN 05 2007



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

~~RECEIVED~~
JAN 05 2007

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REZONING RELATED TO GPA 16511

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised plans submitted 01-05-07
6. Submitted at meeting – Revised Site Plans by staff and Revised Justification Letter

Motion made by GARY REESE to Approve Subject to Conditions and adding the following condition as read for the record:

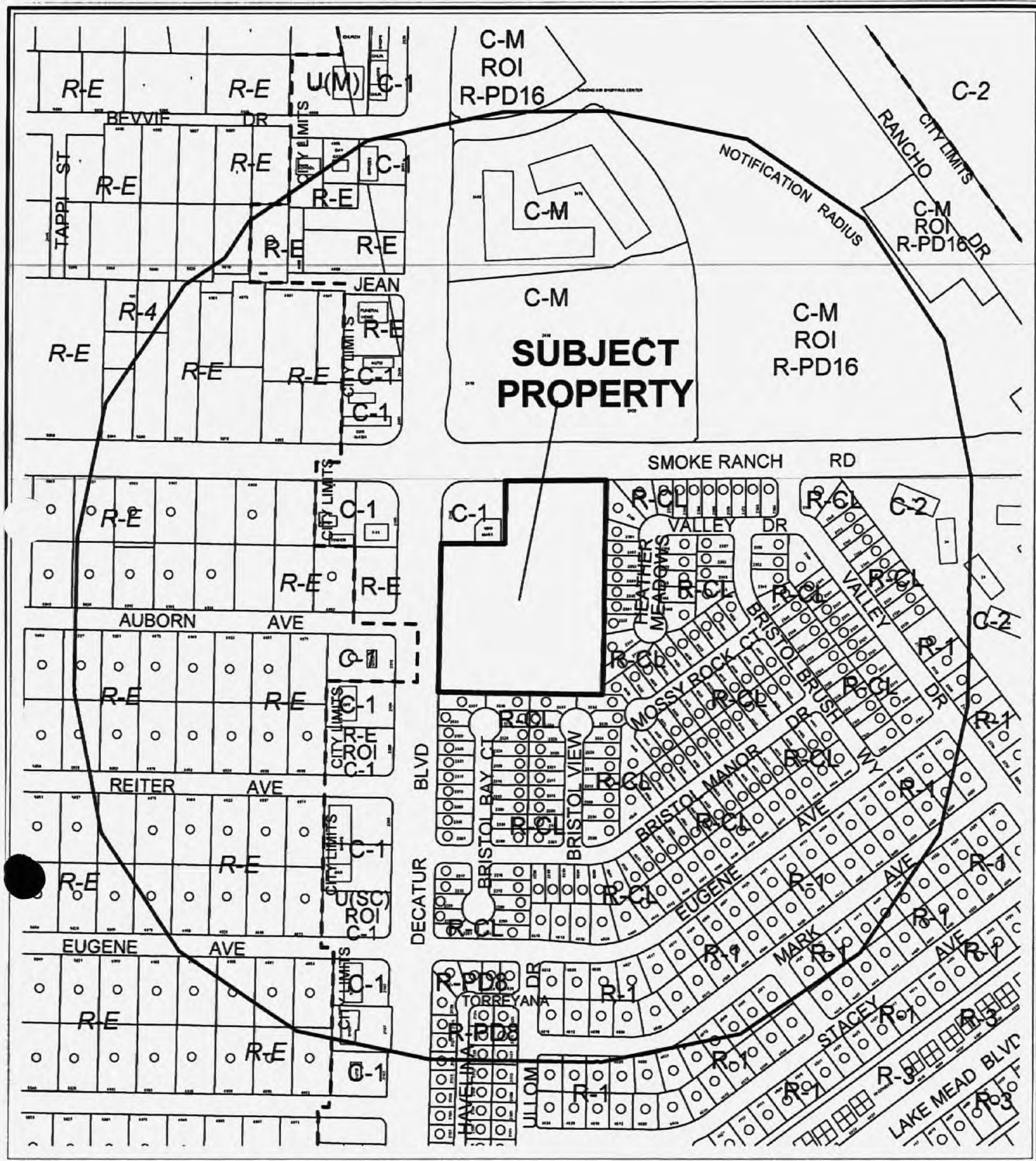
A. Approval is to R-PD10.

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 0

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

Minutes:

See Item 101 for related discussion.



CASE: ZON-16519

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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



CASE: **ZON-16519**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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

0 400 800 Feet



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

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

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 21, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

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

Public Works

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

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

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

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

BACKGROUND INFORMATION

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

Related Building Permits/Business Licenses

There are no building permits or business licenses related to this application.

Pre-Application Meeting

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

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

Gross Acres	6.19
Net Acres	5.33

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

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

DEVELOPMENT STANDARDS

Per Title 19.06 the following Development Standards apply:

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

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

Per Title 19.12 the following Landscape Standards apply:

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

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

ANALYSIS

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

FINDINGS

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

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

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

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

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

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

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

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 349 by Planning Department

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-16519** APN: 139-19-101-002

Name of Property Owner: SCHNIPPLE FAMILY TRUST

Name of Applicant: Richmond American Homes

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

Yes

8 No

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

City Official: _____

Partner(s): _____

APN: _____

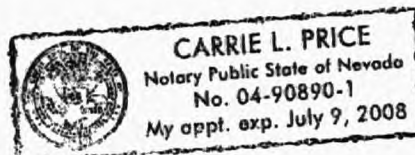
Signature of Property Owner: _____

Print Name: Mark A. Schnippel

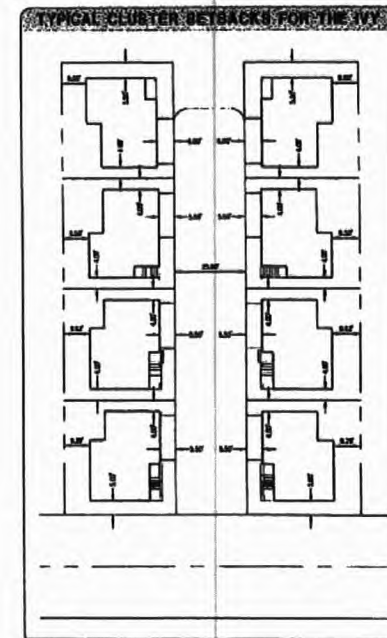
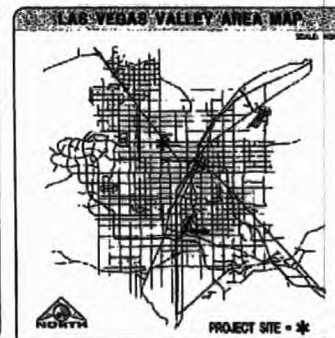
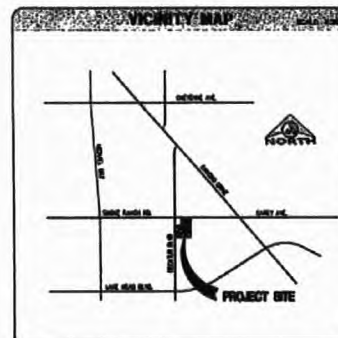
Subscribed and sworn before me

This 1st day of September 12006

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



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



LEGAL DESCRIPTION

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

ENGINEER
TRITON ENGINEERING
 6700 N. COMMERCE BLVD., SUITE 8
 LAS VEGAS, NV 89148
 OFFICE: (702) 254-1400
 FAX: (702) 254-3052

BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT 17100 LOCATED BEING A CITY OF LAS VEGAS PAVED AND REINFORCED CONCRETE CURBLINE, NORTHEAST CORNER OF JONES BLVD AND RACE STREET.

ELEVATION: 2267.2633 (FTEI)
721-823 (METER)

CLARK COUNTY VERTICAL CONTROL, 171003 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ASSESSOR'S PARCEL NUMBER
126-10-001-000

OWNER
 DODDLE FAMILY TRUST
 9909 OLYMPIA AVENUE, SUITE 210
 LAS VEGAS, NV 89120
 OFFICE (702) 366-1947

BASIS OF BEARING

NORTH SITUED IN NE 1/4, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (BE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 40 EAST, N31N, AS SHOWN IN BOOK 106, PAGE 31 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDS OFFICE.

SHEET INDEX

1. COVER SHEET

2. SITE PLAN

DEVELOPER

SHOWARD AMERICAN POWER OF NEVADA, INC.
2450 PACED VERDE PARKWAY, SUITE 130
HENDERSON, NV 89011
OFFICE: (702) 817-8400

COMMON LOT AREAS			
COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT 'A'	2,584 SF	6,791 SF	11,915 SF
COMMON LOT 'B'	1,784 SF	24,323 SF	26,209 SF
COMMON LOT 'C'	2,794 SF	0 SF	2,794 SF
COMMON LOT TOTAL	7,162 SF	33,128 SF	40,296 SF

LAND USE TABULATION		
LAND USE DESIGNATION		
PRESERVE ZONING	8-100 (RESIDENTIAL PLANNED DEVELOPMENT)	
PROPOSED ZONING	R-100 (RESIDENTIAL PLANNED DEVELOPMENT)	
SITE SUMMARY		
TOTAL UNITS		77 LOTS
SUBDIVIDING UNITS		NONE
GROSS ACREAGE		6.18 ACRES
DENSITY (GROSS)		12.42 LOTS / ACRE
USABLE OPEN SPACE		
TOTAL REQUIRED		10,257 SF
TOTAL PROVIDED		13,278 SF

SETBACK REQUIREMENTS	
CLARK COUNTY TIRE 20	
MINIMUM TYPICAL LOT SIZE (SF)	8,000 SF
FRONT TO BUILDING	3' MIN.
FRONT TO GARAGE	5' - 6' OR 10' PLUS
SIDE TO BUILDING	3' MIN.
SIDE TO REAR GARDEN	3' MIN.
SIDE ON CORNER	4' MIN.
REAR	3' MIN.

SURVEYOR
VIN-CORP. SURVEYING
8700 N. CHARLESTON BLVD., SUITE A
LAS VEGAS, NV 89145
OFFICE: (702) 621-1336
FAX: (702) 676-4378

RECEIVED
OCT 25 2006

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



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

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

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

L-1



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

Triton

Engineering

October 16, 2006

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

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

To Whom It May Concern:

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

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

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

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

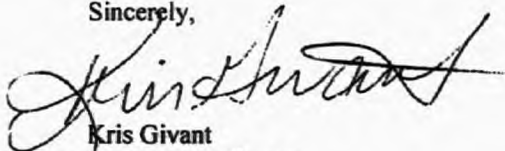
Typical Lot Size:	1,500 sq ft
Front to Roof Edge/Building:	3' Minimum
Front to Garage:	5' to 6' Min. or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	4' feet
Rear Yard	3' feet

RECEIVED
OCT 1 2006

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

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

Sincerely,

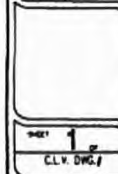
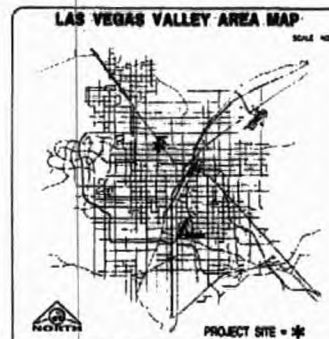

Kris Givant
Project Coordinator

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

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

[illegible]

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



BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "BLIND LIZARD"
BEING A CITY OF LAS VEGAS HWY 1 AND MOHAWK PLATE
CONCRETE CULVERT, NORTHEAST CORNER OF JONES BLVD
AND SAGE STREET.

ELEVATION 2267.223 (VCTR)
721 523 (H-TM)

CLARK COUNTY VERTICAL CONTROL - 2002 BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83) ON

BASIS OF BEARING

NORTH CORNER 1/4 WEST, BEING THE BEARING OF THE
1ST LINE OF THE SOUTHEAST QUARTER (BE 1/4) OF
THE SOUTHWEST QUARTER (BE 1/4) OF SECTION 12,
TOWNSHIP 19 NORTH, RANGE 10 EAST, N.E.M., AS
SHOWN IN BOOK 120, PAGE 31 OF PLATS ON FILE AT
THE CLARK COUNTY, NEVADA RECORDING OFFICE.

COMMON LOT AREAS

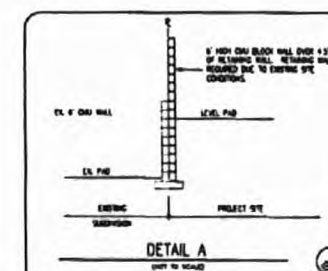
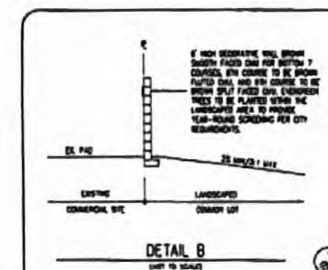
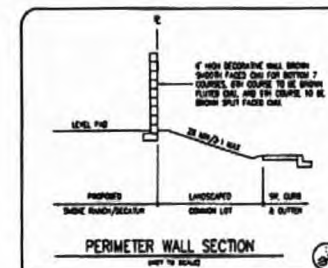
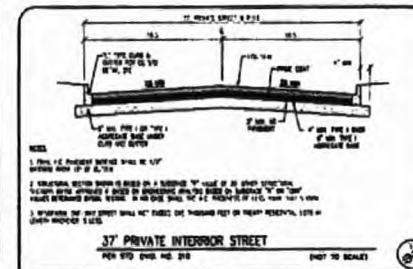
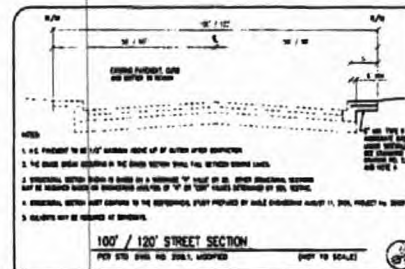
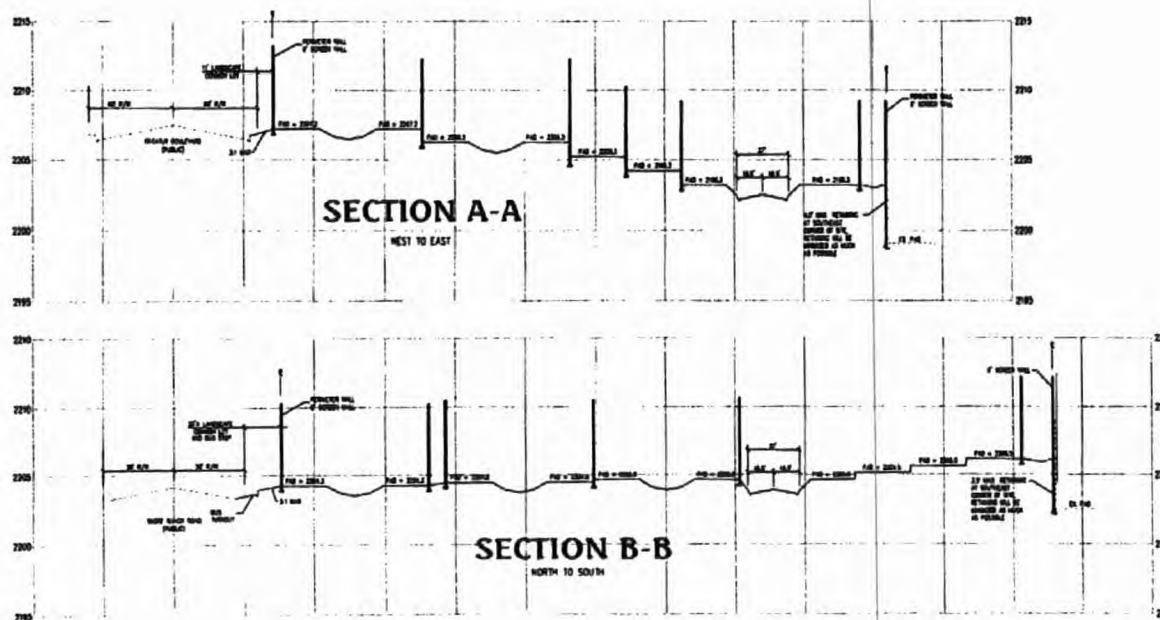
Common LOTs	NON USABLE	USABLE	TOTAL
COMMON LOT "A"	0 SF	8,883 SF	8,883 SF
COMMON LOT "B"	0 SF	18,275 SF	18,275 SF
COMMON LOT "C"	2,687 SF	0 SF	2,687 SF
COMMON LOT TOTAL	2,687 SF	25,158 SF	27,845 SF

SURVEYOR

SURVEYOR
TWO-CODE SURVEYING
6705 W. CHAMBERLAIN BLVD., SUITE C
LAS VEGAS, NV 89148
OFFICE: (702) 821-1954
FAX: (702) 870-4378

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

JAN 05 2007



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

RECEIVED

JAN 05 2007

RICHMOND AMERICAN HOMES OF NEVADA, INC.	
SMOKE RANCH / DECATUR II	
SECTIONS AND DETAILS	
DATE: 01/17/07	BY: J. D. DAVIS
DESIGNED BY: J. D. DAVIS	CHECKED BY: J. D. DAVIS
SCALE: 1/4" = 1'-0"	DATE: 01/17/07
3	
CLV. DWG.	

Triton

Engineering

March 1, 2007

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

**Reference: Request for Re-zoning
Revised Justification Letter
Smoke Ranch / Decatur II
APN # 139-19-101-002**

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Zone Change request for a proposed 65 lot single family project called "Smoke Ranch/ Decatur II".

The applicant is requesting that the zoning on this parcel be changed from RPD-8 to RPD-10 for a proposed 65 lot single-family residential development. Parcels adjacent to the proposed site have the following landuse:

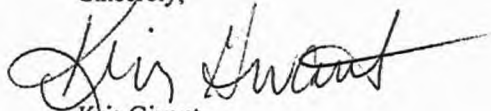
NEC – Light Industrial (C-M)
NWC – Service Commercial and Rural (C-1 & R-E)
SEC – Medium – Low, High & Service Commercial (R-CL, C-2 & C-1)
SWC – Service Commercial (C-1)

Richmond American Homes believes that requesting a RPD-10 zoning will compliment the area and would be a proposed buffer between the R-CL Single family residences and the C-1 Commerical Property.

We believe that the addition of single family homes at this location will increase traffic slightly, but any traffic concerns will be addressed either by submittal of a traffic study or through a traffic mitigation agreement.

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

Sincerely,


Kris Givant
Project Coordinator

ZON-16519
03-07-07 CC

Submit file and agenda

Date 3/5/07 Item #102

132

VICINITY MAP

SCALE: 1" = 1 MILE

NORTH

SHEPARD AVE

DIXIE TRUNK RD

STATE RD 10

STATE RD 10

STATE RD 10

PROJECT SITE

LAS VEGAS VALLEY AREA MAP

SCALE: 1" = 10 MILES

PROJECT SITE - *

THE WEST HALF (W 1/2) OF THE NORTHWEST 1/4 QUARTER (NW 1/4) OF THE NORTH HALF (N 1/2) OF SECTION 18 TOWNSHIP 20 SOUTH, RANGE 01 EAST, M D M, CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

6757 W. CHARLSTON BLVD., SUITE 6
 LAS VEGAS, NV 89148
 OFFICE (702) 254-1490
 FAX (702) 254-3062

CLARK COUNTY VERTICAL CONTROL POINT "ELVADO 1.00000"
BEING A CITY OF LAS VEGAS HWYET AND ROUND PLATE IN
CONCRETE CYLINDER, NORTHEAST CORNER OF JONES BLDG
AND RACE STREET

120-11-101-004

SONNIPPE FAMILY TRUST
8949 CHEYENNE AVENUE, SUITE 210
LAS VEGAS, NV 89128

NORTH 09°W 10' WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 80 EAST, N.M.S., AS SHOWN IN BOOK 108, PAGE 21 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE.

1. COVER SHEET 3. DECISIONS AND DETAILS
2. SITE PLAN

MISSOURI AMERICAN HOMES OF MELODIA, INC.
2450 PACED VERDE PARKWAY, SUITE 120
MENDOTON, NY 12544
OFFICE: (702) 417-8400

700-CHIEF, BUREAU
7700 N. CHARLESTON BLVD., SUITE
140, WICHITA, KS 67202
OFFICE: (702) 821-1554
FAX: (702) 870-4378

CITY OF LAS VEGAS

ZONING	R-PD
TYPICAL LOT SIZE (SQ)	1,500 SF
FRONT TO BUILDING	5' MIN
FRONT TO GARAGE	5' - 8' OR 18' PLUS
SIDE TO BUILDING	5' MIN
SIDE TO HOV LANE	5' MIN
SIDE ON CORNER	5' MIN
REAR	5' MIN

COUNCIL LOTS	NOT USABLE	USABLE	TOTAL
COUNCIL LOT "A"	9 SF	18,434 SF	18,443 SF
COUNCIL LOT "B"	0 SF	28,836 SF	28,836 SF
COUNCIL LOT "C"	2,376 SF	0 SF	2,376 SF
COUNCIL LOT TOTAL	2,376 SF	47,302 SF	49,678 SF

LAND USE DESIGNATION	
PRESENT ZONING	R-10 (RESIDENTIAL PLANNED DEVELOPMENT)
POTENTIAL ZONING	R-10 (RESIDENTIAL PLANNED DEVELOPMENT)
SITE SUMMARY	
TOTAL ACRES	30.10 ACRES
20-FOOT BUFFER ZONE	0.2 ACRES
DEVELOP (ACRES)	10.80 ACRES / 35.8%
WARRANT OPEN SPACE	
TOTAL REQUIRED	16.70 ACRES
TOTAL PROVIDED	47.307 ACRES

RECEIVED
MAR 02 2007

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

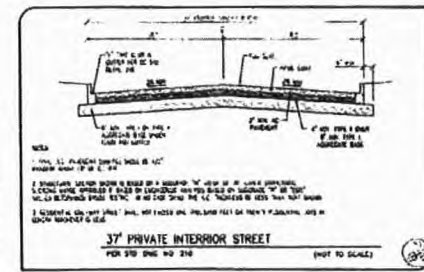
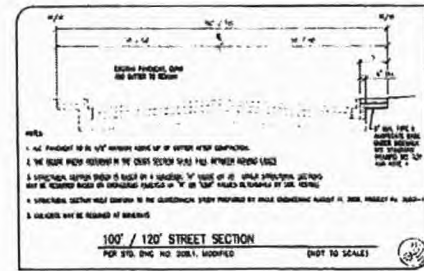
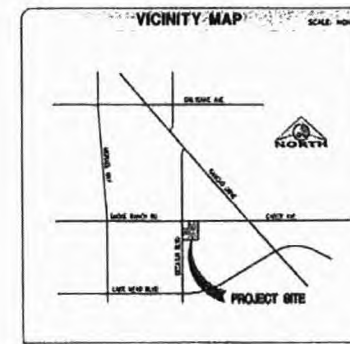
POWER SUEET

SHEET 1
CLY. DRG.

VAR-16525
SDR-16522

03-07-07 CC

Date 3/5/07 Page # 102-104



GROSS ACREAGE = 6.2 AC
 65 LOTS DENSITY = 10.48
 OPEN SPACE REQUIRED = 44,716 SF
 OPEN SPACE PROVIDED = 47,307 SF

Lot	Area	Volume	Height	Notes
1	1.00	1.00	1.00	
2	1.00	1.00	1.00	
3	1.00	1.00	1.00	
4	1.00	1.00	1.00	
5	1.00	1.00	1.00	
6	1.00	1.00	1.00	
7	1.00	1.00	1.00	
8	1.00	1.00	1.00	
9	1.00	1.00	1.00	
10	1.00	1.00	1.00	
11	1.00	1.00	1.00	
12	1.00	1.00	1.00	
13	1.00	1.00	1.00	
14	1.00	1.00	1.00	
15	1.00	1.00	1.00	
16	1.00	1.00	1.00	
17	1.00	1.00	1.00	
18	1.00	1.00	1.00	
19	1.00	1.00	1.00	
20	1.00	1.00	1.00	
21	1.00	1.00	1.00	
22	1.00	1.00	1.00	
23	1.00	1.00	1.00	
24	1.00	1.00	1.00	
25	1.00	1.00	1.00	
26	1.00	1.00	1.00	
27	1.00	1.00	1.00	
28	1.00	1.00	1.00	
29	1.00	1.00	1.00	
30	1.00	1.00	1.00	
31	1.00	1.00	1.00	
32	1.00	1.00	1.00	
33	1.00	1.00	1.00	
34	1.00	1.00	1.00	
35	1.00	1.00	1.00	
36	1.00	1.00	1.00	
37	1.00	1.00	1.00	
38	1.00	1.00	1.00	
39	1.00	1.00	1.00	
40	1.00	1.00	1.00	
41	1.00	1.00	1.00	
42	1.00	1.00	1.00	
43	1.00	1.00	1.00	
44	1.00	1.00	1.00	
45	1.00	1.00	1.00	
46	1.00	1.00	1.00	
47	1.00	1.00	1.00	
48	1.00	1.00	1.00	
49	1.00	1.00	1.00	
50	1.00	1.00	1.00	
51	1.00	1.00	1.00	
52	1.00	1.00	1.00	
53	1.00	1.00	1.00	
54	1.00	1.00	1.00	
55	1.00	1.00	1.00	
56	1.00	1.00	1.00	
57	1.00	1.00	1.00	
58	1.00	1.00	1.00	
59	1.00	1.00	1.00	
60	1.00	1.00	1.00	
61	1.00	1.00	1.00	
62	1.00	1.00	1.00	
63	1.00	1.00	1.00	
64	1.00	1.00	1.00	
65	1.00	1.00	1.00	

DEC 10 MAR 02 2007

ZON-16519
 VAR-16525
 SDR-16522

CLV, CIVIL & E. INC.

1000 S. LAS VEGAS BLVD. SUITE 100

LAS VEGAS, NV 89101-1000

TEL: 702.735.1000

FAX: 702.735.1001

WWW.CLVINC.COM

NO. 1000000000

SCALE: 1" = 1' & 6"

Triton Engineering

4477 S. Oakes Blvd.

Las Vegas, Nevada 89146

RICHMOND AMERICAN HOMES OF NEVADA, INC.

SMOKE RANCH / DECATUR II

SITE PLAN

LOT 1

CLV, INC.

2

CLV, INC.

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE RELATED TO GPA-16511 AND ZON-16519

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

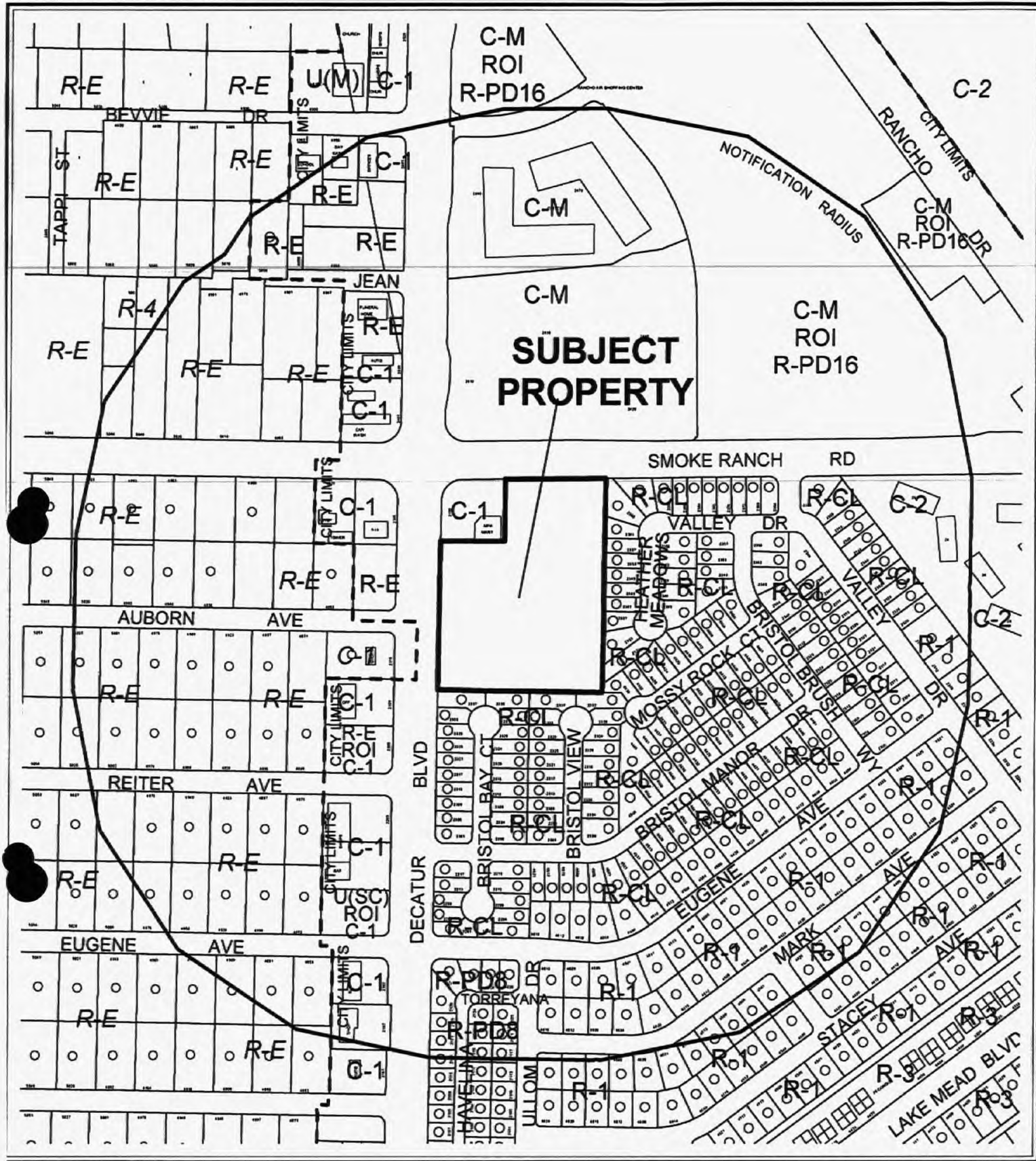
1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised plans submitted 01-05-07

Motion made by GARY REESE to Withdraw without Prejudice Item 103 and Approve Item 104 Subject to Conditions, amending Conditions 1, 3 and 4 and adding the following condition as read for the record

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
 LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

See Item 101 for related discussion and Item 102 for related backup.



CASE: VAR-16525

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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

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

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

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 21, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for General Plan Amendment (GPA-16511), Rezoning (ZON-16519), and Site Development Plan Review (SDR-16522) if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. The applicant shall make a contribution To Whom It May Concern: the City of Las Vegas Parks CIP Fund in the amount of \$88,380 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

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

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

BACKGROUND INFORMATION

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

Neighborhood Meeting

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

Details of Application Request**Site Area**

Gross Acres	6.19
Net Acres	5.33

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

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

NG

DEVELOPMENT STANDARDS

Per Title 19.12 the following Landscape Standards apply:

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

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

ANALYSIS

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

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 356 by City Clerk

APPROVALS 0

PROTESTS 0

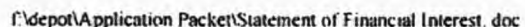
Name of Applicant: Richmond American Homes

No

APN: _____

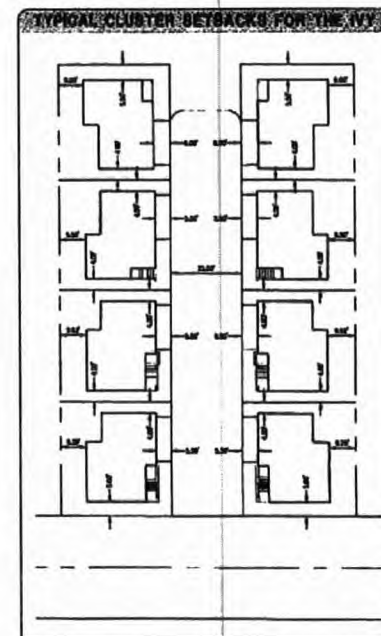
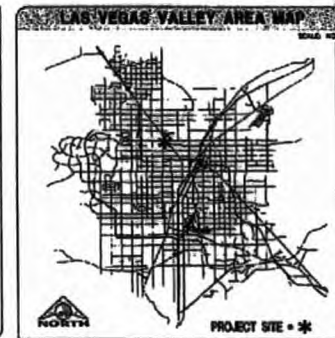
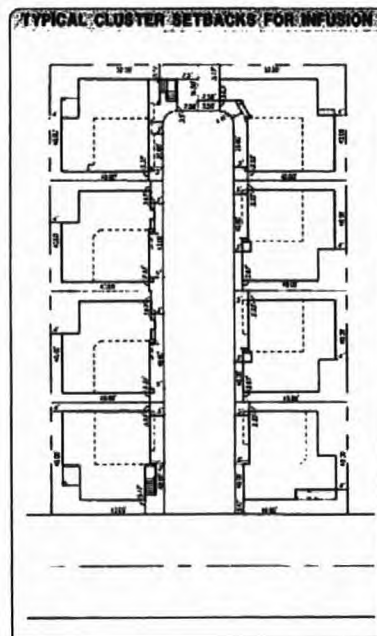
Print Name: Mark A. Schnipfel

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



SITE PLAN OF SMOKE RANCH / DECATUR II

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



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

ENGINEER
TRITON ENGINEERING
1000 S. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89102
PHONE: (702) 884-1000
FAX: (702) 884-1001

BENCHMARK
CLARK COUNTY VERTICAL CONTROL MARK "SMOKE RANCH"
BENCH MARK A CITY OF LAS VEGAS CITY AND COUNTY PLANS IN
CLARK COUNTY, NEVADA, NORTHWEST CORNER OF JONES BLVD.
AND TULLY STREET.
ELEVATION: 2485.000 FEET
12.000 METERES
CLARK COUNTY VERTICAL CONTROL MARK BENCH MARK A
NORTH AMERICAN VERTICAL DATUM OF 1988 PERIOD 89.

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

OWNER
SMOKE RANCH TRUST
1000 S. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89102
PHONE: (702) 884-1000
FAX: (702) 884-1001

BASIS OF BEARING
THE NORTH QUARTER (N 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTH HALF (N 1/2) OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK COUNTY, NEVADA, IS THE BASIS OF BEARING FOR THE PROJECT SITE.

SHEET INDEX
1. COVER SHEET
2. SITE PLAN

DEVELOPER
SMOKE RANCH TRUST
1000 S. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89102
PHONE: (702) 884-1000
FAX: (702) 884-1001

LAND-USE TABULATION

LAND-USE DESIGNATION	AREA (ACRES)
RESIDENTIAL PLANNED DEVELOPMENT (R-PD)	77.1805
RESIDENTIAL PLANNED DEVELOPMENT (R-PD)	12.42
TOTAL	89.6005
USABLE OPEN SPACE	33,334
TOTAL PROVIDED	33,334

SETBACK REQUIREMENTS

CLARK COUNTY TITLE 20	MINIMUM	MAXIMUM
FRONT TO BUILDING	5' MIN	5' MIN
FRONT TO DRIVE	5' MIN	5' MIN
BACK TO DRIVE	5' MIN	5' MIN
BACK TO DRIVE	5' MIN	5' MIN
BACK TO DRIVE	5' MIN	5' MIN

SURVEYOR
TRITON ENGINEERING
1000 S. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89102
PHONE: (702) 884-1000
FAX: (702) 884-1001

COMMON LOT AREAS

COMMON LOT	NOT USABLE	USABLE	TOTAL
COMMON LOT 1	3,334	4,776	8,110
COMMON LOT 2	1,776	24,333	26,109
COMMON LOT 3	0	0	0
COMMON LOT TOTAL	5,110	29,109	34,219

RECEIVED
OCT 25 2006

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

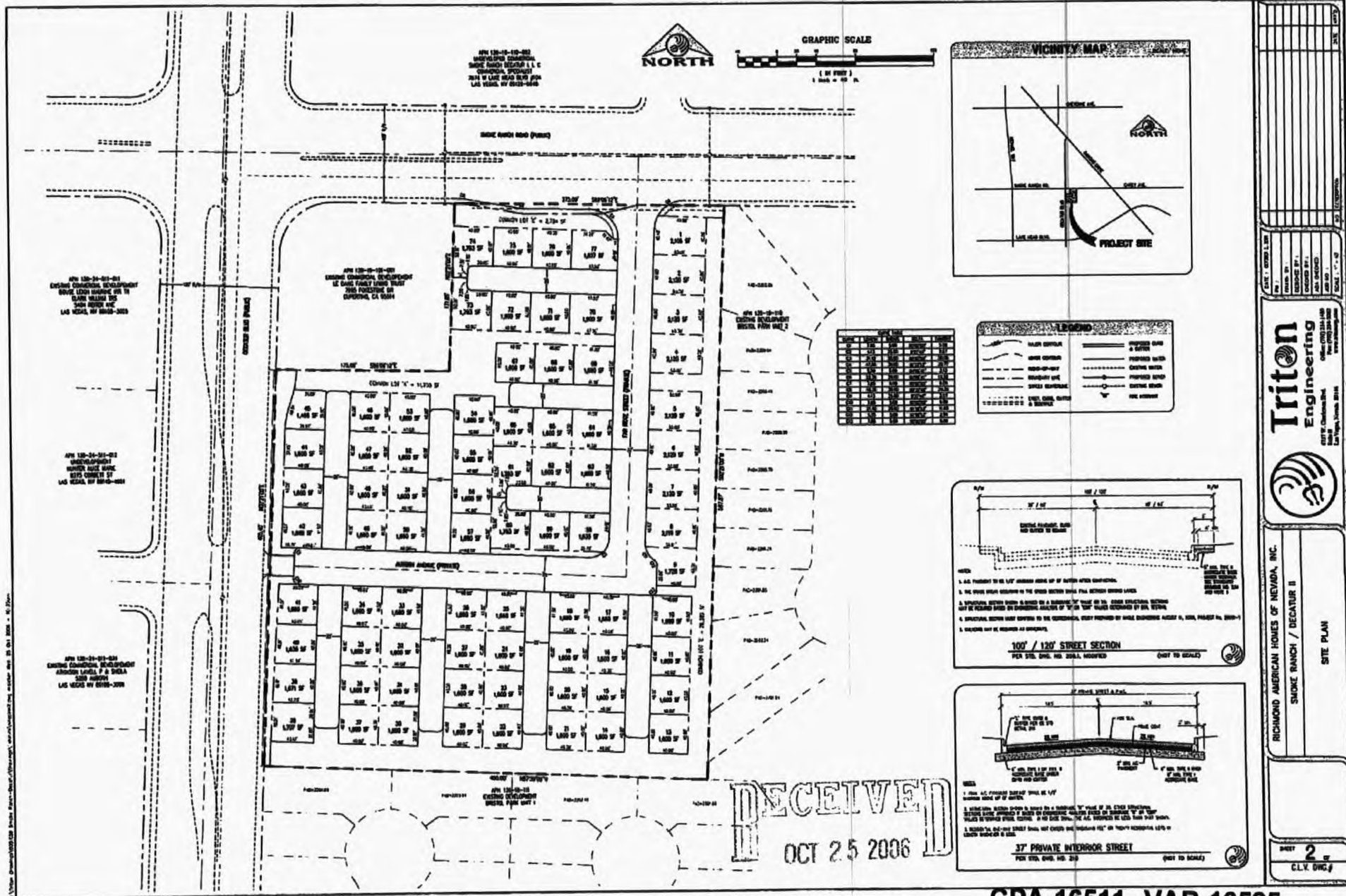
Triton Engineering
1000 S. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89102
PHONE: (702) 884-1000
FAX: (702) 884-1001

COVER SHEET

SMOKE RANCH / DECATUR II

RECEIVED
OCT 25 2006

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



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

Plant Schedule

Quantity	Plant Name	Common Name
10'	Alnus incana	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub

Quantity	Plant Name	Common Name
10'	Alnus incana	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub

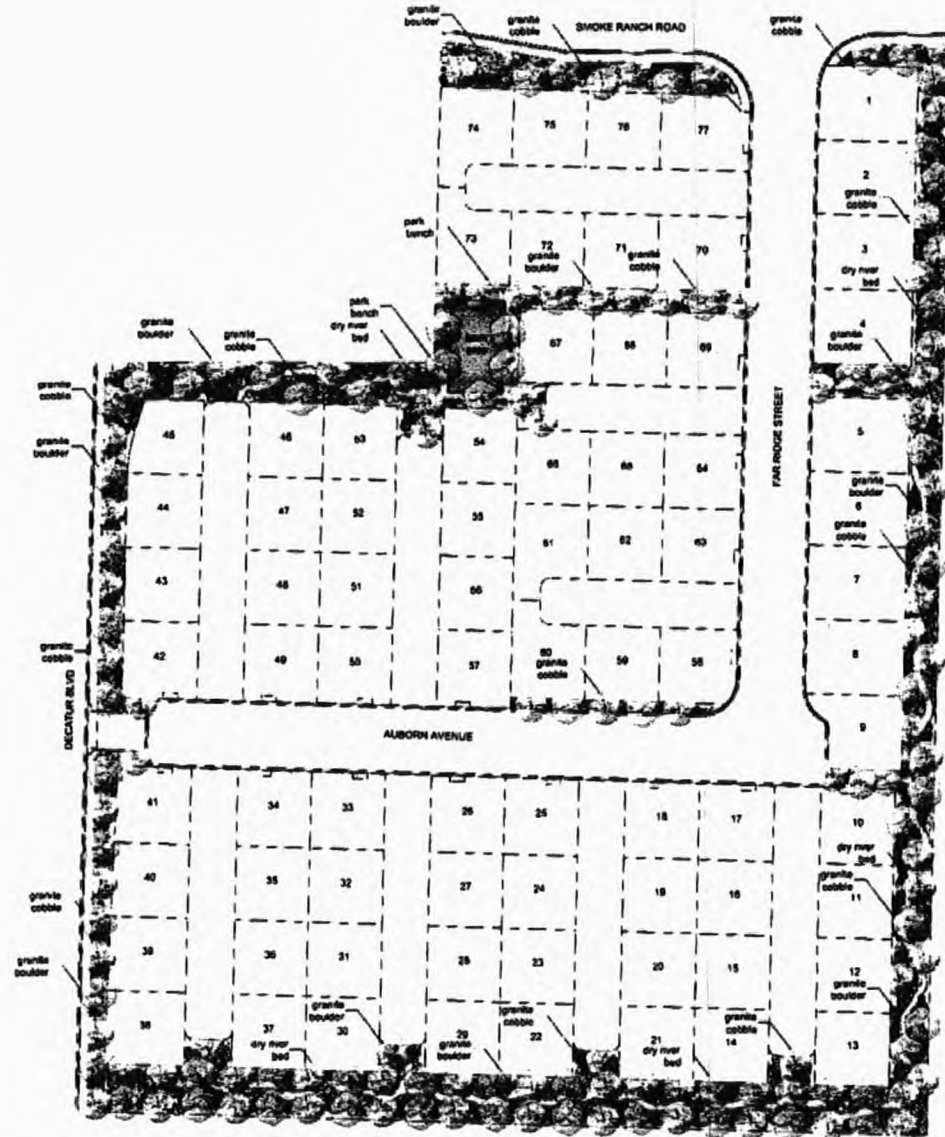
Landscape Schedule

Quantity	Plant Name	Common Name
10'	Alnus incana	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub

Quantity	Plant Name	Common Name
10'	Alnus incana	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub

Site Amenities

Quantity	Plant Name	Common Name
10'	Alnus incana	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub
10'	Quercus agrifolia	Shrub



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

#	Revision	Date	By
1	revisions	08.08.05	mh
2	buffer	10.10.05	mh
3	base revision	11.11.05	mh
4	base revision	12.01.05	mh
5	engineering	12.20.05	mh
6	base revision	08.30.06	mh
7	base revision	10.23.06	mh

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

Drawing:
Common Area Landscape Plan

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

Sheet # 1 of 1

L-1

RECEIVED
 OCT 25 2003

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

Triton

Engineering

October 25, 2006

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

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

To Whom It May Concern:

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

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

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

Sincerely,



Kris Givant
Project Coordinator

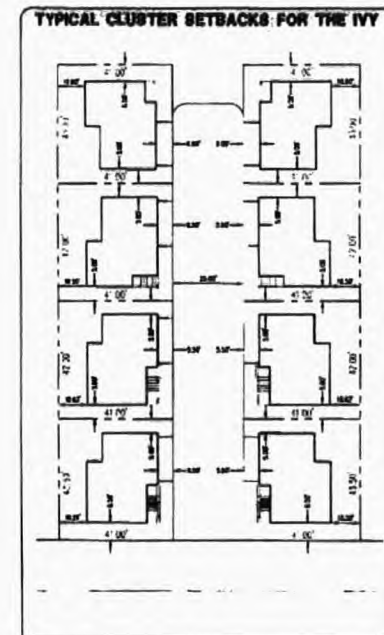
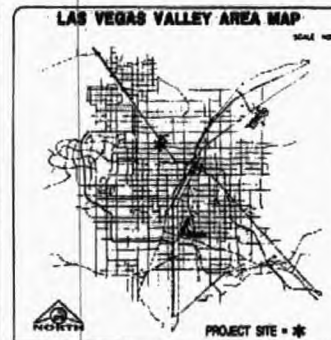
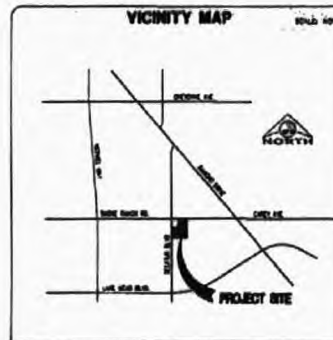
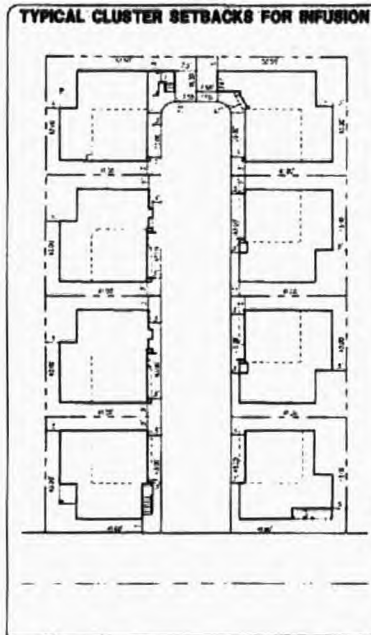
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OCT 25 2006

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

**VAR-16525
REVISED
11/16/06 PC**

SITE PLAN OF SMOKE RANCH / DECATUR II

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



LEGAL DESCRIPTION

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

ENGINEER

TRITON ENGINEERING
1770 N. DECATUR BLVD., SUITE 210
LAS VEGAS, NV 89104
OFFICE: (702) 264-1000
FAX: (702) 264-3000

BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "ALVIN CREEK"
BEING A CITY OF LAS VEGAS WEST AND BEING PLACED IN
SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF
LAS VEGAS, CLARK COUNTY, NEVADA.

ELEVATION: 2100.00 FEET
729.50 (METER)
CLARK COUNTY VERTICAL CONTROL - 1000 BASED ON
NORTH AMERICAN DATUM, DATED 1988 (B.M. 8)

ASSESSOR'S PARCEL NUMBER

100-10-100-000

OWNER

RECHARGE FAMILY TRUST
1770 N. DECATUR BLVD., SUITE 210
LAS VEGAS, NV 89104
OFFICE: (702) 264-1000

SHEET INDEX

1 COVER SHEET A SECTIONS AND DETAILS
2 SITE PLAN

DEVELOPER

RICHMOND AMERICAN HOMES OF NEVADA, INC.
2000 RICHMOND AVENUE, SUITE 120
HENDERSON, NV 89002
OFFICE: (702) 877-0000

BASIS OF BEARING

NORTH BEARING BEING THE BEARING OF THE
EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF
LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THE PLAT OF SAID QUARTER IN THE
CLARK COUNTY, NEVADA RECORDS OFFICE.

LAND USE TABULATION

LAND USE DESIGNATION	
PRESENT ZONING	R-100 (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED ZONING	R-100 (RESIDENTIAL PLANNED DEVELOPMENT)
SITE SUMMARY	
TOTAL LOTS	76 LOTS
SUBDIVIDED LOTS	NONE
OPEN SPACE	619 ACRES
DENSITY (DENS)	12.25 LOTS / ACRE
USABLE OPEN SPACE	
TOTAL REQUIRED	24,540 SF
TOTAL PROVIDED	25,158 SF

SETBACK REQUIREMENTS

CITY OF LAS VEGAS	
ZONING	R-100
TYPICAL LOT SIZE (SQ FT)	1,300 SQ FT
FRONT TO BUILDING	7' MIN.
FRONT TO ROAD	5' - 6' MIN. (SEE PLAN)
SIDE TO BUILDING	7' MIN.
SIDE TO ROAD EASE	7' MIN.
REAR TO BUILDING	7' MIN.
REAR TO ROAD	7' MIN.

COMMON LOT AREAS

COMMON LOTS	NOT USABLE	USABLE	TOTAL
COMMON LOT 1A	0 SF	8,863 SF	8,863 SF
COMMON LOT 1B	0 SF	18,275 SF	18,275 SF
COMMON LOT 1C	2,887 SF	0 SF	2,887 SF
COMMON LOT TOTAL	2,887 SF	25,138 SF	27,945 SF

SURVEYOR

TRITON ENGINEERING
1770 N. DECATUR BLVD., SUITE 210
LAS VEGAS, NV 89104
OFFICE: (702) 264-1000
FAX: (702) 264-3000

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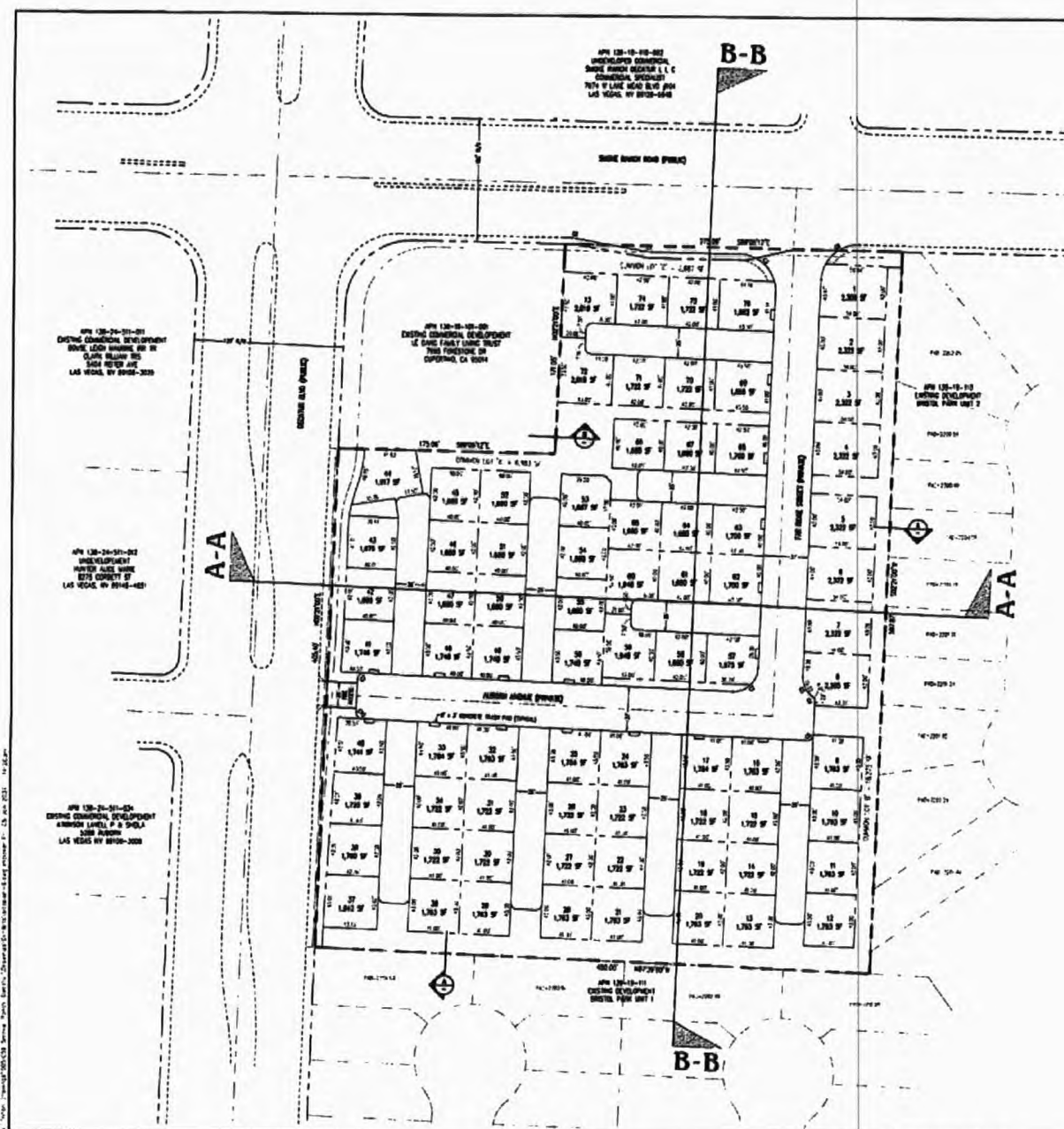
JAN 05 2007

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

Triton Engineering
1770 N. DECATUR BLVD., SUITE 210
LAS VEGAS, NV 89104
OFFICE: (702) 264-1000
FAX: (702) 264-3000

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

SHEET 1
C.L.V. DWG.



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

RICHMOND AMERICAN HOMES OF NEVADA, INC.

SMOKE RANCH / DECATUR II

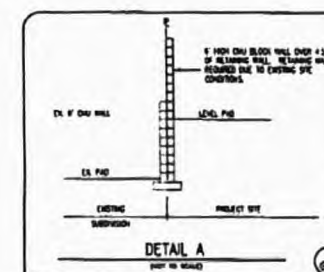
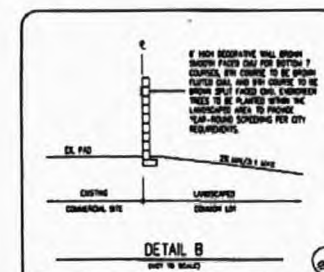
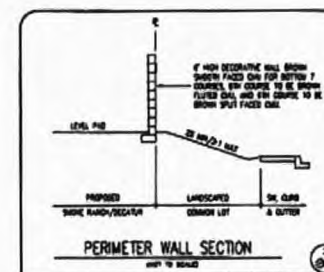
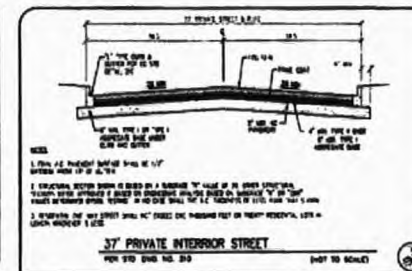
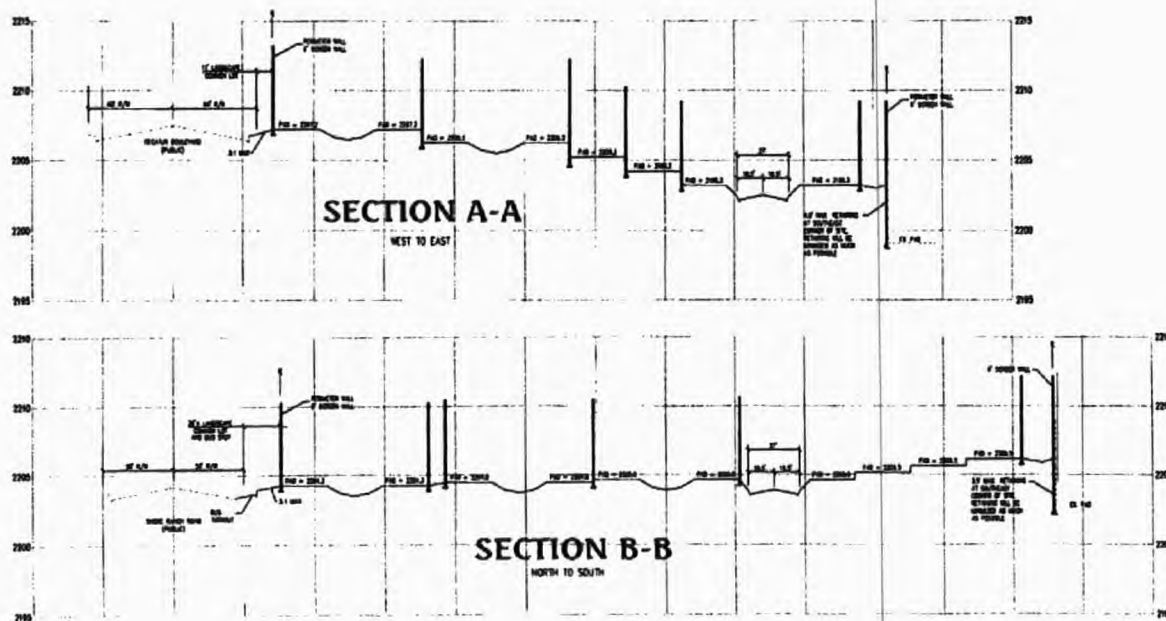
STF 01 AM

SHEET **2** of
C.L.V. DWG.A

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JAN 05 2007

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



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

RECEIVED

JAN 05 2007

Triton Engineering 1000 N. 10th Street, Suite 100 Las Vegas, NV 89101 (702) 735-1100 Fax: (702) 735-1101 www.tritoneng.com	
RICHMOND AMERICAN HOMES OF NEVADA, INC. SMOKE RANCH / DECATUR II SECTIONS AND DETAILS	
SHEET 3 CLV.DWG	DATE: 01/17/07 BY: [Signature] CHECKED BY: [Signature] DESIGNED BY: [Signature] SCALE: 1" = 4'-0"

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

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

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised plans submitted 01-05-07
6. Submitted at meeting – Revised Justification Letter by staff

Motion made by GARY REESE to Withdraw without Prejudice Item 103 and Approve Item 104 Subject to Conditions, amending Conditions 1, 3 and 4 and adding the following condition as read for the record:

1. Conformance to the Conditions for General Plan Amendment (GPA-16511), Rezoning (ZON-16519), if approved.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 3/02/07, except as amended by conditions herein.

CITY COUNCIL MEETING OF: MARCH 7, 2007

4. The standards for this development shall include a minimum lot size of 1,721 square feet and building height shall not exceed two stories or 35 feet, whichever is less. There shall be a maximum of 65 units.

A. An eight-foot high concrete block wall shall be built adjacent to the northwest corner commercial property.

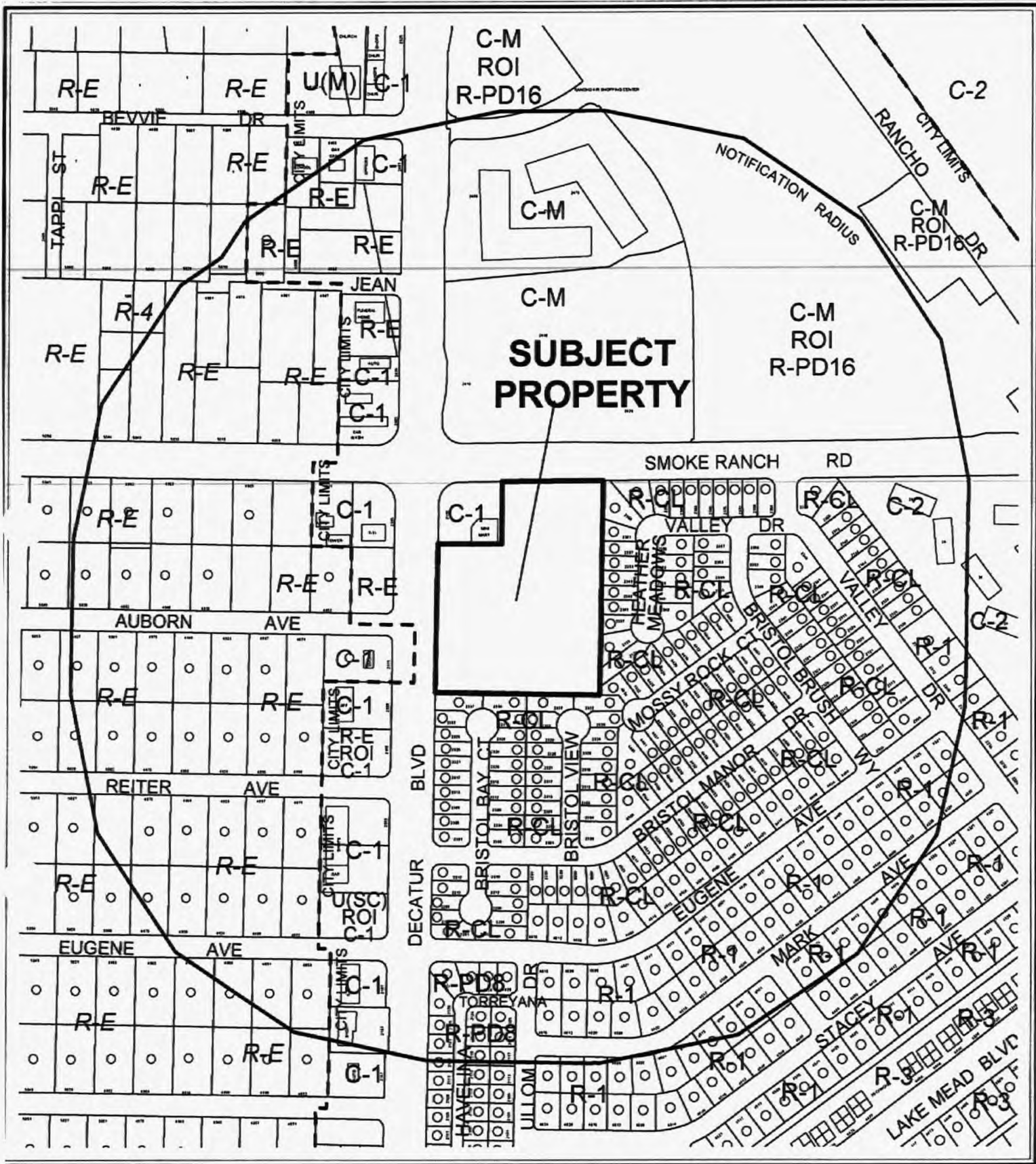
Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

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

Minutes:

See Item 101 for related discussion and Item 102 for related backup.





CASE: SDR-16522

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

PROPOSED ZONING OF SUBJECT PROPERTY:

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

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

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

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 21, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

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

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

Public Works

13. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
15. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16519, Waiver WVR-9060 and all other applicable site-related actions.

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

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

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

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

BACKGROUND INFORMATION

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

Pre-Application Meeting

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

Neighborhood Meeting

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

Details of Application Request**Site Area**

Gross Acres	6.19
Net Acres	5.33

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

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

DEVELOPMENT STANDARDS

Per Title 19.06 the following Development Standards apply:

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

Per Title 19.12 the following Landscape Standards apply:

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

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

ANALYSIS

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

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 349 by Planning Department

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

SDR-16522

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

Name of Property Owner: SCHNIPPLE FAMILY TRUST

Name of Applicant: Richmond American Homes

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

_____ Yes

_____ X No

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

City Official: _____

Partner(s): _____

APN: _____

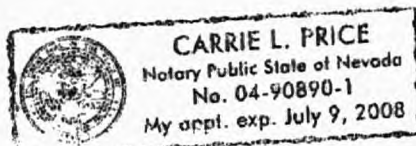
Signature of Property Owner: _____

Print Name: Mark A. Schnipfel

Subscribed and sworn before me

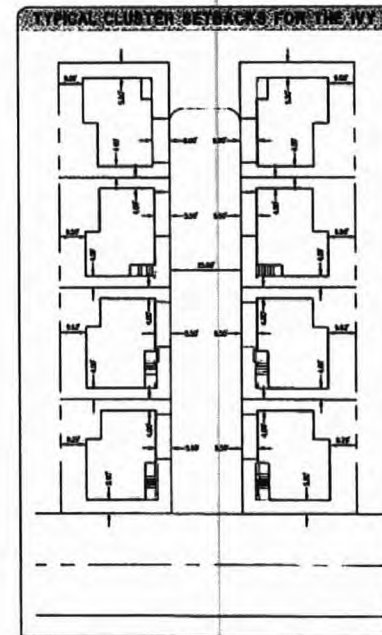
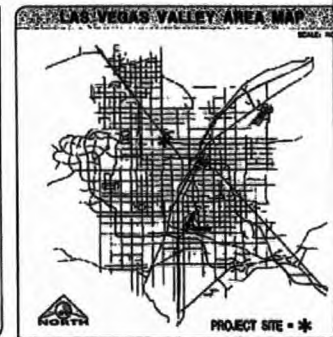
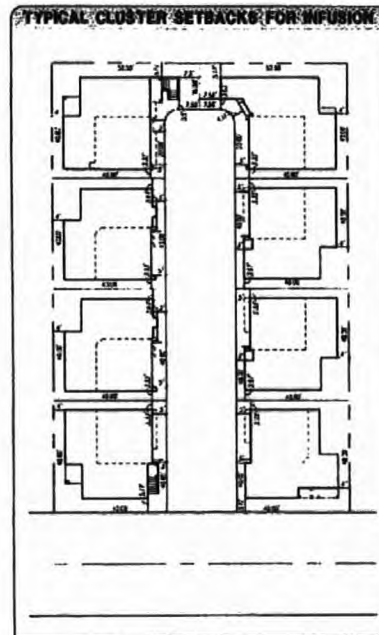
This 1st day of September 2006

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



SITE PLAN OF SMOKE RANCH / DECATUR II

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



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

ENGINEER
TRITON ENGINEERING
1701 N. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89104
OFFICE: (702) 594-1000
FAX: (702) 594-1002

BENCHMARK
CLARK COUNTY SURVEY POINT "BENCH MARK"
BEING A SET OF LAS VEGAS CITY AND COUNTY PLANS OF
CLARK COUNTY, NEVADA, NORTHWEST CORNER OF BLOCK 10,000
AND BLOCK 10,001.
ELEVATION: 2267.225 (FEET)
TO 100.000 (FEET)
CLARK COUNTY RECORD, CONTROL, 1993, BASED ON
NORTH AMERICAN DATUM, DATUM OF 1983 (NAD 83).

ASSESSOR'S PARCEL NUMBER
120-10-100-000

OWNER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
1701 N. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89104
OFFICE: (702) 594-1000

BASIS OF BEARING
"UPON BEARING" OF NEAR, BEING THE BEARING OF THE
EAST LINE OF THE BOUNDARY QUARTER (W 1/2) OF THE
NORTHWEST QUARTER (NW 1/4) OF SECTION 19,
TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CLARK
COUNTY, NEVADA, BEING 21° 15' 00" N 88° 45' 00" W
AS SHOWN IN PLAT 100, PAGE 21 OF PLATS ON FILE AT
THE CLARK COUNTY, NEVADA RECORDS OFFICE.

SHEET INDEX
1. COVER SHEET
2. SITE PLAN

DEVELOPER
RICHMOND AMERICAN HOMES OF NEVADA, INC.
1701 N. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89104
OFFICE: (702) 594-1000

LAND USE TABULATION

LAND USE INFORMATION	
PRESENT ZONE	2-FIN RESIDENTIAL PLANNED (R2-FIN)
PROPOSED ZONE	2-FIN RESIDENTIAL PLANNED (R2-FIN)
SITE SUMMARY	
TOTAL LOTS	77 LOTS
SUBDIVISION UNITS	100%
OVERALL AREA	6.18 ACRES
NET AREA	12.41 LOTS / ACRES
USABLE OPEN SPACE	
TOTAL REQUIRED	10,517 SF
TOTAL PROVIDED	11,726 SF

SETBACK REQUIREMENTS
CLARK COUNTY TITLE 20

ZONE	FRONT	REAR	SIDE
R2-FIN	10.00'	10.00'	5.00'
FRONT TO SIDEWALK	5.00'		
FRONT TO DRIVE	5.00'		
BACK TO DRIVE		5.00'	
BACK TO SIDEWALK		5.00'	
BACK TO DRIVE		5.00'	
BACK TO SIDEWALK		5.00'	
BACK		5.00'	

SURVEYOR
DR. JAMES B. BARNES
2700 N. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89104
OFFICE: (702) 594-1000
FAX: (702) 594-1002

COMMON LOT AREAS

COMMON LOT	NET USABLE	USABLE	TOTAL
COMMON LOT 1	2,500 SF	2,500 SF	11,200 SF
COMMON LOT 2	1,750 SF	1,750 SF	24,300 SF
COMMON LOT 3	2,750 SF	0 SF	2,750 SF
COMMON LOT TOTAL	7,000 SF	4,250 SF	42,000 SF

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Triton Engineering
1701 N. GARDEN BLVD., SUITE 200
LAS VEGAS, NV 89104
OFFICE: (702) 594-1000
FAX: (702) 594-1002

COVER SHEET

SMOKE RANCH / DECATUR II

CLV. ENG.

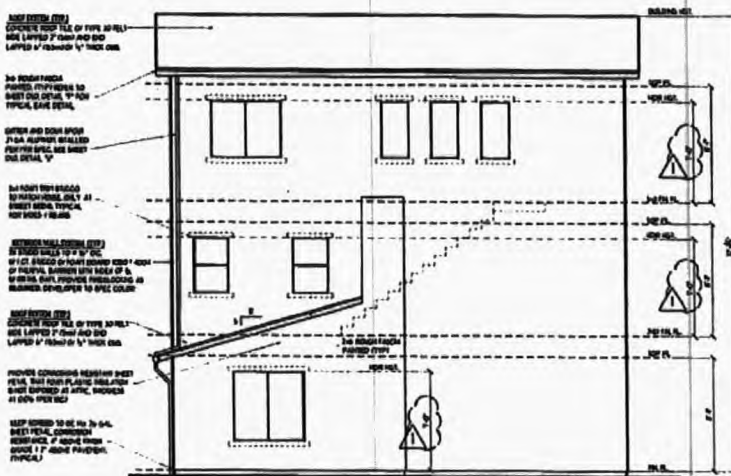
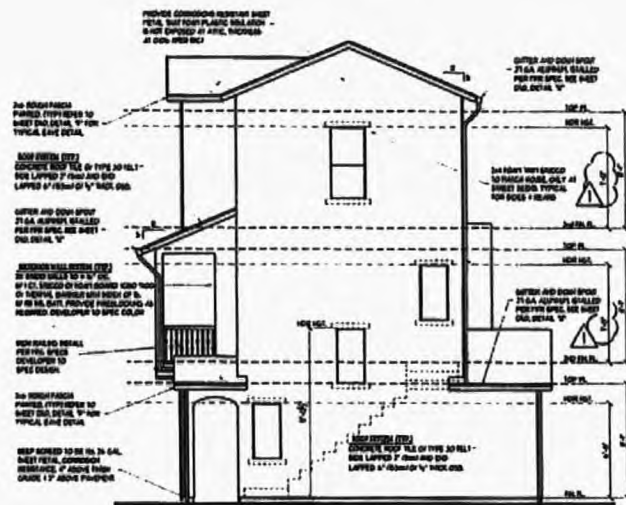
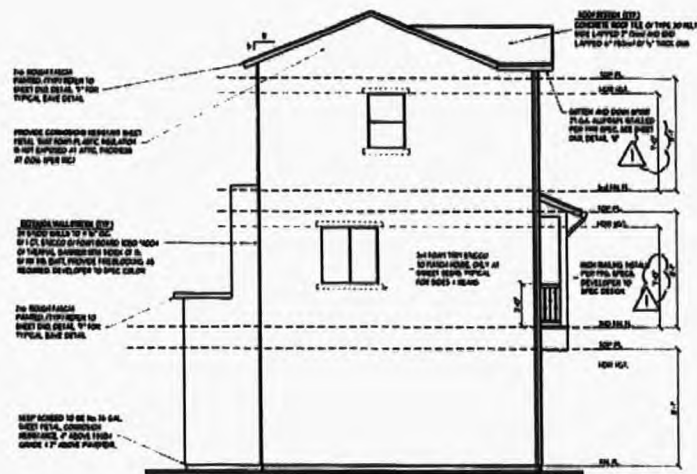


Sunny Hills
(Smoke Ranch/Decatur)
Richmond American Homes
Las Vegas, Nevada

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

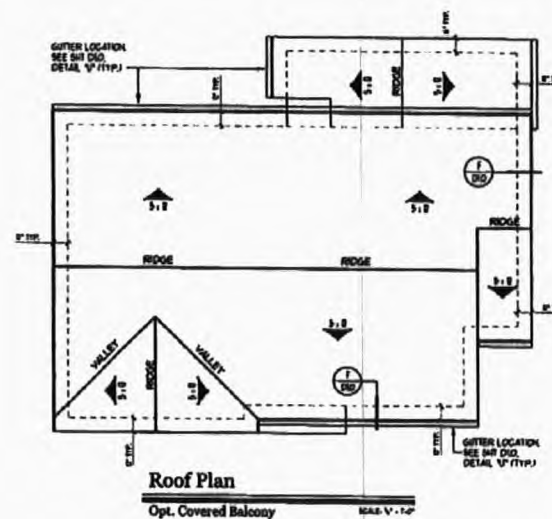
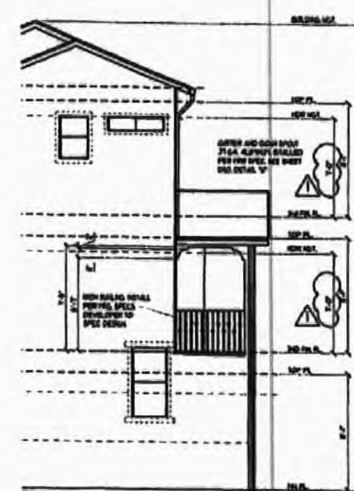
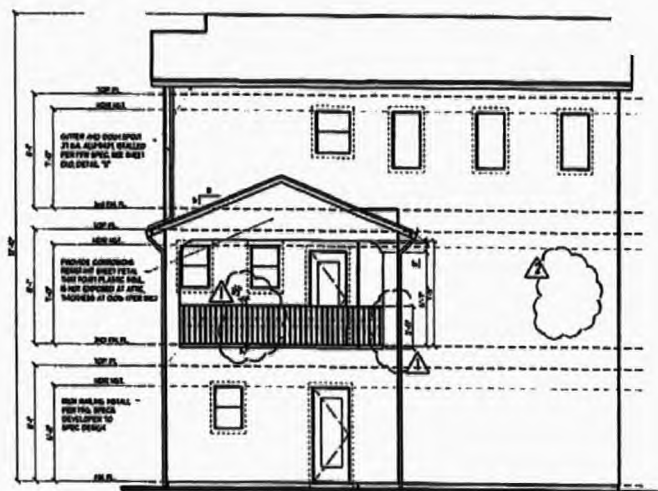
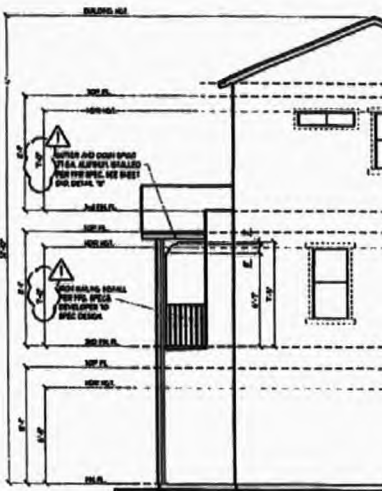
L-1

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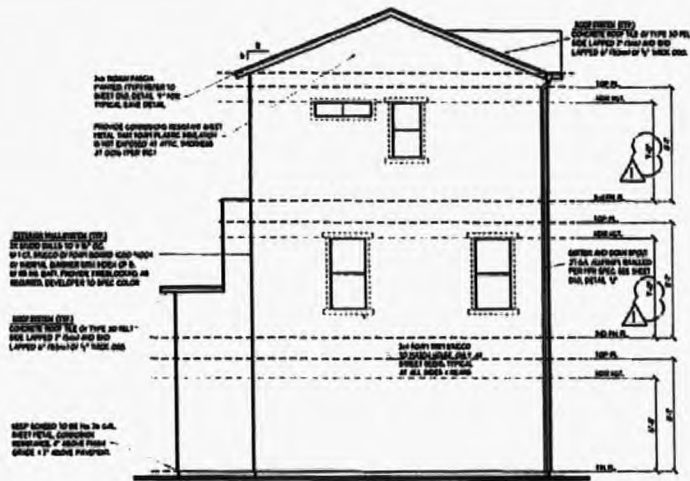
GPA-16511 VAR-16525
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ATC VENTILATION CALCULATION				VENT TYPE	
1/2000/1000/1000	1000	1000	1000	V	CLOSED TLE 0.7
1000	1000	1000	1000	Z	5'-10" SCREEN 0.153
1000	1000	1000	1000		
1000	1000	1000	1000		
1000	1000	1000	1000		
1000	1000	1000	1000		
1000	1000	1000	1000		
1000	1000	1000	1000		
1000	1000	1000	1000		
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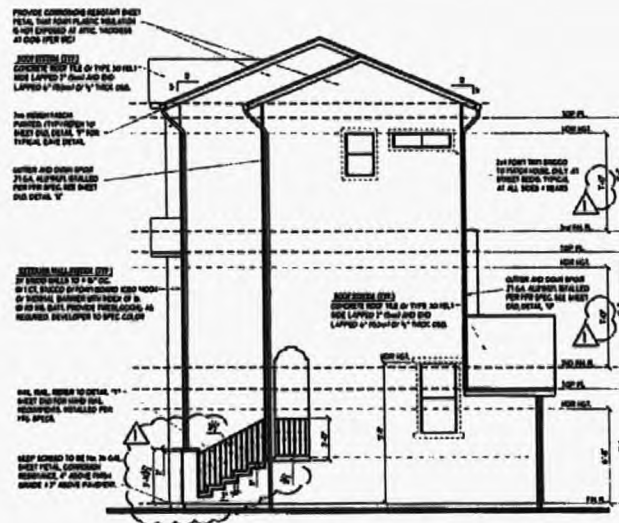
Left Elevation - A

SCALE 1/4" = 1'-0"



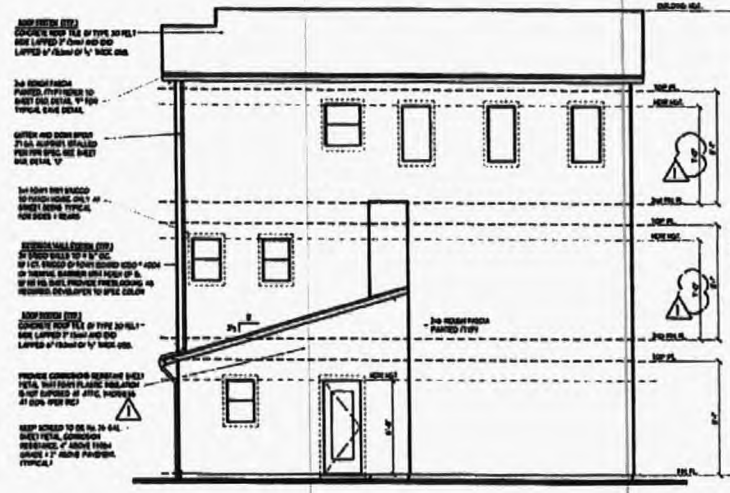
Front Elevation - A

SCALE 1/4" = 1'-0"



Right Elevation - A

SCALE 1/4" = 1'-0"



Rear Elevation - A

SCALE 1/4" = 1'-0"

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LAS VEGAS DIVISION
7250 East Peak, Suite 212
LAS VEGAS, NV 89123 (702) 240-5600

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

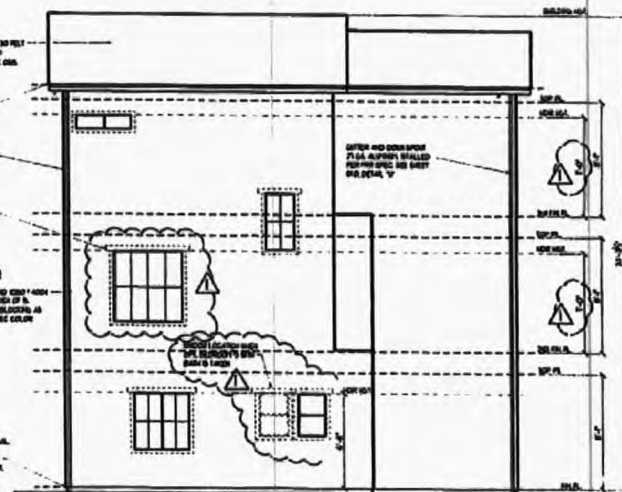
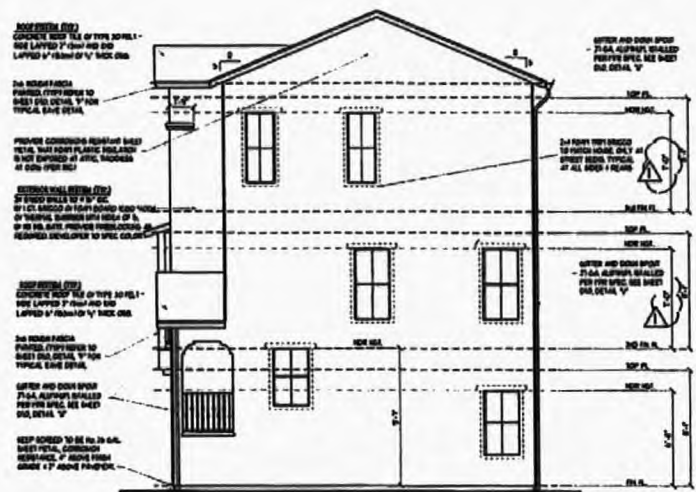
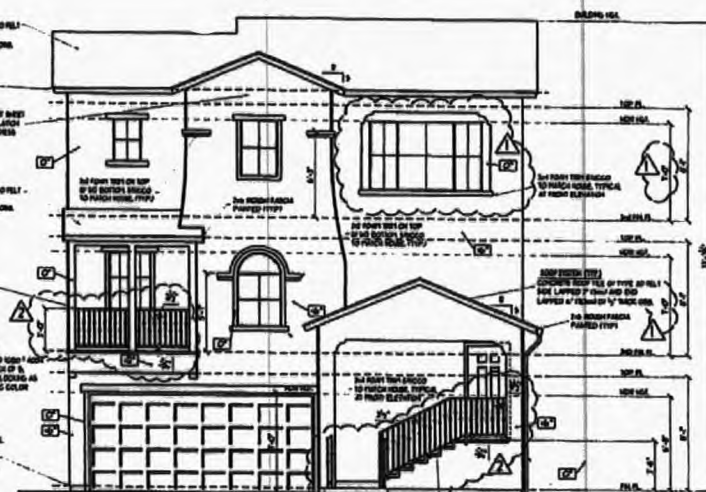
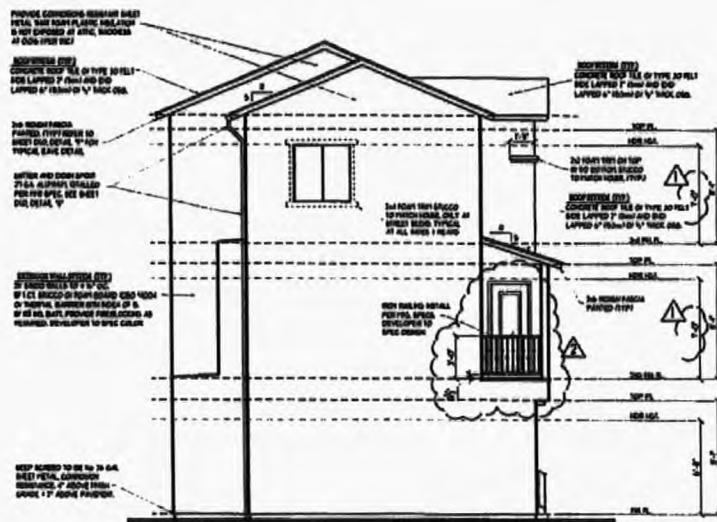
ELEVATION - A

1430

1430

PICKET LANE

A2.a



LAS VEGAS DIVISION
 7250 East Park Suite 212
 LAS VEGAS, NV 89128 (702) 240-5600

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

ELEVATION - A
 TITLE

DATE: 10/25/06
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

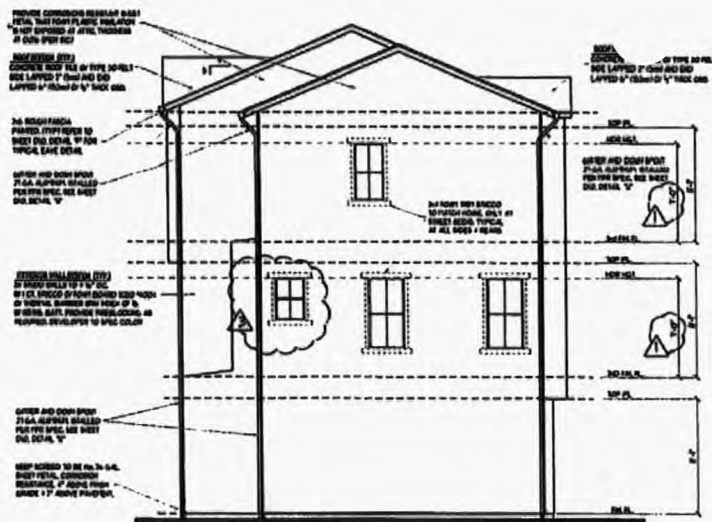
1532

PICKET LANE

A2.a

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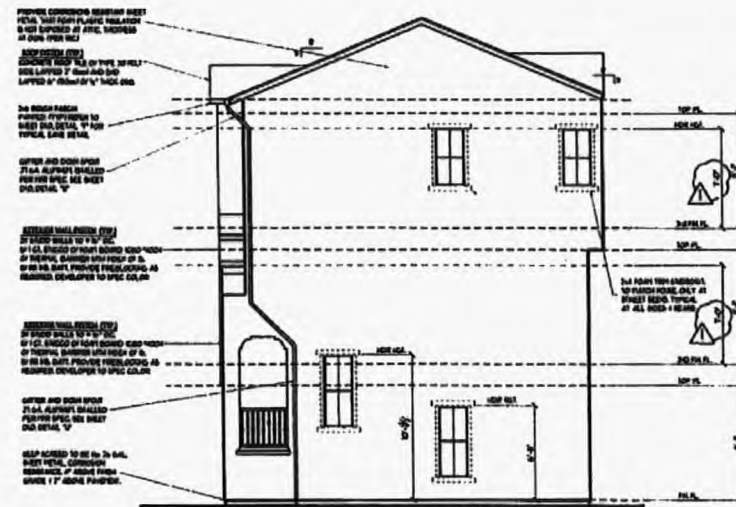
Left Elevation - A

SCALE: 1/4\"/>



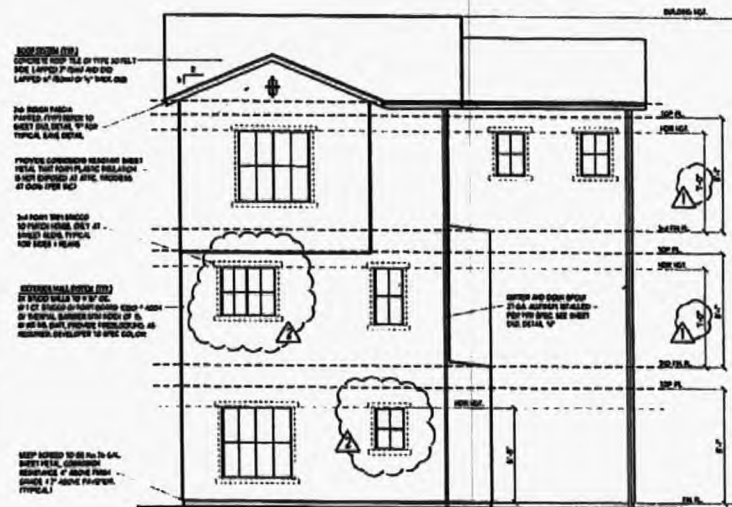
Front Elevation - A

SCALE: 1/4\"/>



Right Elevation - A

SCALE: 1/4\"/>



Rear Elevation - A

SCALE: 1/4\"/>

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7250 West Peak Suite 212
LAS VEGAS, NV 89128 (702) 240-5000

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

ELEVATION - A
TITLE

DATE: 10/16/06
BY: J. J. J.
CHECKED: J. J. J.
DATE: 10/16/06

1730

PICKET
LINE

A2.a



- A2.A**

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

SCALE: 1" = 1'-0"

ACM E. 50 • 1-0

SCALE 4' = 1'-0"

DECEMBER 1960

Typical (rear elevations)

Typical (side elevations)

[illegible]

LAS VEGAS DIVISION
9970 W. Cheyenne Ave. Suite 100
LAS VEGAS, NV. 89129 (702) 240-5600

RICHMOND
AMERICAN HOMES
STATE CONTRACTOR LICENSE #0038417
DIVISION PRECISION

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

DATE BY	
R.M.O.	
TEL. 06/33/09	
1	1
2	
3	1
4	
5	
6	

1343

**Kenneth
Starr**

A2.A

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RICHMOND - LAS VEGAS



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



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WOODLEY
ARCHITECTURAL
GROUP, INC.

147 Kallithea Dr. Suite 1 220
Carmichael, CA 95608
Tel: 916/481-1100
Fax: 916/481-1100

5 *E. coli* O157:H7 contamination was detected in ground beef from a restaurant in the United States.

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

KENNETH SQUARE

RICHMOND - LAS VEGAS



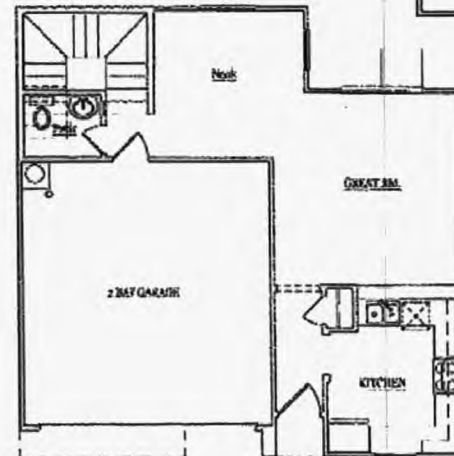
PLAN 4A
Front Elevation



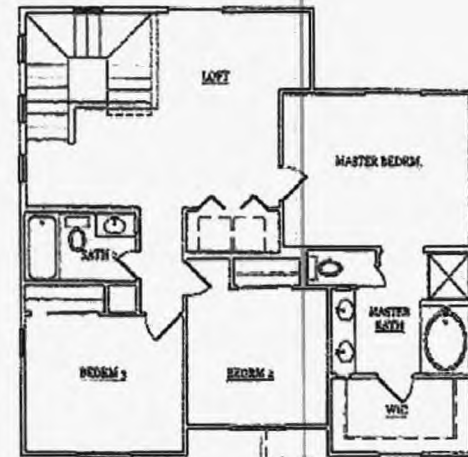
PLAN 4B
Front Elevation



PLAN 4C
Front Elevation



PLAN 4A
First Floor Plan



PLAN 4A
Second Floor Plan

PLAN 4
FIRST FLOOR - 600 SF
SECOND FLOOR - 923 SF
TOTAL - 1,523 SF

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WOODLEY
ARCHITECTURAL
SERVICES, INC.

1117 South Las Vegas Blvd. Suite 110
Las Vegas, NV 89102
702.735.1111
www.woodleyarch.com

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

KENNETH SQUARE

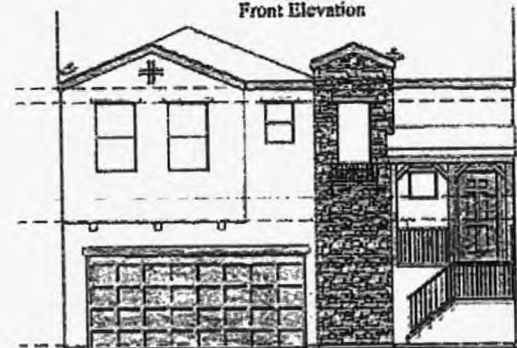
RICHMOND - LAS VEGAS



PLAN 5A
Front Elevation

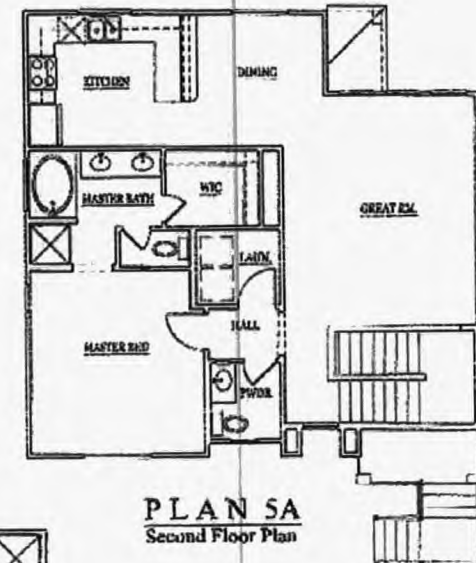


PLAN 5B
Front Elevation

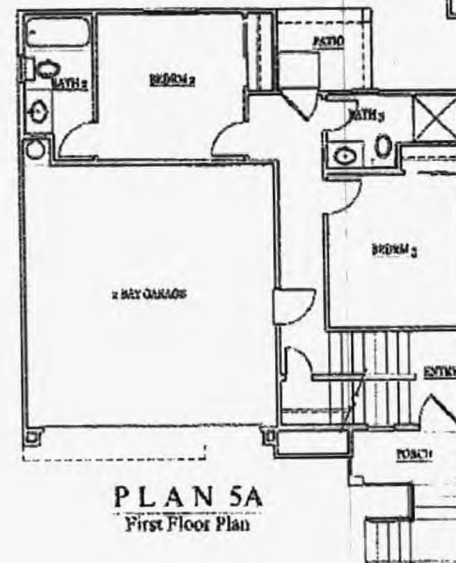


PLAN 5C
Front Elevation

05 • 16 • 2006



PLAN 5A
Second Floor Plan



PLAN 5A
First Floor Plan

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

REC
OCT 25 2006

WOODLEY
ARCHITECTURAL
GROUP, INC.



1. All work shall conform to the latest edition of the International Building Code (IBC) and the International Residential Code (IRC) as adopted by the State of Nevada.
2. The architect shall be responsible for obtaining all necessary permits.
3. The architect shall be responsible for coordinating with the engineer and other consultants.
4. The architect shall be responsible for providing all necessary information to the contractor.
5. The architect shall be responsible for providing all necessary information to the owner.

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



PLAN 6A
Front Elevation



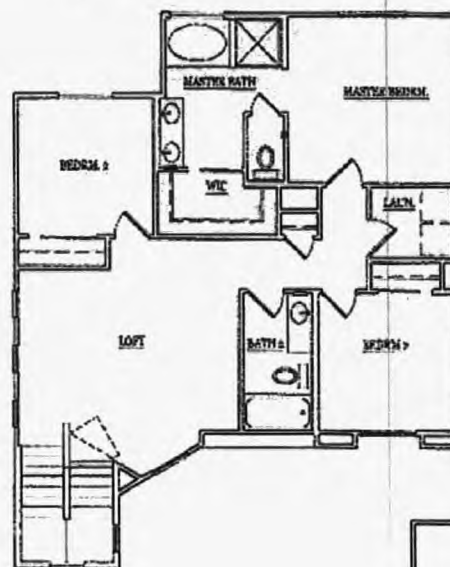
PLAN 6B
Front Elevation



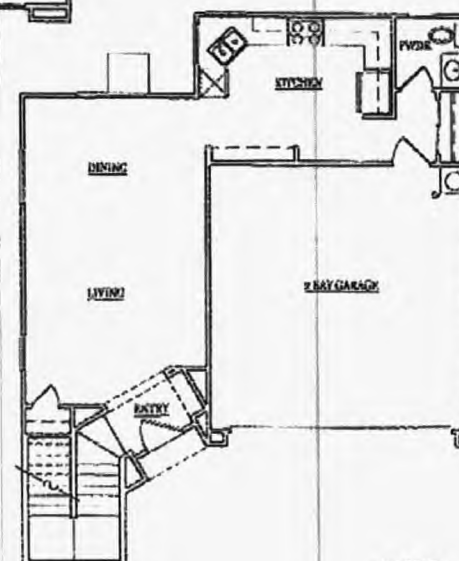
PLAN 6C
Front Elevation

KENNETH SQUARE

RICHMOND - LAS VEGAS



PLAN 6A
Second Floor Plan



PLAN 6A
First Floor Plan

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

WOODKEY
ARCHITECTURAL
GROUP, INC.

8781 South Highway, Suite 100
Las Vegas, NV 89121
702.481.1233
www.woodkey.com

2006 National Green Building Conference
2006 National Green Building Conference
2006 National Green Building Conference

OCT 25 2006

GPA-16511 VAR-16525

ZON-16519 SDR-16522

REVISED 11/16/06 PC



CPA-16521 VAR-16525
ZON-16519 SDR-16522
REVISED 11/16/06 PC



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



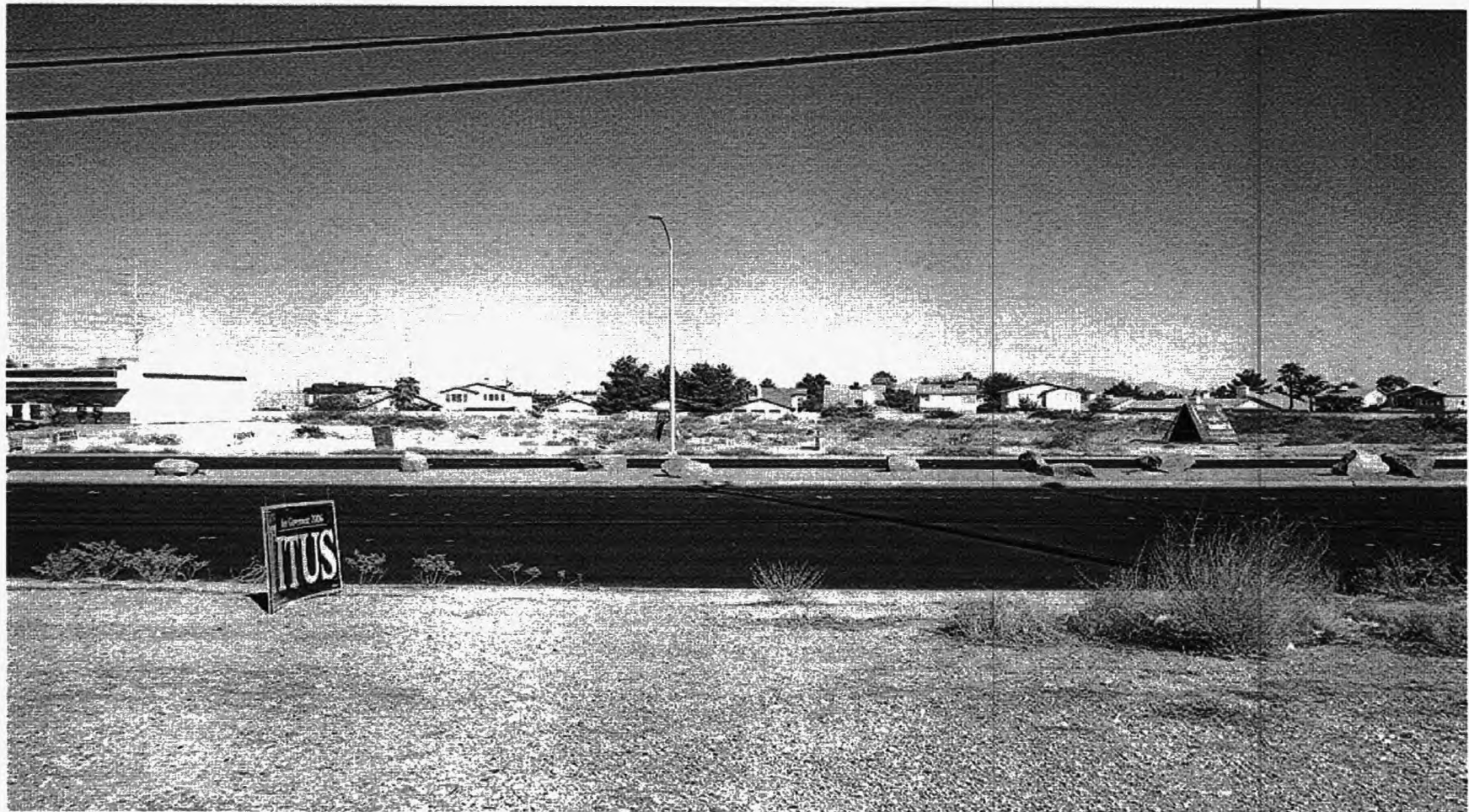
CPA-16512A VAR-16525
201-16519 SDR-16522
REVISED 11/16/06 PC



CPA-16511
ZON-16519
REVISED 1/16/06 PC

VAR-16525
SDR-16522

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



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

09/16/06



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

09/16/06

Triton

Engineering

October 16, 2006

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

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

To Whom It May Concern:

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

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

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

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

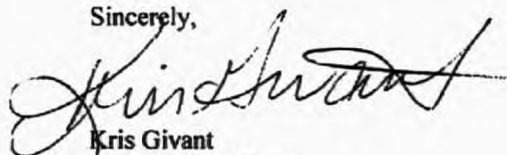
Typical Lot Size:	1,500 sq ft
Front to Roof Edge/Building:	3' Minimum
Front to Garage:	5' to 6' Min. or 18' plus
Side Yard to side of building or roof edge:	3' feet
Side on Corner to Side of building	4' feet
Rear Yard	3' feet

RECEIVED
OCT 1 2006

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

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

Sincerely,


Kris Givant
Project Coordinator

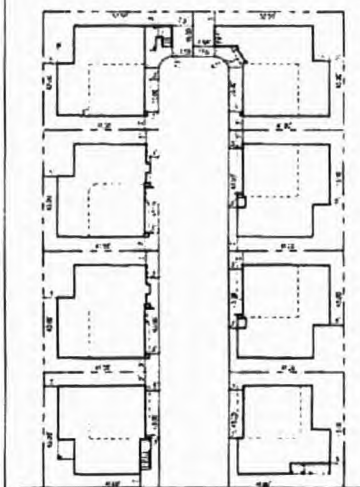
**GPA-16511 VAR-16525
ZON-16519 SDR-16522
REVISED**

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

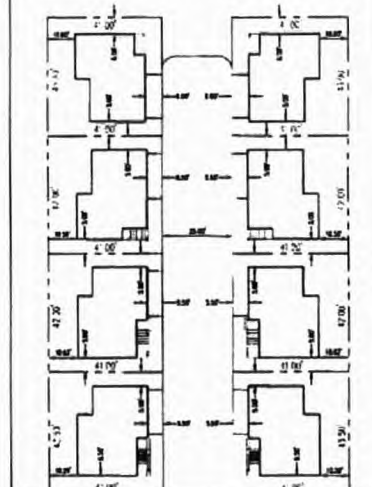
SITE PLAN OF SMOKE RANCH / DECATUR II

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

TYPICAL CLUSTER SETBACKS FOR INFUSION



TYPICAL CLUSTER SETBACKS FOR THE IVY



LEGAL DESCRIPTION

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

ENGINEER

TRITON ENGINEERING
1100 S. CHANDLER BLVD., SUITE 210
LAS VEGAS, NV 89104
PHONE: (702) 334-1100
FAX: (702) 334-1102

BENCHMARK

CLARK COUNTY METRIC CONTROL POINT "CLARK 12345"
CORNERS OF THE NORTHWEST QUARTER (NW 1/4) OF
SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
ELEVATION: 3360.00 FEET
121.525 METERS
CLARK COUNTY METRIC CONTROL POINT "CLARK 12345" BASED ON
NORTH AMERICAN DATUM, DATE OF 1988 (NAD 83)

ASSESSOR'S PARCEL NUMBER

120-10-101-002

OWNER

SCHWABE FAMILY TRUST
2000 CHANDLER BLVD., SUITE 210
LAS VEGAS, NV 89104
OFFICE: (702) 334-1100

SHEET INDEX

- 1 COVER SHEET
- 2 SECTIONS AND DETAILS
- 3 SITE PLAN

DEVELOPER

RICHMOND AMERICAN HOMES OF NEVADA, INC.
2000 CHANDLER BLVD., SUITE 210
LAS VEGAS, NV 89104
OFFICE: (702) 334-1100

SETBACK REQUIREMENTS

CITY OF LAS VEGAS	
FRONT	5'-0"
REAR	5'-0"
SIDE	5'-0"
FRONT TO BUILDING	5'-0"
FRONT TO DRIVE	5'-0"
SIDE TO BUILDING	5'-0"
SIDE TO DRIVE	5'-0"
REAR TO BUILDING	5'-0"
REAR TO DRIVE	5'-0"

BASIS OF BEARING

NORTH 89°07'10" WEST, BEING THE BEARING OF THE
EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF
SECTION 19, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.
CLARK COUNTY METRIC CONTROL POINT "CLARK 12345" BASED ON
NORTH AMERICAN DATUM, DATE OF 1988 (NAD 83)

COMMON LOT AREAS

COMMON LOT	NOT USABLE	USABLE	TOTAL
COMMON LOT 1	0.00	0.00	0.00
COMMON LOT 2	0.00	0.00	0.00
COMMON LOT 3	0.00	0.00	0.00
COMMON LOT TOTAL	0.00	0.00	0.00

LAND USE TABULATION	
PRESENT ZONING	6-PIN (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED ZONING	6-PIN (RESIDENTIAL PLANNED DEVELOPMENT)
TOTAL LOTS	76 LOTS
SUBDIVISION DATE	NONE
SPACES AVAILABLE	619 SPACES
SPACES (GROSS)	12 IN LOTS / NONE
USABLE OPEN SPACE	34,340 SF
TOTAL RESIDUES	20,150 SF

DATE	1/11/07
BY	TRITON
FOR	TRITON
PROJECT NO.	120-10-101-002
DATE	1/11/07
BY	TRITON
FOR	TRITON
PROJECT NO.	120-10-101-002



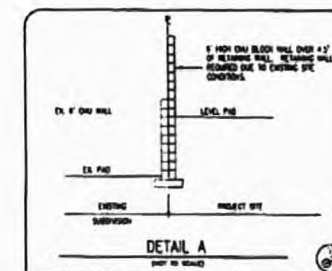
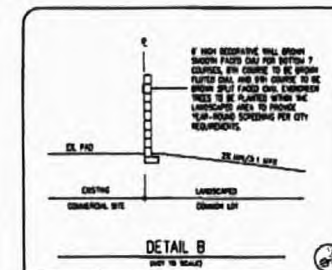
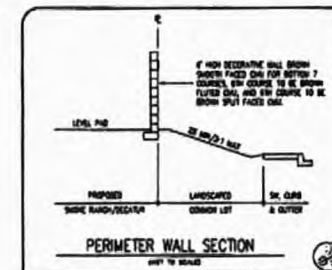
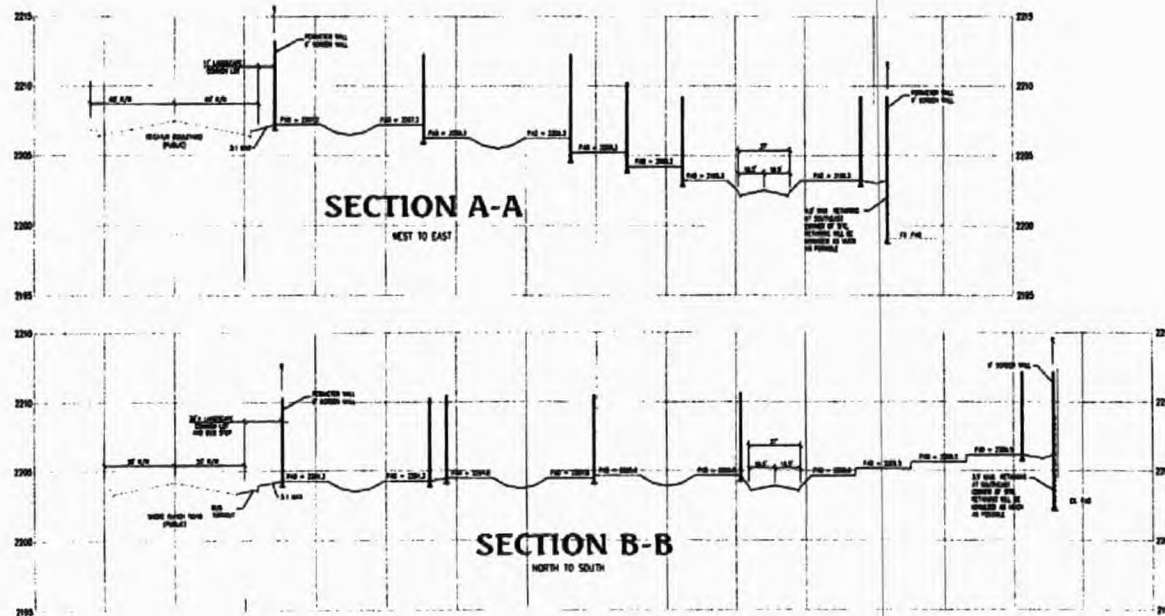
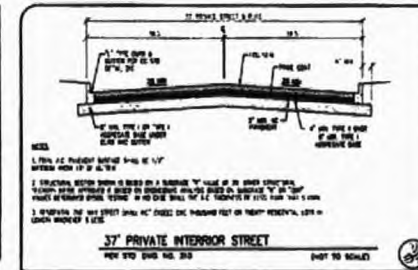
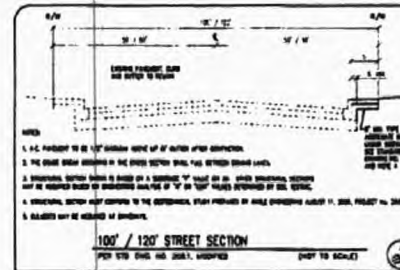
RICHMOND AMERICAN HOMES OF NEVADA, INC.
SMOKE RANCH / DECATUR II
COVER SHEET

SHEET 1
CL.V. DWG.

RECEIVED

JAN 05 2007

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



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

RECEIVED
 JAN 05 2007

Triton Engineering 2700 W. Charleston Blvd. Las Vegas, Nevada 89102 (702) 735-1100 Fax: (702) 735-1101 www.tritoneng.com	
RICHMOND AMERICAN HOMES OF NEVADA, INC. SMOKE RANCH / DECATUR II SECTIONS AND DETAILS	
SHEET 3 CLV.DWG	DATE: 01/17/07 DRAWN BY: [Signature] CHECKED BY: [Signature] DESIGNED BY: [Signature] SCALE: 1" = 4'-0"

Triton

Engineering

March 1, 2007

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

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

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Site Development Review request for a proposed 65 lot single family project called "Smoke Ranch/Decatur II".

The applicant is requesting a Site Development Review for a proposed 65 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

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

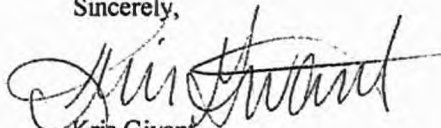
We are requesting the following setbacks for the RPD-12:

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

Richmond American Homes believes that requesting RPD-10 zoning will compliment the area and would be a proposed buffer between the R-CL Single family residences and the C-1 Commercial Property.

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

Sincerely,


Kris Givant
Project Coordinator

SDR-16522
03-07-07 CC

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

GENERAL PLAN AMENDMENT

GPA-18818 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: O (OFFICE) TO: H (HIGH DENSITY RESIDENTIAL) on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL.

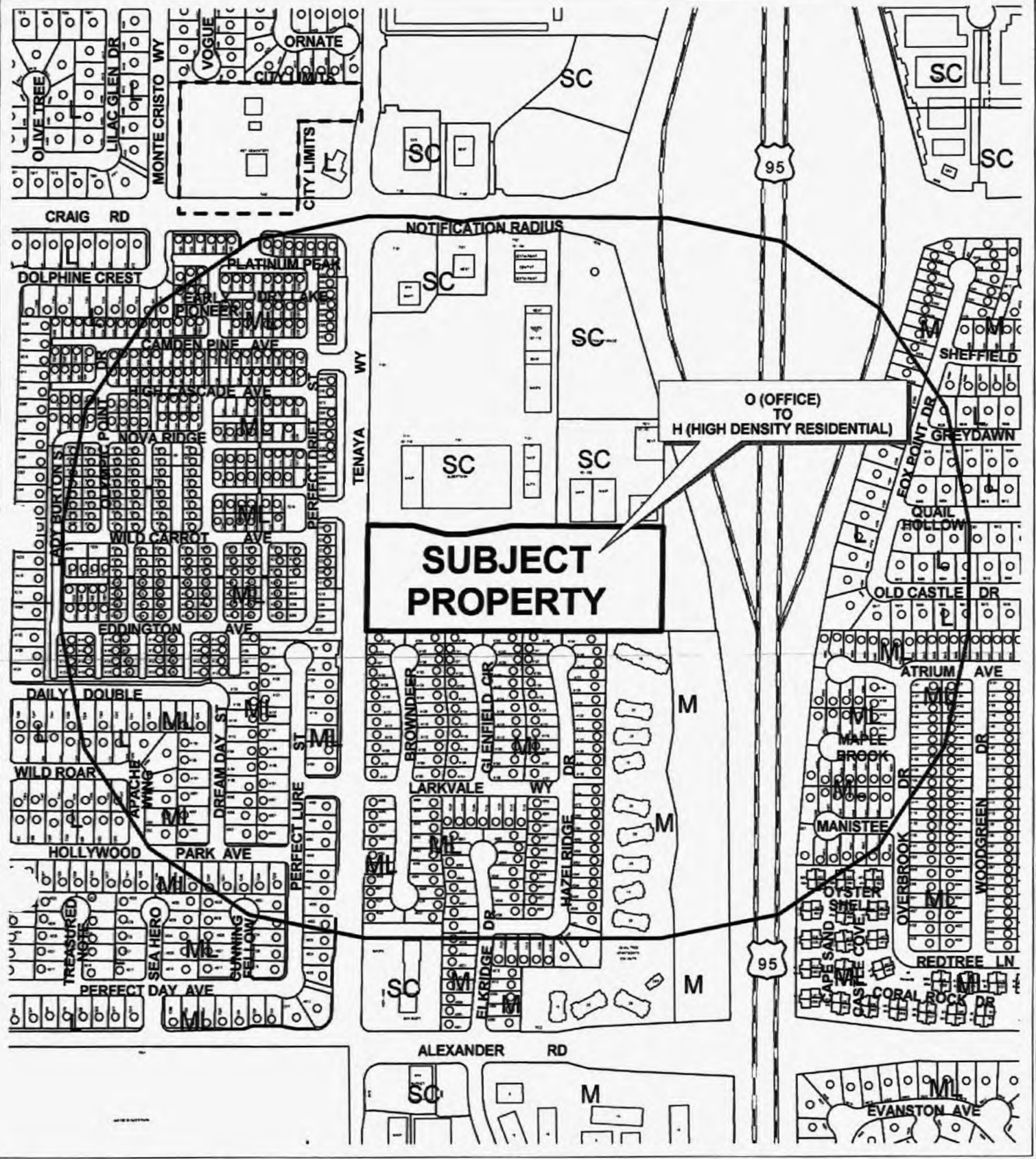
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by Kummer Kaempfer Bonner Renshaw & Ferrario for Items 105-109
6. Backup referenced from the 01-25-07 Planning Commission Meeting Item 39

Motion made by GARY REESE to Hold in Abeyance Items 105-109, Items 123 and 124 to 3/21/2007; Items 127-129 to 4/4/2007; Item 85 to 9/5/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 110

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

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



CASE: GPA-18818

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

H (HIGH DENSITY RESIDENTIAL)

0 200 400 600 Feet





CASE: GPA-18818

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

H (HIGH DENSITY RESIDENTIAL)

0 200 400 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-18818 - APPLICANT/OWNER: CRAIG TENAYA, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 21, 2007 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN BROWN.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-2/se, sd vote) recommends APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend a portion of the Centennial Hills Sector Plan of the Master Plan from O (Office) to H (High Density Residential) on 7.49 acres adjacent to the east side of Tenaya Way approximately 970 feet south of Craig Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/05/90	The City Council denied a request for a reclassification of property (Z-0080-90) from N-U (Non-Urban) to C-1 (Limited Commercial) that included a shopping center, convenience store with gasoline sales, a four to six story office building, three off-premise billboard signs, an automobile service facility, restaurant with a beer/wine/cooler on-sale use, and retail stores with beer/wine/cooler off-sale uses. The Planning Commission recommended denial. Staff recommended approval.
11/06/96	The applicant withdrew without prejudice a request for a reclassification of property (Z-0094-96) from N-U (Non-Urban) to C-2 (General Commercial) for a 105,744 square-foot retail warehouse. The Planning Commission and staff recommended approval.
01/08/98	The applicant withdrew without prejudice a request for a Rezoning (Z-0081-97) from U (Undeveloped) [SC (Service Commercial) land use designation] to C-1 (Limited Commercial) for a 130,858 square-foot retail store. Staff recommended that the item be held in abeyance.
01/19/00	The City Council approved a Rezoning (Z-0071-99) of this site to O (Office), as part of a larger overall request which included the rezoning of the property to the north to C-1 (Limited Commercial). Staff recommended approval, and the Planning Commission believed the request to be premature and recommended denial.
01/25/07	The Planning Commission recommended approval of companion items ZON-18819, VAR-18820, SUP-18821 and SDR-18822 concurrently with this application. The Planning Commission voted 5-2/se, sd to recommend APPROVAL (PC Agenda Item #39/ar).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this application.	
<i>Pre-Application Meeting</i>	
12/14/06	A pre-application meeting was held. The requirements of a General Plan Amendment were explained.

Neighborhood Meeting	
01/03/07	A neighborhood meeting was held at Timbers Bar & Grill, 7081 West Craig Road at 6:15 P.M. Six members of the public attended and had the following concerns and comments:
	Five story condos too dense for area Concerns about impact to schools Support for two story office or commercial at site Concerns about fire Concerns about size and scope of project so close to single family homes Concerns that the applicant did not properly notify the neighborhood meeting.

Details of Application Request	
Site Area	
Net Acres	7.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	O (Office)	O (Office)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175-Foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The request is for a General Plan Amendment from O (Office) to H (High Density Residential). The proposed designation allows development such as multi-family plexes, townhouses, high-density apartments and high rise. The 7.49 acre site is currently undeveloped. The amendment was submitted in conjunction with a proposed Rezoning (ZON-18819) to R-4 (High Density Residential), a Variance (VAR-18820) to allow a 72-foot high building where 35 feet is the maximum height allowed, a Special Use Permit (SUP-18821) for a mixed-use development, and a Site Development Plan Review (SDR-18822) for a proposed five-story mixed-use development consisting of 213 condominium units and 29,717 square feet of commercial space.

Because the development plan associated with this request does not comply with the height requirements of Title 19, and because the density allowed by the proposed H (High Density Residential) designation is not compatible with the existing single family residential development to the south of this site, staff is unable to support this General Plan Amendment.

FINDINGS

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

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

In regard to '1':

The proposed H (High Density Residential) allows development such as multi-family plexes, townhouses, high-density apartments and high rise at densities exceeding 25.5 units per acres. This type of density is not compatible with the existing ML (Medium-Low Density Residential) development to the south.

In regard to '2':

If approved, this amendment would allow development within the standards of the R-4 (High Density Residential) District. The R-4 (High Density Residential) District is intended to provide for the development of a variety of multi-family units such as duplexes, townhouses and high density apartments which are not compatible with the existing R-CL (Single Family Compact-Lot) development to the south.

In regard to '3':

There are adequate facilities and infrastructure to accommodate a planned community on this site.

In regard to '4':

This request does not comply with Program B1.4 of the Centennial Hills Sector Plan, which encourages the development of random vacant infill lots in substantially developed, single-family neighborhoods at densities similar to existing development.

This request also does not comply with Policy B3 of the Centennial Hills Sector Plan, which states that the appropriate location of multiple family residential uses in the Northwest area of the city should be in the Centennial Hills Town Center or Village Center areas.

The necessity of the associated height variance (VAR-18820) indicates that this General Plan Amendment is not in compliance with Program B3.1 of the Centennial Hills Sector Plan, which requires multi-family developments to be compatible with adjoining single-family uses through site planning and building design, setback and height requirements, landscape and wall buffers, and other buffers to adjoining uses.

PLANNING COMMISSION ACTION

There were speakers in protest at the Planning Commission meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 34

SENATE DISTRICT 4

NOTICES MAILED 655 by Planning Department

APPROVALS 1

PROTESTS 4



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-18818** APN: 138-03-701-021
Name of Property Owner: DOUGLAS E. SIMMS
Name of Applicant: CHRISTOPHER S. DYKA

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: DOUGLAS E. SIMMS

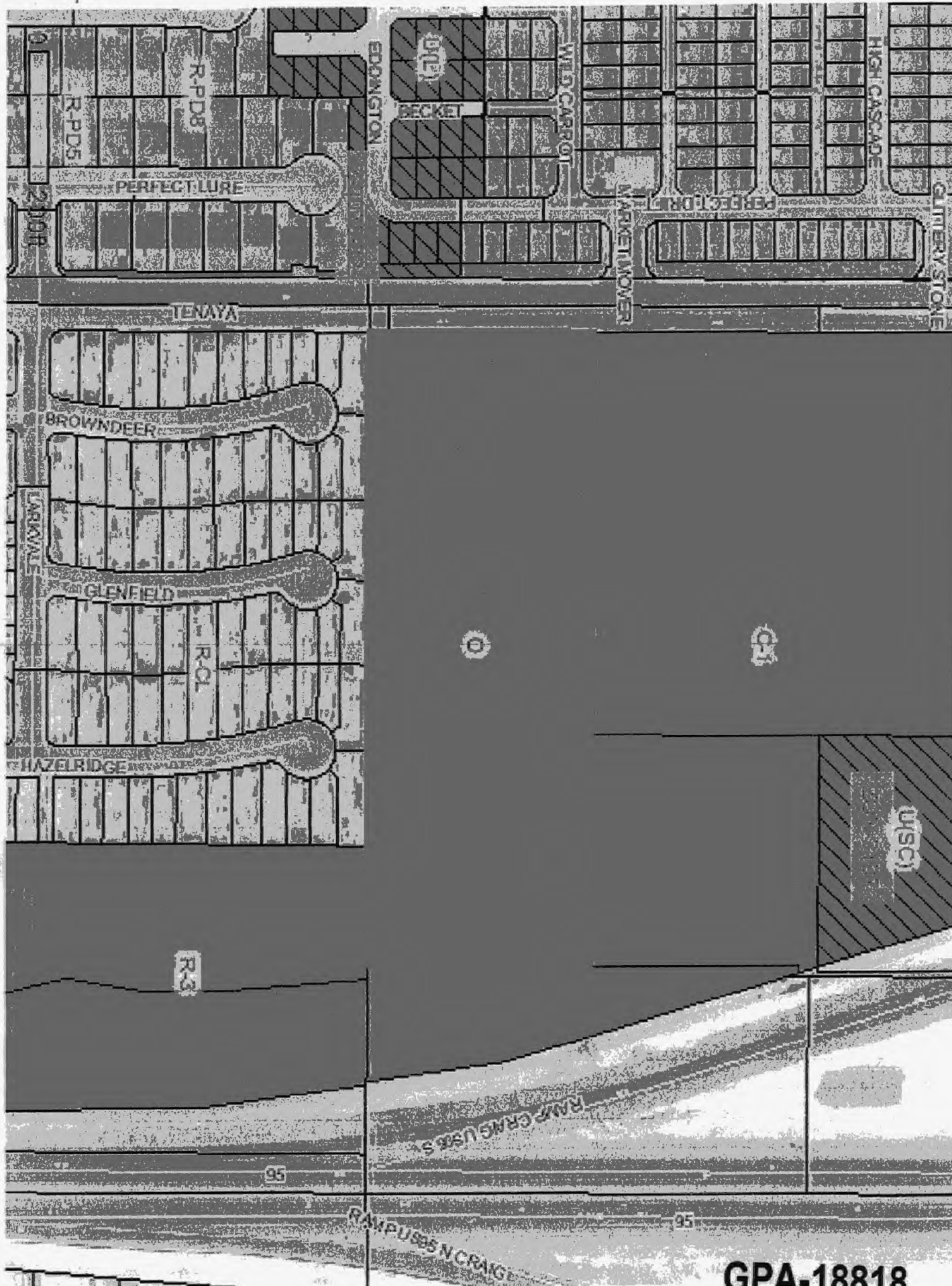
Subscribed and sworn before me

This 7th day of November, 2006

Barbara A. Bross

Notary Public in and for said County and State





GPA-18818
01/25/07 PC

December 12, 2006

To: City of Las Vegas Planning and Development Department

Re: Craig Road & Tenaya Way-Justification Letter
Parcel Number # 138-03-701-021

Enclosed is the Submittal of the Craig & Tenaya Way Development of (Condominium Units & Office Space.

PROJECT LOCATION:

Craig & Tenaya Way Center ("The Project") is located south of Craig on east side Tenaya next to the I-95 within the City of Las Vegas, in the north-west portion of the Vegas Valley.

PROJECT CONCEPT:

Craig & Tenaya Way Center has been designed as a "mix use" project. The Project will consist of 213 condominiums, along with approximately 29,717 square feet of office space. The office will be located along Tenaya; with the condominium homes located above and behind. The architectural character of the Center is Tuscan Design, and residential in nature. This center is directly adjacent to the C-1 shopping center to the north. The center is a transitional use between the existing commercial shopping and two story single family and two story multi-family residential to the south. The project has been "loaded" to the north and east side of the site to minimize the impact to the single family residential neighbors. The project has been designed to emphasize the pedestrian nature of mixed use projects and allow access to the commercial site, surrounding the proposed development is a "Pedestrian Realm" that circulates around the whole project perimeter and access the neighboring public access points.

**GPA-18818
01/25/07 PC**

-pg 2-

The building height has been stair stepped to minimize the impact to the surrounding development from and buffer the development from the freeway. An intense buffer has been placed along the south property line to allow a modified 2:1 slope.

The rear portion of the site is currently in the FEMA Flood Plane, which prohibits on grade construction. The proposed design elevates the rear of the project to allow the construction of units and open space therefore, from an aerial view of the project complies with a lot coverage and open space requirements.

The proposed Project will feature:

The 213 condominium homes will range in size from 880 square feet to 1,517 square feet at the center drive is a 2 acre Sky Park, inclusive of pools, BBQ area, gazebos, walking paths, landscaping and putting area.

In summary, Tenaya Way Center consists of (i) 415,698 square feet of living space;(ii) approximately 29,717 square feet of office space;(iii) 155,390 square feet of garage space;(iv) a total of 594 parking spaces where 543 spaces are required; and (v) 211,558.57 square feet of open space; (vi) 2 acre Sky Park. The height of Tenaya Way Center will not exceed 71 feet from grade.

Please contact my office with any further questions regarding this project.

Sincerely,



Christopher S. Dyka, R.D.
Project Manager

GPA-18818
01/25/07 PC

**KUMMER
KAEMPFER**

**KUMMER KAEMPFER BONNER
RENSHAW & FERRARIO**

ATTORNEYS AT LAW

LAS VEGAS OFFICE

CHRISTOPHER L. KAEMPFER

ckaempfer@kkbr.com
702.792.7054

LAS VEGAS OFFICE
3000 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89159
Tel: 702.792.7000
Fax: 702.792.7101

RENO OFFICE
5605 Kietzke Lane
Reno, NV 89511
Tel: 775.862.3200
Fax: 775.862.3982

SUMMERLIN OFFICE
2428 Chili Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.893.4260
Fax: 702.898.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775.882.1311
Fax: 775.882.0567

March 6, 2007

VIA FACSIMILE - 382-4803

City Clerk
City of Las Vegas
400 E. Stewart, 1st Fl.
Las Vegas, NV 89101

*Re: City of Las Vegas, City Council Hearing, Wednesday, March 7, 2007
GPA-18818, ZON-18819, VAR-18820, SUP-18821, SDR-18822
Item Nos. 103, 106, 107, 108, 109*

To Whom it May Concern:

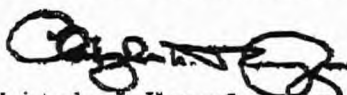
This office represents the applicant in the above-referenced matters.

We are continuing to work with our neighbor to the north with regard to some easement issues and would respectfully request that this matter be continued for two weeks until the City Council hearing of March 21, 2007.

Thank you for your consideration of our request.

Sincerely,

KUMMER KAEMPFER BONNER RENSCHAW & FERRARIO


Christopher L. Kaempfer

CLK/laj



302707

14274.1

Date 3/6/07 Item #105-109

RECEIVED
CITY CLERK
2007 MAR -6 P 3:42

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

Robert L. Chiu
4033 Browndeer Cir
Las Vegas, NV 89129
January 20, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, Nevada 89101

Re: General Plan Amendment GPA-18818

Applicant: Craig Tenaya, LLC

Dear Mr. Douglas J. Rankin:

I strongly object to the above application for the following reasons;

- This development would have a significant adverse effect on the current community. A new development of this size, being extremely high density is completely out of place in a community made up of single family homes and small condominiums. It will overpower the existing area and in no way in keeping with the locality. There is currently enough low density commercial area to cater to the needs of the residents in the area.
- A large number of condominiums and large commercial area will mean more cars and increased traffic.
- This development will also adversely affect the landscape character and visual amenity. By exceeding more than two times the 35 feet maximum height limit, it will protrude above all the surrounding buildings and block the view of the mountains.

I urge you once again to reject this application.

Sincerely,


Robert Chiu
Home Owner

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REZONING RELATED TO GPA-18818

ZON-18819 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request for a Rezoning FROM: O (OFFICE) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised Site Plans dated 02-16-07

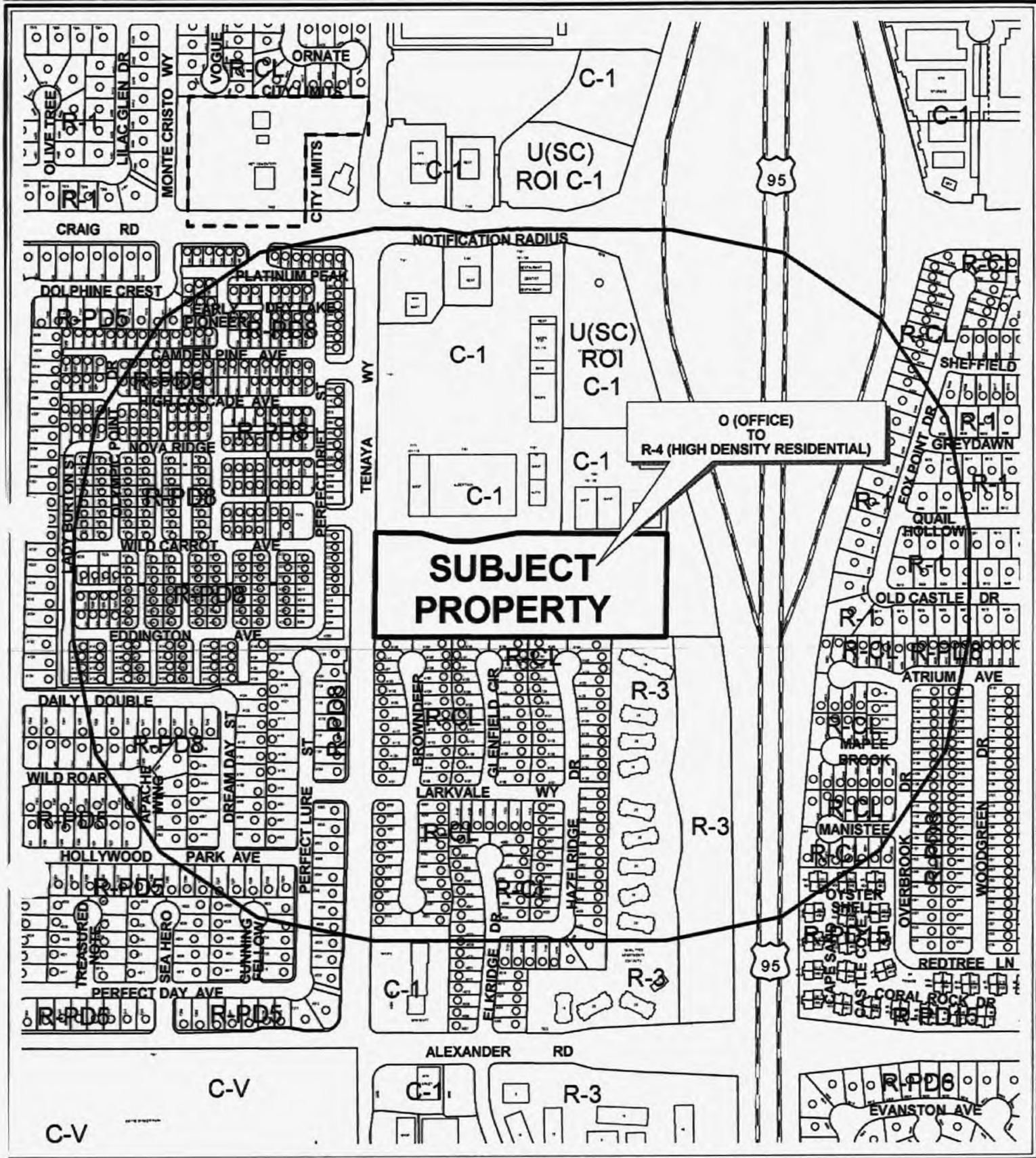
Motion made by GARY REESE to Hold in Abeyance Items 105-109, Items 123 and 124 to 3/21/2007; Items 127-129 to 4/4/2007; Item 85 to 9/5/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 110

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

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

Minutes:

See Item 105 for related backup.



CASE: ZON-18819

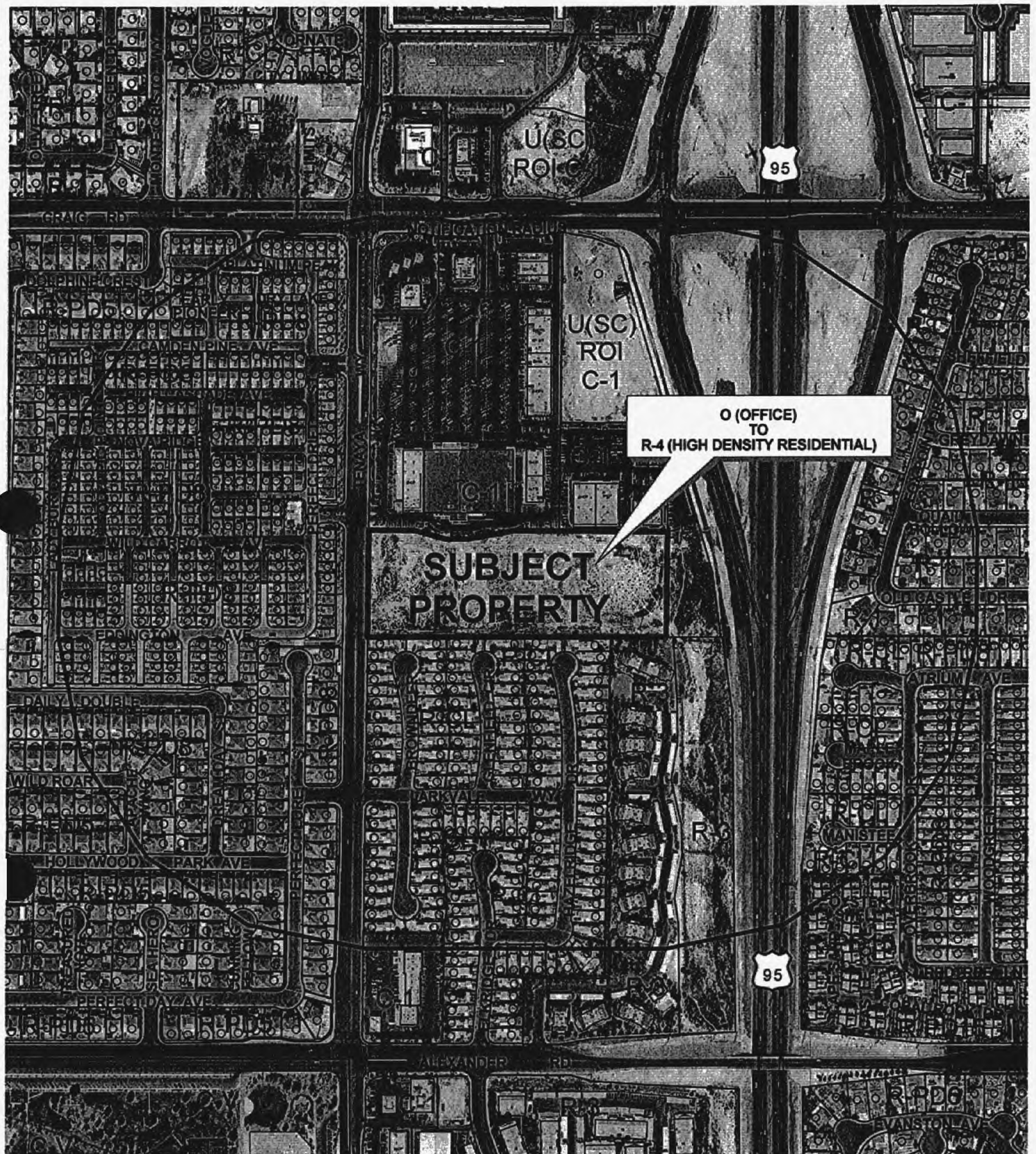
RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)



CASE: ZON-18819

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

0 300 600 900 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-18819 - APPLICANT/OWNER: CRAIG TENAYA, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 21, 2007 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN BROWN.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-2/se, sd vote) recommends APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-18822) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements 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. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the 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 this site is within a FEMA "AE" Flood Zone.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from O (Office) to R-4 (High Density Residential) on 7.49 acres adjacent to the east side of Tenaya Way approximately 970 feet south of Craig Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/05/90	The City Council denied a request for a reclassification of property (Z-0080-90) from N-U (Non-Urban) to C-1 (Limited Commercial) that included a shopping center, convenience store with gasoline sales, a four to six story office building, three off-premise billboard signs, an automobile service facility, restaurant with a beer/wine/cooler on-sale use, and retail stores with beer/wine/cooler off-sale uses. The Planning Commission recommended denial. Staff recommended approval.
11/06/96	The applicant withdrew without prejudice a request for a reclassification of property (Z-0094-96) from N-U (Non-Urban) to C-2 (General Commercial) for a 105,744 square-foot retail warehouse. The Planning Commission and staff recommended approval.
01/08/98	The applicant withdrew without prejudice a request for a Rezoning (Z-0081-97) from U (Undeveloped) [SC (Service Commercial) land use designation] to C-1 (Limited Commercial) for a 130,858 square-foot retail store. Staff recommended that the item be held in abeyance.
01/19/00	The City Council approved a Rezoning (Z-0071-99) of this site to O (Office), as part of a larger overall request which included the rezoning of the property to the north to C-1 (Limited Commercial). Staff recommended approval, and the Planning Commission believed the request to be premature and recommended denial.
01/25/07	The Planning Commission recommended approval of companion items GPA-18818, VAR-18820, SUP-18821 and SDR-18822 concurrently with this application. The Planning Commission voted 5-2/se, sd to recommend APPROVAL (PC Agenda Item #40/ar).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this application.	
<i>Pre-Application Meeting</i>	
12/14/06	A pre-application meeting was held. The requirements of a Rezoning were explained.

Neighborhood Meeting	
01/03/07	A neighborhood meeting was held at Timbers Bar & Grill, 7081 West Craig Road at 6:15 P.M. Six members of the public attended and had the following concerns and comments: Five story condos too dense for area Concerns about impact to schools Support for two story office or commercial at site Concerns about fire Concerns about size and scope of project so close to single family homes Concerns that the applicant did not properly notify the neighborhood meeting.

Details of Application Request	
Site Area	
Net Acres	7.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	O (Office)	O (Office)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Singe-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175-Foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
O (Office)	N/A	N/A
<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
R-4 (High Density Residential)	26-50 Units Per Acre	374 Units
<i>General Plan</i>	<i>Permitted Density</i>	<i>Units Allowed</i>
H (High Density Residential)	> 25.49 Units Per Acre	374 Units (Unlimited with an R-5 District)

ANALYSIS

The proposed density of development of 28.5 dwelling units per acre is not compatible with adjacent properties to the south, which are developed at a density of 7.26 dwelling units per acre. Additionally, the proposed buildings do not comply with the height requirements of the R-4 (High Density Residential) zoning district, and therefore staff finds that the development plan and associated development standards prepared by the applicant are not appropriate for this location.

The site is currently zone O (Office). This zoning district is designed to provide for the development of office uses, supporting service uses and low intensity commercial uses performing administrative, professional and personal services. These may be small office buildings developed in a cluster with an internal traffic circulation system or one larger office building. This district may be used as a buffer between residential and more intense retail/commercial uses. The O District is consistent with the Office category of the General Plan. The following development standards apply to the O zoning district:

STANDARD	
Min. Lot Width (ft.)	100
Min. Front Yard Setback (ft.)	25
Min. Side Yard Setback (ft.)	10
Min. Rear Yard Setback (ft.)	15
Max. Lot Coverage	30%
Max. Building Height	Lesser of 2 stories or 35 feet

FINDINGS

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

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

This request does not comply with Program B1.4 of the Centennial Hills Sector Plan, which encourages the development of random vacant infill lots in substantially developed, single-family neighborhoods at densities similar to existing development.

This request also does not comply with Policy B3 of the Centennial Hills Sector Plan, which states that the appropriate location of multiple family residential uses in the Northwest area of the city should be in the Centennial Hills Town Center or Village Center areas.

The necessity of the associated height variance (VAR-18820) indicates that this rezoning is not in compliance with Program B3.1 of the Centennial Hills Sector Plan, which requires multi-family developments to be compatible with adjoining single-family uses through site planning and building design, setback and height requirements, landscape and wall buffers, and other buffers to adjoining uses.

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."

If approved, this rezoning would allow development within the standards of the R-4 (High Density Residential) District. The R-4 (High Density Residential) District is intended to provide for the development of a variety of multi-family units such as duplexes, townhouses and high density apartments which are not compatible with the existing R-CL (Single Family Compact-Lot) development to the south.

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

The project as designed is more intense than other existing or proposed developments in the area, and requires an associated height variance (VAR-18820) which would allow a 72-foot high building where 35 feet is the maximum height allowed. As such, the project is not appropriate to its context.

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."

Adequate access to this site will be provided from Tenaya Way, a Secondary Street as designated by the Master Plan of Streets and Highways.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 34

SENATE DISTRICT 4

NOTICES MAILED 655 by Planning Department

APPROVALS 1

PROTESTS 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-18819** APN: 138-03-701-021
 Name of Property Owner: DOUGLAS E. SIMMS
 Name of Applicant: CHRISTOPHER S. DYKA

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: DOUGLAS E. SIMMS

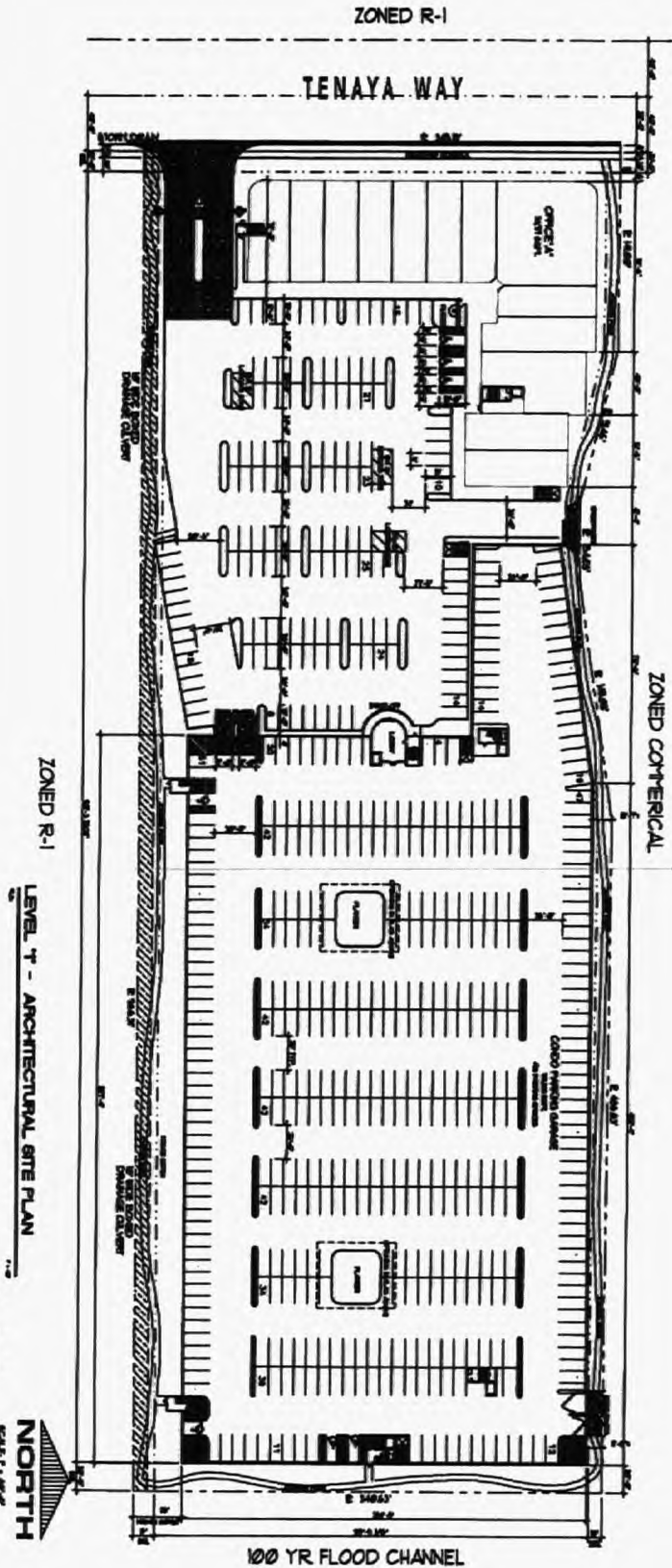
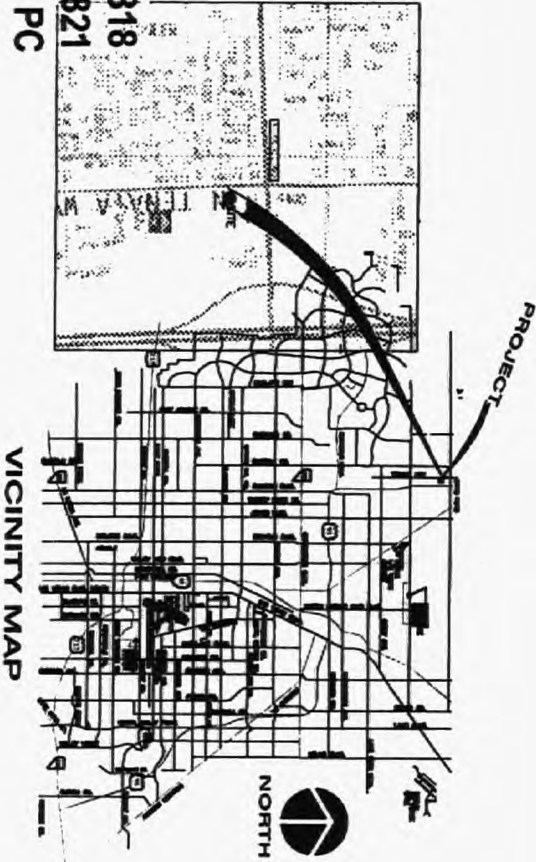
Subscribed and sworn before me

This 7th day of November, 2006
Barbara A. Bross
 Notary Public in and for said County and State



ZON-18819 GPA-18818
VAR-18820 SUP-18821
SDR-18822 01/25/07 PC
REVISED

RECEIVED
JAN 04 2006



SITE DATA

APN: 138-03-701-021

NET AREA: 20,000 SQ. FT.
GROSS AREA: 20,000 SQ. FT.
TOTAL FLOOR AREA: 20,000 SQ. FT.
TOTAL GARAGE: 20,000 SQ. FT.
TOTAL OFFICE: 20,000 SQ. FT.
TOTAL RETAIL: 20,000 SQ. FT.
TOTAL GARAGE: 20,000 SQ. FT.
TOTAL OFFICE: 20,000 SQ. FT.
TOTAL RETAIL: 20,000 SQ. FT.

COMMERCIAL AREA

OFFICE: 20,000 SQ. FT.
RETAIL: 20,000 SQ. FT.
TOTAL: 20,000 SQ. FT.

CONDOMINIUM UNITS

1 UNIT: 1,000 SQ. FT.
2 UNIT: 2,000 SQ. FT.
3 UNIT: 3,000 SQ. FT.
4 UNIT: 4,000 SQ. FT.
5 UNIT: 5,000 SQ. FT.
6 UNIT: 6,000 SQ. FT.
7 UNIT: 7,000 SQ. FT.
8 UNIT: 8,000 SQ. FT.
9 UNIT: 9,000 SQ. FT.
10 UNIT: 10,000 SQ. FT.

PARKING REQUIREMENTS

1. 100% OF THE TOTAL FLOOR AREA SHALL BE PROVIDED WITH PARKING SPACES.
2. THE MINIMUM NUMBER OF PARKING SPACES SHALL BE 100.
3. THE MINIMUM NUMBER OF PARKING SPACES SHALL BE 100.

PARKING PROVIDED

1. 100% OF THE TOTAL FLOOR AREA SHALL BE PROVIDED WITH PARKING SPACES.
2. THE MINIMUM NUMBER OF PARKING SPACES SHALL BE 100.
3. THE MINIMUM NUMBER OF PARKING SPACES SHALL BE 100.

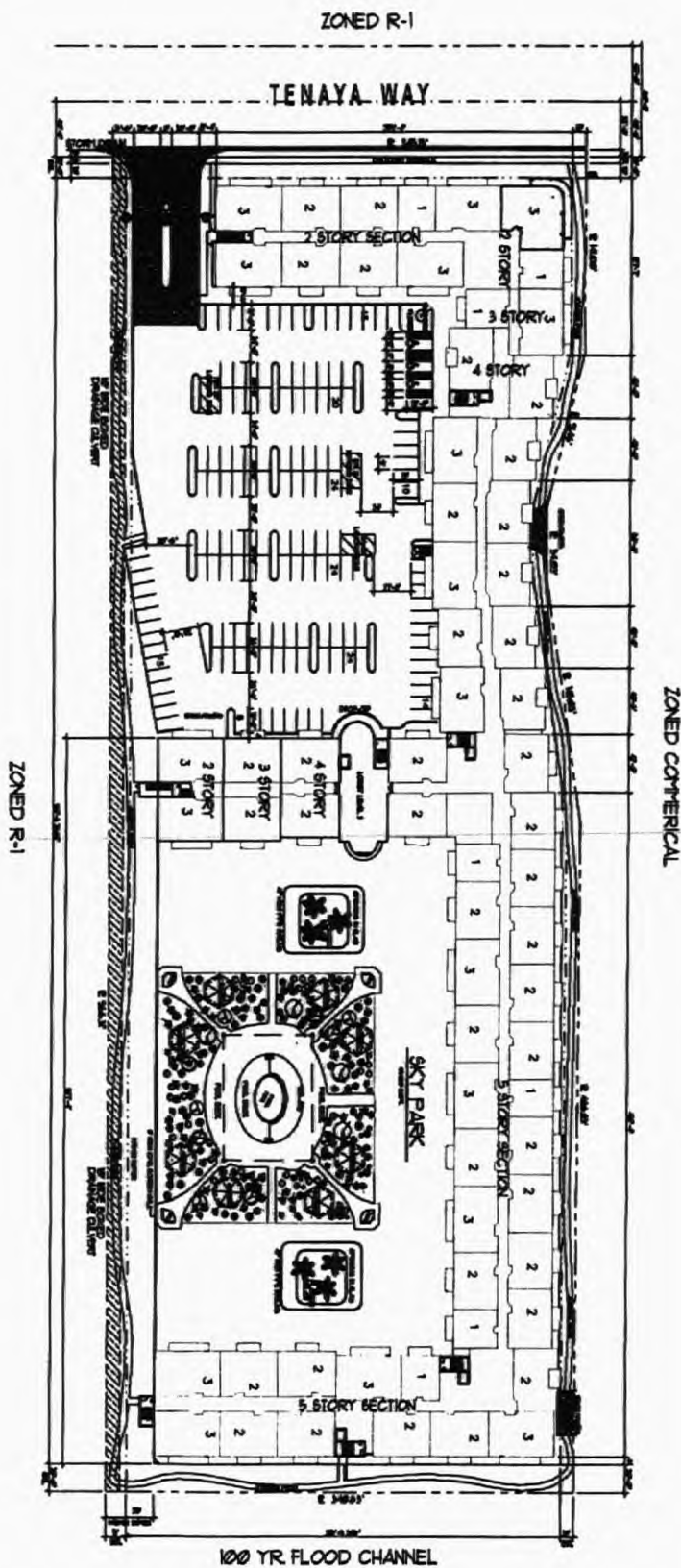
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TENAYA WAY CENTRE for DEBERT CAPITAL GROUP TENAYA WAY and CRAIG ROAD CLARK COUNTY NEVADA	PROPOSED FIRST LEVEL ARCHITECTURAL SITE PLAN	GREENE TINDALL 200 EAST HENRIETTA ROAD, SUITE 4 LAS VEGAS, NEVADA 89103 PHONE: 702-799-0000 FACSIMILE: 702-799-0000 ARCHITECTS/ENGINEERS/PLANNERS/GENERAL CONSULTANTS
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LEVEL 2 - ARCHITECTURAL SITE PLAN



RECEIVED
JAN 04 2006

ZON-18819

GPA-18818

VAR-18820

SUP-18821

SDR-18822

01/25/07 PC

REVISED

AS-2	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CRAIG ROAD CLARK COUNTY LAS VEGAS, NEVADA	PROPOSED SECOND LEVEL ARCHITECTURAL SITE PLAN		GREENE TINDALL ONE EAST HENDERSON BLVD, SUITE 100 LAS VEGAS, NEVADA 89101 PHONE 702-497-0000 FACSIMILE 702-497-0000 ARCHITECTURE, ENGINEERING, DESIGN, INTERIOR DESIGN, CONSTRUCTION
-------------	--	--	--	--

1
December 12, 2006

To: City of Las Vegas Planning and Development Department

Re: Craig Road & Tenaya Way-Justification Letter
Parcel Number # 138-03-701-021

Enclosed is the Submittal of the Craig & Tenaya Way Development of (Condominium Units & Office Space.

PROJECT LOCATION:

Craig & Tenaya Way Center ("The Project") is located south of Craig on east side Tenaya next to the I-95 within the City of Las Vegas, in the north-west portion of the Vegas Valley.

PROJECT CONCEPT:

Craig & Tenaya Way Center has been designed as a "mix use" project. The Project will consist of 213 condominiums, along with approximately 29,717 square feet of office space. The office will be located along Tenaya; with the condominium homes located above and behind. The architectural character of the Center is Tuscan Design, and residential in nature. This center is directly adjacent to the C-1 shopping center to the north. The center is a transitional use between the existing commercial shopping and two story single family and two story multi-family residential to the south. The project has been "loaded" to the north and east side of the site to minimize the impact to the single family residential neighbors. The project has been designed to emphasize the pedestrian nature of mixed use projects and allow access to the commercial site, surrounding the proposed development is a "Pedestrian Realm" that circulates around the whole project perimeter and access the neighboring public access points.

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DEC 18 2006

~~ZON-18819~~
01/25/07 PC

-pg 2-

The building height has been stair stepped to minimize the impact to the surrounding development from and buffer the development from the freeway. An intense buffer has been placed along the south property line to allow a modified 2:1 slope.

The rear portion of the site is currently in the FEMA Flood Plane, which prohibits on grade construction. The proposed design elevates the rear of the project to allow the construction of units and open space therefore, from an aerial view of the project complies with a lot coverage and open space requirements.

The proposed Project will feature:

The 213 condominium homes will range in size from 880 square feet to 1,517 square feet at the center drive is a 2 acre Sky Park, inclusive of pools, BBQ area, gazebos, walking paths, landscaping and putting area.

In summary, Tenaya Way Center consists of (i) 415,698 square feet of living space;(ii) approximately 29,717 square feet of office space;(iii) 155,390 square feet of garage space;(iv) a total of 594 parking spaces where 543 spaces are required; and (v) 211,558.57 square feet of open space; (vi) 2 acre Sky Park. The height of Tenaya Way Center will not exceed 71 feet from grade.

Please contact my office with any further questions regarding this project.

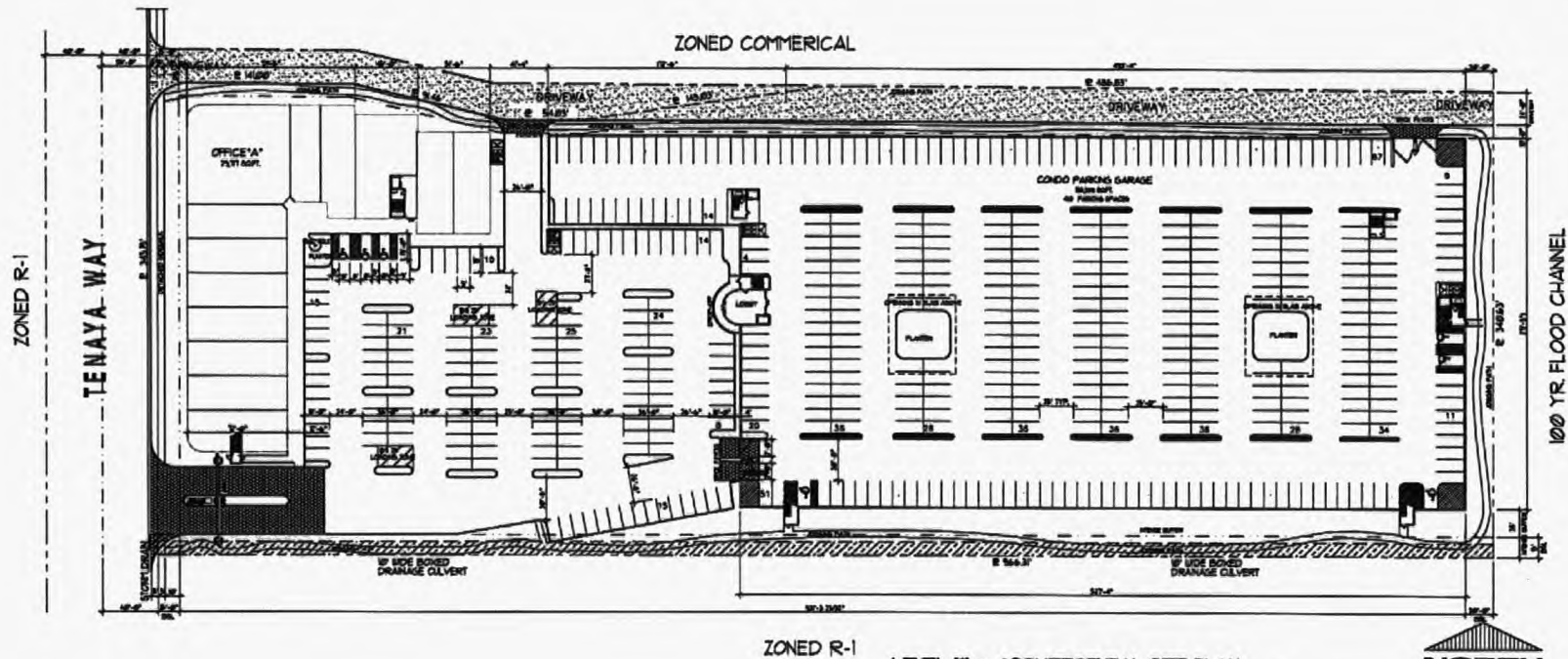
Sincerely,



Christopher S. Dyka, R.D.
Project Manager

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DEC 18 2006

ZON-18819
01/25/07 PC



LEVEL 1 - ARCHITECTURAL SITE PLAN



SITE DATA

APN:	138-03-701-021		
SITE AREA: GROSS	376,244 SQ FT	1.45 ACRES	
NET	334,241 SQ FT	1.48 ACRES	
BUILDING FOOTPRINT	78,876 SQ FT	45 ACRES	60 %
OPEN SPACE (LEVEL 1)	340,841 SQ FT		
NET PARK	72,870 SQ FT		
TOTAL OPEN SPACE	340,241 SQ FT	2.86 ACRES	38 %
289 UNITS / 1.48 AC. = 28 UNITS PER ACRE			

COMMERCIAL AREA

OFFICE	75,000 SQ FT
PARKING GARAGE	16,350 SQ FT
SUBTOTAL	91,350 SQ FT

CONDOMINIUM UNITS

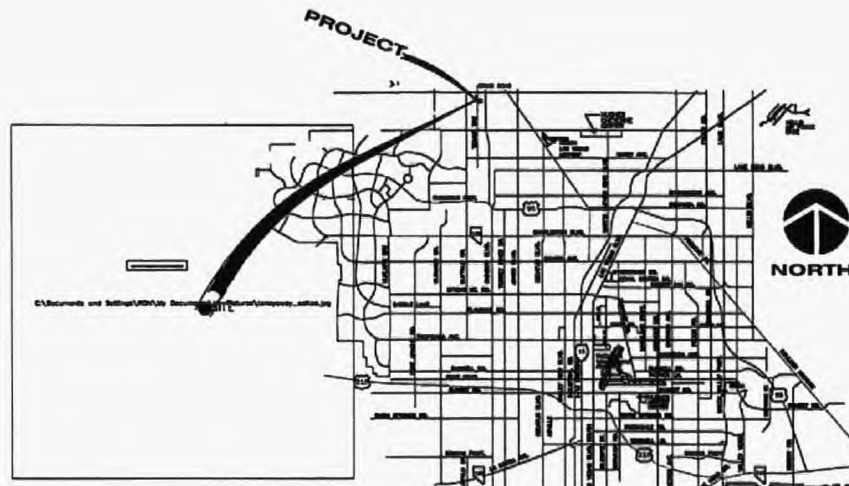
	UNIT 1A 1 BEDROOM 888 SQ FT	UNIT 1B 2 BEDROOM 1,344 SQ FT	UNIT 1C 3 BEDROOM 1,811 SQ FT
1st FLR	8 • 10,440 SF	42 • 36,440 SF	8 • 12,765 SF
2nd FLR	8 • 5,380 SF	36 • 48,384 SF	10 • 15,710 SF
3rd FLR	8 • 4,480 SF	34 • 45,736 SF	1 • 13,660 SF
4th FLR	8 • 4,480 SF	30 • 40,320 SF	9 • 13,660 SF
SUB TOTALS	24 • 21,380 SF	142 • 169,840 SF	43 • 65,331 SF
TOTAL UNITS		309 UNITS • 211,999 SQ FT	
COMMON AREA		4 FLOORS • 32,641 SQ FT	
GRAND TOTAL CONDOS		309 UNITS • 244,640 SF	
TOTAL OFFICE		75,000 SQ FT	
TOTAL GARAGES		16,350 SQ FT	
GRAND TOTAL PROJECT		365,990 SQ FT	

PARKING REQUIREMENTS

OFFICE REQD.	3.3 SPACES PER 1,000 • 96 SPACES
RESIDENTIAL REQD.	1 BEDROOM UNIT • 125 PER UNIT = 34 • 30 SPACES 2 BEDROOM UNIT • 175 PER UNIT = 142 • 2465 SPACES 3 BEDROOM UNIT • 2 PER UNIT = 43 • 86 SPACES
VISITOR REQD.	1 SPACE PER 6 UNITS • 309 UNITS / 6 = 51.5 SPACES
TOTAL REQD.	45% SPACES

PARKING PROVIDED

CONDO PARKING	410 SPACES
OFFICE PARKING	55 SPACES
SURFACE PARKING	545 SPACES



VICINITY MAP
ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

RECEIVED
FEB 16 2007

GREENE TINDALL

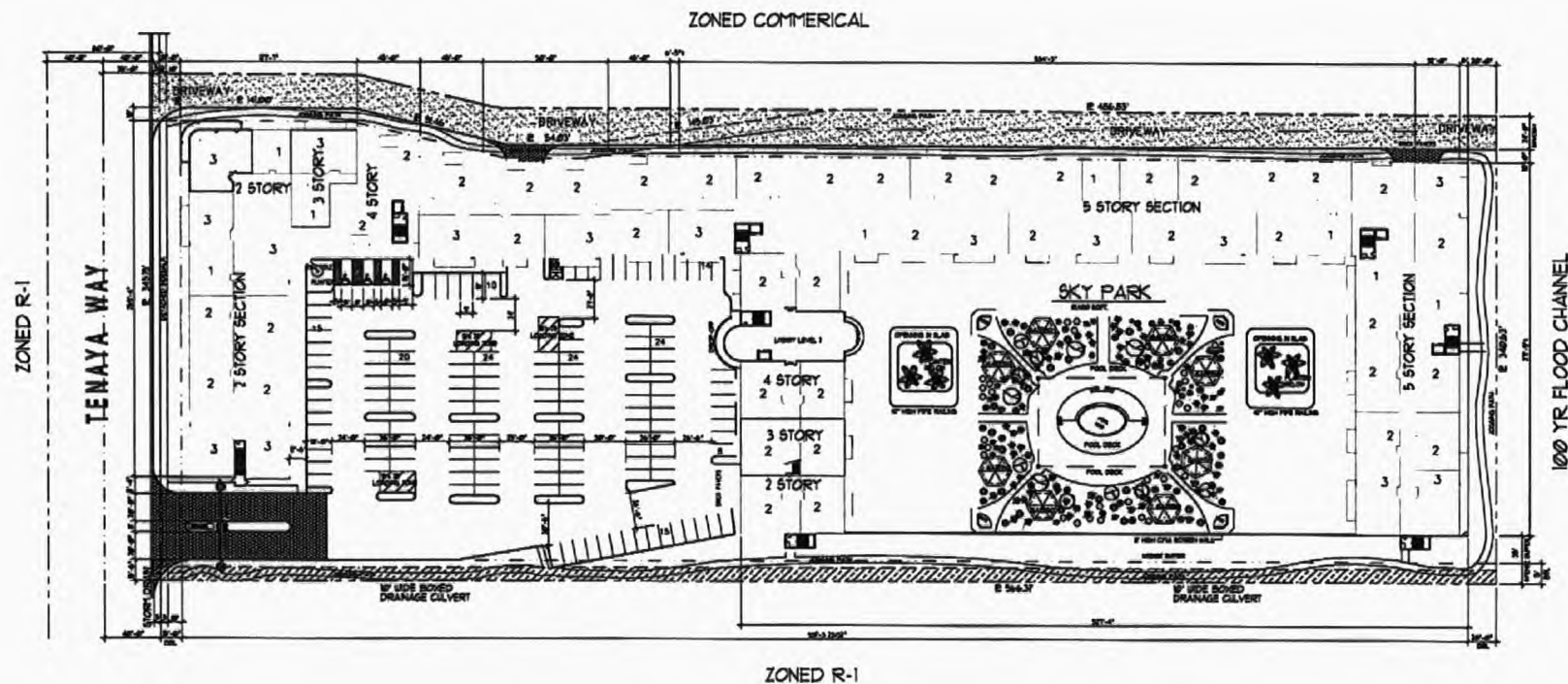
300 EAST JOURNAL BLVD, SUITE 6
DENVER, CO 80202
PHONE: 724-877-1000
FACSIMILE: 724-877-1001
WWW.GREENTINDALL.COM

PROPOSED
FIRST LEVEL
ARCHITECTURAL
SITE PLAN

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and GRAND ROAD
CLARK COUNTY
LAS VEGAS, NV

07-000
2-15-2006
1-2-2007

AS-1
1 of 10 sheets



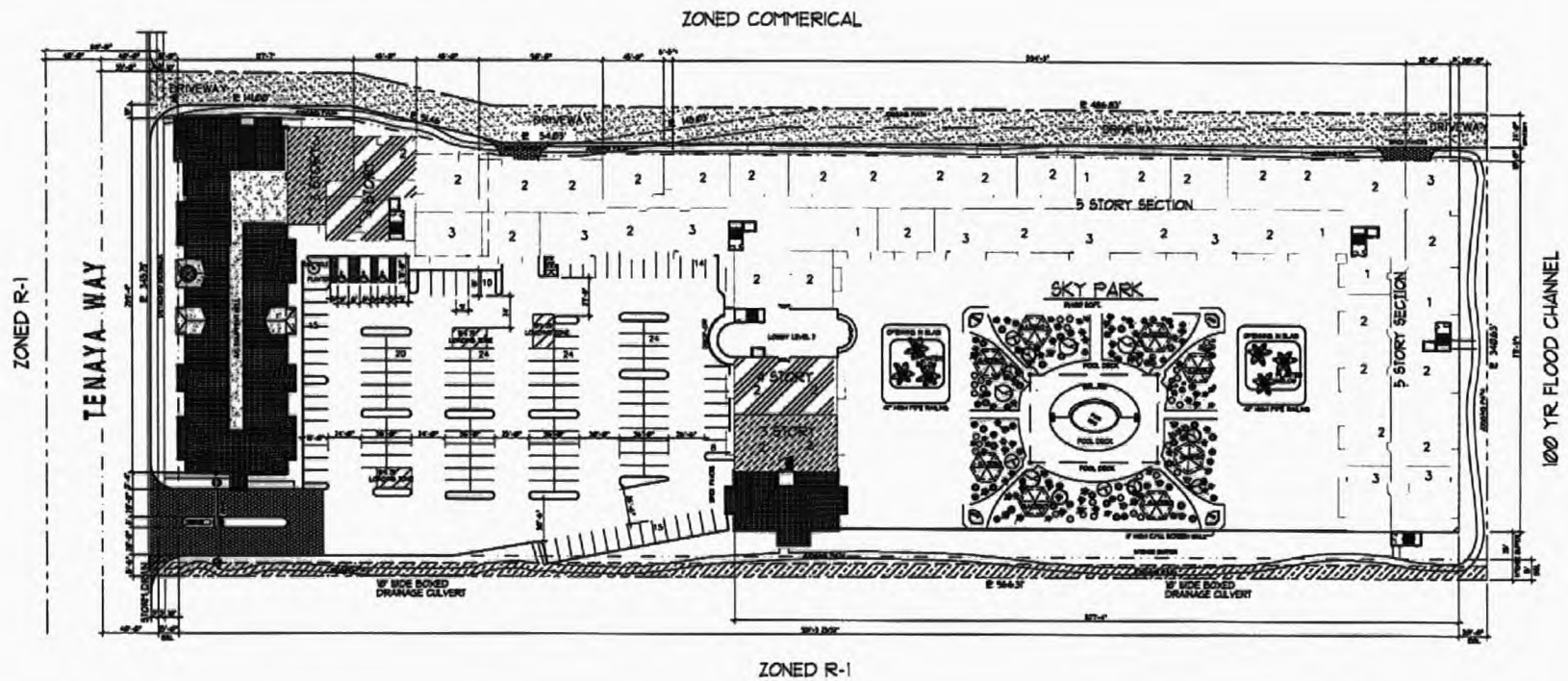
LEVEL "2" - ARCHITECTURAL SITE PLAN



ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

RECEIVED
FEB 16 2007

GREENE TINDALL 300 EAST SUNDOWN ROAD, SUITE 100 LAS VEGAS, NEVADA 89101 PHONE: 702-444-4444 FAX: 702-444-4444 WWW: WWW.GREENETINDALL.COM	
PROPOSED SECOND LEVEL ARCHITECTURAL SITE PLAN	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAND ROAD LAS VEGAS, NEVADA	
01-000 2-15-2006 1-10-2007 AS-2 1 of 22 sheets	



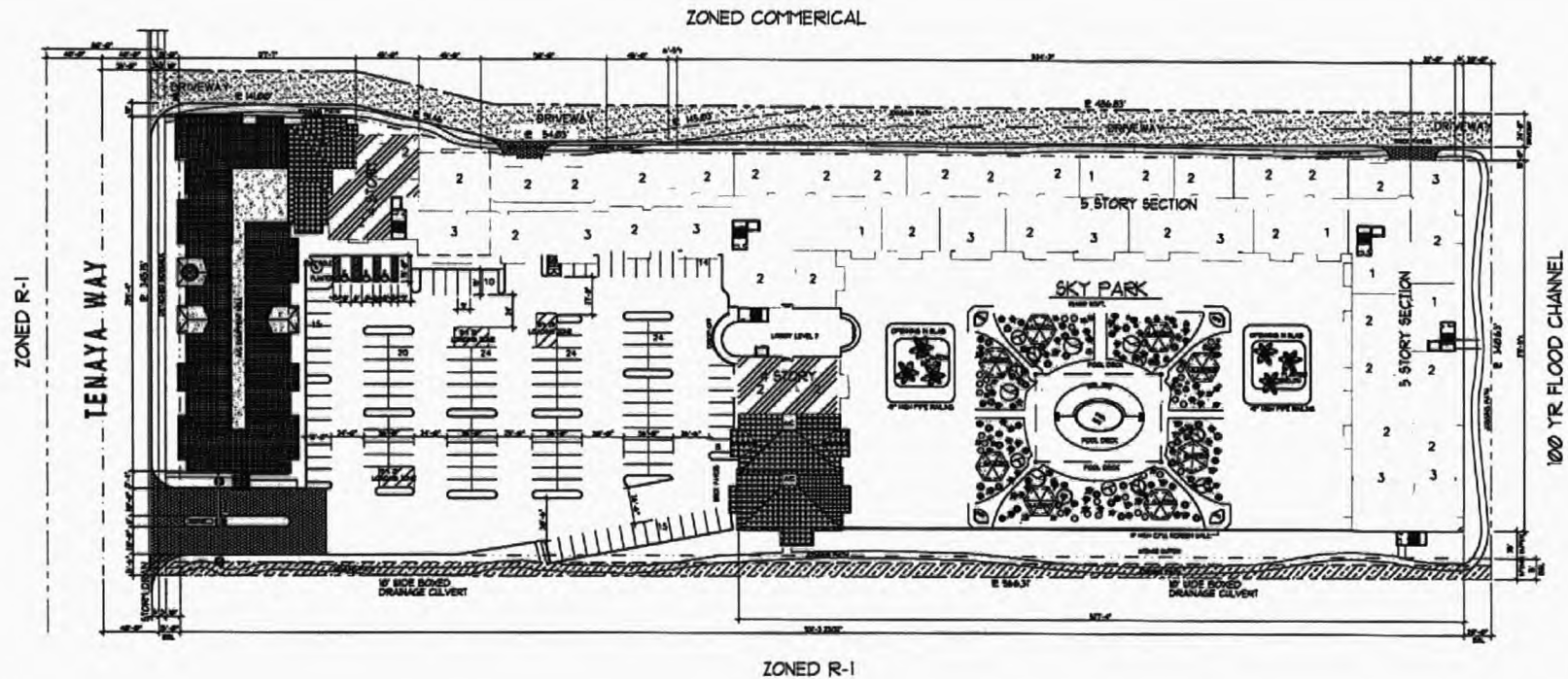
LEVEL '3' - ARCHITECTURAL PLAN
 1/8" = 1' - 0"



ZON-18819
 VAR-18820
 SUP-18821
 SDR-18822
 02-21-07 CC

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GREENETINDALL 200 EAST BERNARD STREET, SUITE 100 LAS VEGAS, NEVADA 89101 PHONE: 702-735-1000 FAX: 702-735-1001 WWW.GREENETINDALL.COM	
PROPOSED THIRD LEVEL ARCHITECTURAL PLAN	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAS ROAD CLARK COUNTY LAS VEGAS, NEVADA
01-000 2-15-2006 2-15-2007 AS-3 1 - 2	01-000 2-15-2006 2-15-2007 AS-3 1 - 2



LEVEL 4 - ARCHITECTURAL PLAN



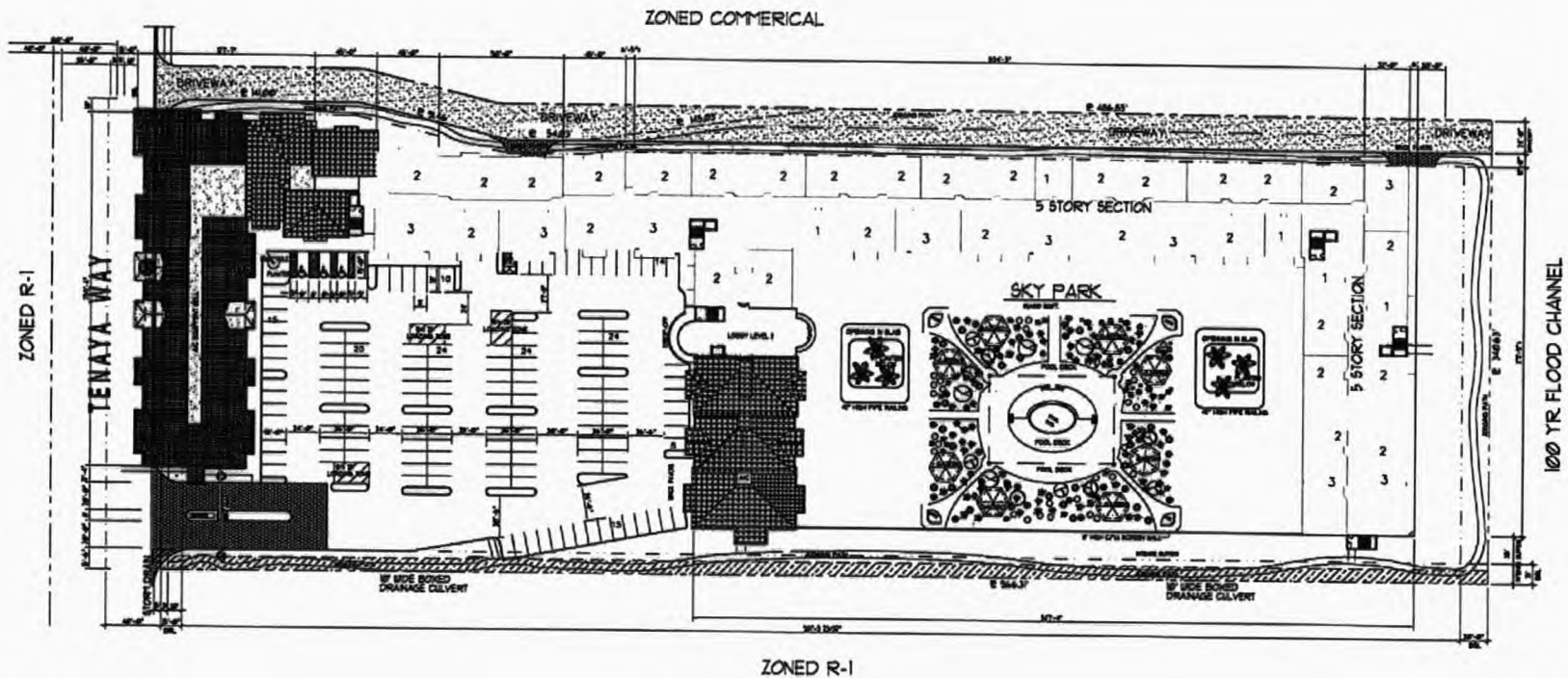
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VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

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FEB 16 2007

GREENETINDALL	
300 EAST WENDOVER BLVD SUITE 200 LAS VEGAS, NEVADA 89101 PHONE: 702-735-1111 FAX: 702-735-1112 WWW.GREENETINDALL.COM	
PROJECT: TENAYA WAY CENTRE ARCHITECT: GREENETINDALL DATE: 02-21-07	
ST-009	
2-15-2008	
1-2-2007	
AS-4 1 of 11 sheets	

PROPOSED
FOURTH LEVEL
ARCHITECTURAL
PLAN

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAG ROAD
LAS VEGAS, NEVADA



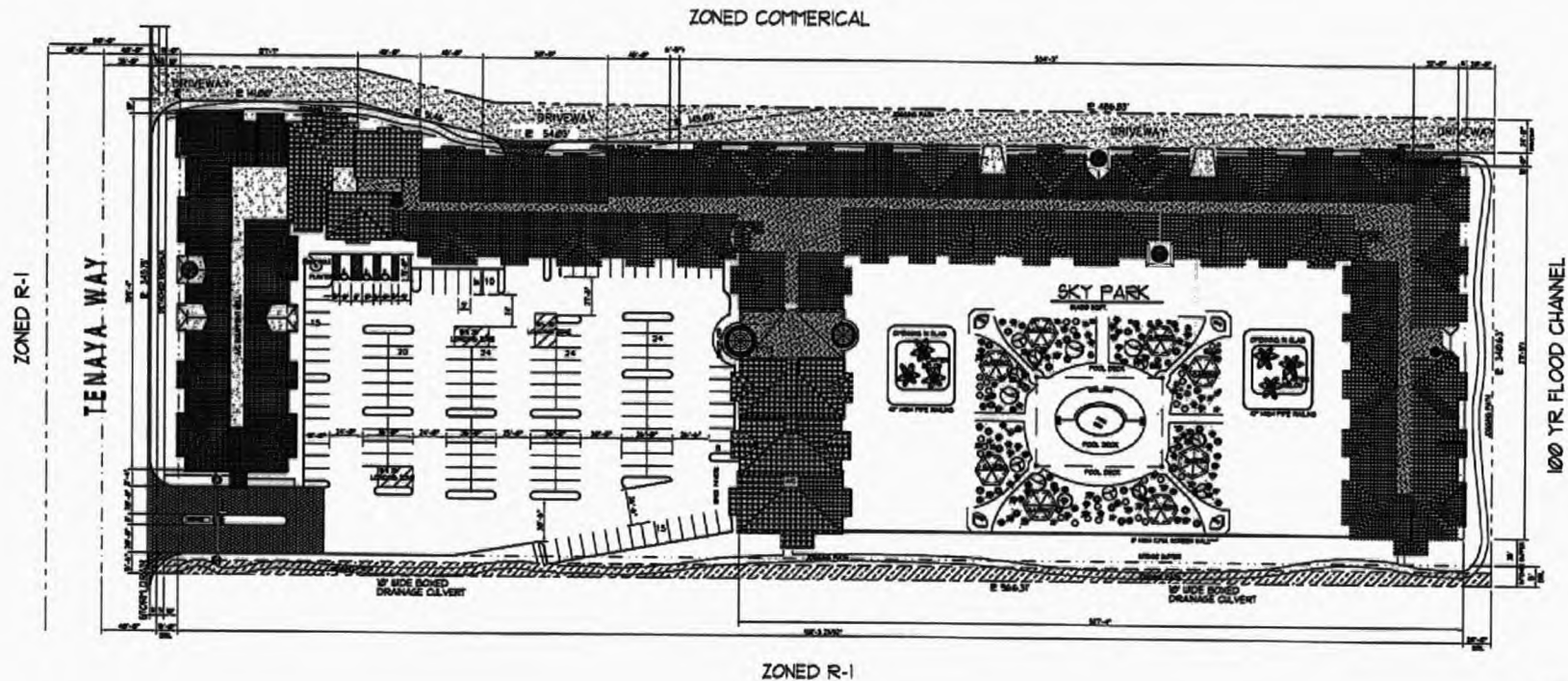
LEVEL "5" - ARCHITECTURAL PLAN



ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

RECEIVED
FEB 16 2007

GREENE TINDALL 300 EAST TENAYA WAY, SUITE 100 LAS VEGAS, NEVADA 89101 PHONE: 702-797-0000 FAX: 702-797-0001 WWW: WWW.GREENTINDALL.COM	
stamp	
PROPOSED FIFTH LEVEL ARCHITECTURAL plan	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAND ROAD CLARK COUNTY LAS VEGAS, NEVADA	
07-0000 2-15-2006 2-16-2007 AS-5	



ARCHITECTURAL ROOF PLAN



ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

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FEB 16 2007

GREENE TINDALL

100 EAST TENAYA WAY, SUITE 200
LAS VEGAS, NEVADA 89101
PHONE 702-877-0001
FAX 702-877-0002
WWW.GREENTINDALL.COM

THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

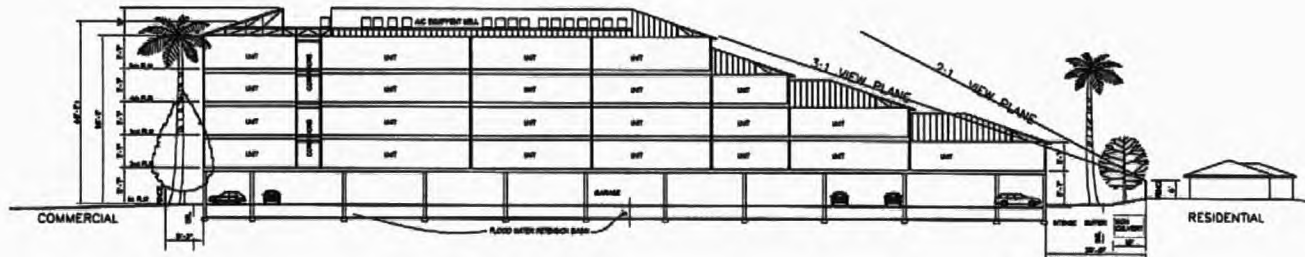
PROPOSED
ARCHITECTURAL
ROOF PLAN

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and GRAND ROAD
LAS VEGAS, NEVADA

1
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12

ST-608
2-15-2006
2-15-2007

AS-6



SECTION THRU BUILDING (LOOKING NORTH)



VIEW PLANE ACROSS BUILDINGS
VIEW OVER TENAYA WAY

ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

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FEB 16 2007

GREENE TINDALL

ONE EAST KIMBALL AVENUE, SUITE 6
LAS VEGAS, NEVADA 89101
PHONE: 702-497-4900
FACSIMILE: 702-497-4901
WWW.GREENTINDALL.COM

THIS DRAWING IS THE PROPERTY OF GREENE TINDALL ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GREENE TINDALL ARCHITECTS, INC. ANY VIOLATION OF THIS NOTICE WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

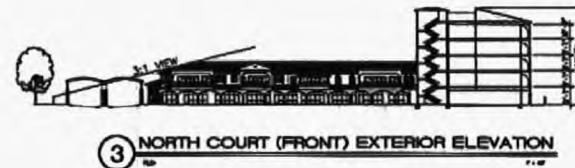
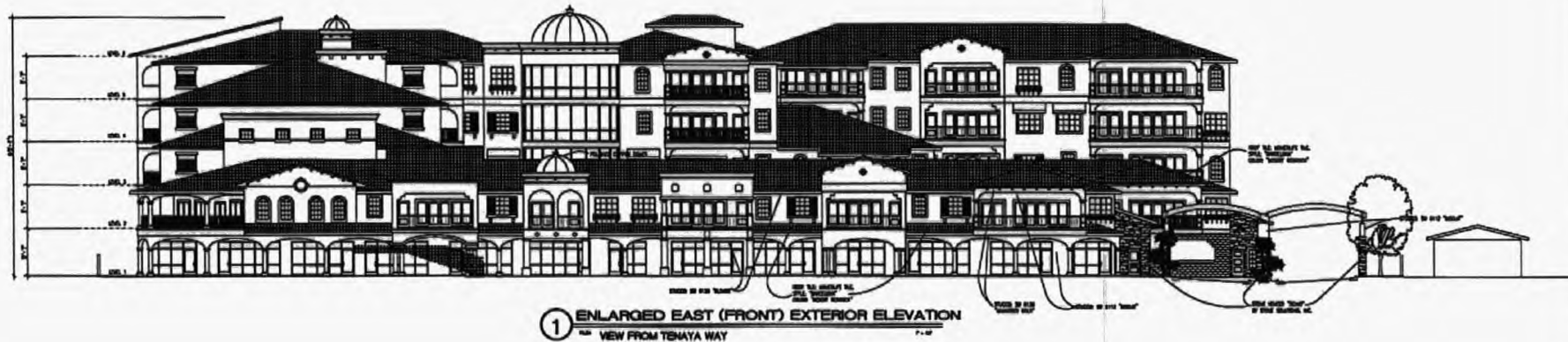
stamp

ARCHITECTURAL
SECTION &
VISION SLOPES

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAND ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

DATE: 07-2006
BY: 2-15-2006
CHECKED: 1-3-2007
SCALE: AS-7

AS-7



ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

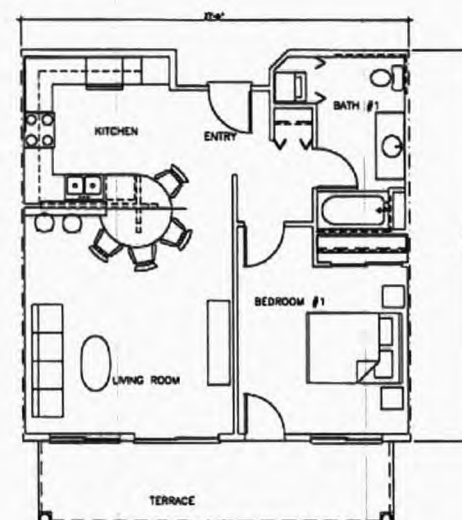
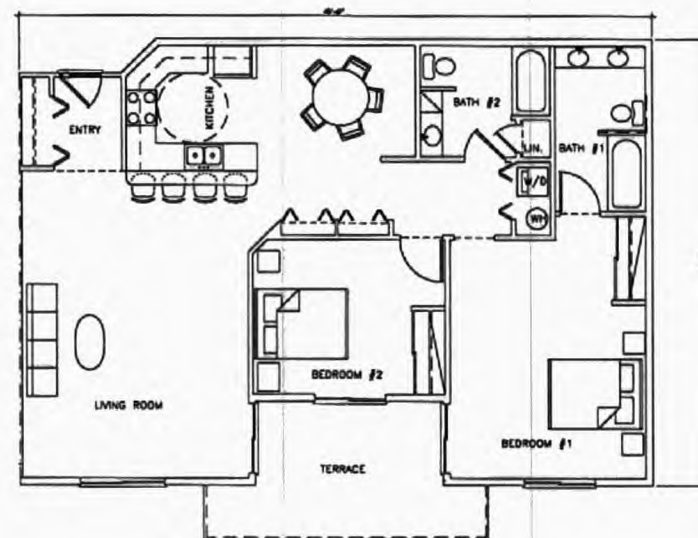
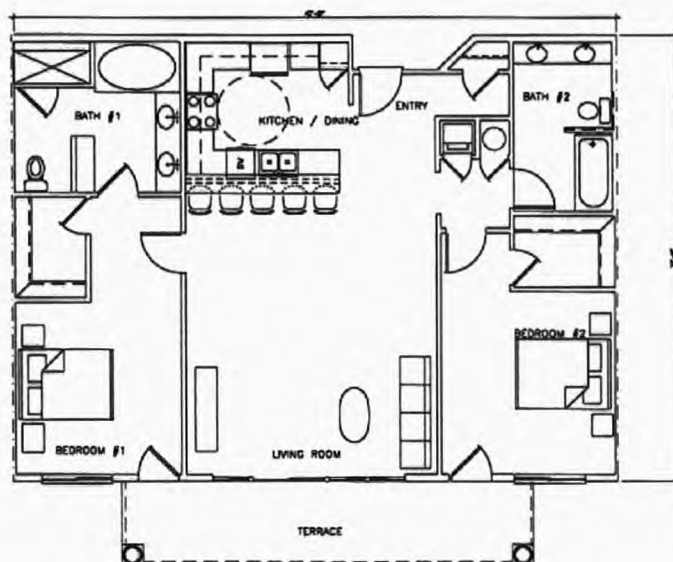
RECEIVED
FEB 16 2007

GREENE TINDALL
ARCHITECTS
100 EAST BENDALL AVENUE, SUITE 100
LAS VEGAS, NEVADA 89101
PHONE: 702-837-0000
FAX: 702-837-0001
WWW.GREENTINDALL.COM

EXTERIOR ELEVATIONS

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAS ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

07-000
2-15-2006
10-15-2006
AS-8
1 of 22 sheets



**ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC**

UNIT 'A' ONE BEDROOM

RECEIVED
FEB 16 2007

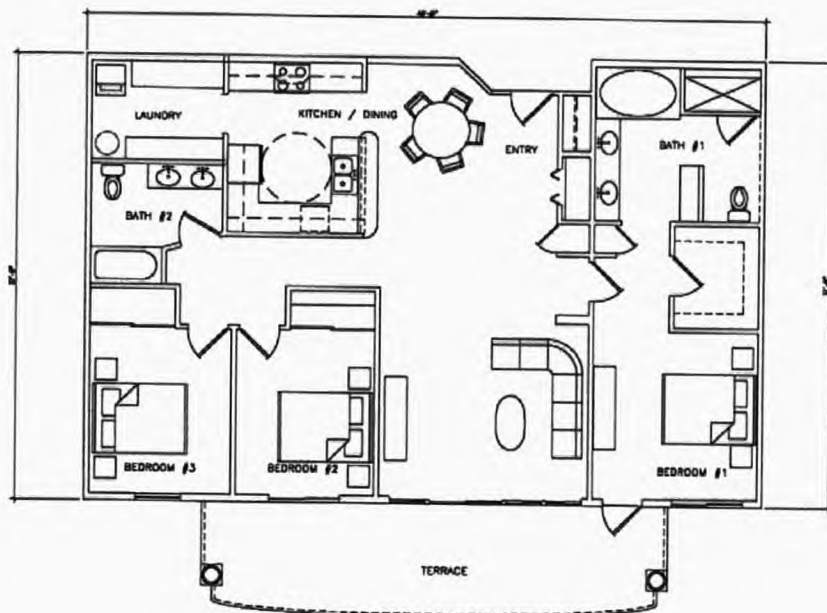
GREENE TINDALL
ONE EAST LUMBELL ROAD, SUITE 6
LAS VEGAS, NEVADA 89101
PHONE 762-97-0253
FACSIMILE 762-97-0006

The second is an interview of
the author, which is a very
interesting and informative
read. The author, who is a
very experienced and well-
known author, has written
many books on the subject
of the history of the United
States. The book is a very
good read and is highly
recommended.

**UNITS A, B and C
TWO (2) BEDROOM
FLOOR PLANS**

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAND ROAD
CLARK COUNTY
NORTH LAS VEGAS, NV 89122

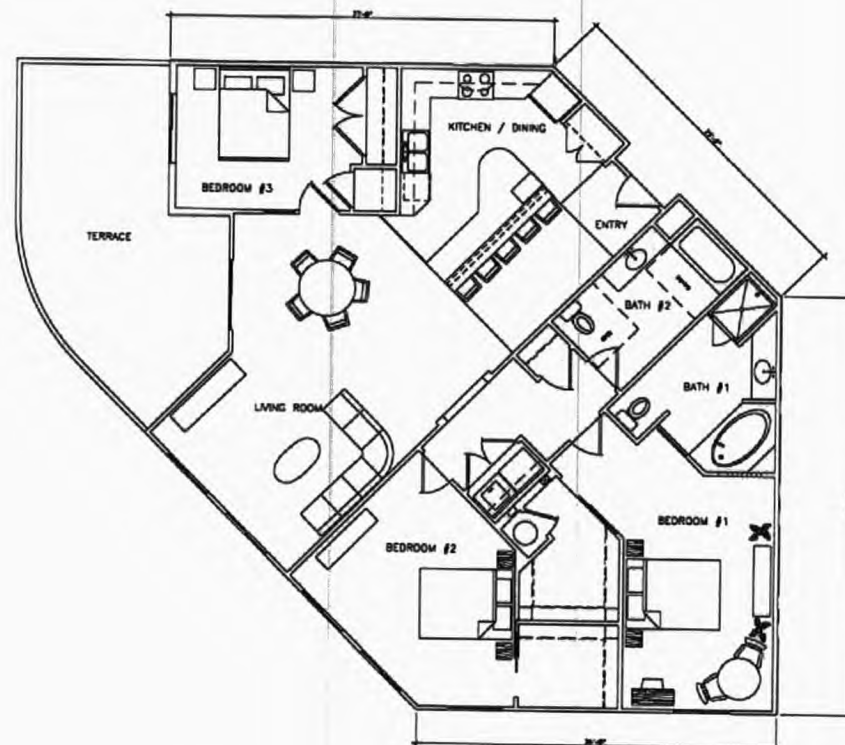
1 of 11



UNIT 'D' 3 BEDROOM UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0" L.V. 03/03/07 • (1) 1/8" = 1'-0"

32' x 32'



UNIT 'E' 3 BEDROOM FLOOR PLAN

SCALE: 1/8" = 1'-0" L.V. 03/03/07 • (1) 1/8" = 1'-0"

32' x 32'

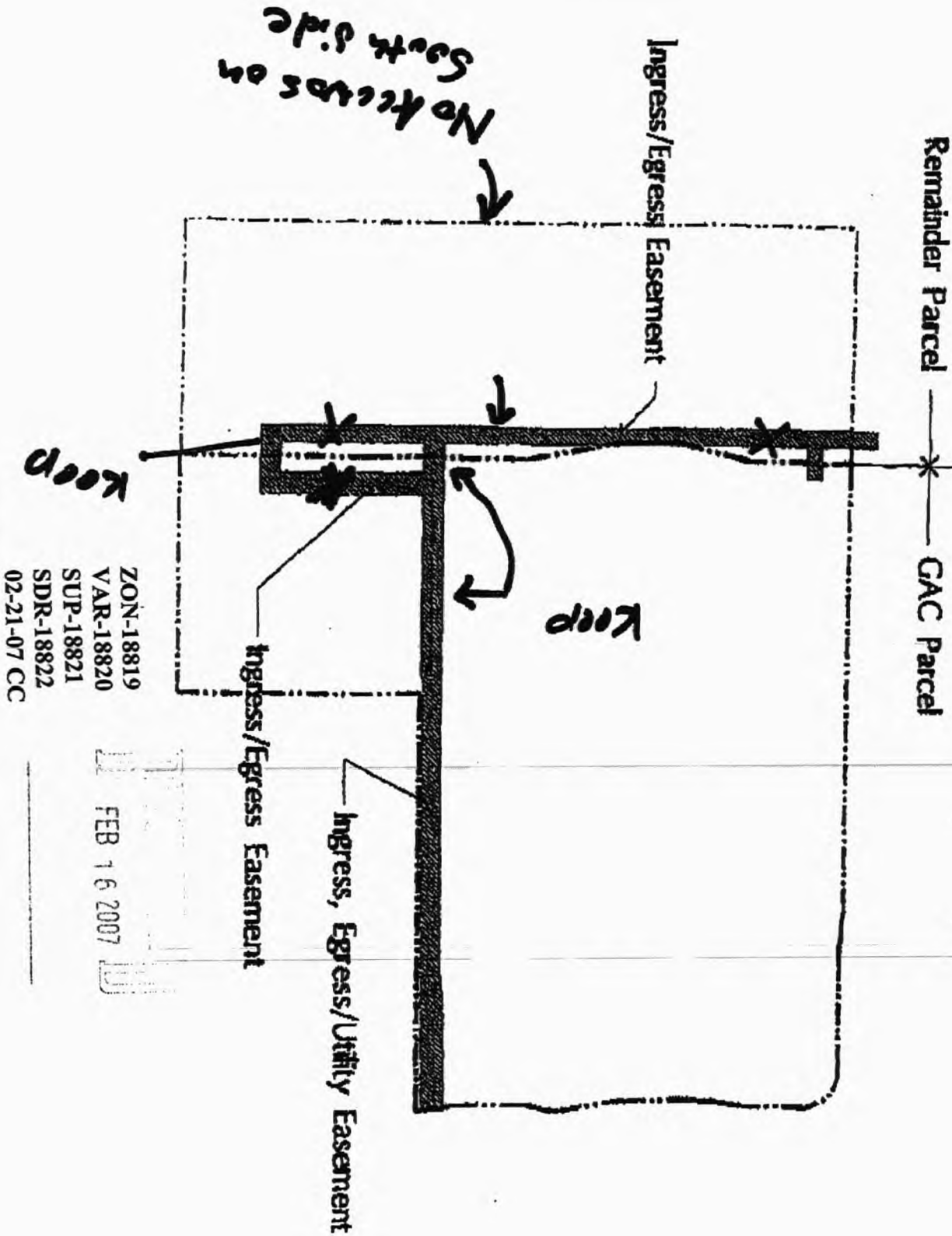
ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

RECEIVED
FEB 16 2007

GREENE TINDALL 3000 LAS VEGAS BLVD., SUITE 100 LAS VEGAS, NEVADA 89166 PHONE: 702-735-1000 FACSIMILE: 702-735-1001 WWW.GREENTINDALL.COM	
UNIT 'D' AND 'E' THREE (3) BEDROOM FLOOR PLANS	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAND ROAD CLARK COUNTY LAS VEGAS, NEVADA	
01-000 2-10-0000 2-10-0007	AS-10 1" = 1'-0"

EXHIBIT "D"

SITE PLAN



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE RELATED TO GPA-18818 AND ZON-18819

VAR-18820 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request for a Variance TO ALLOW A 72-FOOT HIGH BUILDING WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised Site Plans dated 02-16-07

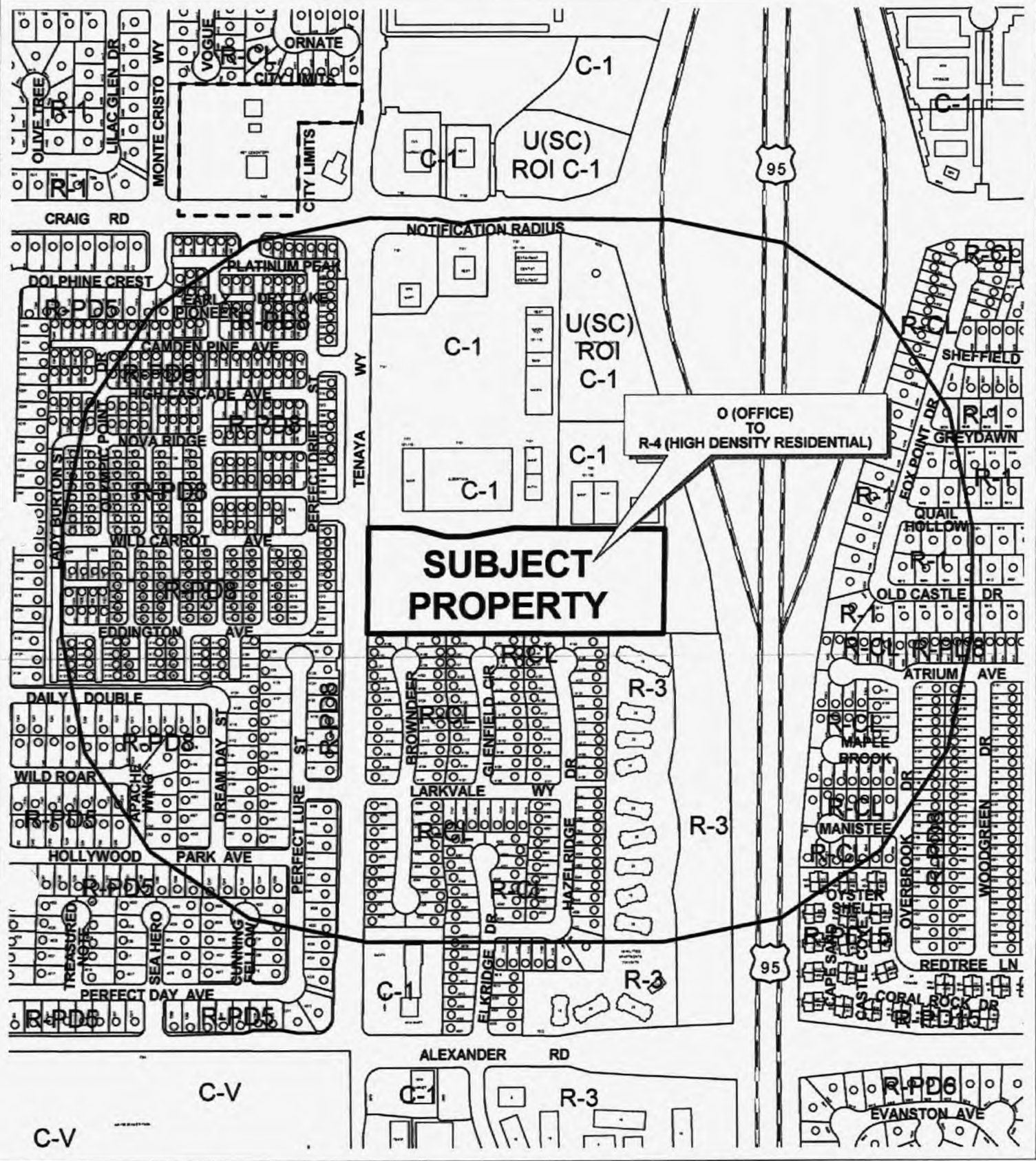
Motion made by GARY REESE to Hold in Abeyance Items 105-109, Items 123 and 124 to 3/21/2007; Items 127-129 to 4/4/2007; Item 85 to 9/5/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 110

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

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

Minutes:

See Item 105 for related backup.



CASE: VAR-18820

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-18820 - APPLICANT/OWNER: CRAIG TENAYA, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 21, 2007 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN BROWN.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-2/se, sd vote) recommends APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18819), Special Use Permit (SUP-18821) and Site Development Plan Review (SDR-18822) shall be required if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a 72-foot high building where 35 feet is the maximum height allowed on 7.49 acres adjacent to the east side of Tenaya Way approximately 970 feet south of Craig Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/05/90	The City Council denied a request for a reclassification of property (Z-0080-90) from N-U (Non-Urban) to C-1 (Limited Commercial) that included a shopping center, convenience store with gasoline sales, a four to six story office building, three off-premise billboard signs, an automobile service facility, restaurant with a beer/wine/cooler on-sale use, and retail stores with beer/wine/cooler off-sale uses. The Planning Commission recommended denial. Staff recommended approval.
11/06/96	The applicant withdrew without prejudice a request for a reclassification of property (Z-0094-96) from N-U (Non-Urban) to C-2 (General Commercial) for a 105,744 square-foot retail warehouse. The Planning Commission and staff recommended approval.
01/08/98	The applicant withdrew without prejudice a request for a Rezoning (Z-0081-97) from U (Undeveloped) [SC (Service Commercial) land use designation] to C-1 (Limited Commercial) for a 130,858 square-foot retail store. Staff recommended that the item be held in abeyance.
01/19/00	The City Council approved a Rezoning (Z-0071-99) of this site to O (Office), as part of a larger overall request which included the rezoning of the property to the north to C-1 (Limited Commercial). Staff recommended approval, and the Planning Commission believed the request to be premature and recommended denial.
01/25/07	The Planning Commission recommended approval of companion items GPA-18818, ZON-18819, SUP-18821 and SDR-18822 concurrently with this application. The Planning Commission voted 5-2/se, sd to recommend APPROVAL (PC Agenda Item #41/ar).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this application.	
<i>Pre-Application Meeting</i>	
12/14/06	A pre-application meeting was held and the requirements of a variance were explained.

Neighborhood Meeting	
	A neighborhood meeting was held at Timbers Bar & Grill, 7081 West Craig Road at 6:15 P.M. Six members of the public attended and had the following concerns and comments: Five story condos too dense for area Concerns about impact to schools Support for two story office or commercial at site Concerns about fire Concerns about size and scope of project so close to single family homes Concerns that the applicant did not properly notify the neighborhood meeting.
01/03/07	

Details of Application Request	
Site Area	
Net Acres	7.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	O (Office)	O (Office)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Singe-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175-Foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	326,054 SF	Y
Min. Setbacks	10 Feet	15 Feet	Y
• Front	5 Feet	15 Feet	Y
• Side	5 Feet	10 Feet	Y
• Rear	20 Feet	26 Feet	Y
Max. Building Height	2 Stories/35 Feet	5 Stories/72 Feet	N
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

The height issue will be addressed within the subject Variance.

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	216 Feet	216 Feet	Y
Adjacent development matching setback	10 Feet	216 Feet	Y
Trash Enclosure	50 Feet	220 Feet	Y

ANALYSIS

This site is currently undeveloped and is located within a FEMA "AE" Flood Zone. The FEMA website www.floodsmart.gov defines an "AE" Flood Zone as areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. The applicant proposes to develop a mixed use project consisting of 213 condominium units and 29,717 square feet of office space. The offices and condominiums will be located in buildings with stucco exteriors with concrete tile roofs and decorative copper domes along the roof lines. The building heights vary from two to five stories (with a maximum height of 72 feet). The Zoning Code limits heights in the R-4 (High Density Residential) zoning district to two stories (not exceeding 35 feet in height), which has caused the applicant to file the subject variance

Because this variance request does not meet the criteria for approval, as the hardship is self-created and the applicant could revise the development to comply with the setback standards, staff's recommendation is for denial of the variance.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a project that does not comply with the height requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 34

SENATE DISTRICT 4

NOTICES MAILED 662 by City Clerk

APPROVALS 1

PROTESTS 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18820** APN: 138-03-701-021
Name of Property Owner: Douglas E. Simms
Name of Applicant: Christopher S Dyka

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: Douglas E. Simms

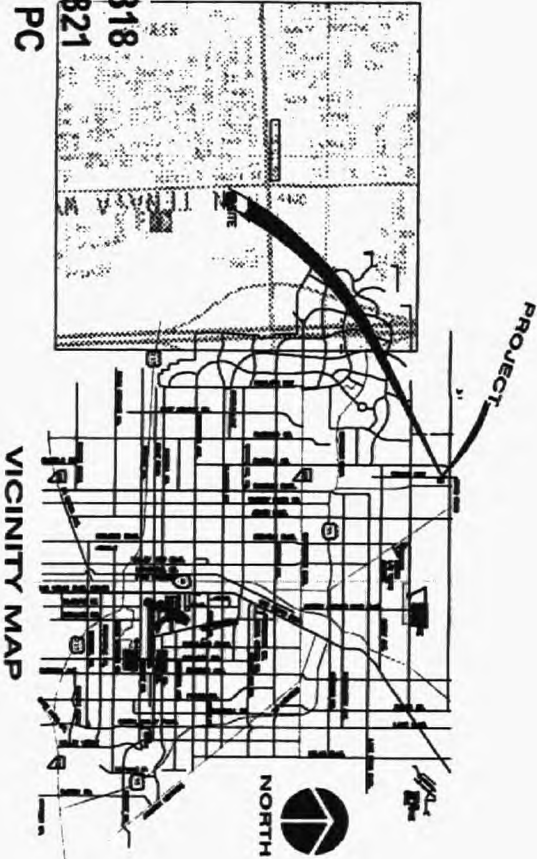
Subscribed and sworn before me

This 14th day of December, 2006

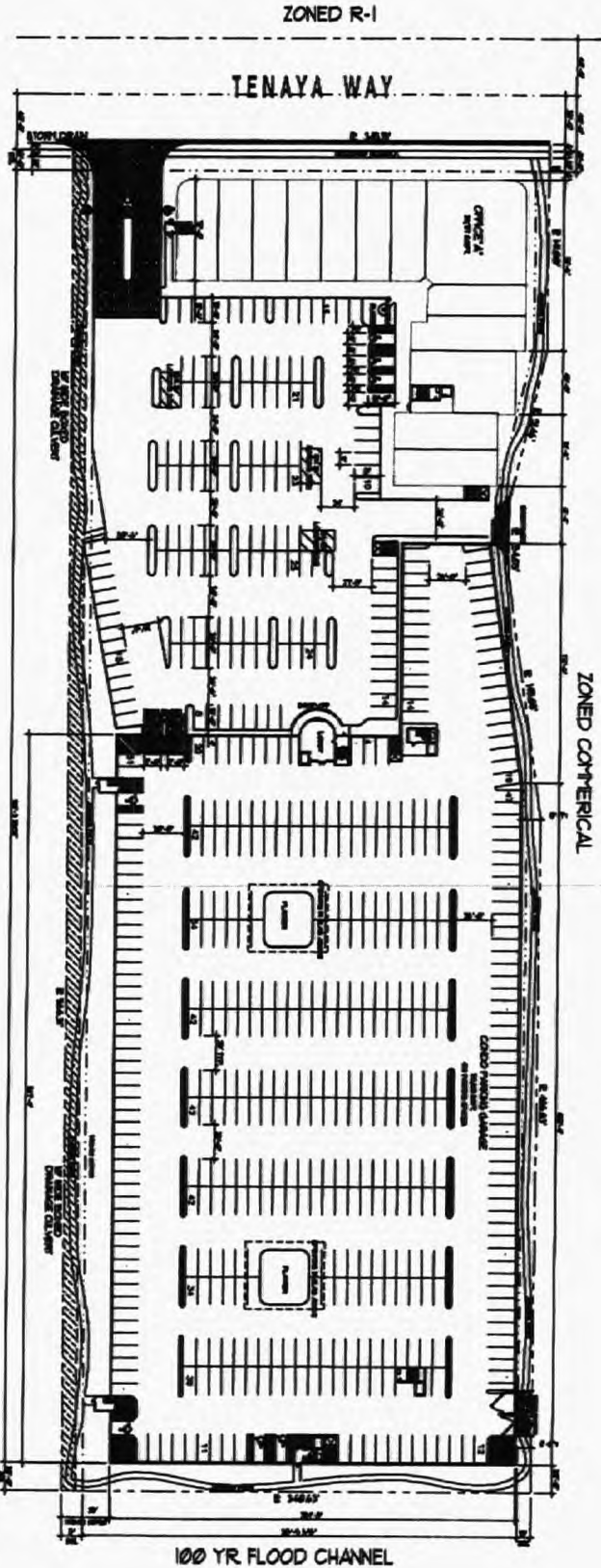
[Signature]
Notary Public in and for said County and State

RECEIVED
JAN 04 2006

ZON-18819 GPA-18818
VAR-18820 SUP-18821
SDR-18822 01/25/07 PC
REVISED



LEVEL T - ARCHITECTURAL SITE PLAN



SCALE: 1" = 40'

SITE DATA

APN: 138-03-701-021

CONDOMINIUM UNITS

UNIT #	SQ. FT.	1 BEDROOM	2 BEDROOM	3 BEDROOM
1	1,000	1	1	1
2	1,000	1	1	1
3	1,000	1	1	1
4	1,000	1	1	1
5	1,000	1	1	1
6	1,000	1	1	1
7	1,000	1	1	1
8	1,000	1	1	1
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91	1,000	1	1	1
92	1,000	1	1	1
93	1,000	1	1	1
94	1,000	1	1	1
95	1,000	1	1	1
96	1,000	1	1	1
97	1,000	1	1	1
98	1,000	1	1	1
99	1,000	1	1	1
100	1,000	1	1	1

COMMERCIAL AREA

PARKING PROVIDED

PARKING REQUIREMENTS

CONDOMINIUM UNITS

COMMERCIAL AREA

PARKING PROVIDED

PARKING REQUIREMENTS

CONDOMINIUM UNITS

COMMERCIAL AREA

PARKING PROVIDED

PARKING REQUIREMENTS

CONDOMINIUM UNITS

COMMERCIAL AREA

PARKING PROVIDED

PARKING REQUIREMENTS

CONDOMINIUM UNITS

COMMERCIAL AREA

PARKING PROVIDED

PARKING REQUIREMENTS

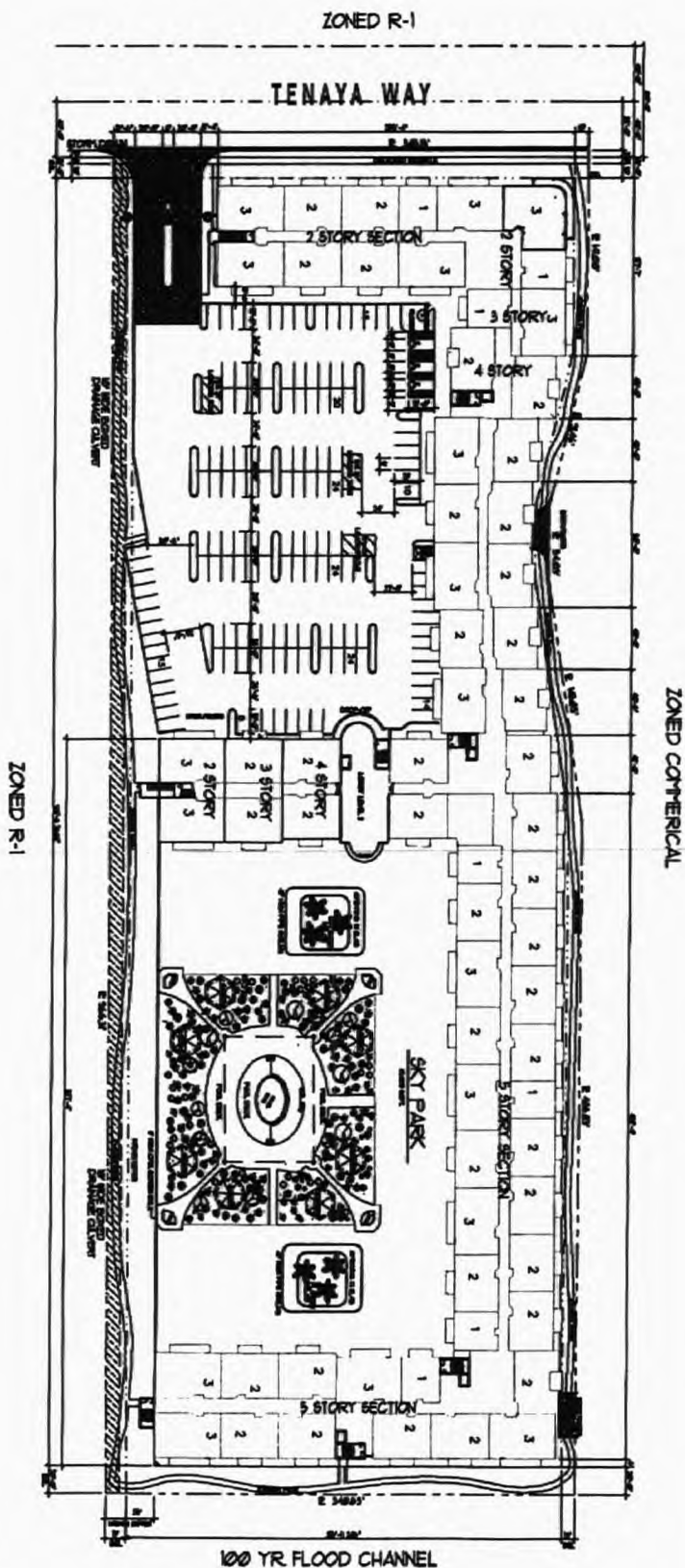
CONDOMINIUM UNITS

COMMERCIAL AREA

PARKING PROVIDED

PARKING REQUIREMENTS

AS-1	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CRAIG ROAD CLARK COUNTY LAS VEGAS, NEVADA	PROPOSED FIRST LEVEL ARCHITECTURAL SITE PLAN		GREENE TINDALL 200 EAST FREMONT ROAD, SUITE 2 LAS VEGAS, NEVADA 89101 PHONE: 702-799-0000 FAX: 702-799-0001 WWW.GREENTINDALL.COM
--------------------	---	--	--	--



LEVEL 2 - ARCHITECTURAL SITE PLAN

RECEIVED
JAN 04 2006



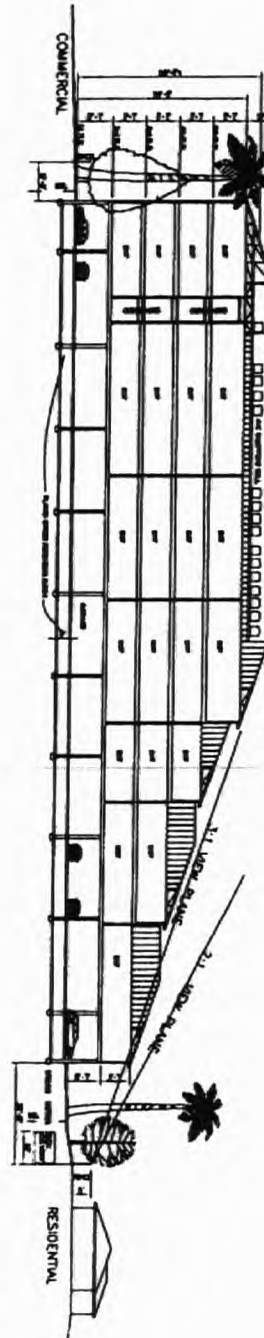
ZON-18819 GPA-18818

VAR-18820 SUP-18821

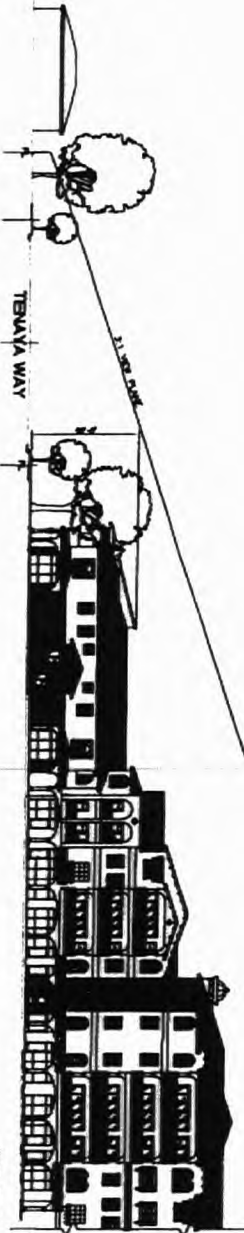
SDR-18822 01/25/07 PC

REVISED

AS-2	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CRAIG ROAD CLARK COUNTY LAS VEGAS, NEVADA	PROPOSED SECOND LEVEL ARCHITECTURAL SITE PLAN		GREENE TINDALL 200 EAST TENAYA ROAD, SUITE 100 LAS VEGAS, NEVADA 89101 PHONE 702-491-0000 FACSIMILE 702-491-0000
-------------	---	--	--	--



SECTION THRU BUILDING (LOOKING NORTH)

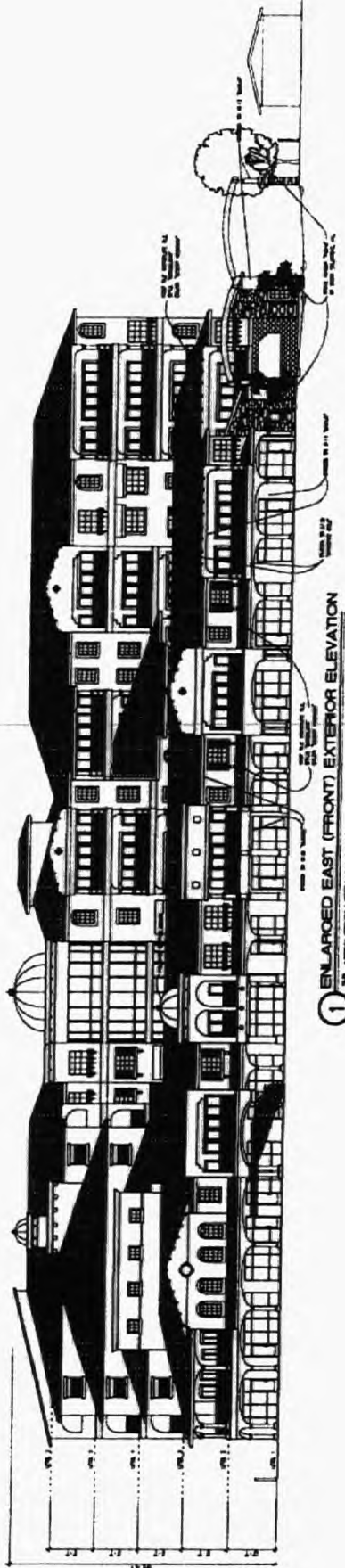


ZON-18819 GPA-18818
VAR-18820 SUP-18821
SDR-18822 01/25/07 PC

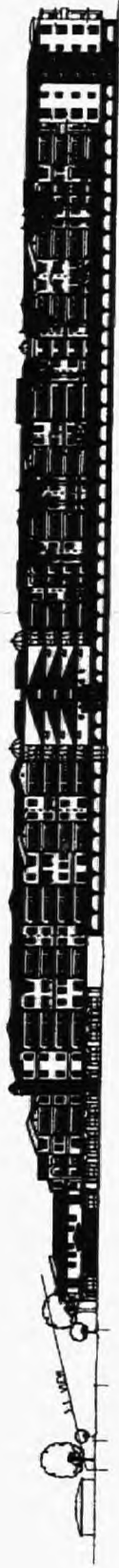
REVISED

RECEIVED
JAN 04 2005

AS-7	TENAYA WAY CENTRE for DESERT CAPITAL GROUP	TENAYA WAY and CRAIG ROAD CLARK COUNTY LAS VEGAS, NEVADA	ARCHITECTURAL SECTION & VISION SLOPES	GREENE TINDALL	200 EAST STEWART ROAD, SUITE 6 LAS VEGAS, NEVADA 89101 PHONE 702-799-0000 FACSIMILE 702-799-0000 ARCHITECTS GREENE TINDALL ARCHITECTS, INC.
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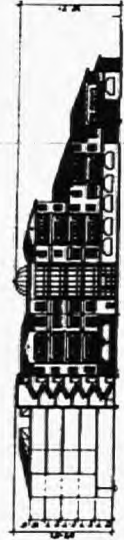
① ENLARGED EAST (FRONT) EXTERIOR ELEVATION
VIEW FROM TENAYA WAY



② SOUTH EXTERIOR ELEVATION



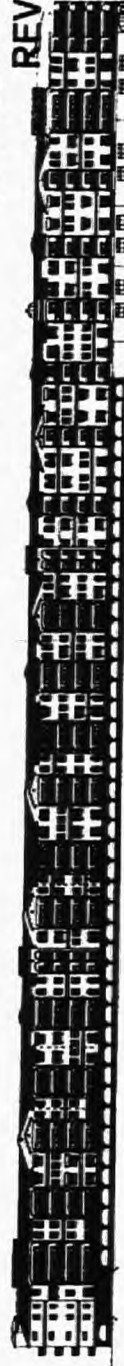
⑤ WEST EXTERIOR ELEVATION



④ SOUTH COURT (FRONT) EXTERIOR ELEVATION



NORTH COURT (FRONT) EXTERIOR ELEVATION



⑥ NORTH EXTERIOR ELEVATION

RECEIVED
JAN 04 2006

GPA-18818
SUP-18821
01/25/07 PQ

REVISED

1

TENAYA WAY CENTRE

BY
DESERT CAPITAL GROUP



VIEW FROM TENAYA WAY

12.11

RECEIVED SDR-18822
DEC 18 2006 01/25/07 PC

December 12, 2006

To: City of Las Vegas Planning and Development Department

Re: Craig Road & Tenaya Way-Justification Letter
Parcel Number # 138-03-701-021

Enclosed is the Submittal of the Craig & Tenaya Way Development of (Condominium Units & Office Space.

PROJECT LOCATION:

Craig & Tenaya Way Center ("The Project") is located south of Craig on east side Tenaya next to the I-95 within the City of Las Vegas, in the north-west portion of the Vegas Valley.

PROJECT CONCEPT:

Craig & Tenaya Way Center has been designed as a "mix use" project. The Project will consist of 213 condominiums, along with approximately 29,717 square feet of office space. The office will be located along Tenaya; with the condominium homes located above and behind. The architectural character of the Center is Tuscan Design, and residential in nature. This center is directly adjacent to the C-1 shopping center to the north. The center is a transitional use between the existing commercial shopping and two story single family and two story multi-family residential to the south. The project has been "loaded" to the north and east side of the site to minimize the impact to the single family residential neighbors. The project has been designed to emphasize the pedestrian nature of mixed use projects and allow access to the commercial site, surrounding the proposed development is a "Pedestrian Realm" that circulates around the whole project perimeter and access the neighboring public access points.

RECEIVED
DEC 18 2006

VAR-18820
01/25/07 PC

-pg 2-

The building height has been stair stepped to minimize the impact to the surrounding development from and buffer the development from the freeway. An intense buffer has been placed along the south property line to allow a modified 2:1 slope.

The rear portion of the site is currently in the FEMA Flood Plane, which prohibits on grade construction. The proposed design elevates the rear of the project to allow the construction of units and open space therefore, from an aerial view of the project complies with a lot coverage and open space requirements.

The proposed Project will feature:

The 213 condominium homes will range in size from 880 square feet to 1,517 square feet at the center drive is a 2 acre Sky Park, inclusive of pools, BBQ area, gazebos, walking paths, landscaping and putting area.

In summary, Tenaya Way Center consists of (i) 415,698 square feet of living space;(ii) approximately 29,717 square feet of office space;(iii) 155,390 square feet of garage space;(iv) a total of 594 parking spaces where 543 spaces are required; and (v) 211,558.57 square feet of open space; (vi) 2 acre Sky Park. The height of Tenaya Way Center will not exceed 71 feet from grade.

Please contact my office with any further questions regarding this project.

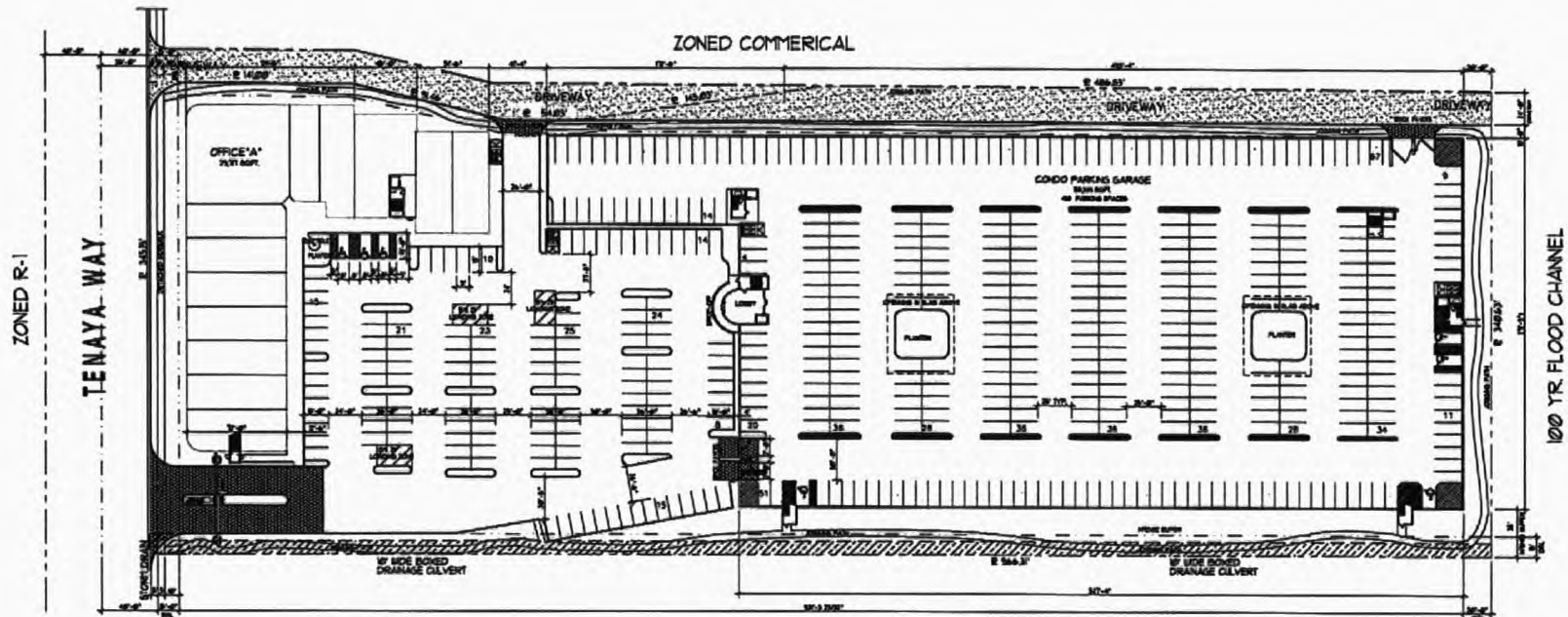
Sincerely,



Christopher S. Dyka, R.D.
Project Manager

RECEIVED
DEC 18 2006

VAR-18820
01/25/07 PC

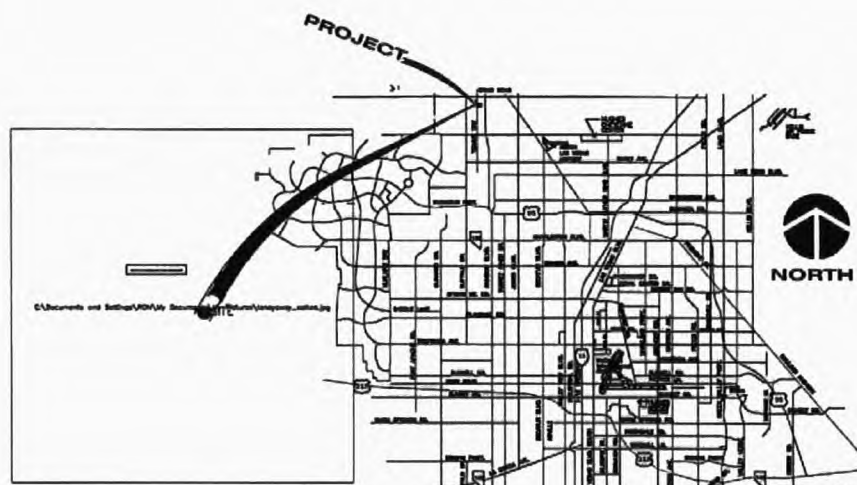


ZONED R-1

LEVEL 1 - ARCHITECTURAL SITE PLAN

NORTH

SCALE: 1" = 40'-0"



VICINITY MAP
 ZON-18819
 VAR-18820
 SUP-18821
 SDR-18822
 02-21-07 CC

SITE DATA

APN: 138-03-701-021

SITE AREA: GROSS	379,244 SQ. FT.	1.45 ACRES
NET	359,241 SQ. FT.	1.48 ACRES
BUILD FOOTPRINT	186,856 SQ. FT.	45 ACRES 60 %
OPEN SPACE (LEVEL 1)	168,851 SQ. FT.	
NET PARK	12,870 SQ. FT.	
TOTAL OPEN SPACE	181,721 SQ. FT.	2.86 ACRES 38 %
285 UNITS / 1.48 AC. = 25 UNITS PER ACRE		

COMMERCIAL AREA

OFFICE	71,711 SQ. FT.
PARKING GARAGE	55,359 SQ. FT.
SUBTOTAL	127,070 SQ. FT.

CONDOMINIUM UNITS

	UNIT 1A 1 BEDROOM 888 SQ. FT.	UNIT 1B 2 BEDROOM 1,344 SQ. FT.	UNIT 1C 3 BEDROOM 1,811 SQ. FT.
1st FLR	8 - 1,048 SF	42 - 56,448 SF	5 - 72,755 SF
2nd FLR	8 - 5,240 SF	36 - 46,224 SF	40 - 52,735 SF
3rd FLR	3 - 4,480 SF	34 - 43,936 SF	1 - 15,653 SF
5th FLR	5 - 4,480 SF	30 - 40,530 SF	3 - 15,653 SF
SUB TOTALS	24 - 21,308 SF	142 - 186,848 SF	43 - 65,291 SF
TOTAL UNITS		285 UNITS = 271,995 SQ. FT.	
COMMON AREA		4 FLOORS = 10,561 SQ. FT.	
GRAND TOTAL CONDOS		344,556 SQ. FT.	
TOTAL OFFICE		71,711 SQ. FT.	
TOTAL GARAGES		55,359 SQ. FT.	
GRAND TOTAL PROJECT		571,625 SQ. FT.	

PARKING REQUIREMENTS

OFFICE REQD.	33 SPACES PER 1,000 = 56 SPACES
RESIDENTIAL REQD.	1 BEDROOM UNIT = 125 PER UNIT = 34 + 30 SPACES 2 BEDROOM UNIT = 175 PER UNIT = 142 + 2485 SPACES 3 BEDROOM UNIT = 2 PER UNIT = 43 + 86 SPACES 1 SPACE PER 10 UNITS = 285 UNITS / 10 = 28.5 SPACES
VISITOR REQD.	
TOTAL REQD.	496 SPACES

PARKING PROVIDED

TRUCKS/GARAGE	48 SPACES
SURFACE PARKING	86 SPACES
	546 SPACES

GREENE TINDALL

100 EAST JENSEN BLVD, SUITE 200
 LAS VEGAS, NV 89101
 PHONE: 702-877-0000
 FACSIMILE: 702-877-0000
 ARCHITECTS: GREENE TINDALL ARCHITECTS, INC.
 ENGINEERS: GREENE TINDALL ENGINEERS, INC.

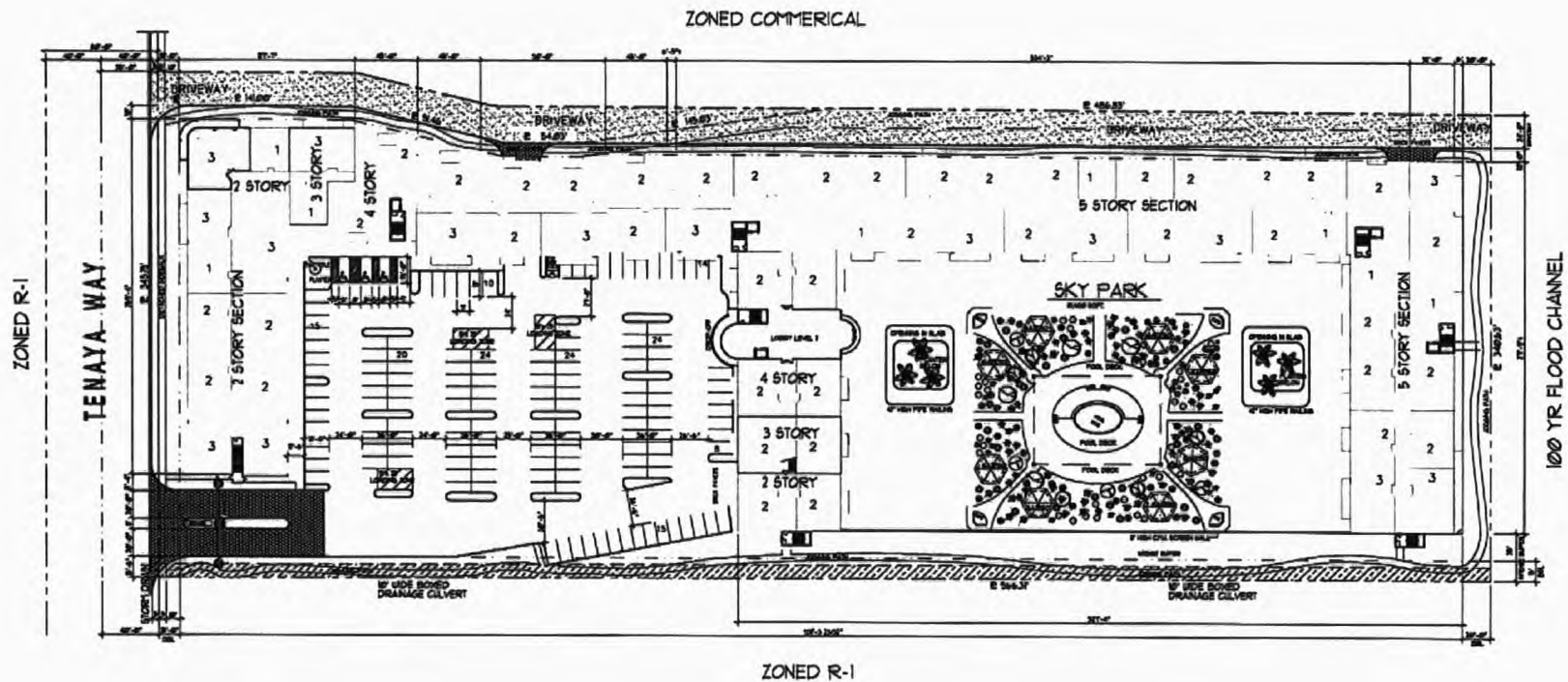
PROPOSED
 FIRST LEVEL
 ARCHITECTURAL
 SITE PLAN

TENAYA WAY CENTRE
 for DESERT CAPITAL GROUP

TENAYA WAY AND CHAD ROAD
 CLARK COUNTY
 LAS VEGAS, NEVADA

2-10-2008
 1-2-2009

AS-1



LEVEL "2" - ARCHITECTURAL SITE PLAN



ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

RECEIVED
FEB 16 2007

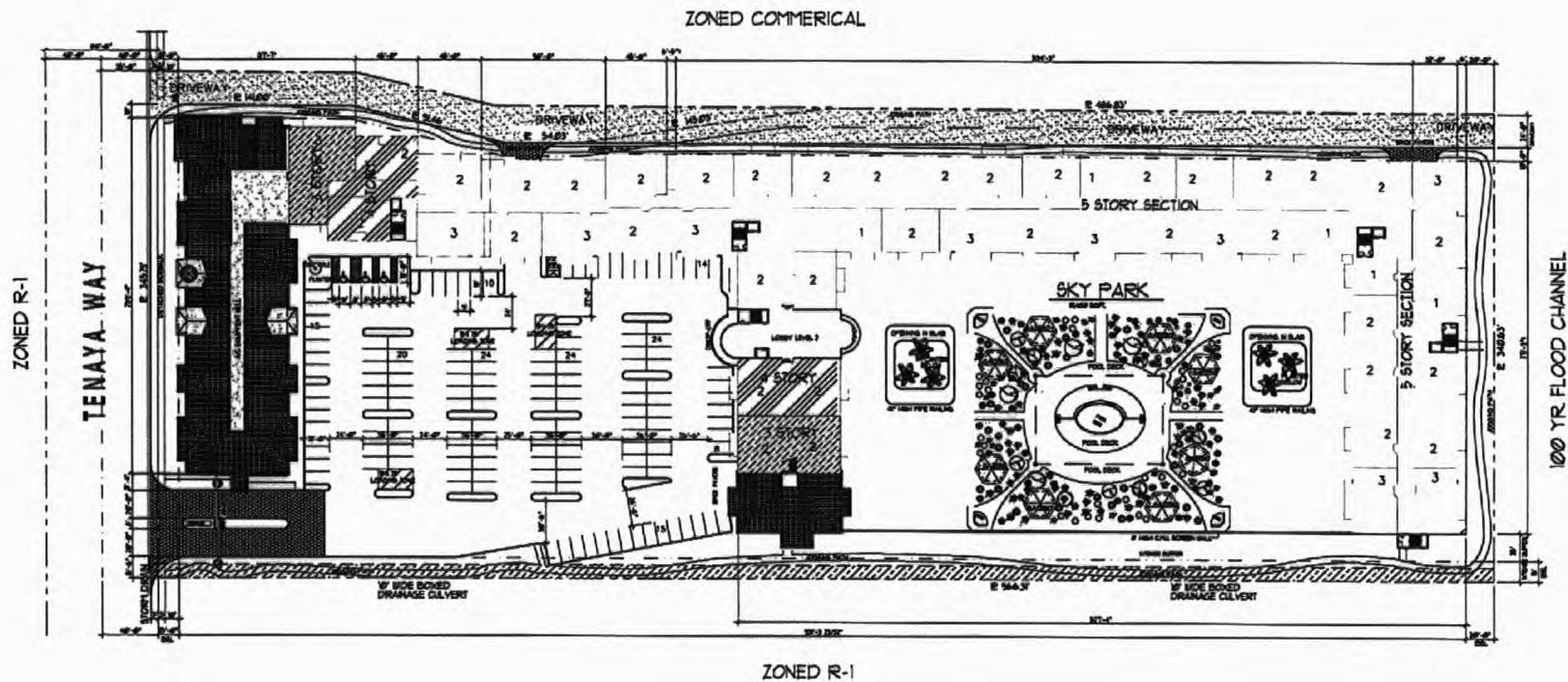
GREENE TINDALL
100 EAST SUNBELT AVENUE, SUITE 200
LAS VEGAS, NEVADA 89101
PHONE: 702-897-8888
FACSIMILE: 702-897-8889
E-MAIL: G.TINDALL@GTND.COM

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PROPOSED
SECOND LEVEL
ARCHITECTURAL
SITE PLAN

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAD ROAD
LAS VEGAS, NEVADA

07-000
2-15-2006
1-8-2007
AS-2
1 of 2 sheets



LEVEL 3 - ARCHITECTURAL PLAN



ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

RECEIVED
FEB 16 2007

GREENETINDALL

300 EAST BURELL BLVD, SUITE 2
LAS VEGAS, NEVADA 89101
TEL: 702.734.1100
FAX: 702.734.1101
WWW.GREENETINDALL.COM

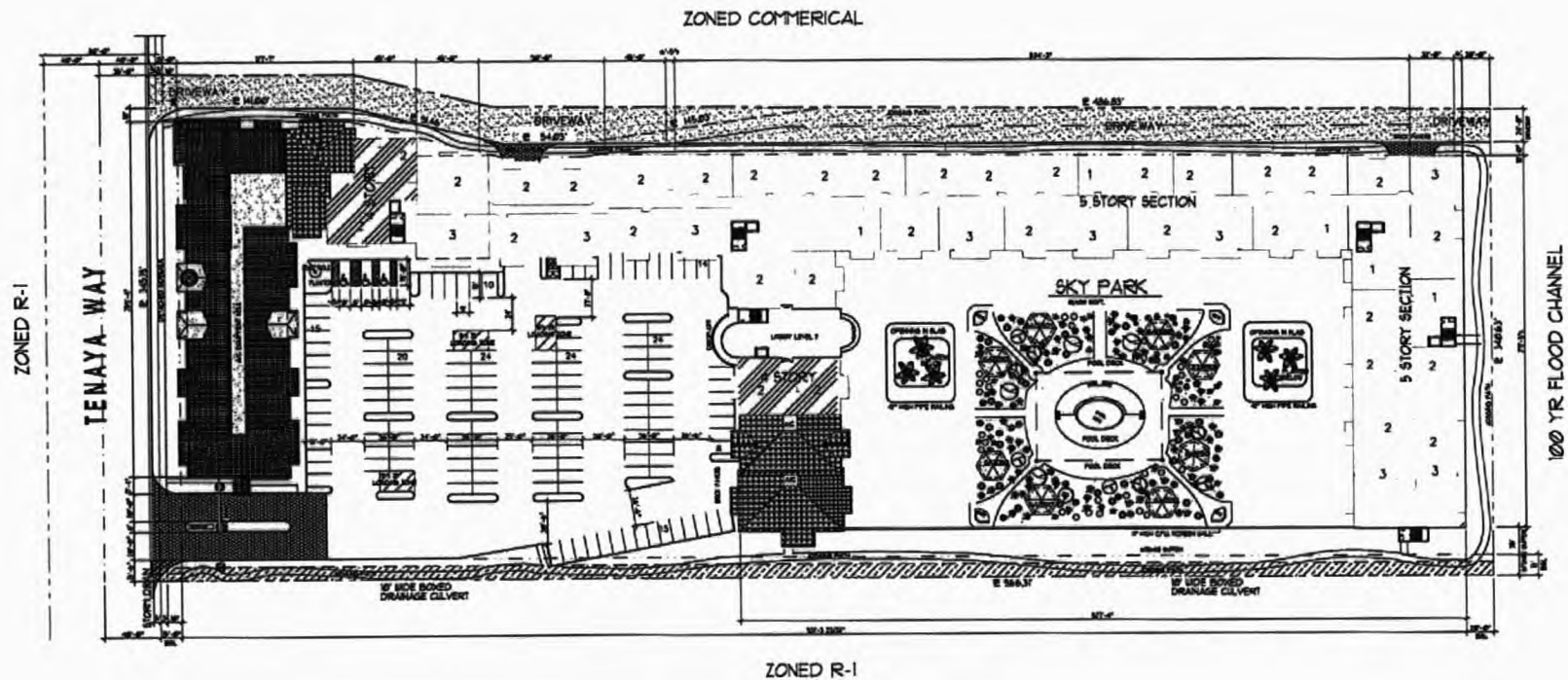
PROPOSED
THIRD LEVEL
ARCHITECTURAL
PLAN

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAD ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

1	2	3	4	5	6	7	8	9	10

07-000
2-15-2006
2-15-2007

AS-3



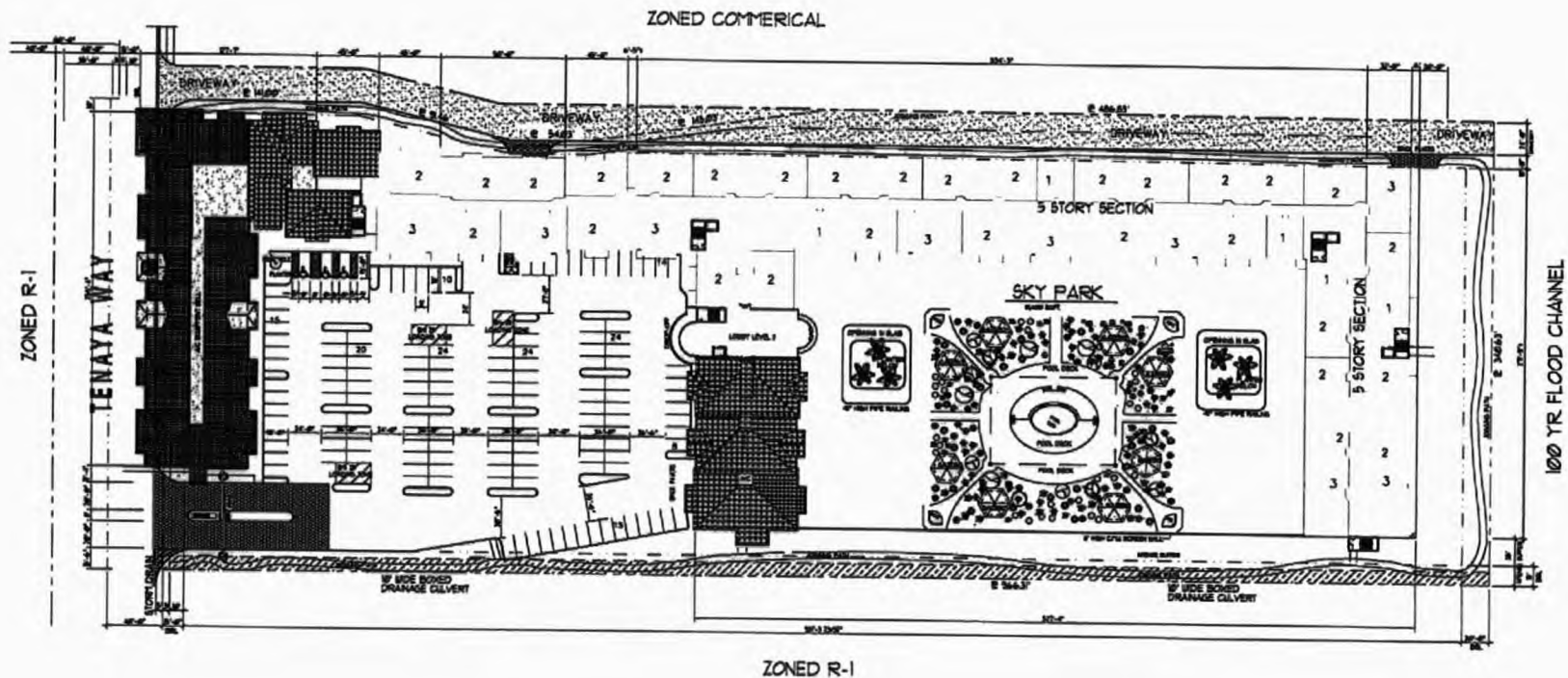
LEVEL "4" - ARCHITECTURAL PLAN



ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

RECEIVED
FEB 16 2007

GREENE TINDALL 300 EAST SHERIDAN BLVD. STE. 10 LAS VEGAS, NEVADA 89101 ARCHITECTS & ENGINEERS	stamp	PROPOSED FOURTH LEVEL ARCHITECTURAL PLAN	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY AND CHAG ROAD CLARK COUNTY LAS VEGAS, NEVADA	07-008 3-15-2008 1-2-2007 AS-4 1 of 11 sheets
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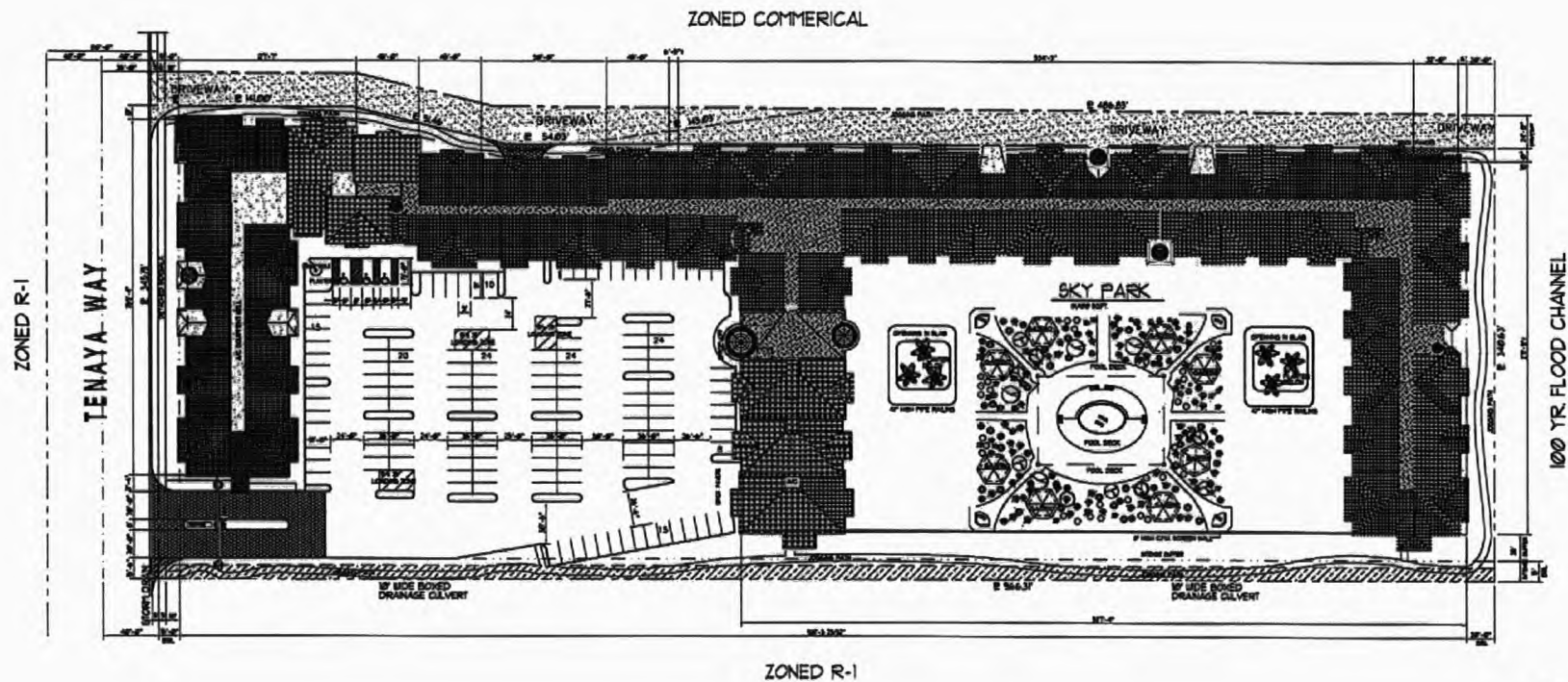
LEVEL 5 - ARCHITECTURAL PLAN



ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

RECEIVED
FEB 16 2007

GREENE TINDALL 200 EAST TENAYA WAY, SUITE 100 LAS VEGAS, NEVADA 89101 (702) 735-1111 FAX (702) 735-1112 WWW.GREENETINDALL.COM	
PROJECT NO. 07-001	PROPOSED FIFTH LEVEL ARCHITECTURAL plan
CLIENT TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY AND CHAD ROAD CLARK COUNTY LAS VEGAS, NEVADA	DRAWN BY 2-10-2007
CHECKED BY 2-10-2007	AS-5



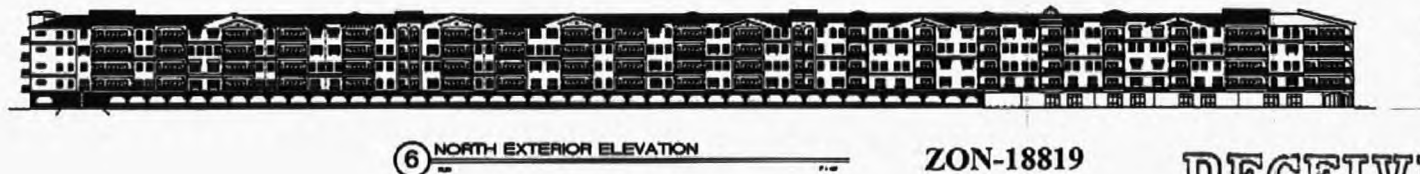
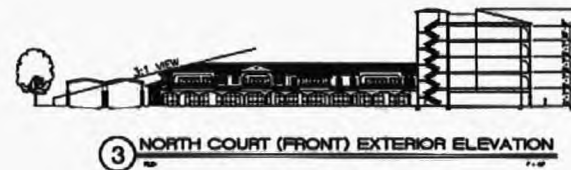
ARCHITECTURAL ROOF PLAN



ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

RECEIVED
FEB 16 2007

01-000 2-10-0000 2-10-0007 AS-6 11/07/06	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and GRAND ROAD CLARK COUNTY LAS VEGAS, NEVADA	PROPOSED ARCHITECTURAL ROOF PLAN	100 YR FLOOD CHANNEL pump	GREENE TINDALL 100 EAST PIERCE BLVD, SUITE C LAS VEGAS, NEVADA 89101 PHONE 702-877-0200 FAX 702-877-0200 WWW.GREENTINDALL.COM ARCHITECTS/ENGINEERS/GENERAL CONTRACTORS
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ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

RECEIVED
FEB 16 2007

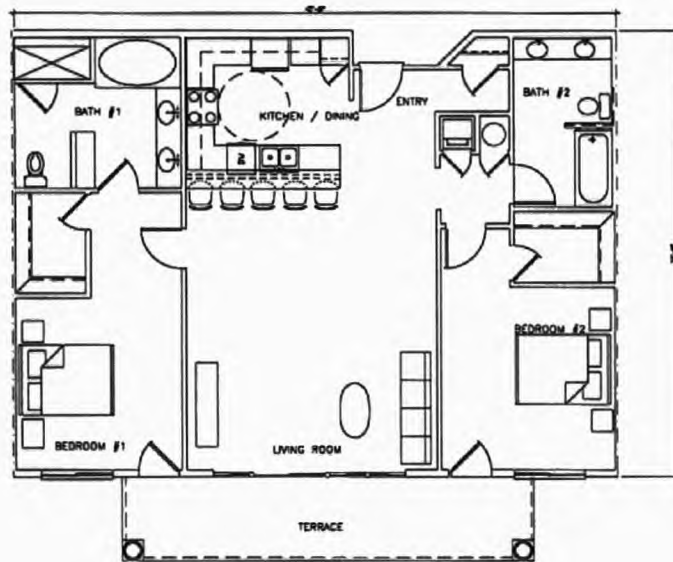
GREENE TINDALL
ARCHITECTS
1000 WEST TENAYA WAY, SUITE 100
LAS VEGAS, NEVADA 89115
PHONE: 702-997-0000
FACSIMILE: 702-997-0000
WWW.GREENTINDALL.COM

THIS SET OF ARCHITECTURAL DRAWINGS IS THE PROPERTY OF GREENE TINDALL ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GREENE TINDALL ARCHITECTS.

EXTERIOR ELEVATIONS

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY AND CHAND ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

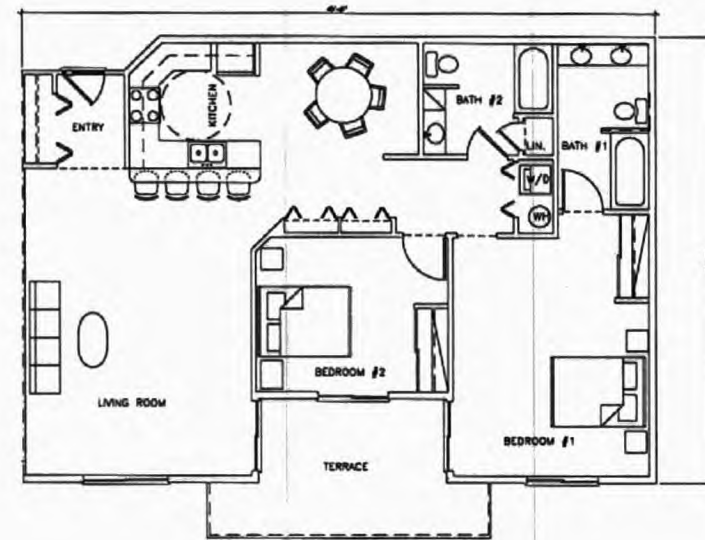
07-000
2-15-2006
10-15-2006
AS-8
1 of 11 sheets



UNIT "B" TWO BEDROOM FLOOR PLAN

SHLC 7/10/07 LAM 5/14/07P + 5/15/07P

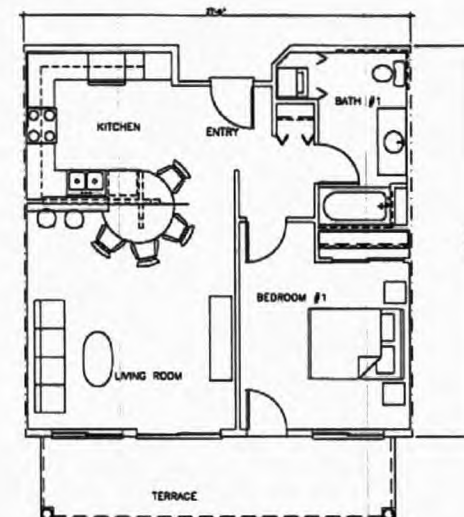
1/2" = 1'-0"



UNIT "C" TWO BEDROOM FAMILY FLOOR PLAN

SHLC 10/10/07 LAM 12/19/07 + 1/10/08P

1/2" = 1'-0"



UNIT "A" ONE BEDROOM

LAM 10/10/07P SHLC 7/10/07P + 1/10/08P

1/2" = 1'-0"

ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

RECEIVED
FEB 16 2007

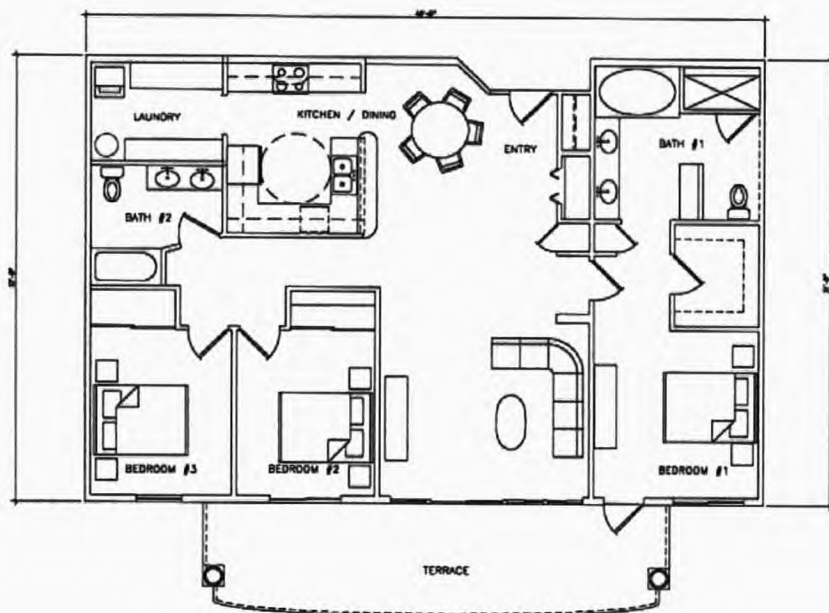
GREENE TINDALL
100 EAST JORDAN VALLEY ROAD, SUITE 100
LAS VEGAS, NEVADA 89119
PHONE: 702-997-1234
FACSIMILE: 702-997-1235
ARCHITECTS/DESIGNERS/GENERAL CONTRACTORS

THIS SET OF PLANS IS THE PROPERTY OF GREENE TINDALL ARCHITECTS/DESIGNERS/GENERAL CONTRACTORS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GREENE TINDALL ARCHITECTS/DESIGNERS/GENERAL CONTRACTORS.

**UNITS A, B and C
TWO (2) BEDROOM
FLOOR PLANS**

**TENAYA WAY CENTRE
for DESERT CAPITAL GROUP**
TENAYA WAY and GRAND BOULEVARD
CLARK COUNTY
LAS VEGAS, NEVADA

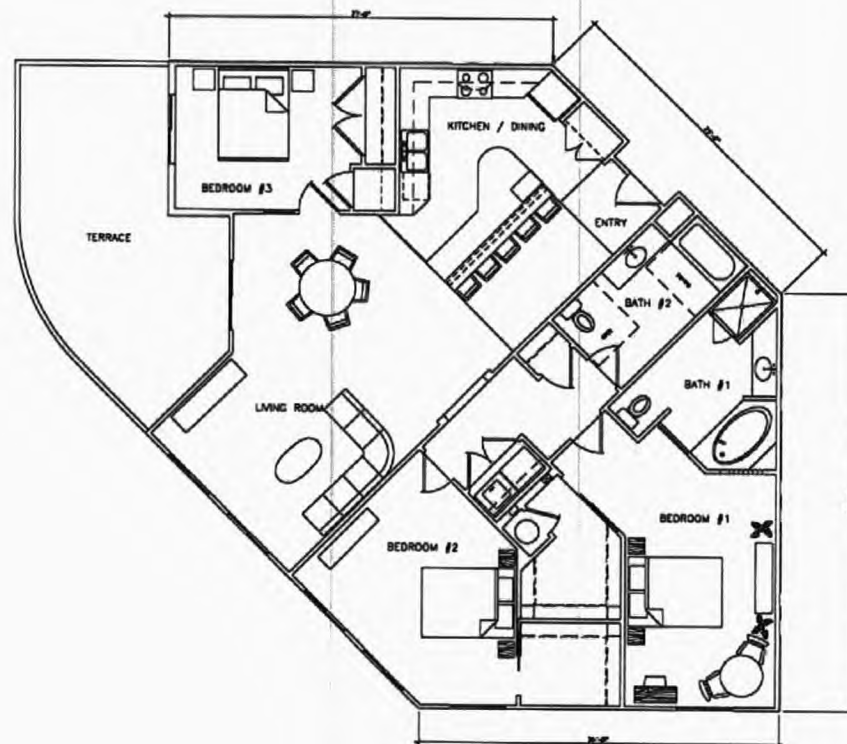
PARTICULARS									
							JOB NO.		
							GT-808		
							DATE		
							2-15-2008		
							QUANTITY		
							2-35-2007		
							AMOUNT PAID		
							AS-9		
							1 of 20 sheets		



UNIT 'D' 3 BEDROOM UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0" L.S. 0103 01/10/07

1/8" = 1'-0"



UNIT 'E' 3 BEDROOM FLOOR PLAN

SCALE: 1/8" = 1'-0" L.S. 0103 01/10/07

1/8" = 1'-0"

ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

RECEIVED
FEB 16 2007

GREENE TINDALL 3000 S. RIVINGTON ROAD, SUITE 200 LAS VEGAS, NEVADA 89119 PHONE: (702) 735-1100 FAX: (702) 735-1101 WWW.GREENETINDALL.COM	
UNITS D and E THREE (3) BEDROOM FLOOR PLANS	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHANDLER ROAD CLARK COUNTY LAS VEGAS, NEVADA	
07-0000 2-15-2006 2-20-2007 AS-10 1 of 11 sheets	

EXHIBIT "D"

SITE PLAN

No Access on
South side

Ingress/Egress Easement

Remainder Parcel

GAC Parcel

Keep

Ingress/Egress Easement

Ingress, Egress/Utility Easement

Keep

ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

FEB 16 2007

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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT RELATED TO GPA-18818, ZON-18819, AND VAR-18820

SUP-18821 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised Site Plans dated 02-16-07

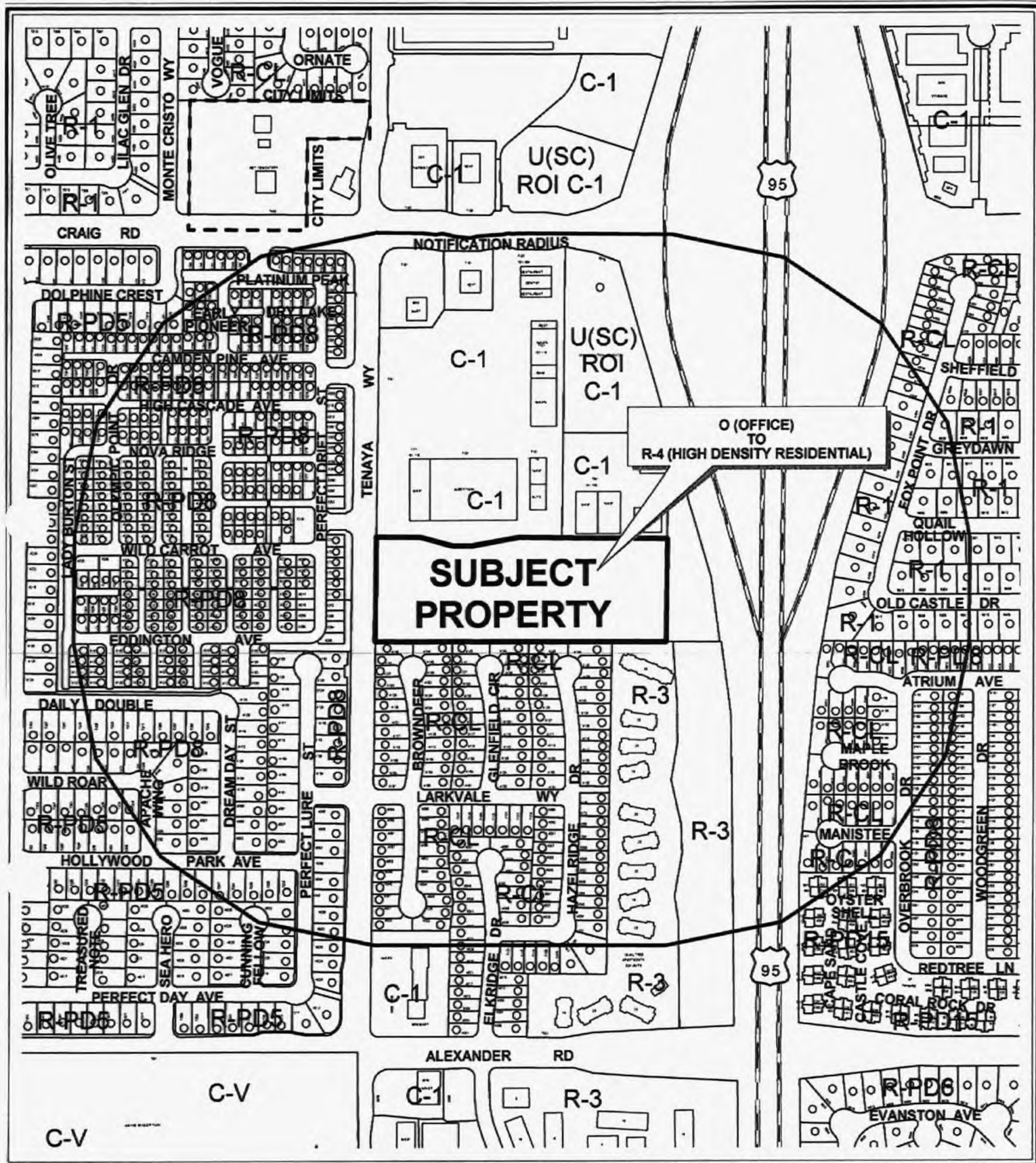
Motion made by GARY REESE to Hold in Abeyance Items 105-109, Items 123 and 124 to 3/21/2007; Items 127-129 to 4/4/2007; Item 85 to 9/5/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 110

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

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

Minutes:

See Item 105 for related backup.



CASE: SUP-18821

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-18821 - APPLICANT/OWNER: CRAIG TENAYA, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 21, 2007 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN BROWN.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-2/se, sd vote) recommends APPROVAL, subject to conditions.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18819) and Site Development Plan Review (SDR-18822) shall be required 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a proposed mixed-use development adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/05/90	The City Council denied a request for a reclassification of property (Z-0080-90) from N-U (Non-Urban) to C-1 (Limited Commercial) that included a shopping center, convenience store with gasoline sales, a four to six story office building, three off-premise billboard signs, an automobile service facility, restaurant with a beer/wine/cooler on-sale use, and retail stores with beer/wine/cooler off-sale uses. The Planning Commission recommended denial. Staff recommended approval.
11/06/96	The applicant withdrew without prejudice a request for a reclassification of property (Z-0094-96) from N-U (Non-Urban) to C-2 (General Commercial) for a 105,744 square-foot retail warehouse. The Planning Commission and staff recommended approval.
01/08/98	The applicant withdrew without prejudice a request for a Rezoning (Z-0081-97) from U (Undeveloped) [SC (Service Commercial) land use designation] to C-1 (Limited Commercial) for a 130,858 square-foot retail store. Staff recommended that the item be held in abeyance.
01/19/00	The City Council approved a Rezoning (Z-0071-99) of this site to O (Office), as part of a larger overall request which included the rezoning of the property to the north to C-1 (Limited Commercial). Staff recommended approval, and the Planning Commission believed the request to be premature and recommended denial.
01/25/07	The Planning Commission recommended approval of companion items GPA-18818, ZON-18819, VAR-18820 and SDR-18822 concurrently with this application. The Planning Commission voted 5-2/se, sd to recommend APPROVAL (PC Agenda Item #42/ar).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this application.	
<i>Pre-Application Meeting</i>	
12/14/06	A pre-application meeting was held and the requirements for a Special Use Permit were explained.

Neighborhood Meeting	
01/03/07	A neighborhood meeting was held at Timbers Bar & Grill, 7081 West Craig Road at 6:15 P.M. Six members of the public attended and had the following concerns and comments: Five story condos too dense for area Concerns about impact to schools Support for two story office or commercial at site Concerns about fire Concerns about size and scope of project so close to single family homes Concerns that the applicant did not properly notify the neighborhood meeting.

Details of Application Request	
Site Area	
Net Acres	7.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	O (Office)	O (Office)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Singe-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175-Foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	326,054 SF	Y
Min. Setbacks	10 Feet	15 Feet	Y
• Front	5 Feet	15 Feet	Y
• Side	5 Feet	10 Feet	Y
• Rear	20 Feet	26 Feet	Y
Max. Building Height	2 Stories/35 Feet	5 Stories/72 Feet	N
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

The height issue will be addressed within the related Variance (VAR-18820).

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	216 Feet	216 Feet	Y
Adjacent development matching setback	10 Feet	216 Feet	Y
Trash Enclosure	50 Feet	220 Feet	Y

Existing Zoning	Permitted Density	Units Allowed
O (Office)	N/A	N/A
Proposed Zoning	Permitted Density	Units Allowed
R-4 (High Density Residential)	26-50 Units Per Acre	374 Units
General Plan	Permitted Density	Units Allowed
H (High Density Residential)	> 25.49 Units Per Acre	374 Units (Unlimited with an R-5 District)

Per Title 19.12:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	28 Trees	36 Trees	Y
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	122 Trees	114 Trees	N
Min. Zone Width	15 Feet (R.O.W.) 6 Feet (Interior)		15 Feet (R.O.W.) 6 Feet (Interior)	Y

Staff notes that eight additional 24 inch box trees could be added to the buffer zone along the north property line and has addressed this issue within the related Site Development Plan Review (SDR-18822).

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	29,717 SF	1:300 SF	99				
One-Bedroom	24 Units	1.25/Unit	30				
Two-Bedroom	148 Units	1.75/Unit	259				
Three-Bedroom	41 Units	2/Unit	82				
Guest Spaces	213 Units	1 Space/6 Units	36				
TOTAL			506	11	594	7	N
Loading Spaces			2		3		

The site plan is deficient four handicap parking spaces. Staff has addressed this issue this issue within the related Site Development Plan Review (SDR-18822).

ANALYSIS

This site is currently undeveloped and is located within a FEMA "AE" Flood Zone. The FEMA website www.floodsmart.gov defines an "AE" Flood Zone as areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. The applicant proposes to develop a mixed use project consisting of 213 condominium units and 29,717 square feet of office space. The offices and condominiums will be located in buildings that range in height from two to five stories, with the higher parts of the buildings (72 feet in height) located in the north and east portions of the site in order to comply with the residential adjacency standards. The site is located in a portion of the A-O (Airport Overlay) District where building height is limited to 175 feet. The proposed buildings comply with this limitation.

Parking is provided on a surface lot in the west portion of the site and on the lower level of a two level structure in the east portion of the site. City standards require 11 handicap parking spaces for a development of this size. Because the site plan depicts only seven handicap parking spaces, staff has included a condition of approval (number 4) which requires the provision of four additional handicap spaces. A common area which includes gazebos, potted plants and a pool will be located on the second level of the structure.

Access to the site will be provided by a driveway to Tenaya Way and two driveways to the existing commercial center immediately to the north. The applicant proposes to place landscape buffers with sufficient width to comply with city standards along all property lines. The buffers along the south, east and west property lines contain 24 inch box trees in quantities that comply with city standards. The amount of trees within the north buffer is not sufficient, and staff has included a condition of approval (number 5) which requires eight additional 24 inch box trees to be placed in the buffer zone along the north property line.

The elevations depict stucco exteriors with concrete tile roofs and decorative copper domes along the roof lines. The building heights vary from two to five stories (with a maximum height of 72 feet). The Zoning Code limits heights in the R-4 (High Density Residential) zoning district to two stories (not exceeding 35 feet in height). The applicant has requested a Variance (VAR-18820) from this standard which will be considered currently with this application. Because this variance request does not meet the criteria for approval, as the hardship is self-created and the applicant could revise the development to comply with the setback standards, staff's recommendation is for denial of the variance.

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 development will exceed the scale and massing of any existing development in this area. Staff finds the height and intensity of the project is greater than adjacent development and is not compatible with residential development immediately to the south of this site.

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

The project as designed is more intense than other existing or proposed developments in the area, and requires an associated height variance (VAR-18820) which would allow a 72-foot high building where 35 feet is the maximum height allowed. As such, the project is not appropriate to its context, and staff recommends denial.

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."**

Adequate access to this site will be provided from Tenaya Way, a Secondary Street as designated by the Master Plan of Streets and Highways. This project will not adversely impact adjacent streets.

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

7

ASSEMBLY DISTRICT 34

SENATE DISTRICT 4

NOTICES MAILED 662 by City Clerk

APPROVALS 1

PROTESTS 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18821** APN: 138-03-701-021
Name of Property Owner: DOUGLAS E. Simms
Name of Applicant: Christopher S. Dyka

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: Douglas E. Simms

Subscribed and sworn before me

This 7th day of November, 2006

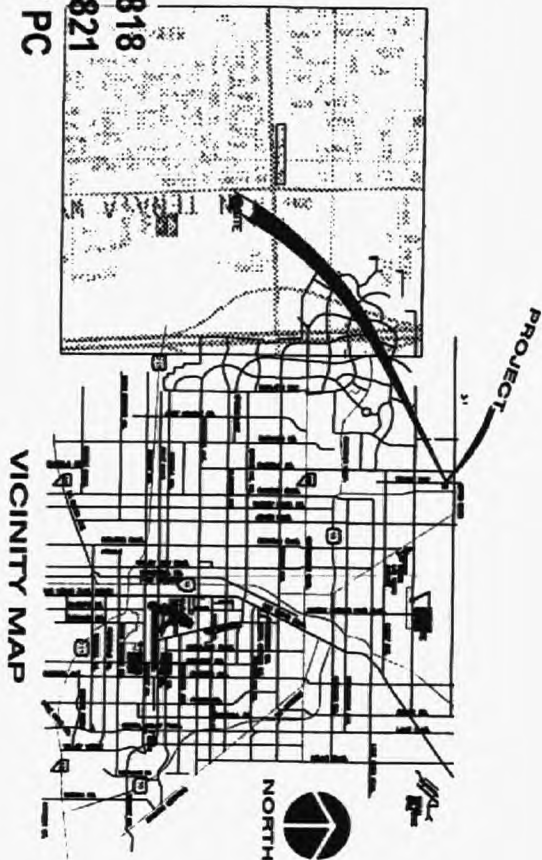
Barbara A. Bross

Notary Public in and for said County and State

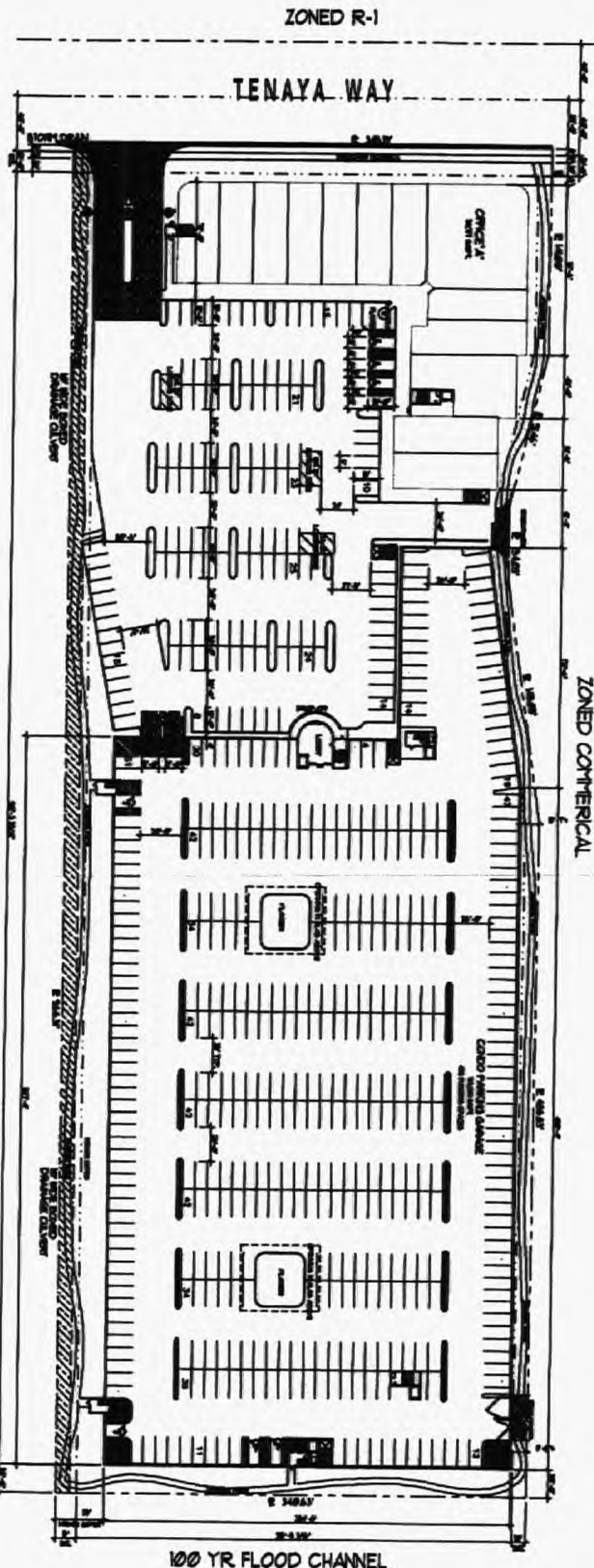


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JAN 04 2006

ZON-18819 GPA-18818
VAR-18820 SUP-18821
SDR-18822 01/25/07 PC
REVISED



ZONED R-1
LEVEL T - ARCHITECTURAL SITE PLAN



SITE DATA

APN: 138-03-701-021

LOT AREA: 2.00 ACRES
GROSS AREA: 174,240 SQ. FT.
NET AREA: 174,240 SQ. FT.
TOTAL GROSS AREA: 174,240 SQ. FT.
TOTAL NET AREA: 174,240 SQ. FT.
TOTAL LOT AREA: 2.00 ACRES

COMMERCIAL AREA

OFFICE: 174,240 SQ. FT.
RETAIL: 174,240 SQ. FT.
TOTAL: 174,240 SQ. FT.

CONDOMINIUM UNITS

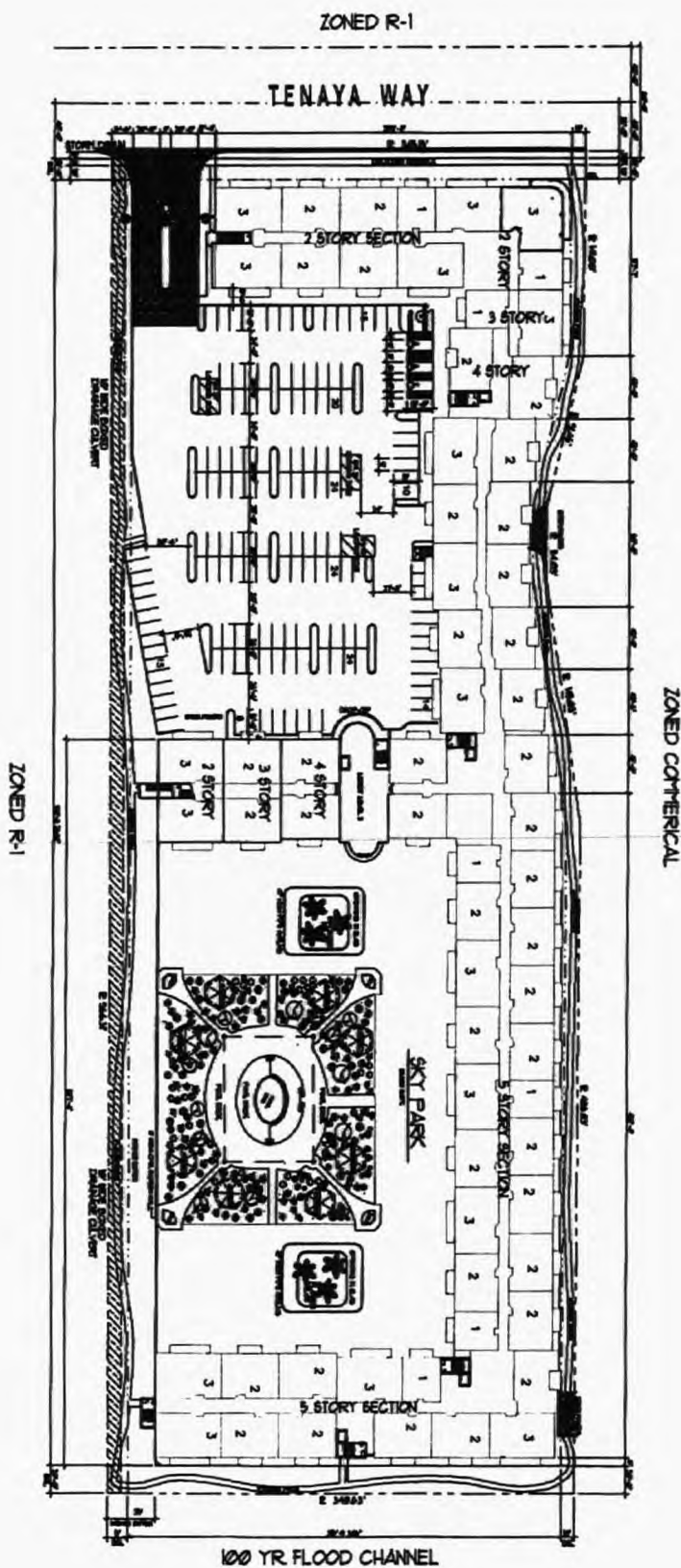
UNIT 1: 1,000 SQ. FT.
UNIT 2: 1,000 SQ. FT.
UNIT 3: 1,000 SQ. FT.
UNIT 4: 1,000 SQ. FT.
UNIT 5: 1,000 SQ. FT.
UNIT 6: 1,000 SQ. FT.
UNIT 7: 1,000 SQ. FT.
UNIT 8: 1,000 SQ. FT.
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UNIT 95: 1,000 SQ. FT.
UNIT 96: 1,000 SQ. FT.
UNIT 97: 1,000 SQ. FT.
UNIT 98: 1,000 SQ. FT.
UNIT 99: 1,000 SQ. FT.
UNIT 100: 1,000 SQ. FT.

PARKING REQUIREMENTS

OFFICE: 174,240 SQ. FT.
RETAIL: 174,240 SQ. FT.
TOTAL: 174,240 SQ. FT.

PARKING PROVIDED

OFFICE: 174,240 SQ. FT.
RETAIL: 174,240 SQ. FT.
TOTAL: 174,240 SQ. FT.



LEVEL 2' - ARCHITECTURAL SITE PLAN

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JAN 04 2006



ZON-18819 GPA-18818

VAR-18820 SUP-18821

SDR-18822 01/25/07 PC

REVISED

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CRAIG ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

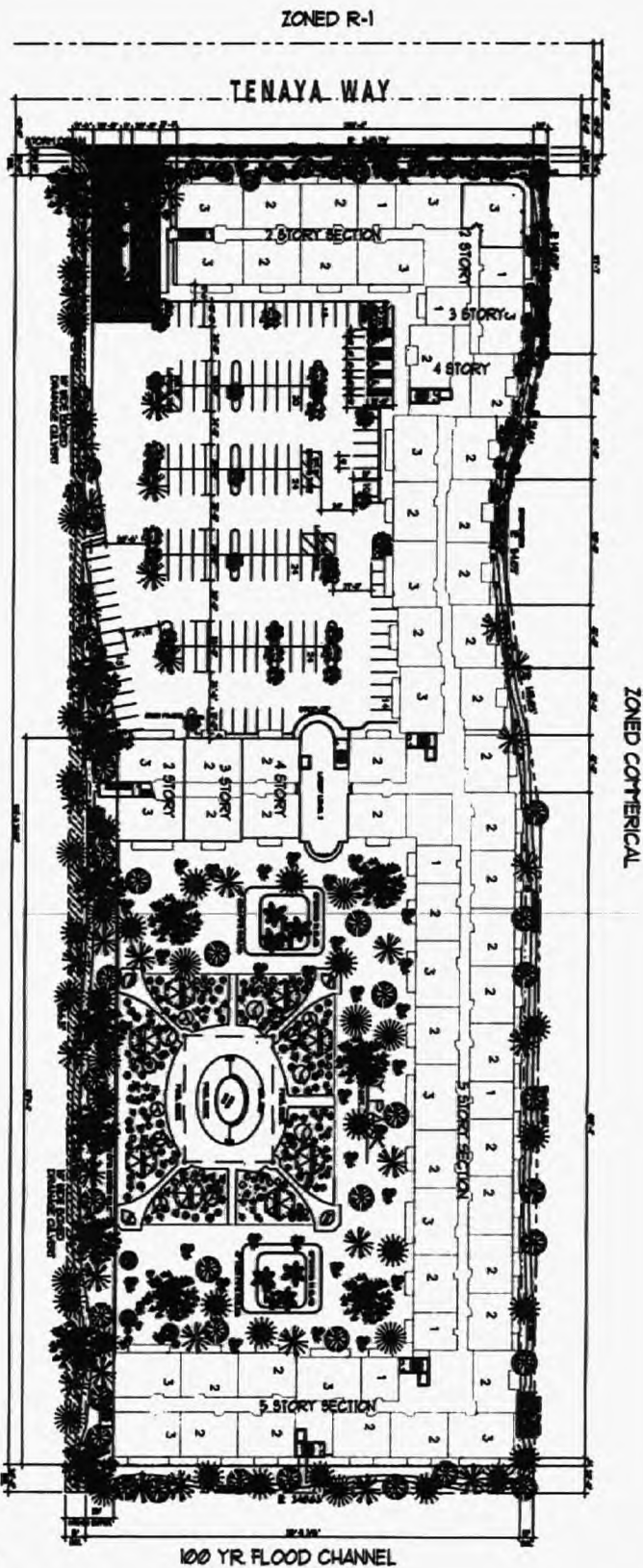
PROPOSED
SECOND LEVEL
ARCHITECTURAL
SITE PLAN



GREENE TINDALL

200 EAST BURNING WOOD, SUITE 2
LAS VEGAS, NEVADA 89101
PHONE 702-474-0000
FACSIMILE 702-474-0000
ARCHITECTURE COMMERCIAL DESIGN GENERAL CONTRACTING

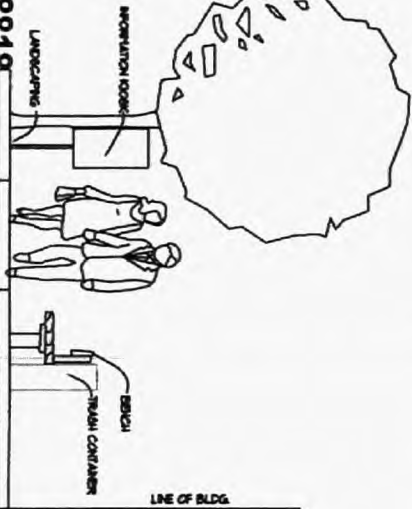
AS-2



ZONED R-1
LEVEL 2 - ARCHITECTURAL LANDSCAPE PLAN
SCALE: 1" = 40'-0"

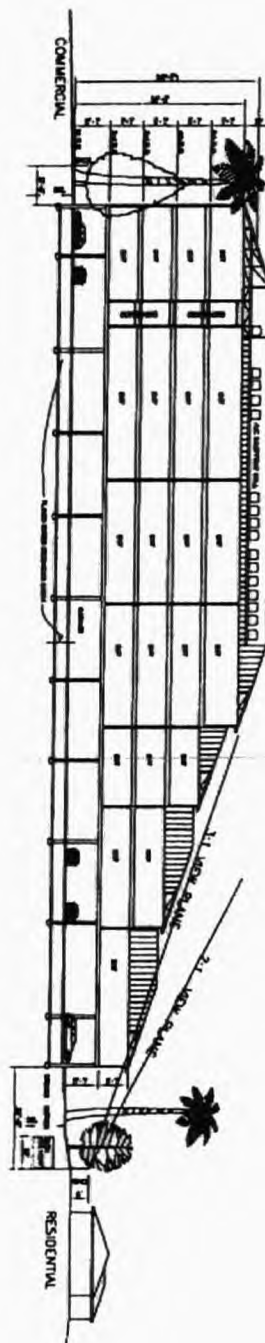


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ZON-18819 GPA-18818
VAR-18820 SUP-18821
SDR-18822 01/25/07 PC
REVISED

TREE and PLANT LEGEND			
SYMBOL	Common Name	Botanical Name	QUANTITY
	Large Tree	...	...
	Medium Tree	...	...
	Small Tree	...	...
	Shrub	...	...
	Ground Cover	...	...
	Lawn	...	...
	Path	...	...
	Bench	...	...
	Trash Container	...	...



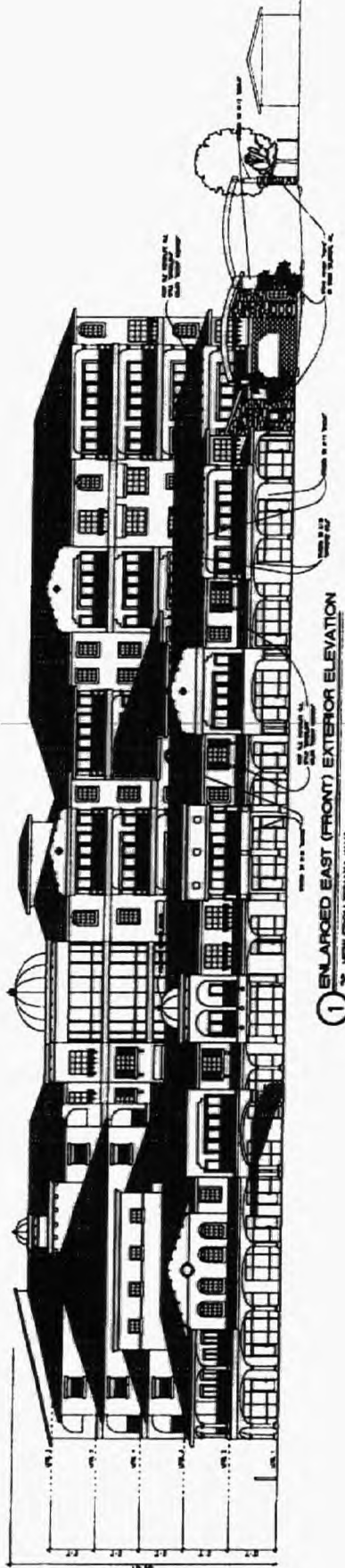
ZON-18819	GPA-18818
VAR-18820	SUP-18821
SDR-18822	01/25/07 PC

REVISED

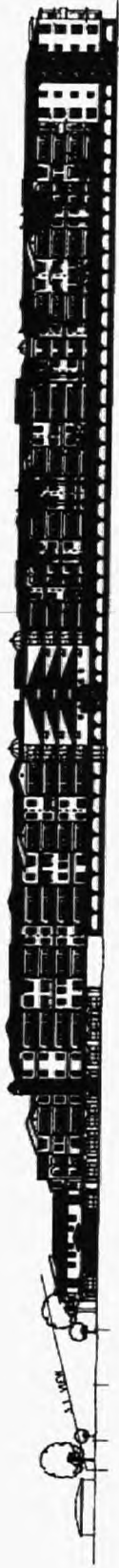
NEW PLANE ACROSS BUILDINGS
NEW OPEN TRAVEL WAY

RECEIVED
JAN 04 2005

AS-7 1 of 10 pages	    	TEMAYA WAY CENTRE for DESERT CAPITAL GROUP TEMAYA WAY and ORAM ROAD CLATSOP COUNTY LAB VESPA, REVADA	ARCHITECTURAL SECTION & VISION SLOPES		GREENE TINDALL 2011 EAST TINDALL STREET, SUITE 10 LAB VESPA, REVADA 97056 503.265.7000 FAX 503.265.7001 GREENETINDALL.COM
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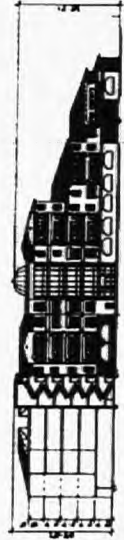
① ENLARGED EAST (FRONT) EXTERIOR ELEVATION
VIEW FROM TENAYA WAY



② SOUTH EXTERIOR ELEVATION



⑤ WEST EXTERIOR ELEVATION



④ SOUTH COURT (FRONT) EXTERIOR ELEVATION



③ NORTH COURT (FRONT) EXTERIOR ELEVATION



⑥ NORTH EXTERIOR ELEVATION

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GPA-18819 ZON-18819
SUP-18820 VAR-18820
SDR-18822
01/25/07 PQ
REVISED

1

TENAYA WAY CENTRE

BY
DESERT CAPITAL GROUP



VIEW FROM TENAYA WAY

RECEIVED SDR-18822
DEC 18 2006 01/25/07 PC

1
December 12, 2006

To: City of Las Vegas Planning and Development Department

Re: Craig Road & Tenaya Way-Justification Letter
Parcel Number # 138-03-701-021

Enclosed is the Submittal of the Craig & Tenaya Way Development of (Condominium Units & Office Space.

PROJECT LOCATION:

Craig & Tenaya Way Center ("The Project") is located south of Craig on east side Tenaya next to the I-95 within the City of Las Vegas, in the north-west portion of the Vegas Valley.

PROJECT CONCEPT:

Craig & Tenaya Way Center has been designed as a "mix use" project. The Project will consist of 213 condominiums, along with approximately 29,717 square feet of office space. The office will be located along Tenaya; with the condominium homes located above and behind. The architectural character of the Center is Tuscan Design, and residential in nature. This center is directly adjacent to the C-1 shopping center to the north. The center is a transitional use between the existing commercial shopping and two story single family and two story multi-family residential to the south. The project has been "loaded" to the north and east side of the site to minimize the impact to the single family residential neighbors. The project has been designed to emphasize the pedestrian nature of mixed use projects and allow access to the commercial site, surrounding the proposed development is a "Pedestrian Realm" that circulates around the whole project perimeter and access the neighboring public access points.

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DEC 18 2006

SUP-18821
01/25/07 PC

-pg 2-

The building height has been stair stepped to minimize the impact to the surrounding development from and buffer the development from the freeway. An intense buffer has been placed along the south property line to allow a modified 2:1 slope.

The rear portion of the site is currently in the FEMA Flood Plane, which prohibits on grade construction. The proposed design elevates the rear of the project to allow the construction of units and open space therefore, from an aerial view of the project complies with a lot coverage and open space requirements.

The proposed Project will feature:

The 213 condominium homes will range in size from 880 square feet to 1,517 square feet at the center drive is a 2 acre Sky Park, inclusive of pools, BBQ area, gazebos, walking paths, landscaping and putting area.

In summary, Tenaya Way Center consists of (i) 415,698 square feet of living space;(ii) approximately 29,717 square feet of office space;(iii) 155,390 square feet of garage space;(iv) a total of 594 parking spaces where 543 spaces are required; and (v) 211,558.57 square feet of open space; (vi) 2 acre Sky Park. The height of Tenaya Way Center will not exceed 71 feet from grade.

Please contact my office with any further questions regarding this project.

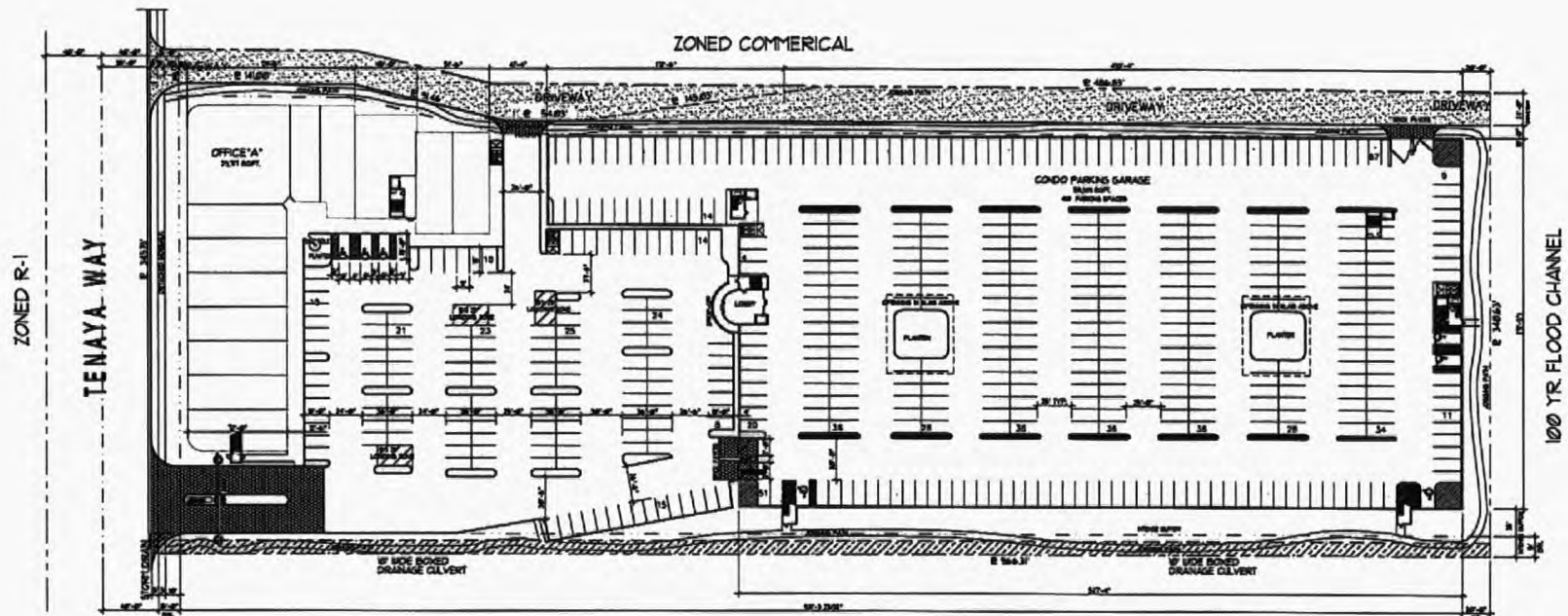
Sincerely,



Christopher S. Dyka, R.D.
Project Manager

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01/25/07 PC

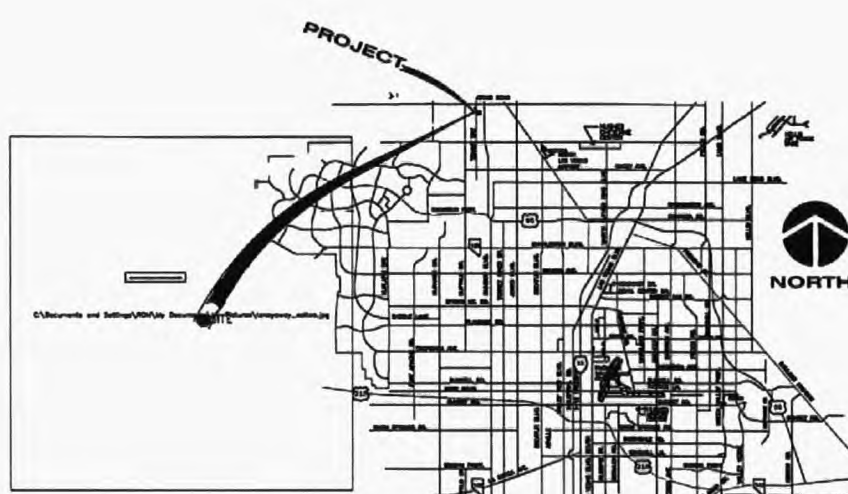


ZONED R-1

LEVEL 1 - ARCHITECTURAL SITE PLAN

NORTH

SCALE 1" = 40'-0"



VICINITY MAP
 ZON-18819
 VAR-18820
 SUP-18821
 SDR-18822
 02-21-07 CC

SITE DATA

APN: 138-03-701-021

SITE AREA	GROSS	376,244 SQ. FT.	1.45 ACRES
	NET	356,251 SQ. FT.	1.48 ACRES
BUILDING FOOTPRINT		156,876 SQ. FT.	48 ACRES 60 %
OPEN SPACE (LEVEL 1)		199,375 SQ. FT.	
TOTAL OPEN SPACE		356,251 SQ. FT.	2.86 ACRES 38.1 %
		289 UNITS / 1.48 AC. = 28 UNITS PER ACRE	

COMMERCIAL AREA

OFFICE	79,171 SQ. FT.
PARKING GARAGE	156,876 SQ. FT.
SUBTOTAL	236,047 SQ. FT.

CONDOMINIUM UNITS

	UNIT 1A 1 BEDROOM 886 SQ. FT.	UNIT 1B 2 BEDROOM 1344 SQ. FT.	UNIT 1C 3 BEDROOM 1811 SQ. FT.
1st FLR	8 = 7,040 SF	42 = 56,448 SF	8 = 72,756 SF
2nd FLR	8 = 7,040 SF	36 = 47,520 SF	8 = 72,756 SF
3rd FLR	8 = 7,040 SF	36 = 47,520 SF	8 = 72,756 SF
4th FLR	8 = 7,040 SF	36 = 47,520 SF	8 = 72,756 SF
5th FLR	8 = 7,040 SF	36 = 47,520 SF	8 = 72,756 SF
SUB TOTALS	24 = 21,280 SF	142 = 188,448 SF	40 = 361,272 SF
TOTAL UNITS		369 UNITS = 271,796 SQ. FT.	
CORPORATE AREA		4 FLOORS = 32,251 SQ. FT.	
GRAND TOTAL CONDOS		369 UNITS = 304,047 SQ. FT.	
TOTAL OFFICE		79,171 SQ. FT.	
TOTAL GARAGES		156,876 SQ. FT.	
GRAND TOTAL PROJECT		540,094 SQ. FT.	

PARKING REQUIREMENTS

OFFICE REQD.	3.3 SPACES PER 1,000 = 56 SPACES
RESIDENTIAL REQD.	1 BEDROOM UNIT = 125 PER UNIT = 24 + 30 SPACES 2 BEDROOM UNIT = 175 PER UNIT = 142 + 2485 SPACES 3 BEDROOM UNIT = 2 PER UNIT = 43 + 56 SPACES 1 SPACE PER 10 UNITS = 289 UNITS / 10 = 348 SPACES
VISITOR REQD.	
TOTAL REQD.	496 SPACES
PARKING PROVIDED	
CONDO PARKING GARAGE	418 SPACES
SURFACE PARKING	56 SPACES
	545 SPACES

GREENE TINDALL
 100 EAST TENAYA WAY, SUITE 100
 TENOYA, ARIZONA 85349
 PHONE: 760-877-8888
 FACSIMILE: 760-877-8888
 ARCHITECTS: COMMERCIAL, RESIDENTIAL, GENERAL CONTRACTORS

stamp

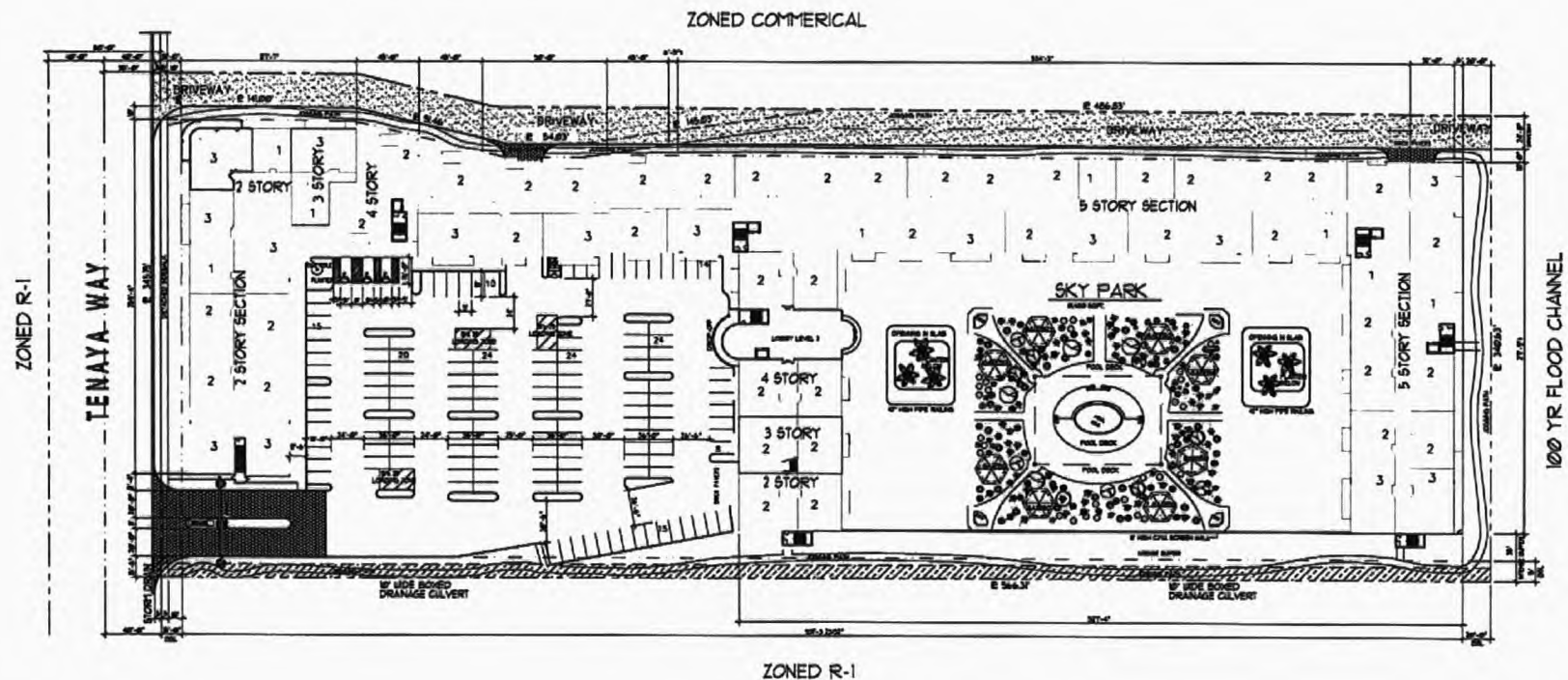
PROPOSED FIRST LEVEL ARCHITECTURAL SITE PLAN

TENOYA WAY CENTRE for DESERT CAPITAL GROUP
 TENOYA WAY AND GRAND ROAD
 CLARK COUNTY
 LAS VEGAS, NEVADA

07-000
 2-10-2006
 13-0000
 1 of 10 sheets

AS-1

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 FEB 16 2007



LEVEL "2" - ARCHITECTURAL SITE PLAN



ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

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FEB 16 2007

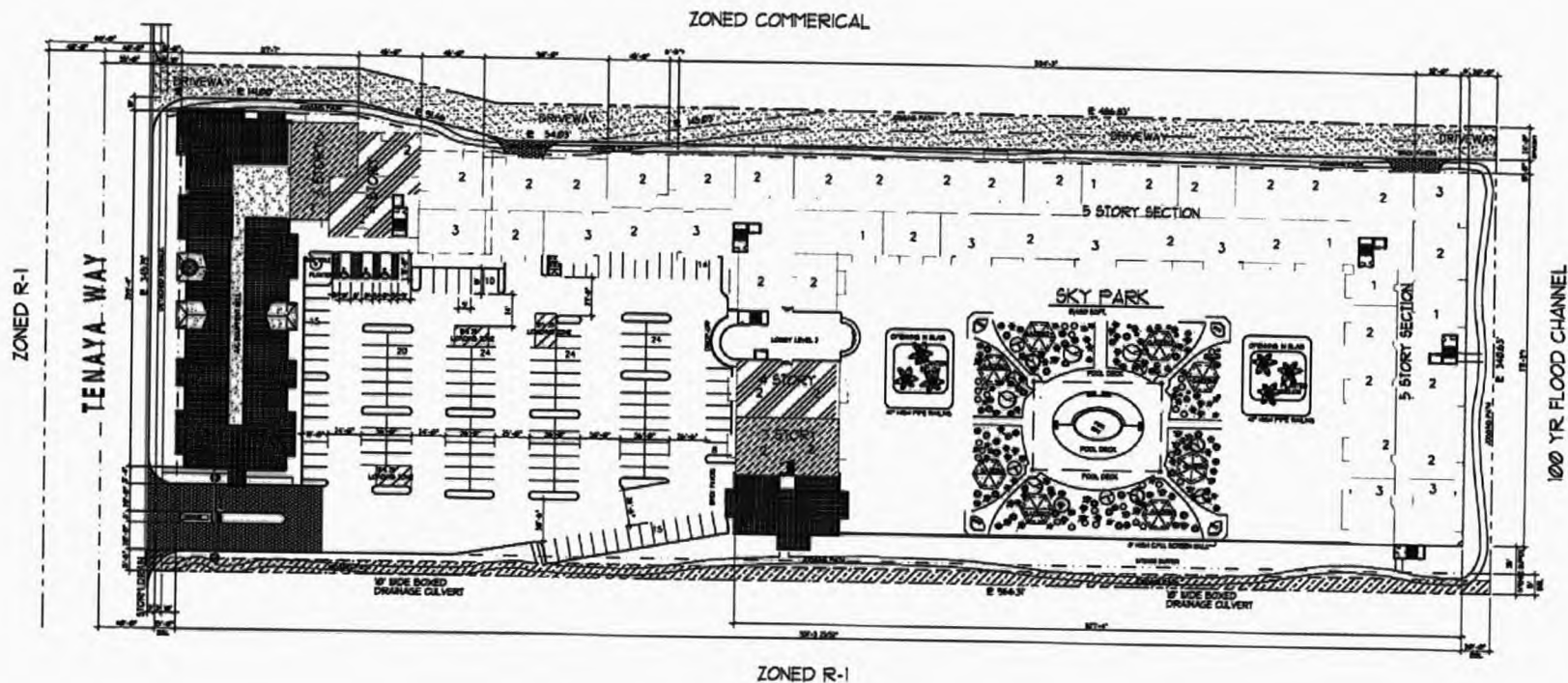
GREENE TINDALL
300 EAST TENAYA WAY, SUITE 100
LAS VEGAS, NEVADA 89101
PHONE: 702-497-0000
FACSIMILE: 702-497-0000
ARCHITECTS: ARCHITECTS GREENE TINDALL

THIS PLAN IS A PART OF A SET OF PLANS FOR THE PROPOSED TENAYA WAY CENTRE FOR DESERT CAPITAL GROUP. IT IS TO BE CONSIDERED AS ONE OF THE SEVERAL PLANS IN THE SET. IT IS NOT TO BE USED SEPARATELY FROM THE OTHER PLANS IN THE SET. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

PROPOSED
SECOND LEVEL
ARCHITECTURAL
SITE PLAN

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAD ROAD
LAS VEGAS, NEVADA

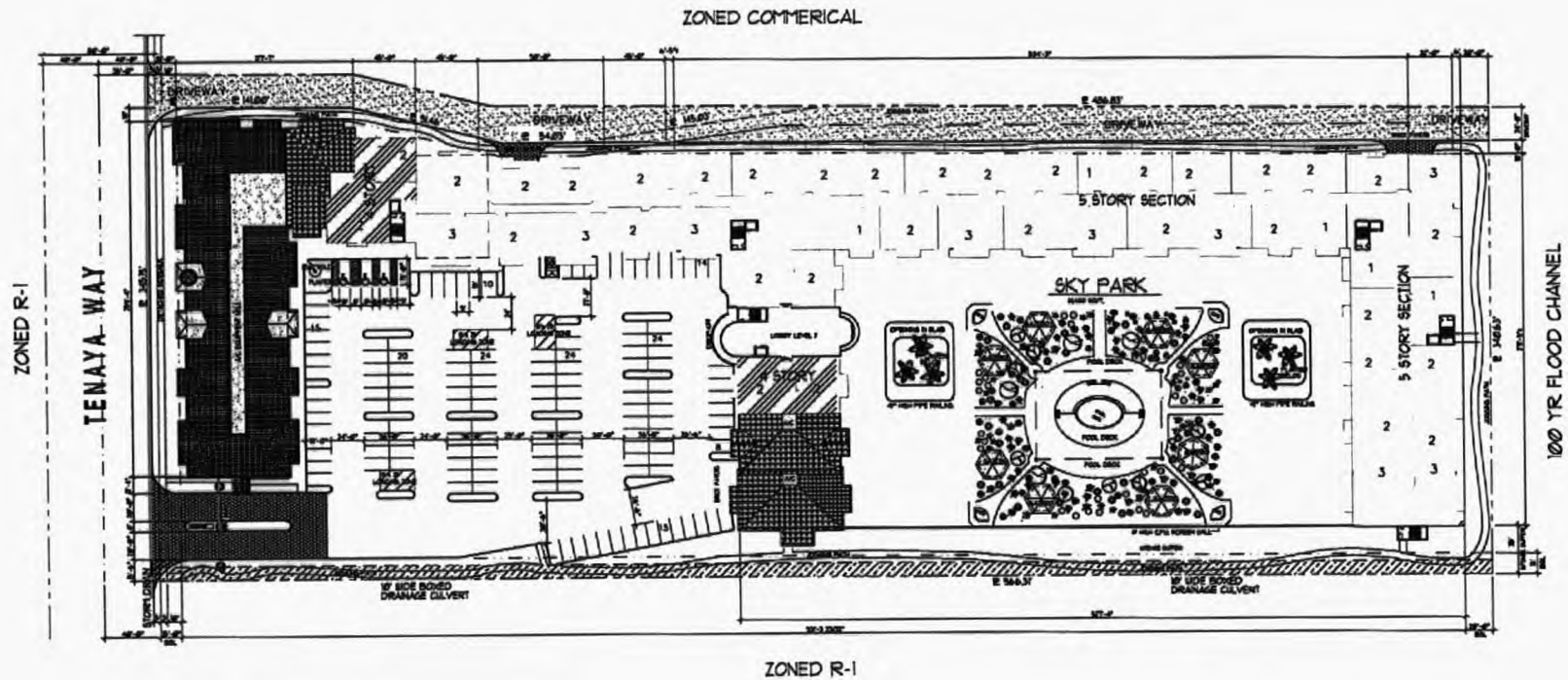
07-000
2-15-2006
1-2-2007
AS-2
1 of 22 sheets



**ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC**

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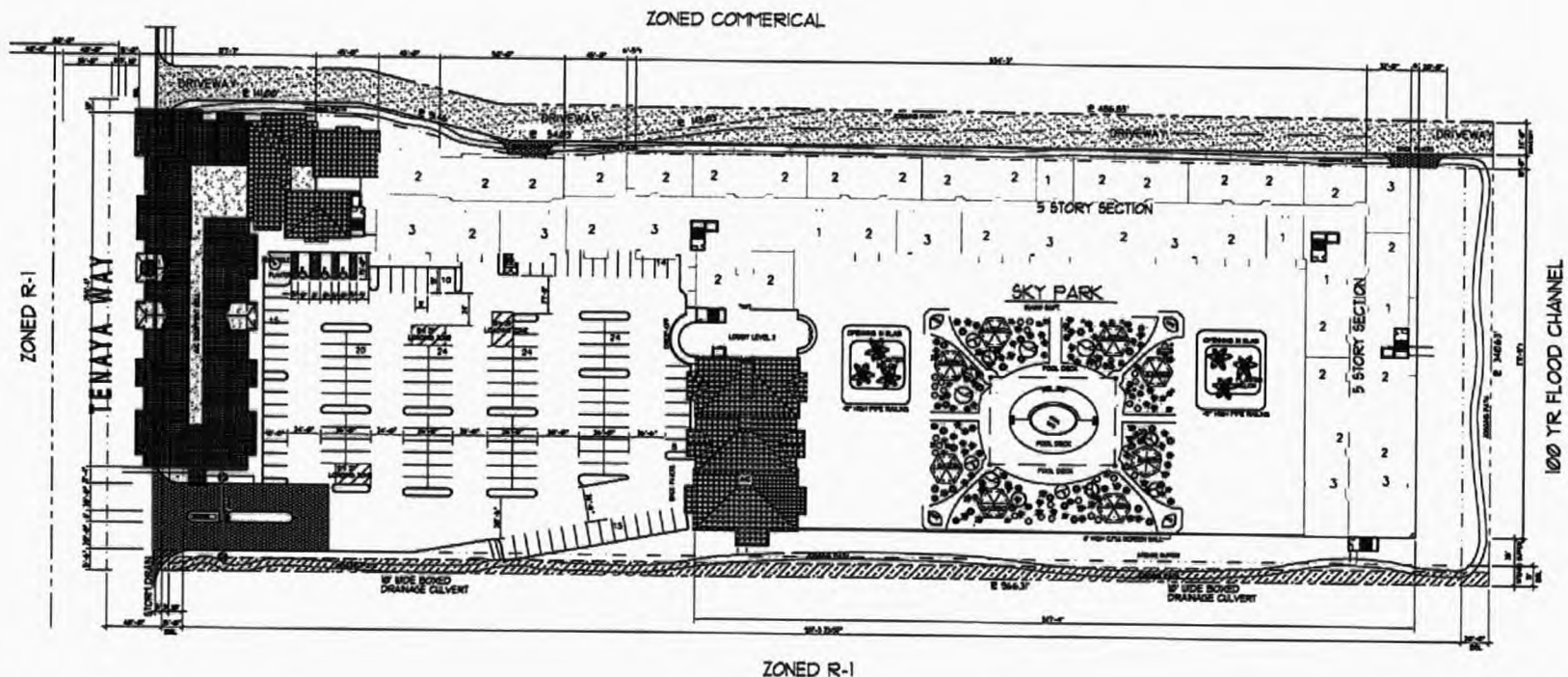
LEVEL "4" - ARCHITECTURAL PLAN



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 SDR-18822
 02-21-07 CC

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GREENE TINDALL THE GREENE TINDALL GROUP 10000 N. TENAYA WAY, SUITE 100 LAS VEGAS, NV 89131 PHONE: 702.877.1000 FAX: 702.877.1001 WWW.GREENTINDALL.COM	
PROJECT NO. 07-000	DATE 2-16-2007
DRAWN BY 1-2-2007	CHECKED BY 1-2-2007
AS-4 1 of 24 sheets	
PROPOSED FOURTH LEVEL ARCHITECTURAL PLAN	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY AND CHAD ROAD LAS VEGAS, NEVADA	



LEVEL "5" - ARCHITECTURAL PLAN



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SDR-18822
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GREENE TINDALL 300 EAST KIMBERLY BLVD, SUITE 200 LAS VEGAS, NEVADA 89101 PHONE: (702) 735-1100 FAX: (702) 735-1101 WWW: WWW.GREENTINDALL.COM	
stamp	
PROPOSED FIFTH LEVEL ARCHITECTURAL plan	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAND ROAD CLARK COUNTY LAS VEGAS, NEVADA	
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SDR-18822
02-21-07 CC

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GREENE TINDALL

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**ARCHITECTURAL
SECTION &
VISION SLOPES**

ATTENAYA WAY CENTRE

For DESERT CAPITAL GROUP

STENAYA WAY and CRAIG ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

22

2-18-2009

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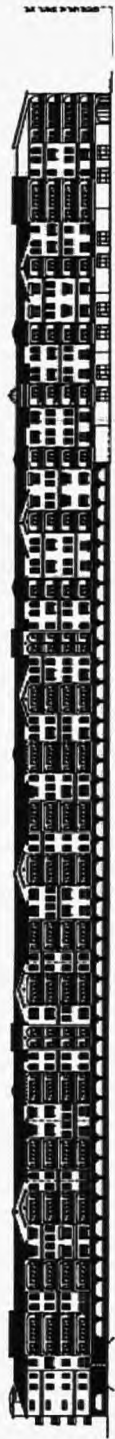
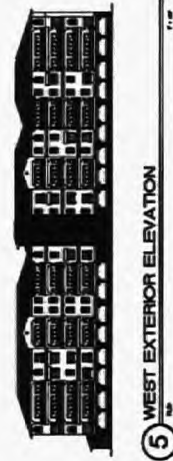
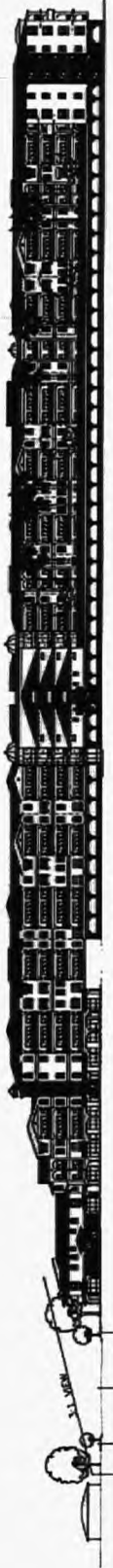
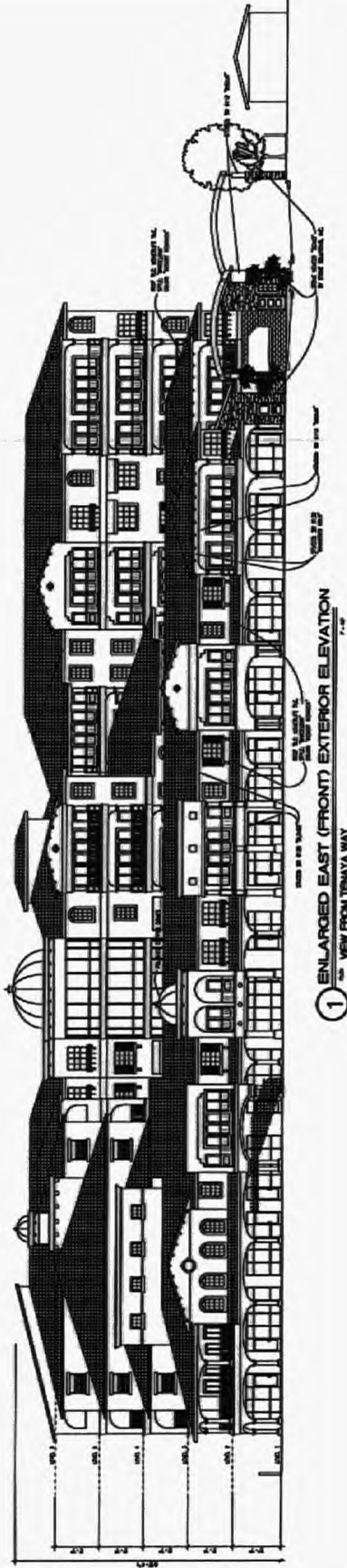
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ENDRE B.

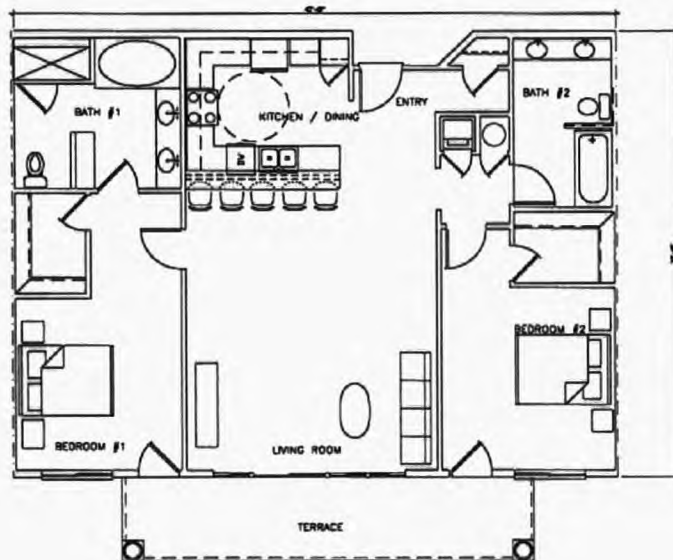
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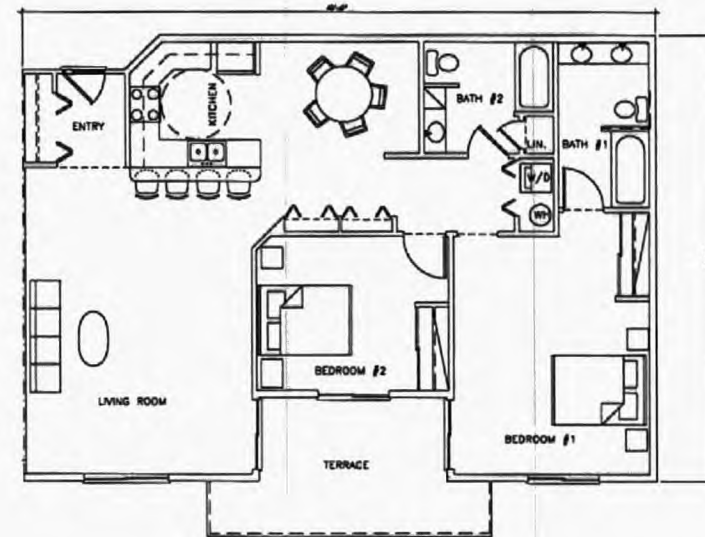
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UNIT "B" TWO BEDROOM FLOOR PLAN

SCALE: 3/8" = 1'-0" L.A. 044 007 - 000 007

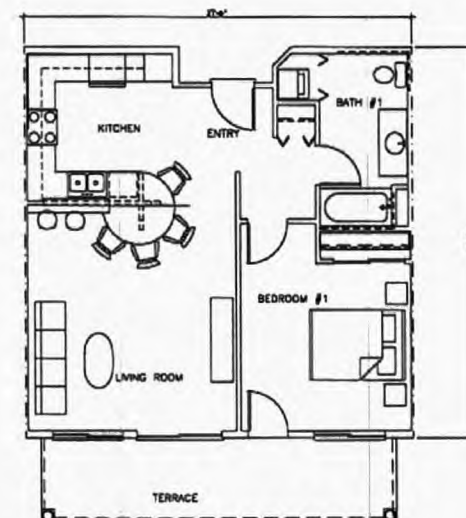
36' x 48'



UNIT "C" TWO BEDROOM FAMILY FLOOR PLAN

SCALE: 3/8" = 1'-0" L.A. 044 007 - 000 007

36' x 48'



UNIT "A" ONE BEDROOM

SCALE: 3/8" = 1'-0" L.A. 044 007 - 000 007

36' x 48'

ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

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GREENE TINDALL
DESIGN & CONSTRUCTION
1000 WEST WASHINGTON AVENUE
SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111
FAX: 303.733.1112
WWW.GREENTINDALL.COM

**UNIT A, B and C
TWO (2) BEDROOM
FLOOR PLANS**

1000 WEST WASHINGTON AVENUE
SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111
FAX: 303.733.1112
WWW.GREENTINDALL.COM

**TENAYA WAY CENTRE
for DESERT CAPITAL GROUP**

TENAYA WAY AND CHANDLER ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

01-000
2-10-2006
2-20-2007
AS-9
1 of 22 sheets

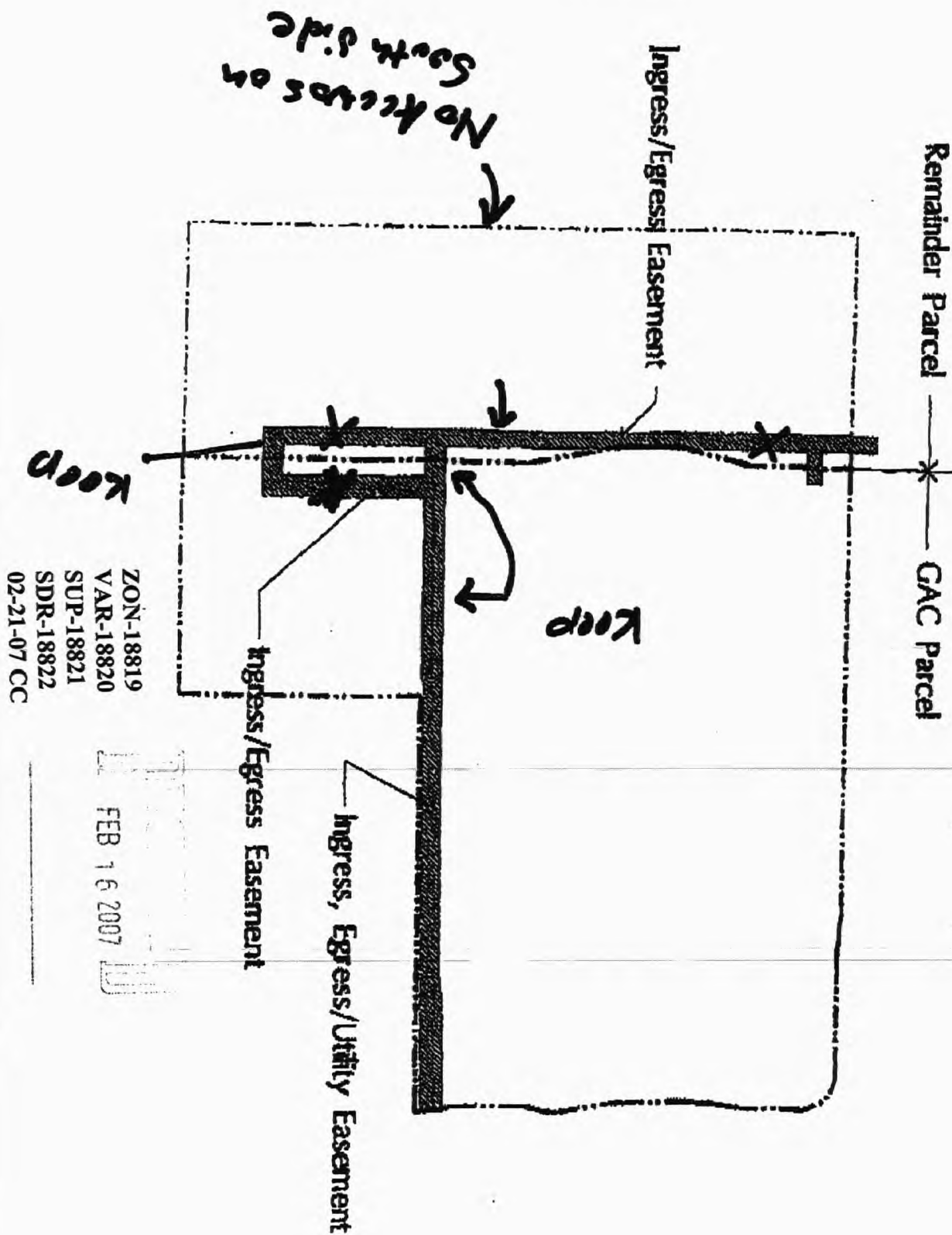


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EXHIBIT "D"

SITE PLAN



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

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18818, ZON-18819, VAR-18820, AND SUP-18821

SDR-18822 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 213 CONDOMINIUM UNITS AND 29,717 SQUARE FEET OF COMMERCIAL SPACE on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised Site Plans dated 02-16-07
6. Backup referenced from the 01-25-07 Planning Commission Meeting Item 43

Motion made by GARY REESE to Hold in Abeyance Items 105-109, Items 123 and 124 to 3/21/2007; Items 127-129 to 4/4/2007; Item 85 to 9/5/2007; and accept the WITHDRAWAL WITHOUT PREJUDICE of Item 110

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

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

Minutes:

See Item 105 for related backup.

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 7, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-18822 - APPLICANT/OWNER: CRAIG TENAYA, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE FEBRUARY 21, 2007 CITY COUNCIL MEETING AT THE REQUEST OF COUNCILMAN BROWN.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-2/se, sd vote) recommends APPROVAL, subject to conditions.

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18819) 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 01/04/07, except as amended by conditions herein.
4. 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 provision of four handicap parking spaces, for a total of 11.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan: Provide eight additional 24 inch box trees to the buffer zone along the north property line
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. If necessary, submit a Petition of Vacation for any existing easements in conflict with this site plan.
17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Corridor 2-Tenaya Way" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall be designed to comply with all City Site Visibility Restriction Zone Standards
19. A Homeowner's 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.
20. Landscape and maintain all unimproved right-of-way, if any, on Tenaya Way adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the Tenaya Way public right-of-way adjacent to this site prior to occupancy of this site.
22. Grant an appropriate pedestrian access easement for all public sidewalks located outside of the Tenaya Way public right-of-way on the Final Map for this site if approved by the City Engineer.
23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18819 and all other subsequent site-related actions.
24. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that an offset sidewalk is proposed along Tenaya Way.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed five-story mixed-use development consisting of 213 condominium units and 29,717 square feet of commercial space on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/05/90	The City Council denied a request for a reclassification of property (Z-0080-90) from N-U (Non-Urban) to C-1 (Limited Commercial) that included a shopping center, convenience store with gasoline sales, a four to six story office building, three off-premise billboard signs, an automobile service facility, restaurant with a beer/wine/cooler on-sale use, and retail stores with beer/wine/cooler off-sale uses. The Planning Commission recommended denial. Staff recommended approval.
11/06/96	The applicant withdrew without prejudice a request for a reclassification of property (Z-0094-96) from N-U (Non-Urban) to C-2 (General Commercial) for a 105,744 square-foot retail warehouse. The Planning Commission and staff recommended approval.
01/08/98	The applicant withdrew without prejudice a request for a Rezoning (Z-0081-97) from U (Undeveloped) [SC (Service Commercial) land use designation] to C-1 (Limited Commercial) for a 130,858 square-foot retail store. Staff recommended that the item be held in abeyance.
01/19/00	The City Council approved a Rezoning (Z-0071-99) of this site to O (Office), as part of a larger overall request which included the rezoning of the property to the north to C-1 (Limited Commercial). Staff recommended approval, and the Planning Commission believed the request to be premature and recommended denial.
01/25/07	The Planning Commission recommended approval of companion items GPA-18818, ZON-18819, VAR-18820 and SUP-18821 concurrently with this application. The Planning Commission voted 5-2/se, sd to recommend APPROVAL (PC Agenda Item #43/ar).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this application.	
<i>Pre-Application Meeting</i>	
12/14/06	A pre-application meeting was held and the requirements of a Site Development Plan Review were explained..

Neighborhood Meeting	
	A neighborhood meeting was held at Timbers Bar & Grill, 7081 West Craig Road at 6:15 P.M. Six members of the public attended and had the following concerns and comments:
	Five story condos too dense for area
	Concerns about impact to schools
	Support for two story office or commercial at site
	Concerns about fire
	Concerns about size and scope of project so close to single family homes
01/03/07	Concerns that the applicant did not properly notify the neighborhood meeting.

Details of Application Request	
Site Area	
Net Acres	7.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	O (Office)	O (Office)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Singe-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District (175-Foot)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	326,054 SF	Y
Min. Setbacks	10 Feet	15 Feet	Y
• Front	5 Feet	15 Feet	Y
• Side	5 Feet	10 Feet	Y
• Rear	20 Feet	26 Feet	Y
Max. Building Height	2 Stories/35 Feet	5 Stories/72 Feet	N
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

The height issue will be addressed within related Variance (VAR-18820).

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	216 Feet	216 Feet	Y
Adjacent development matching setback	10 Feet	216 Feet	Y
Trash Enclosure	50 Feet	220 Feet	Y

Existing Zoning	Permitted Density	Units Allowed
O (Office)	N/A	N/A
Proposed Zoning	Permitted Density	Units Allowed
R-4 (High Density Residential)	26-50 Units Per Acre	374 Units
General Plan	Permitted Density	Units Allowed
H (High Density Residential)	> 25.49 Units Per Acre	374 Units (Unlimited with an R-5 District)

Per Title 19.12:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	28 Trees	36 Trees	Y
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	122 Trees	114 Trees	N
Min. Zone Width	15 Feet (R.O.W.) 6 Feet (Interior)		15 Feet (R.O.W.) 6 Feet (Interior)	Y

Staff notes that eight additional 24 inch box trees could be added to the buffer zone along the north property line and has added a condition of approval (number 5) that addresses this issue.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	29,717 SF	1:300 SF	99				
One-Bedroom	24 Units	1.25/Unit	30				
Two-Bedroom	148 Units	1.75/Unit	259				
Three-Bedroom	41 Units	2/Unit	82				
Guest Spaces	213 Units	1 Space/6 Units	36				
TOTAL			506	11	594	7	N
Loading Spaces			2		3		

The site plan is deficient four handicap parking spaces. Staff has added a condition of approval (number 4) that addresses this issue.

ANALYSIS

This site is currently undeveloped and is located within a FEMA "AE" Flood Zone. The FEMA website www.floodsmart.gov defines an "AE" Flood Zone as areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. The applicant proposes to develop a mixed use project consisting of 213 condominium units and 29,717 square feet of office space. The offices and condominiums will be located in buildings that range in height from two to five stories, with the higher parts of the buildings (72 feet in height) located in the north and east portions of the site in order to comply with the residential adjacency standards. The site is located in a portion of the A-O (Airport Overlay) District where building height is limited to 175 feet. The proposed buildings comply with this limitation.

Parking is provided on a surface lot in the west portion of the site and on the lower level of a two level structure in the east portion of the site. City standards require 11 handicap parking spaces for a development of this size. Because the site plan depicts only seven handicap parking spaces, staff has included a condition of approval (number 4) which requires the provision of four additional handicap spaces. A common area which includes gazebos, potted plants and a pool will be located on the second level of the structure.

Access to the site will be provided by a driveway to Tenaya Way and two driveways to the existing commercial center immediately to the north. The applicant proposes to place landscape buffers with sufficient width to comply with city standards along all property lines. The buffers along the south, east and west property lines contain 24 inch box trees in quantities that comply with city standards. The amount of trees within the north buffer is not sufficient, and staff has included a condition of approval (number 5) which requires eight additional 24 inch box trees to be placed in the buffer zone along the north property line.

The elevations depict stucco exteriors with concrete tile roofs and decorative copper domes along the roof lines. The building heights vary from two to five stories (with a maximum height of 72 feet). The Zoning Code limits heights in the R-4 (High Density Residential) zoning district to two stories (not exceeding 35 feet in height). The applicant has requested a Variance (VAR-18820) from this standard which will be considered currently with this application. Because this variance request does not meet the criteria for approval, as the hardship is self-created and the applicant could revise the development to comply with the setback standards, staff's recommendation is for denial of the variance.

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 development will exceed the scale and massing of any existing development in this area. Staff finds the height and intensity of the project is greater than adjacent development and is not compatible with residential development immediately to the south of this site.

In regard to “2”: The project as designed is more intense than other existing or proposed developments in the area, and requires an associated height variance (VAR-18820) which would allow a 72-foot high building where 35 feet is the maximum height allowed. As such, the project is not appropriate to its context, and staff recommends denial.

In regard to “3”: Adequate access to this site will be provided from Tenaya Way, a Secondary Street as designated by the Master Plan of Streets and Highways. This project will not adversely impact adjacent streets.

In regard to “4”: The proposed building materials and landscape materials are appropriate for the immediate area and for the City, and are generally in compliance with the city standards.

In regard to “5”: The inability of the applicant to devise a site plan that complies with the setback, standards indicate that the design characteristics of this proposal are too intense for this site.

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

7

ASSEMBLY DISTRICT 34

SENATE DISTRICT 4

NOTICES MAILED 655 by Planning Department

APPROVALS 1

PROTESTS 4



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18822** APN: 156-63 701-021
Name of Property Owner: Douglas E. Simms
Name of Applicant: Christopher S. Dyka

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: Douglas E. Simms

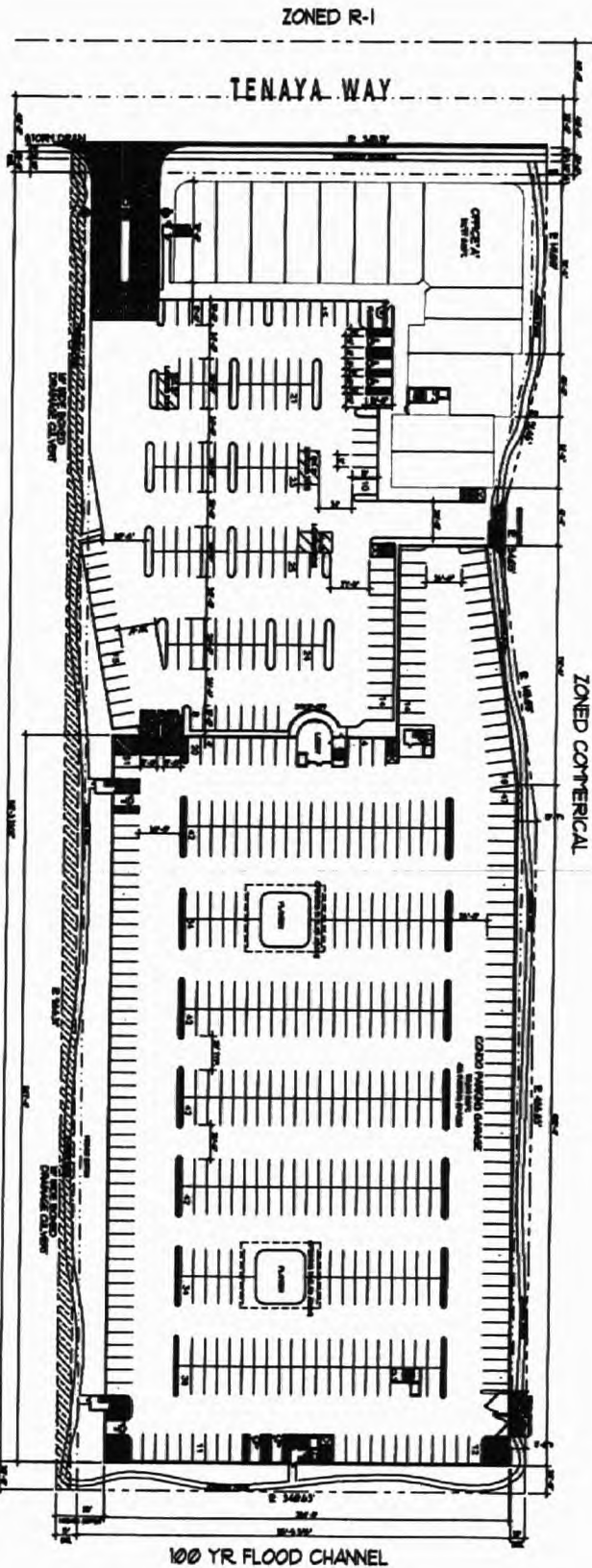
Subscribed and sworn before me

This 14th day of December, 20 06
[Signature]
Notary Public in and for said County and State

KRISTEN A. SMITH
Notary Public, State of New York
No. 01SM6014887
Qualified in Dutchess County
Commission Expires Oct. 19, 2009
10

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JAN 04 2006

ZON-18819 GPA-18818
VAR-18820 SUP-18821
SDR-18822 01/25/07 PC
REVISED



LEVEL T - ARCHITECTURAL SITE PLAN

SITE DATA

APN: 138-03-701-021

COMMERCIAL AREA

CONDOMINIUM UNITS

PARKING REQUIREMENTS

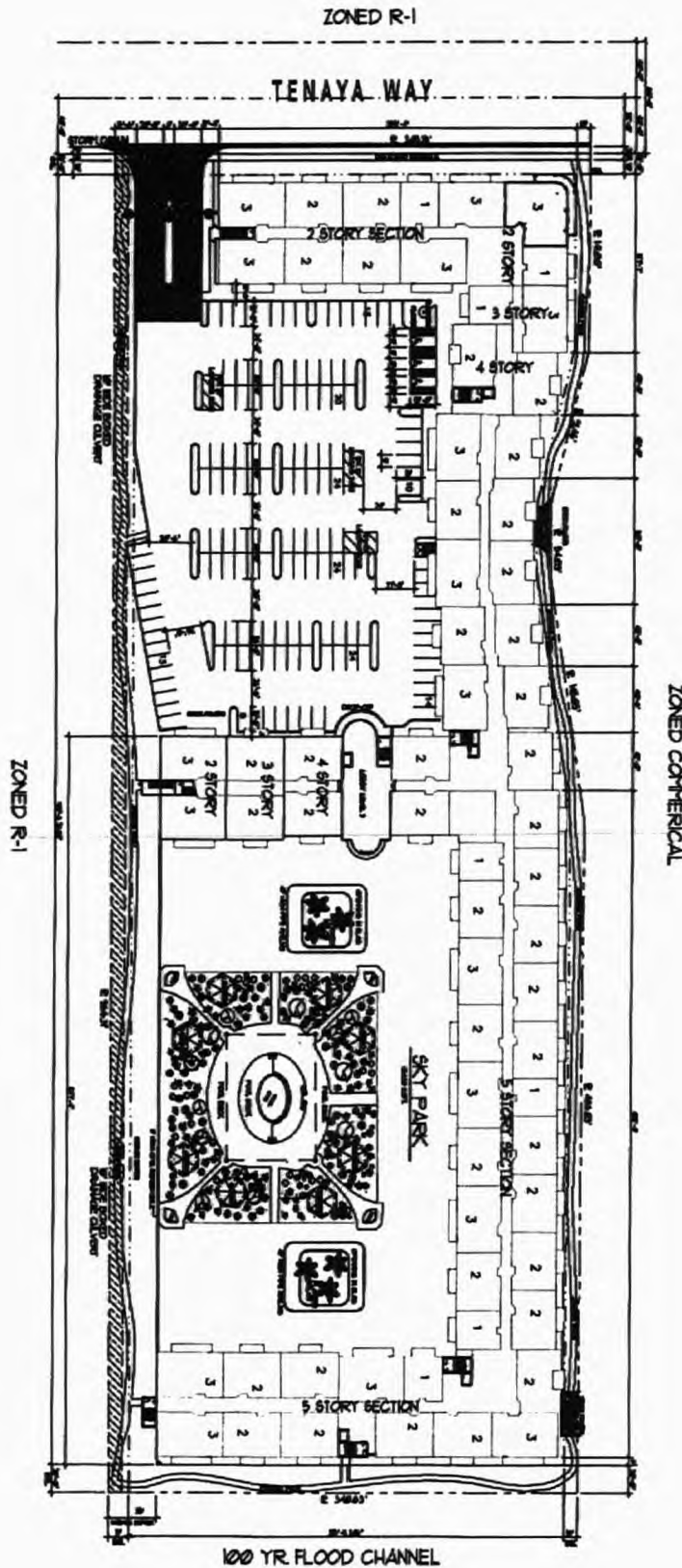
PARKING PROVIDED

480 SPACES
480 SPACES
480 SPACES



VICINITY MAP

AS-1 12/10/2006	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CRAIG ROAD CLARK COUNTY LAS VEGAS, NEVADA	PROPOSED FIRST LEVEL ARCHITECTURAL SITE PLAN		GREENE TINDALL 200 EAST HENDERSON ROAD, SUITE 200 LAS VEGAS, NEVADA 89103 PHONE: 702-497-0000 FACSIMILE: 702-497-0000 ARCHITECTS/ENGINEERS/DESIGNERS/GENERAL CONTRACTORS
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LEVEL 2 - ARCHITECTURAL SITE PLAN



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JAN 04 2006

ZON-18819 GPA-18818

VAR-18820 SUP-18821

SDR-18822 01/25/07 PC

REVISED

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CRAIG ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

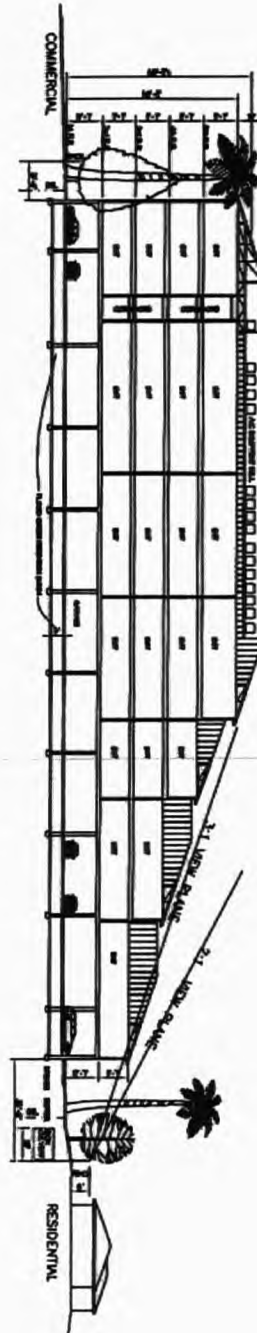
PROPOSED
SECOND LEVEL
ARCHITECTURAL
SITE PLAN



GREENE TINDALL

ONE EAST HERRING ROAD, SUITE 100
LAS VEGAS, NEVADA 89119
PHONE 702-600-0000
FACSIMILE 702-600-0000
ARCHITECTS/ENGINEERS/DESIGNERS/PLANNERS

AS-2



SECTION T-FRU BUILDING (LOOKING NORTH)



ZON-18819 GPA-18818
VAR-18820 SUP-18821
SDR-18822 01/25/07 PC

REVISED

VIEW PLANE ACROSS BUILDINGS
VIEW OVER TENAYA WAY

RECEIVED
JAN 04 2006

AS-7	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CRAIG ROAD CLARK COUNTY LAS VEGAS, NEVADA	ARCHITECTURAL SECTION & VISION SLOPES	THE STATE OF NEVADA COUNTY OF CLARK I, THE UNDERSIGNED, GREENE TINDALL, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as the same appears in the files of the undersigned. GREENE TINDALL	GREENE TINDALL 200 EAST SPRING STREET, SUITE 2 LAS VEGAS, NEVADA 89101 PHONE 702-444-4444 FACSIMILE 702-444-4444 ARCHITECTURE COMMERCIAL DESIGN GENERAL CONTRACTORS
-------------	---	--	--	--



① ENLARGED EAST (FRONT) EXTERIOR ELEVATION
VIEW FROM TENAYA WAY 1/4" = 1'-0"



② SOUTH EXTERIOR ELEVATION 1/4" = 1'-0"



⑤ WEST EXTERIOR ELEVATION 1/4" = 1'-0"



④ SOUTH COURT (FRONT) EXTERIOR ELEVATION 1/4" = 1'-0"



③ NORTH COURT (FRONT) EXTERIOR ELEVATION 1/4" = 1'-0"



⑥ NORTH EXTERIOR ELEVATION 1/4" = 1'-0"

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JAN 04 2006

ZON-18819 GPA-18819
VAR-18820 SUP-18820
SDR-18822 01/25/07 PC

REVISED

GREENE TINDALL

ONE EAST GAMBELLA, SUITE 200
LAS VEGAS, NEVADA 89101
TEL: 702.734.1100
FAX: 702.734.1101
WWW.GREENTINDALL.COM

EXTERIOR ELEVATIONS

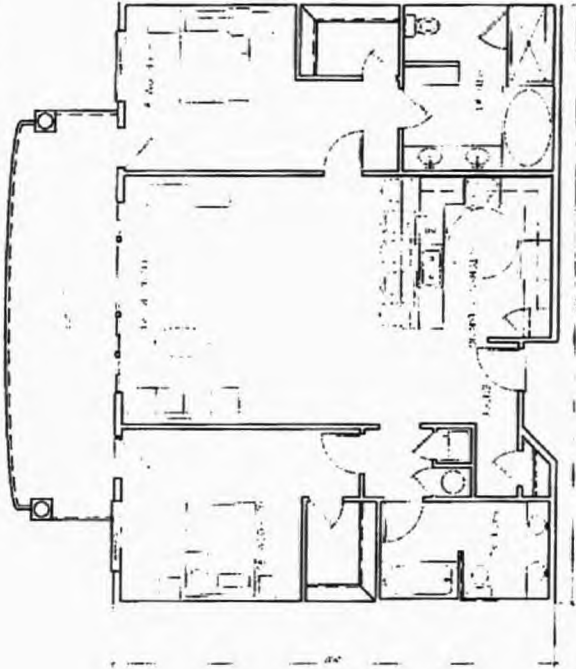
TENAYA WAY CENTRE

for DESERT CAPITAL GROUP

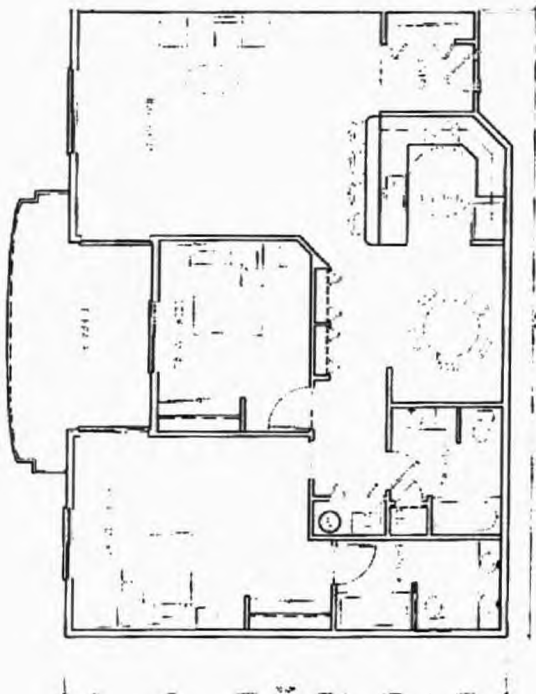
TENAYA WAY AND CHASE ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

AS-8

UNIT 'B' TWO BEDROOM FLOOR PLAN



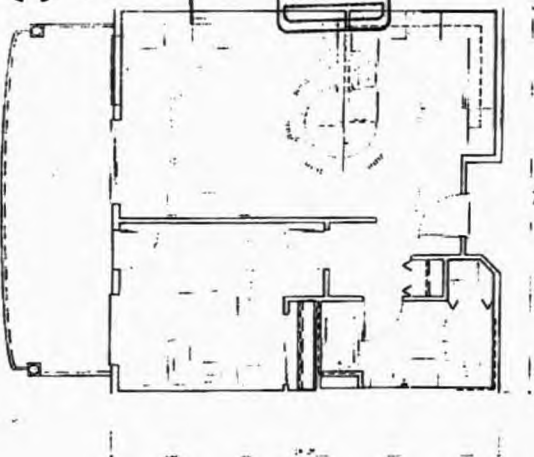
UNIT 'C' TWO BEDROOM FAMILY FLOOR PLAN

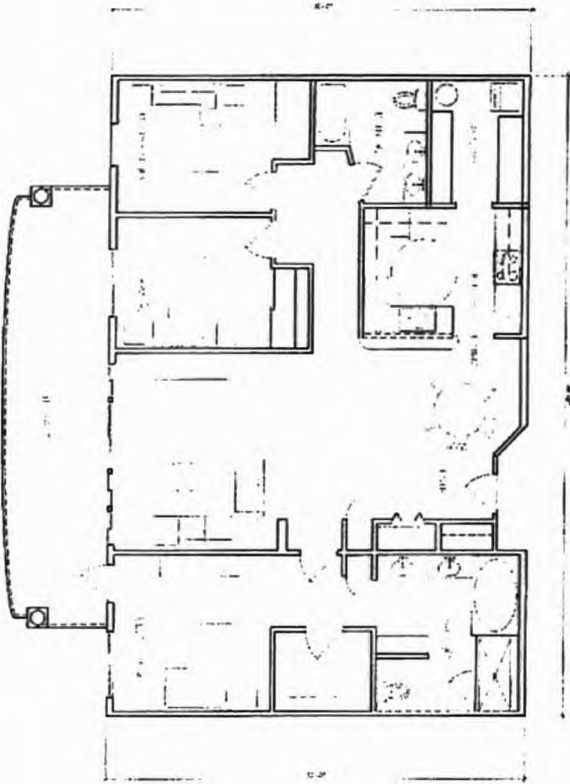


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DEC 18 2006

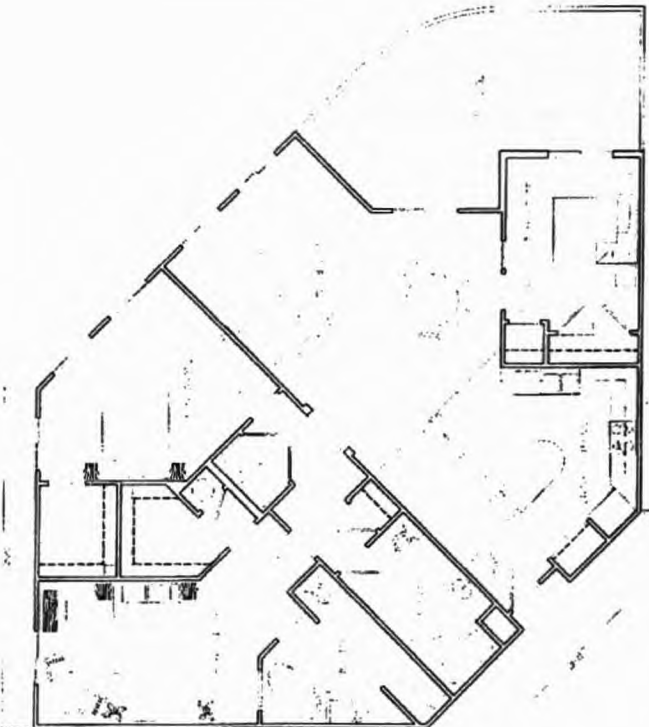
SDR-18822
01/25/07 PC

UNIT 'A' ONE BEDROOM





UNIT 'D' 3 BEDROOM UNIT FLOOR PLAN



UNIT 'E' 3 BEDROOM FLOOR PLAN

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SDR-18822
01/25/07 PC

07-000 2-05-0008 10-25-2007	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CRAIG ROAD CLARK COUNTY LAS VEGAS, NEVADA	UNITS D and E THREE (3) BEDROOM FLOOR PLANS			GREENE TINDALL 400 E. WYATT BLVD. SUITE 200 LAS VEGAS, NEVADA 89101 PHONE: 702-797-0000 FACSIMILE: 702-797-0000 WWW.GREENETINDALL.COM
--	---	---	--	--	---

AS-8



TENAYA WAY CENTRE

BY
DESERT CAPITAL GROUP



VIEW FROM TENAYA WAY

J2.11

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DEC 18 2006 01/25/07 PC

SDR 18822				
Craig Tenaya, LLC				
ES Tenaya, S of Craig				
Proposed 213 unit condominium development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	213	5.86	1,248
AM Peak Hour			0.44	94
PM Peak Hour			0.52	111
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	29.717	11.01	327
AM Peak Hour			1.55	46
PM Peak Hour			1.49	44
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	213		1,575
AM Peak Hour				140
PM Peak Hour				155
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Craig Road				
Average Daily Traffic (ADT)	13,638			
PM Peak Hour	1091			
(heaviest 60 minutes)				
Tenaya Way				
Average Daily Traffic (ADT)	7,038			
PM Peak Hour	563			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				

	Adjacent street ADT			
	Capacity			
Craig Road	51700			
Tenaya Way	30970			
This project will add approximately 1,575 trips per day on Craig and Tenaya.				
This will increase expected volumes by about 12 percent on Craig and 22 percent on Tenaya. Craig is at about 26 percent of capacity and Tenaya is at about 23 percent of capacity.				
Based on Peak Hour use, this development will add roughly 155 additional cars into the area; which works out to about five every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



GPA-18818, ZON-18819, VAR-18820, SUP-18821 & SDR-18822 - APPLICANT/OWNER: CRAIG TENAYA, LLC

EAST SIDE OF TENAYA WAY, APPROXIMATELY 970 FEET SOUTH OF CRAIG ROAD
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06



GPA-18818, ZON-18819, VAR-18820, SUP-18821 & SDR-18822 - APPLICANT/OWNER: CRAIG TENAYA, LLC
EAST SIDE OF TENAYA WAY, APPROXIMATELY 970 FEET SOUTH OF CRAIG ROAD
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06



GPA-18818, ZON-18819, VAR-18820, SUP-18821 & SDR-18822 - APPLICANT/OWNER: CRAIG TENAYA, LLC
EAST SIDE OF TENAYA WAY, APPROXIMATELY 970 FEET SOUTH OF CRAIG ROAD
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06



GPA-18818, ZON-18819, VAR-18820, SUP-18821 & SDR-18822 - APPLICANT/OWNER: CRAIG TENAYA, LLC
EAST SIDE OF TENAYA WAY, APPROXIMATELY 970 FEET SOUTH OF CRAIG ROAD
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06

December 12, 2006

To: City of Las Vegas Planning and Development Department

**Re: Craig Road & Tenaya Way-Justification Letter
Parcel Number # 138-03-701-021**

Enclosed is the Submittal of the Craig & Tenaya Way Development of (Condominium Units & Office Space.

PROJECT LOCATION:

Craig & Tenaya Way Center ("The Project") is located south of Craig on east side Tenaya next to the I-95 within the City of Las Vegas, in the north-west portion of the Vegas Valley.

PROJECT CONCEPT:

Craig & Tenaya Way Center has been designed as a "mix use" project. The Project will consist of 213 condominiums, along with approximately 29,717 square feet of office space. The office will be located along Tenaya; with the condominium homes located above and behind. The architectural character of the Center is Tuscan Design, and residential in nature. This center is directly adjacent to the C-1 shopping center to the north. The center is a transitional use between the existing commercial shopping and two story single family and two story multi-family residential to the south. The project has been "loaded" to the north and east side of the site to minimize the impact to the single family residential neighbors. The project has been designed to emphasize the pedestrian nature of mixed use projects and allow access to the commercial site, surrounding the proposed development is a "Pedestrian Realm" that circulates around the whole project perimeter and access the neighboring public access points.

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SDR-18822
01/25/07 PC

-pg 2-

The building height has been stair stepped to minimize the impact to the surrounding development from and buffer the development from the freeway. An intense buffer has been placed along the south property line to allow a modified 2:1 slope.

The rear portion of the site is currently in the FEMA Flood Plane, which prohibits on grade construction. The proposed design elevates the rear of the project to allow the construction of units and open space therefore, from an aerial view of the project complies with a lot coverage and open space requirements.

The proposed Project will feature:

The 213 condominium homes will range in size from 880 square feet to 1,517 square feet at the center drive is a 2 acre Sky Park, inclusive of pools, BBQ area, gazebos, walking paths, landscaping and putting area.

In summary, Tenaya Way Center consists of (i) 415,698 square feet of living space;(ii) approximately 29,717 square feet of office space;(iii) 155,390 square feet of garage space;(iv) a total of 594 parking spaces where 543 spaces are required; and (v) 211,558.57 square feet of open space; (vi) 2 acre Sky Park. The height of Tenaya Way Center will not exceed 71 feet from grade.

Please contact my office with any further questions regarding this project.

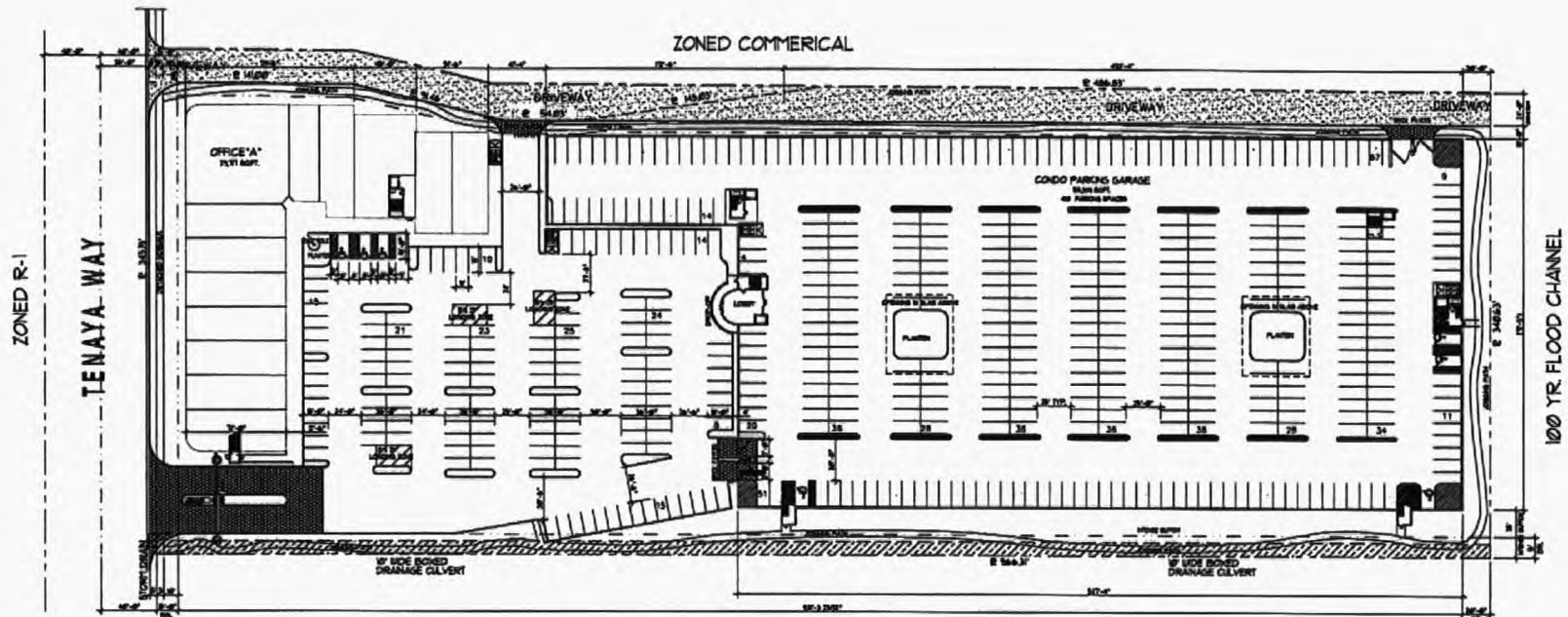
Sincerely,



Christopher S. Dyka, R.D.
Project Manager

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01/25/07 PC



ZONED R-1

LEVEL T - ARCHITECTURAL SITE PLAN

NORTH

SCALE: 1" = 40'-0"

SITE DATA

APN:	138-03-701-021
SITE AREA:	GRDSS 379,264.4 SQFT 1.45 ACRES
NET	339,254.51 SQFT 1.48 ACRES
BLDG FOOTPRINT	166,876 SQFT 43 ACRES 60 %
OPEN SPACE (LEVEL 1)	172,378.51 SQFT
NET PARK	172,378.51 SQFT
TOTAL OPEN SPACE	344,757.02 SQFT 2.96 ACRES 35.1 %
289 UNITS / 1.48 AC. = 26 UNITS PER ACRE	

COMMERCIAL AREA

OFFICE	79,771 SQFT.
PARKING GARAGE	86,359 SQFT.
SUBTOTAL	166,130 SQFT.

CONDOMINIUM UNITS

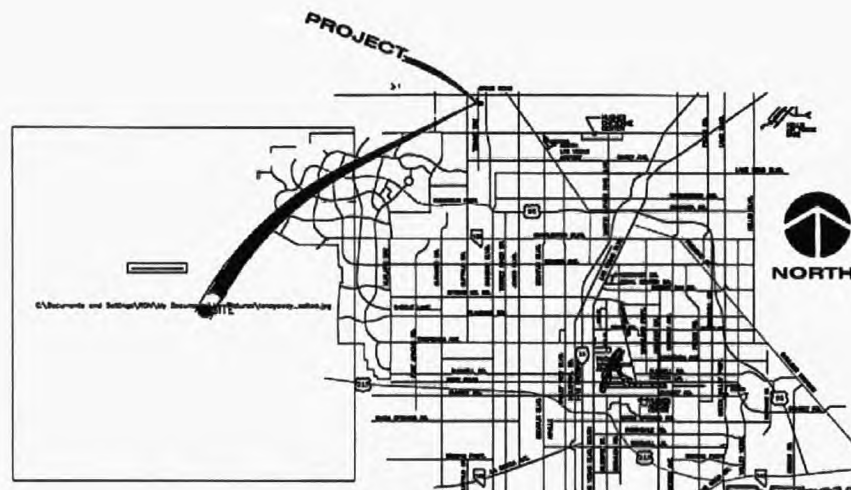
	UNIT 1A 1 BEDROOM 888 SQFT.	UNIT 1B 2 BEDROOM 1344 SQFT.	UNIT 1C 3 BEDROOM 1811 SQFT.
1st FLR	8 - 1,849 SF	42 - 36,448 SF	5 - 21,755 SF
2nd FLR	8 - 1,849 SF	36 - 36,384 SF	10 - 19,750 SF
3rd FLR	8 - 1,849 SF	36 - 36,384 SF	10 - 19,750 SF
4th FLR	8 - 1,849 SF	36 - 36,384 SF	10 - 19,750 SF
5th FLR	8 - 1,849 SF	36 - 36,384 SF	10 - 19,750 SF
SUB TOTALS	24 - 73,524 SF	142 - 136,648 SF	45 - 99,255 SF
TOTAL UNITS		369 UNITS = 271,995 SQ. FT.	
CONDO AREA		4 FLOORS = 32,261 SQFT.	
GRAND TOTAL CONDO'S		364 UNITS = 304,256 SQFT.	
TOTAL OFFICE		79,771 SQFT.	
TOTAL GARAGES		86,359 SQFT.	
GRAND TOTAL PROJECT		364,386 SQFT.	

PARKING REQUIREMENTS

OFFICE REQD.	33 SPACES PER 1000 = 26 SPACES
RESIDENTIAL REQD.	1 BEDROOM UNIT = 125 PER UNIT = 24 + 30 SPACES 2 BEDROOM UNIT = 175 PER UNIT = 142 + 248 SPACES 3 BEDROOM UNIT = 2 PER UNIT = 45 + 86 SPACES
VISITOR REQD.	1 SPACE PER 4 UNITS = 289 UNITS / 4 = 72 SPACES
TOTAL REQD.	456 SPACES

PARKING PROVIDED

CONDO PARKING GARAGE	40 SPACES
SURFACE PARKING	86 SPACES
TOTAL	126 SPACES



VICINITY MAP
ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

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FEB 16 2007

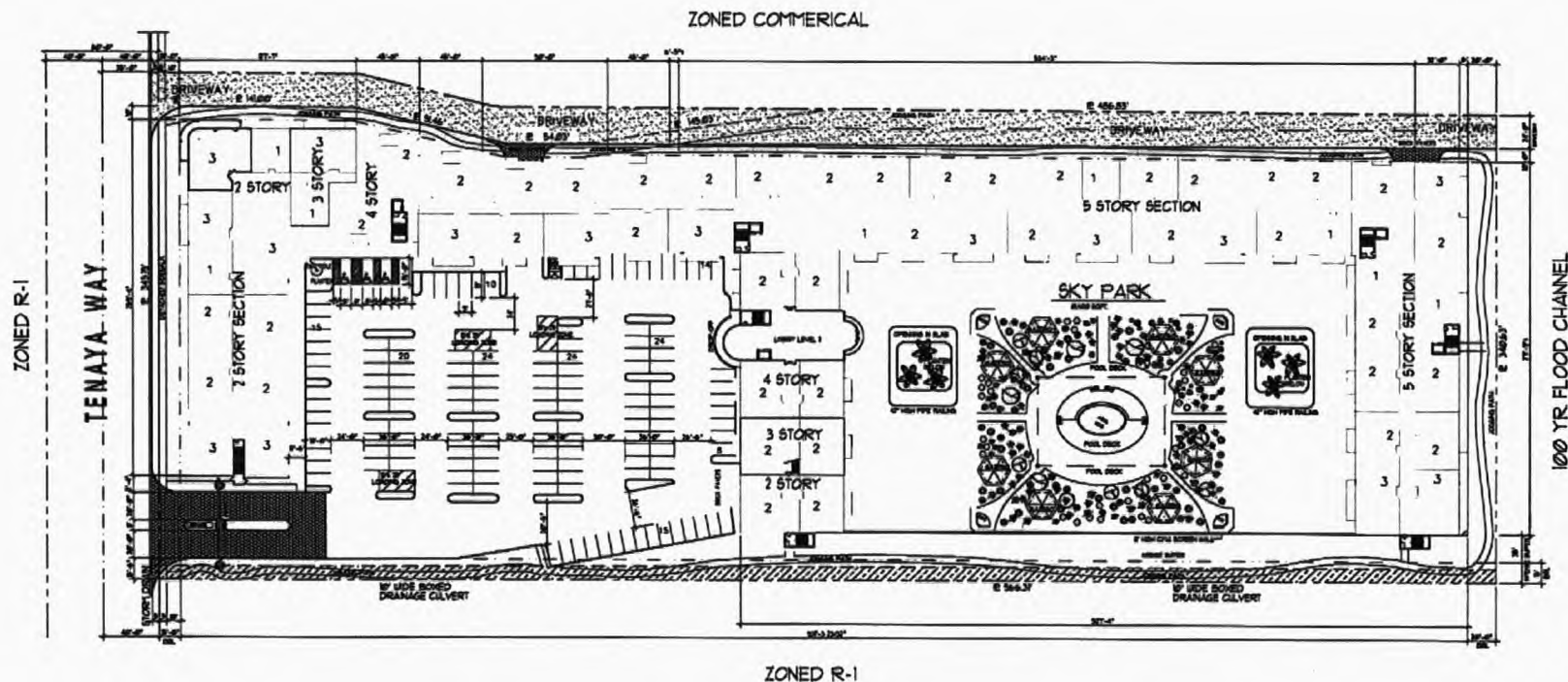
GREENE TINDALL
100 EAST TENAYA WAY, SUITE 200
LAS VEGAS, NEVADA 89101
PHONE: 702-977-8888
FACSIMILE: 702-977-8888
ARCHITECTURE: GREENE TINDALL ARCHITECTURAL
ENGINEERING: GREENE TINDALL ENGINEERING

**PROPOSED
FIRST LEVEL
ARCHITECTURAL
SITE PLAN**

**TENAYA WAY CENTRE
FOR DESERT CAPITAL GROUP**
TENAYA WAY AND GRAND ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

67-000
2-18-2008
12-2008
1 of 12 sheets

AS-1



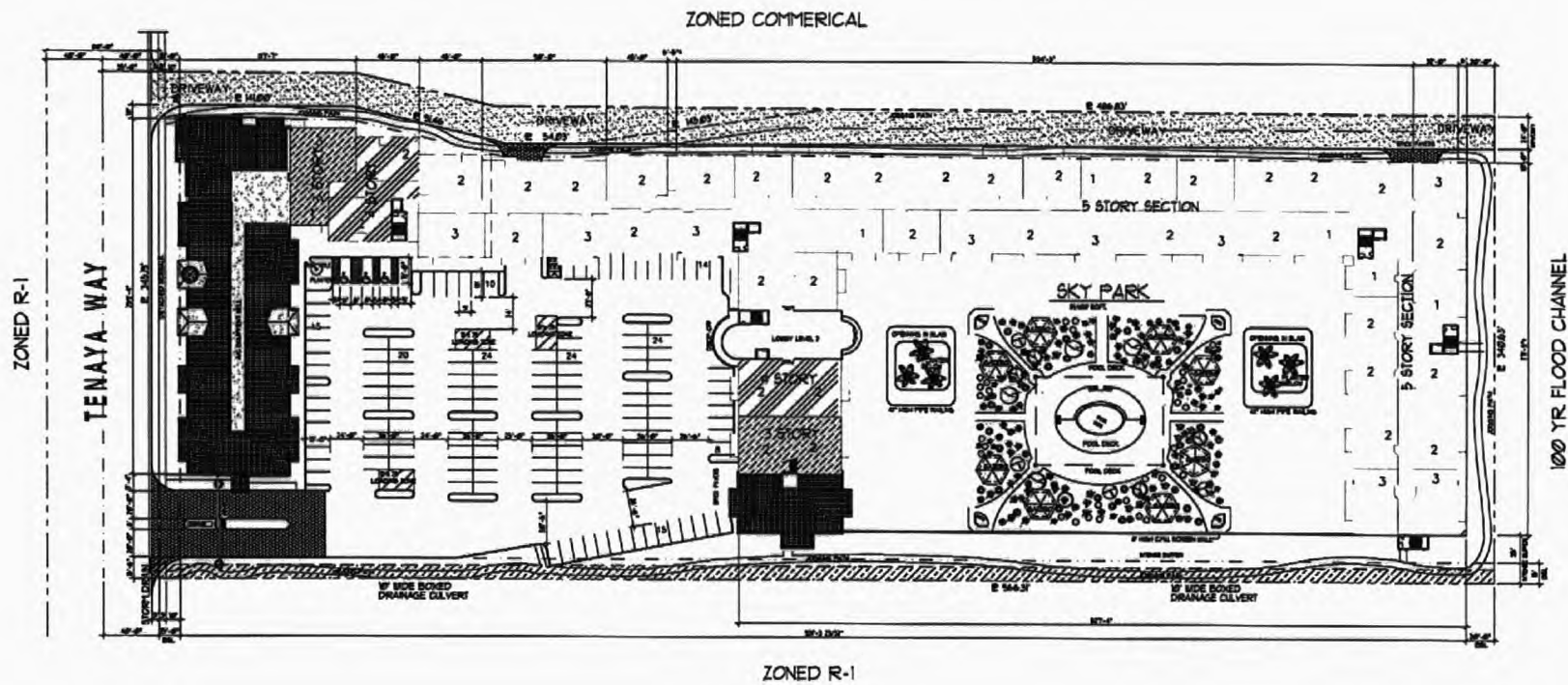
LEVEL "2" - ARCHITECTURAL SITE PLAN



ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

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GREENE TINDALL 505 EAST SUNDIAL ROAD, SUITE 6 LAS VEGAS, NEVADA 89101 PHONE: 702-497-4444 FACSIMILE: 702-497-4444 ARCHITECTS & ENGINEERS GENERAL CONTRACTORS	
stamp	
PROPOSED SECOND LEVEL ARCHITECTURAL SITE PLAN	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAD ROAD LAS VEGAS, NEVADA	
01-000 2-15-2006 1-9-2007 AS-2 1 of 24 sheets	



LEVEL "3" - ARCHITECTURAL PLAN



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VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

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GREENE TINDALL

DESIGN ARCHITECTS
100 EAST BURNELL BLVD, SUITE 100
LAS VEGAS, NV 89101
TEL: 702.734.1100
FAX: 702.734.1101
WWW.GREENTINDALL.COM

PROPOSED
THIRD LEVEL
ARCHITECTURAL
PLAN

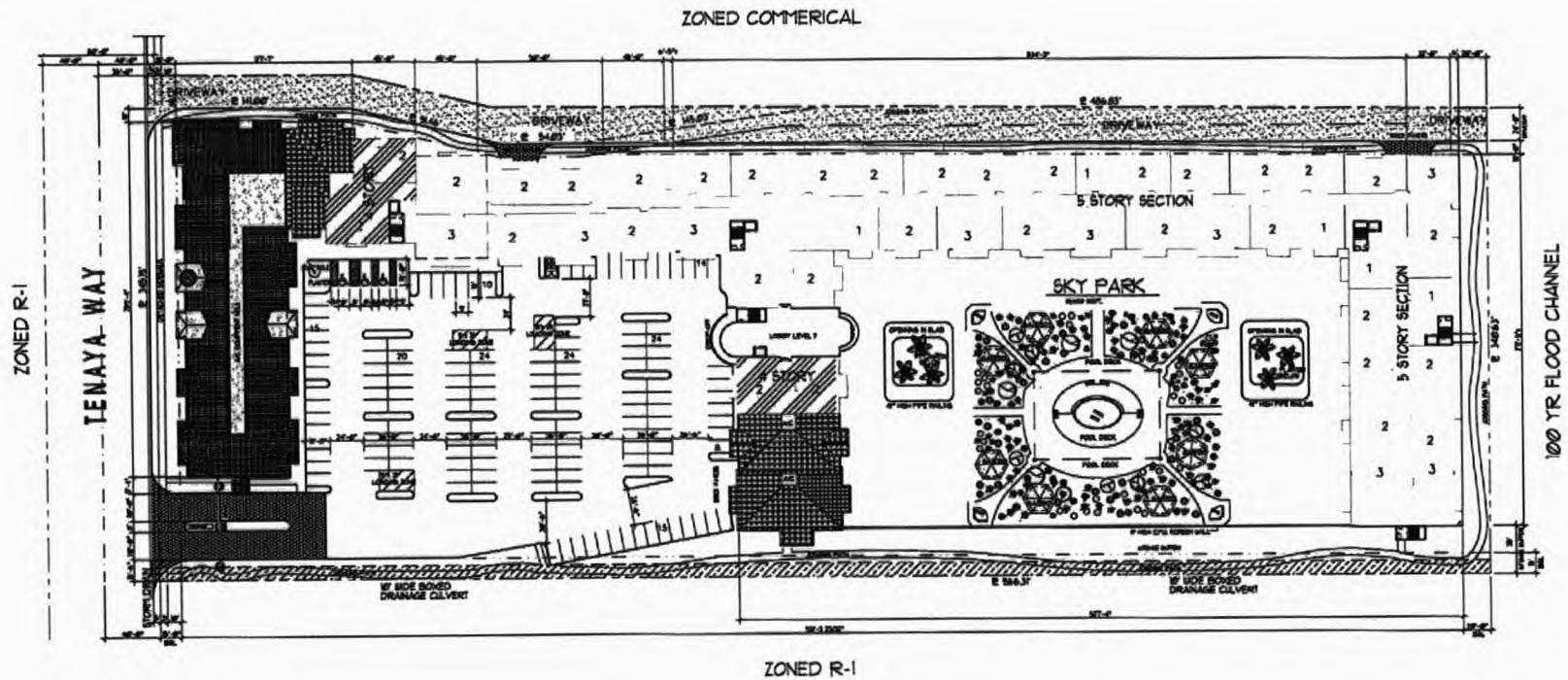
TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAD ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

1	2	3	4	5	6	7	8	9	10

01-606
2-15-2006

3-15-2007

AS-3



LEVEL "4" - ARCHITECTURAL PLAN



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VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

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GREENE TINDALL
100 EAST TENAYA WAY, SUITE 100
LAS VEGAS, NV 89115
PHONE 702-877-0000
FAX 702-877-0001
WWW.GREENTINDALL.COM

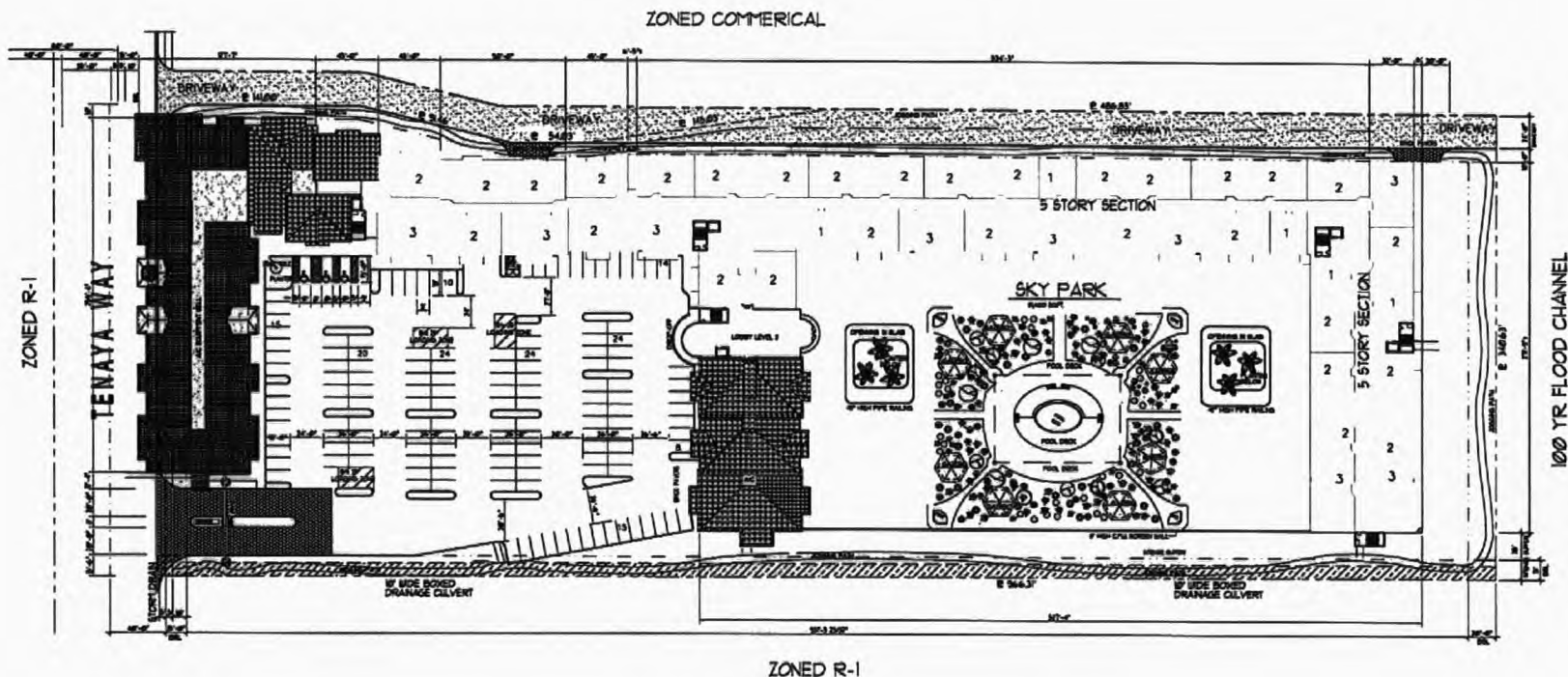
THE STATE OF NEVADA
COUNTY OF CLATSOP
I, JAMES T. TINDALL, ARCHITECT
DO HEREBY CERTIFY THAT THE
ABOVE IS A TRUE AND CORRECT
COPY OF THE ORIGINAL AS
SUBMITTED TO THE CLATSOP
COUNTY PLANNING AND
ZONING DEPARTMENT FOR
RECORDING.

stamp

PROPOSED
FOURTH LEVEL
ARCHITECTURAL
PLAN

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAG ROAD
LAS VEGAS, NEVADA

AS-4
1 of 2 sheets



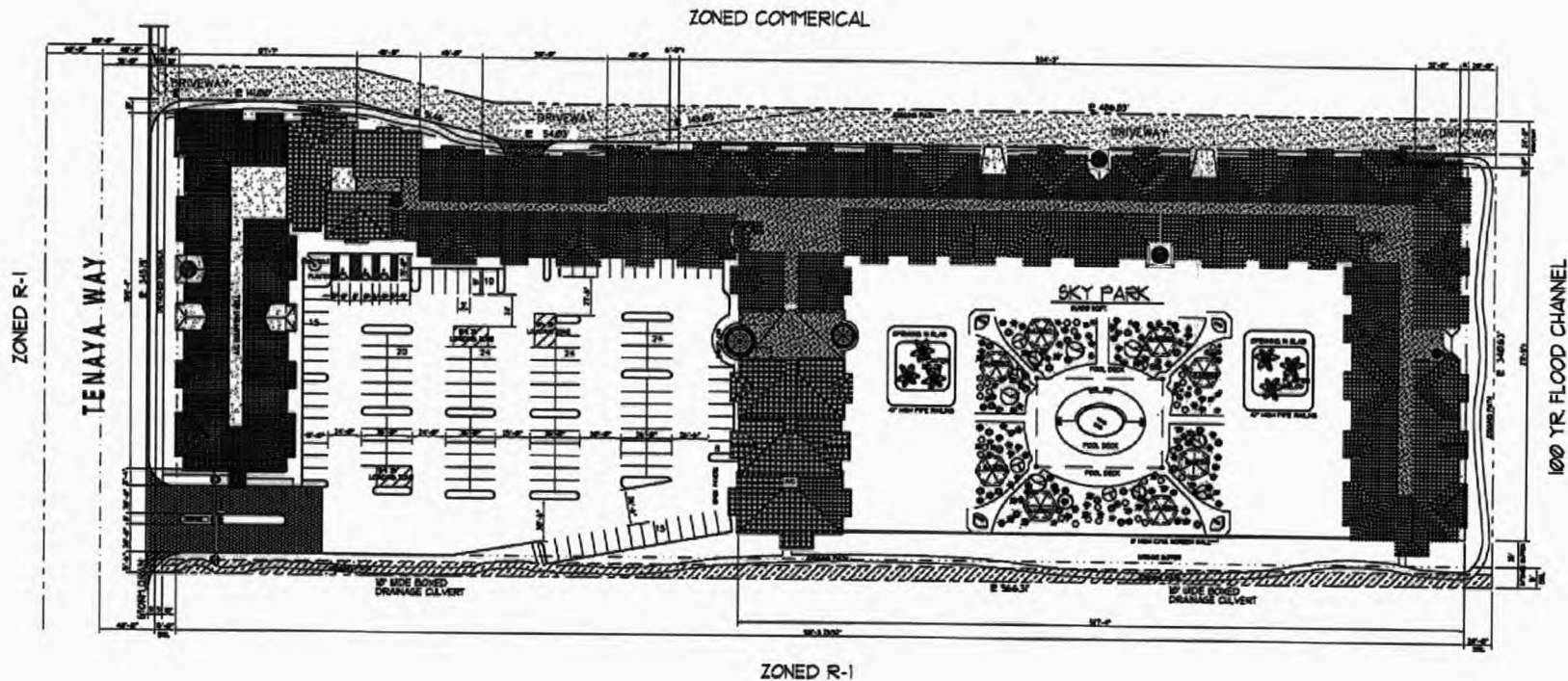
LEVEL "5" - ARCHITECTURAL PLAN
 1/8" = 1'-0"



ZON-18819
 VAR-18820
 SUP-18821
 SDR-18822
 02-21-07 CC

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GREENE TINDALL 1000 N. 10TH AVENUE, SUITE 100 DENVER, CO 80202 PHONE: 303.733.1100 FAX: 303.733.1101 WWW.GREENTINDALL.COM	
PROJECT NO. 02-21-07	PROPOSED FIFTH LEVEL ARCHITECTURAL plan
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY AND CHAND ROAD CLARK COUNTY LAS VEGAS, NV 89169	AS-5 of 11 sheets



ARCHITECTURAL ROOF PLAN



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VAR-18820
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SDR-18822
02-21-07 CC

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GREENE TINDALL

300 EAST TENAYA WAY, SUITE 100
TENOYA WAY, CALIFORNIA 95361
PHONE 916-877-0400
FAX 916-877-0401
WWW.GREENTINDALL.COM

PROPOSED
ARCHITECTURAL
ROOF PLAN

TENOYA WAY CENTRE
for DESERT CAPITAL GROUP
TENOYA WAY AND ORANGE ROAD
LAS VEGAS, NEVADA

DATE
BY
CHECKED
APPROVED
SCALE

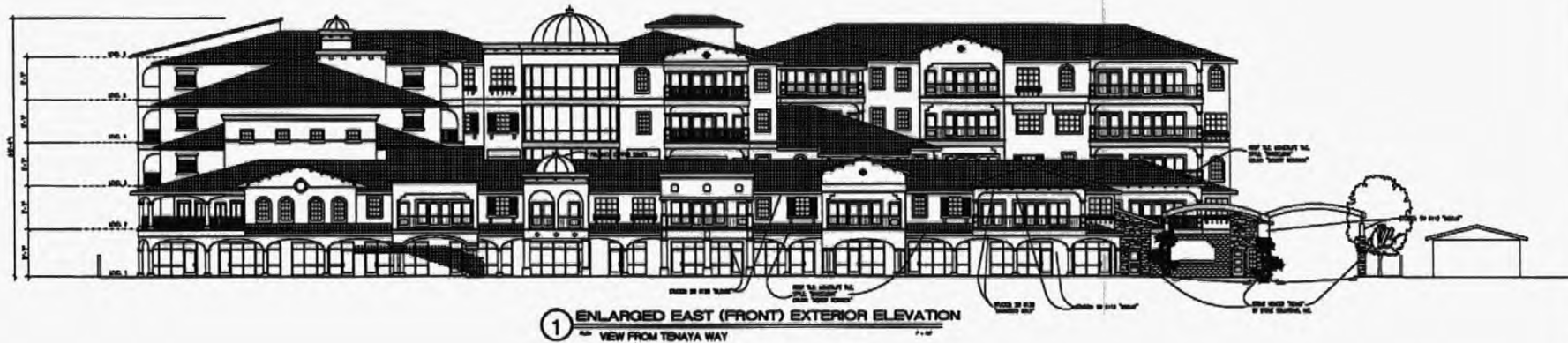
GT-009

2-15-2006

2-15-2007

AS-6

of 11 sheets



2 SOUTH EXTERIOR ELEVATION



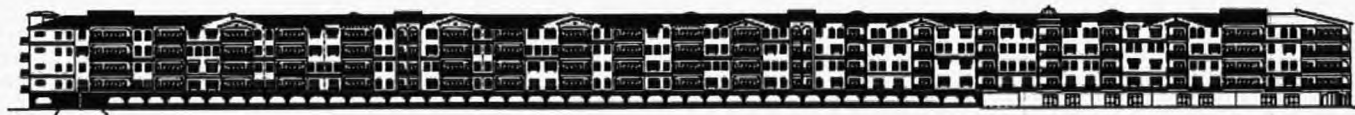
5 WEST EXTERIOR ELEVATION



4 SOUTH COURT (FRONT) EXTERIOR ELEVATION



3 NORTH COURT (FRONT) EXTERIOR ELEVATION



6 NORTH EXTERIOR ELEVATION

ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

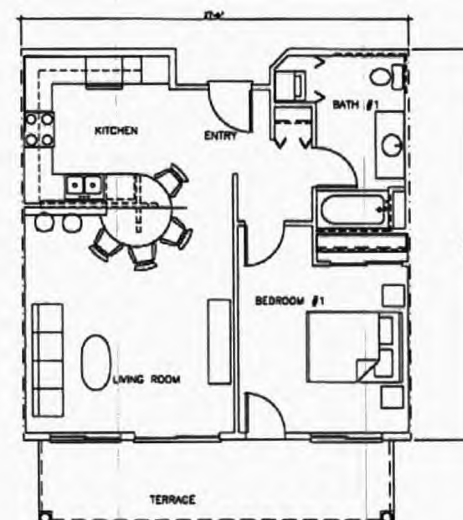
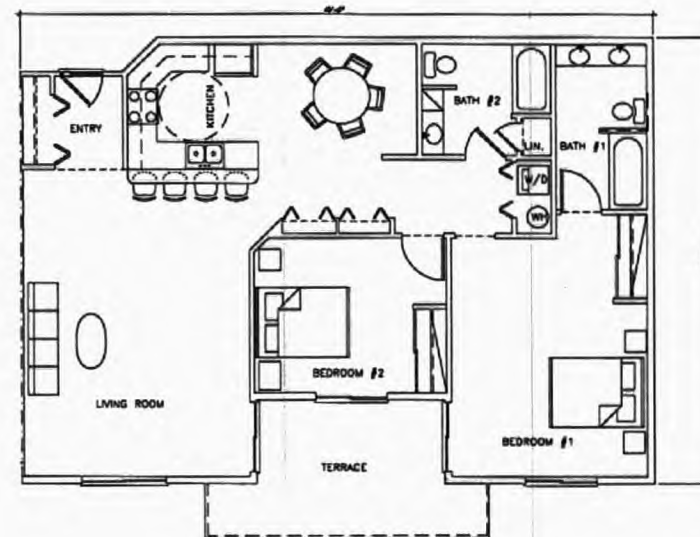
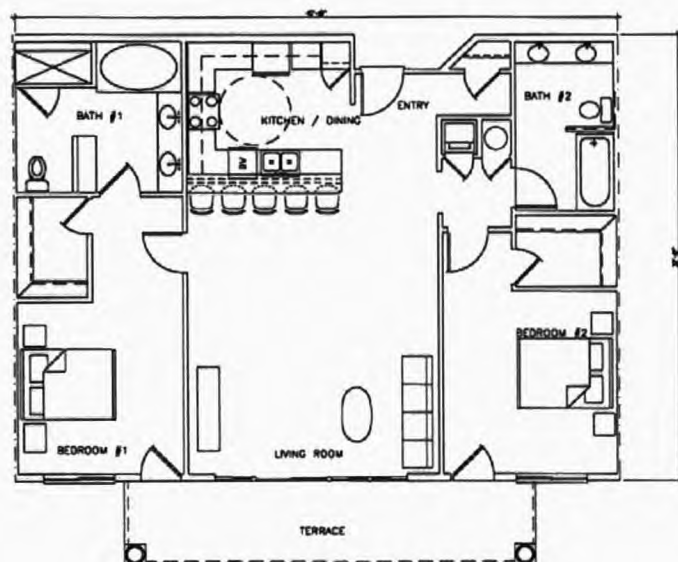
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FEB 16 2007

GREENE TINDALL
100 EAST BENDALL AVENUE, SUITE 200
LAS VEGAS, NEVADA 89101
PHONE: 702-897-0700
FACSIMILE: 702-897-0700
WWW.GREENTINDALL.COM
ARCHITECTS/ENGINEERS/INTERIORS/GENERAL CONTRACTORS

EXTERIOR ELEVATIONS

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY AND CHAND ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

07-000
2-15-2008
10-15-2008
AS-8
1 of 11 sheets



**ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC**

UNIT 'A' ONE BEDROOM

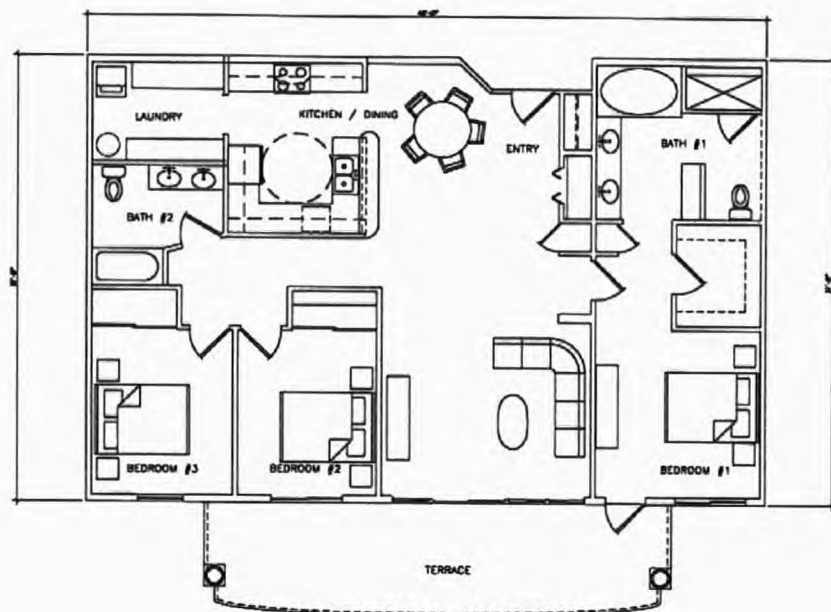
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FEB 16 2007

GREENE TINDALL
SOUTHERN EAST RUMBLE SOAK, SUITE 6
10000 WILSON AVENUE, KENNESAW, GA 30144
404-427-4281
FAX 404-427-4281

**UNITS A, B and C
TWO (2) BEDROOM
FLOOR PLANS**

ATTENAYA WAY CENTRE
for DESERT CAPITAL GROUP

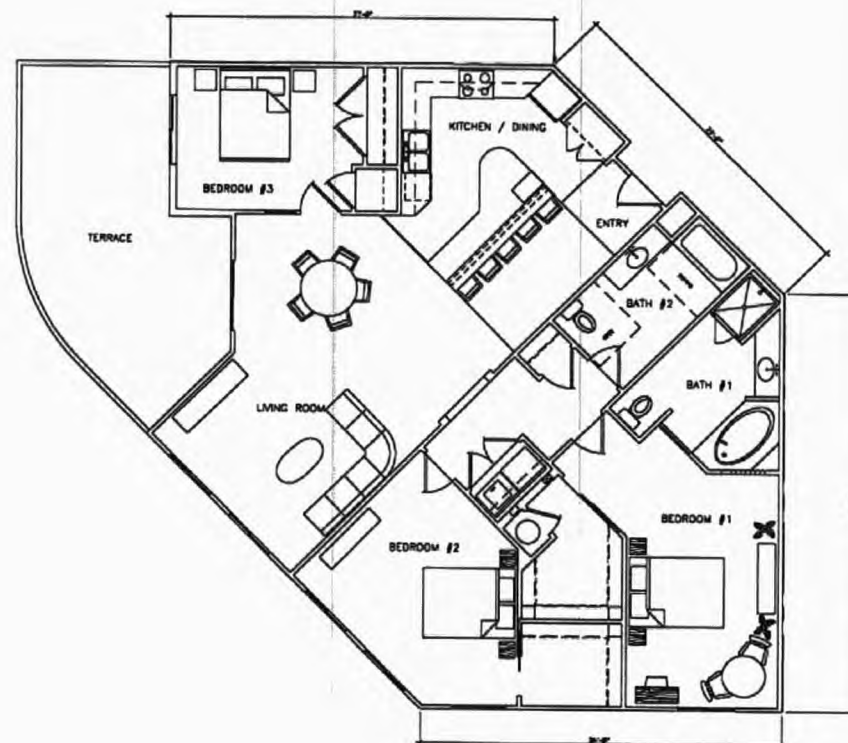
1 of 68



UNIT 'D' 3 BEDROOM UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0" L.S. 0505 07 - 1701 007

34' x 42'



UNIT 'E' 3 BEDROOM FLOOR PLAN

SCALE: 1/8" = 1'-0" L.S. 0505 07 - 1701 007

34' x 42'

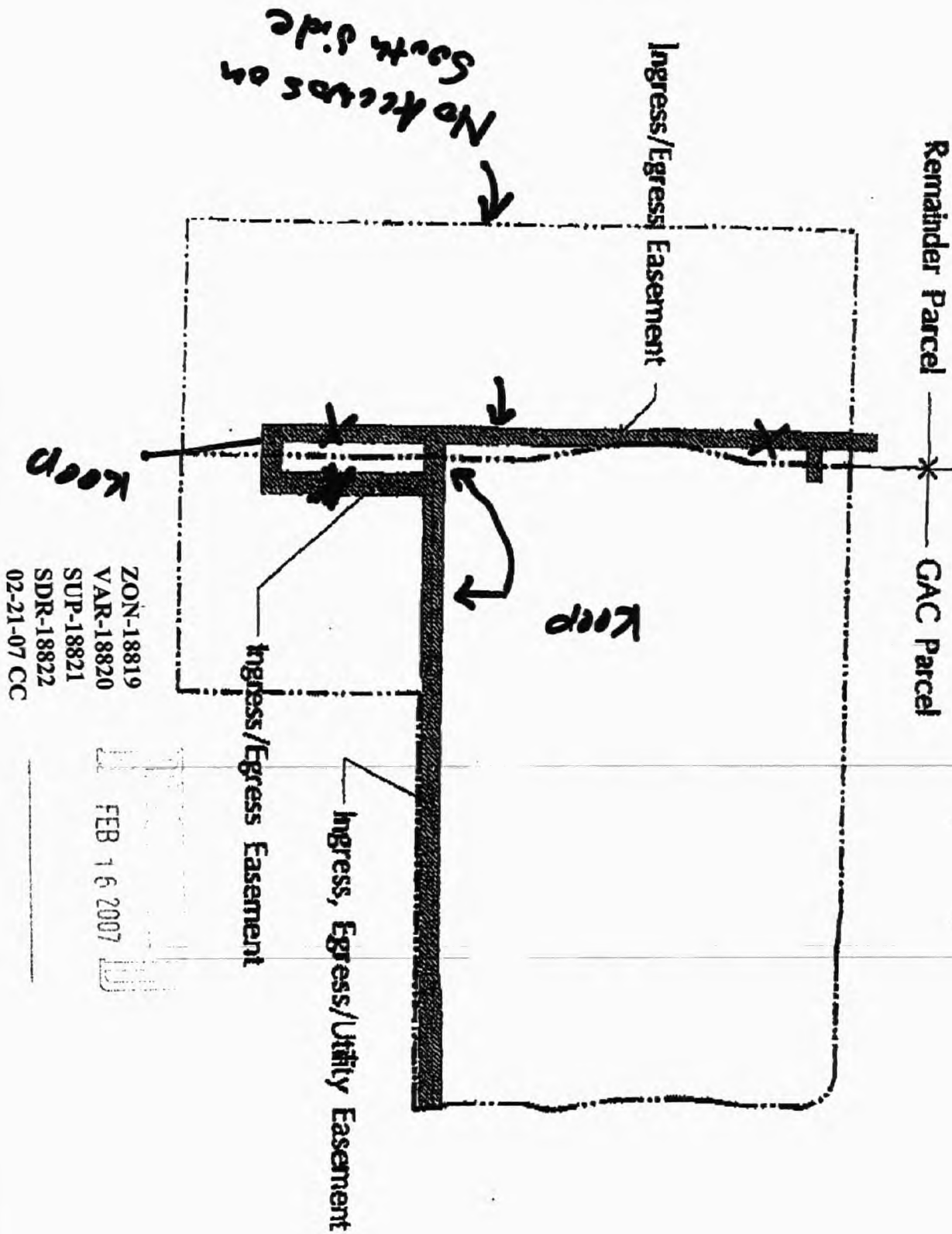
ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

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FEB 16 2007

GREENE TINDALL 300 EAST KENNELA BLVD, SUITE 6 LAS VEGAS, NEVADA 89101 PHONE: 702-799-1000 FACSIMILE: 702-799-1001 WWW.GREENETINDALL.COM	
UNIT 'D' AND 'E' THREE (3) BEDROOM FLOOR PLANS	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAND ROAD CLARK COUNTY LAS VEGAS, NEVADA	
01-000 2-15-2006 2-20-2007	AS-10 1" = 1'-0"

EXHIBIT "D"

SITE PLAN



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

Telephone Protest/ Approval Log

Meeting Date: 1/25/07

Case Number: JDR - 18822

Date: 1/22/07

Name: Joseph

Address: 4016 Sea Hero St.

Phone: 597-4828



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