Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 8, 2007

Council Chambers 400 Stewart Avenue
Phone 229-6301 TDD 386-9108 http://www.lasvegasnevada.gov

Las Vegas City Council

Mayor Oscar B. Goodman

Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
Ward 5
City Manager, Douglas Selby

Commissioners

Leo Davenport, Chairperson
Byron Goynes, Vice-Chairperson
Richard Truesdell
Steven Evans
David W. Steinman
Glenn E. Trowbridge
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

MINUTES: Approval of the February 8, 2007 Planning Commission Meeting minutes by reference (___vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC - Petition to annex property located at the southwest corner of North Tenaya Way and Grand Teton Drive, containing approximately 36.57 acres (APN 125-15-101-003), Ward 6 (Ross).

2. TMP-19299 - TENTATIVE MAP - PALISADES BUSINESS PARK - APPLICANT/OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Tentative Map FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION on 7.03 acres at 4600 North Rancho Drive (APN 138-02-102-005 through 009, and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

3. ABEYANCE - VAC-19032 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: PICERNE PROVIDENCE, LLC - Petition to vacate a 40-foot wide BLM right-of-way grant along the north side of Deer Springs Way commencing approximately 340 feet from the northwest corner of Hualapai Way and Deer Springs Way and a 33-foot wide portion of an U.S. Government Patent Easement generally located west of Hualapai Way and north of Deer Springs Way, Ward 6 (Ross).

4. SDR-19357 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: C2 LOFTS - OWNER: NORTHWEST III, LLC, ET AL - Request for a Major Modification to an approved Site Development Plan Review (SDR-9439) FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 412 RESIDENTIAL UNITS AND 57,772 SQUARE FEET OF COMMERCIAL SPACE on 21.2 acres at the northeast corner of Buffalo Drive and Trinity Peak Drive (APN 138-15-310-031, 034 and 035), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

5. VAC-19234 - VACATION - PUBLIC HEARING - APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC - Petition to Vacate a 20-foot wide section of public right-of-way generally located south of Bonneville Avenue, north of Garces Avenue between Main Street and 1st Street, Ward 3 (Reese).

6. VAC-19235 - VACATION - PUBLIC HEARING - APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC, ET AL - Petition to Vacate a 20-foot wide section of public right-of-way generally located south of Lewis Avenue, north of Clark Avenue, between Main Street and First Street, Ward 3 (Reese).

PUBLIC HEARING ITEMS:

7. DIR-20042 - CITY OF LAS VEGAS - Presentation regarding the Floyd Lamb Park Master Plan.

8. ABEYANCE - GPA-18776 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), Ward 5.

9. ZON-18773 - REZONING RELATED TO GPA-18776 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA - Request for a Rezoning FROM: O (OFFICE) AND R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) TO: C-1 (LIMITED COMMERCIAL) on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), Ward 5.

10. SUP-18774 – SPECIAL USE PERMIT RELATED TO GPA-18776 AND ZON-18773 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA - Request for a Special Use Permit FOR AN EXISTING BUILDING MAINTENANCE SERVICE AND SUPPLY ESTABLISHMENT at 5200 Vegas Drive (APN 138-24-801-027), O (Office) and R-D (Single Family Residential - Restricted) Zones [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5.

11. SDR-19330 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18776, ZON-18773 AND SUP-18774 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA - Request for a Site Development Plan Review FOR A 1,548 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFERS ALONG THE NORTH AND EAST PROPERTY LINES AND A PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A FOUR-FOOT WIDE PERIMETER LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), O (Office) and R-D (Single Family Residential-Restricted) Zones [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5.

12. ABEYANCE - GPA-19066 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Parks Element and revise the 2020 Master Plan.

13. ZON-18923 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC - Request for a Rezoning FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), Ward 3 (Reese).

14. VAR-18924 - VARIANCE RELATED TO ZON-18923 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 11 ARE REQUIRED FOR A PROPOSED TWO STORY, 3,218 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

15. VAR-19609 - VARIANCE RELATED TO ZON-18923 AND VAR-18924 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC - Request for a Variance TO ALLOW A 50 FOOT LOT WIDTH WHERE 60 FEET IS THE MINIMUM LOT WIDTH REQUIRED, A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED, AND A 17 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED TWO STORY, 3,218 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

16. SDR-18925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18923, VAR-18924 AND VAR-19609 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC - Request for a Site Development Plan Review FOR A TWO-STORY, 3,218 SQUARE FOOT PROFESSIONAL OFFICE BUILDING WITH WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF FOUR FEET ON THE NORTH AND ZERO FEET ON SOUTH PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

17. VAR-19353 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA - Request for a Variance TO ALLOW A SIDE YARD SETBACK OF ZERO FEET WHERE 10 FEET IS THE MINIMUM REQUIRED on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

18. VAR-19356 - VARIANCE RELATED TO VAR-19353 - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA - Request for a Variance TO ALLOW 24 PARKING SPACES WHERE 27 SPACES ARE THE MINIMUM REQUIRED on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

19. SDR-19350 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-19353 AND VAR-19356 - PUBLIC HEARING - APPLICANT/OWNER: RODRIGO AND TERESITA HERRERA - Request for a Site Development Plan Review FOR A PROPOSED 4,722 SQUARE-FOOT COMMERCIAL BUILDING AND WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW NO PERIMETER LANDSCAPE BUFFER IN THE SIDE YARDS WHERE EIGHT FEET IS THE MINIMUM REQUIRED AND TO ALLOW A SIX-FOOT PERIMETER LANDSCAPE BUFFER IN THE REAR YARD WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.44 acres at 946 East Sahara Avenue (APN 162-03-801-114), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

20. WVR-19784 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Waiver to Title 18.12.130 TO ALLOW NO CIRCULAR CUL-DE-SAC AT THE TERMINATION OF SCARLET OAK AVENUE on 8.2 acres at 3200 East Sahara Avenue (APN 162-01-801-016), C-2 (General Commercial) Zone, Ward 3 (Reese).

21. SUP-19359 - SPECIAL USE PERMIT RELATED TO WVR-19784 - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Special Use Permit TO ALLOW A MOTOR VEHICLE SALES (NEW) FACILITY AND A WAIVER TO ALLOW SERVICE BAYS TO FACE THE PUBLIC RIGHT-OF-WAY at 3100-3200 East Sahara Avenue (APNs 162-01-801-014 through 016), C-2 (General Commercial) Zone, Ward 3 (Reese).

22. SDR-19363 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-19784 AND SUP-19359 - PUBLIC HEARING - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY - Request for a Site Development Plan Review FOR A PROPOSED 251,828 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) FACILITY on 17.01 acres at 3100-3200 East Sahara Avenue (APNs 162-01-801-014 through 016), C-2 (General Commercial) Zone, Ward 3 (Reese).

23. VAR-19282 - VARIANCE - PUBLIC HEARING - APPLICANT: PETER PAPAS - OWNERS: AEGEAN ISLE, WEST CHARLESTON ANIMAL HOSPITAL, AND DIXIE LEAVITT AGENCY - Request for a Variance TO ALLOW 267 EXISTING PARKING SPACES WHERE 301 PARKING SPACES ARE REQUIRED FOR AN EXISTING SHOPPING CENTER on 5.20 acres at 7871 through 7891 West Charleston Boulevard (APNs 163-04-514-002, 003, and 004), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

24. SUP-19296 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: BECKER & SONS - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN ESTABLISHMENT AND A WAIVER OF THE 200 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL ZONED PROPERTY at 1990 North Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial) Zone, Ward 5.

25. SUP-19329 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: WILL YUGU TANG - OWNER: DAVID SADRI - Request for a Special Use Permit TO ALLOW A PROPOSED MASSAGE ESTABLISHMENT AND WAIVERS TO ALLOW A DISTANCE SEPARATION OF 90 FEET FROM AN EXISTING MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS THE MINIMUM REQUIRED AND TO ALLOW NO SEPARATION FROM A RESIDENTIAL USE WHERE 400 FEET IS THE MINIMUM SEPARATION REQUIRED at 2117 Paradise Road (APN 162-03-413-013), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

26. SUP-19340 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: JOE BAHNAN - Request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RETAIL BUSINESS at 2981 East Charleston Boulevard (APN 139-36-415-014), M (Industrial) Zone, Ward 3 (Reese).

27. SDR-19276 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: JERMAC - Request for a Site Development Plan Review FOR AN 80,000 SQUARE FOOT THREE-STORY OFFICE BUILDING AND A THREE-LEVEL PARKING GARAGE on 13.2 acres at 1725 North Rainbow Boulevard (a portion of APN 138-22-803-001), C-1 (Limited Commercial) Zone, Ward 5.

28. SDR-19352 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: GREYMOUTH, LLC - Request for a Site Development Plan Review FOR A PROPOSED 48-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 2.25 acres at 2380 Searles Avenue (APN 139-26-508-016), C-2 (General Commercial) Zone Under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

29. TXT-19240 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.18.040 to delete all references to Resolutions of Intent for rezoning applications and to amend rezoning procedures accordingly.

30. TXT-19965 - TEXT AMENDMENT - PUBLIC HEARING – APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.04, "Permissible Uses," to establish standards for the storage of commercial vehicles.

CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

AFFIDAVIT OF POSTING

(Posting required under the provision of NRS 241, Sec. 1.3 and 1.5)

State of Nevada)
)
County of Clark)
)
City of Las Vegas)

I ED OAKLEY, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the 2nd day of March 2007, at the hour of 10:30 am, there were posted copies of the March 8, 2007 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
   500 South Grand Central Parkway

2. In the Las Vegas Library
   833 Las Vegas Boulevard North

3. In the Grant Sawyer Building
   555 East Washington Boulevard

4. City Clerk's Bulletin Board
   400 Stewart Avenue, 2nd Floor Skybridge
   (In the walkway area next to the entrance to Human Resources)

5. Bulletin Board, City Hall Plaza
   400 Stewart Avenue
   (next to Metro Records)

Ed Oakley
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 2nd day of March 2007.

Nora Lares
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2009

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Dorothy Marsili**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **2nd** day of **March 2007**, a copy of the **March 8, 2007** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Dorothy Marsili

SIGNATURE

Planning and Development Department

Notary Public - State of Nevada
COUNTY OF CLARK
NORA LARES
No. 06-103908-1 My Appointment Expires Nov. 9, 2009

Subscribed and sworn to before me this

2nd day of March, 2007

Nora Lares

NOTARY PUBLIC in and for said County and State

City of Las Vegas

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 8, 2007

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN DAVENPORT.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN LEO DAVENPORT, MEMBERS BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, DAVID STEINMAN, GLENN TROWBRIDGE AND SAM DUNNAM

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., JOHN KORKOSZ– PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, VICTOR BALANOS– PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE, CARMEL VIADO – CITY CLERK'S OFFICE

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 8, 2007

SUBJECT:
Approval of the minutes of the February 8, 2007 Planning Commission Meeting

MOTION:
GOYNES – APPROVED – Motion carried with TRUESDELL not voting

MINUTES:
There was no discussion.

(6:02)
1-43

MOTION:
GOYNES – TABLE Item 4 [SDR-19357]; HOLD IN ABEYANCE Item 1 [ANX-19110], Item 20 [WVR-19784], Item 21 [SUP-19359], Item 22 [SDR-19363], Item 28 [SDR-19352] and Item 29 [TXT-19240] to 3/22/2007; and HOLD IN ABEYANCE Item 12 [GPA-19066], Item 13 [ZON-18923], Item 14 [VAR-18924], Item 15 [VAR-19609] and Item 16 [SDR-18925] to 4/12/2007 – UNANIMOUS

MINUTES:
JOHN KORKOSZ, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance or tabled. Letters are on file for each of the requests.

Item 1 [ANX-19110]	Abeyance to 3/22/2007 Planning Commission Meeting
Item 4 [SDR-19357]	TABLED
Item 12 [GPA-19066]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 13 [ZON-18923]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 14 [VAR-18924]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 15 [VAR-19609]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 16 [SDR-18925]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 20 [WVR-19784]	Abeyance to 3/22/2007 Planning Commission Meeting
Item 21 [SUP-19359]	Abeyance to 3/22/2007 Planning Commission Meeting
Item 22 [SDR-19363]	Abeyance to 3/22/2007 Planning Commission Meeting
Item 28 [SDR-19352]	Abeyance to 3/22/2007 Planning Commission Meeting
Item 29 [TXT-19240]	Abeyance to 3/22/2007 Planning Commission Meeting

MR. KORKOSZ stated that Item 1 [ANX-19110], Item 28 [SDR-19352] and Item 29 [TXT-19240] had been requested to be held to the 3/22/2007 Planning Commission Meeting.

MINUTES – Continued:

MR. KORKOSZ noted that Item 4 [SDR_19357] had been requested to be tabled.

According to MR. KORKOSZ, Item 12 [GPA-19066], Item 13 [ZON-18923], Item 14 [VAR-18924], Item 15 [VAR-19609] and Item 16 [SDR-18925] had been requested to be held to the 4/12/2007 Planning Commission Meeting.

KEVIN REISCH, Gary Miller & Associates, Architect, requested that Item 20 [WVR-19784], Item 21 [SUP-19359] and Item 22 [SDR-19363] be held to the 3/22/2007 Planning Commission Meeting in order to satisfy additional requirements from the Public Works Department. BART ANDERSON, Public Works Department, stated his willingness to work with the applicant and MARGO WHEELER, Director of Planning and Development Department, observed that the applicant should be ready to present his applications in two weeks. MR. REISCH assured MS. WHEELER that they would have the revised plans to staff in a timely manner.

(6:02 – 6:06)

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 8, 2007

CHAIRMAN DAVENPORT announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:
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CHAIRMAN DAVENPORT read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 8, 2007

CHAIRMAN DAVENPORT noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

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As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:

ABEYANCE - ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC - Petition to annex property located at the southwest corner of North Tenaya Way and Grand Teton Drive, containing approximately 36.57 acres (APN 125-15-101-003), Ward 6 (Ross).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by Thomason Consulting Engineers

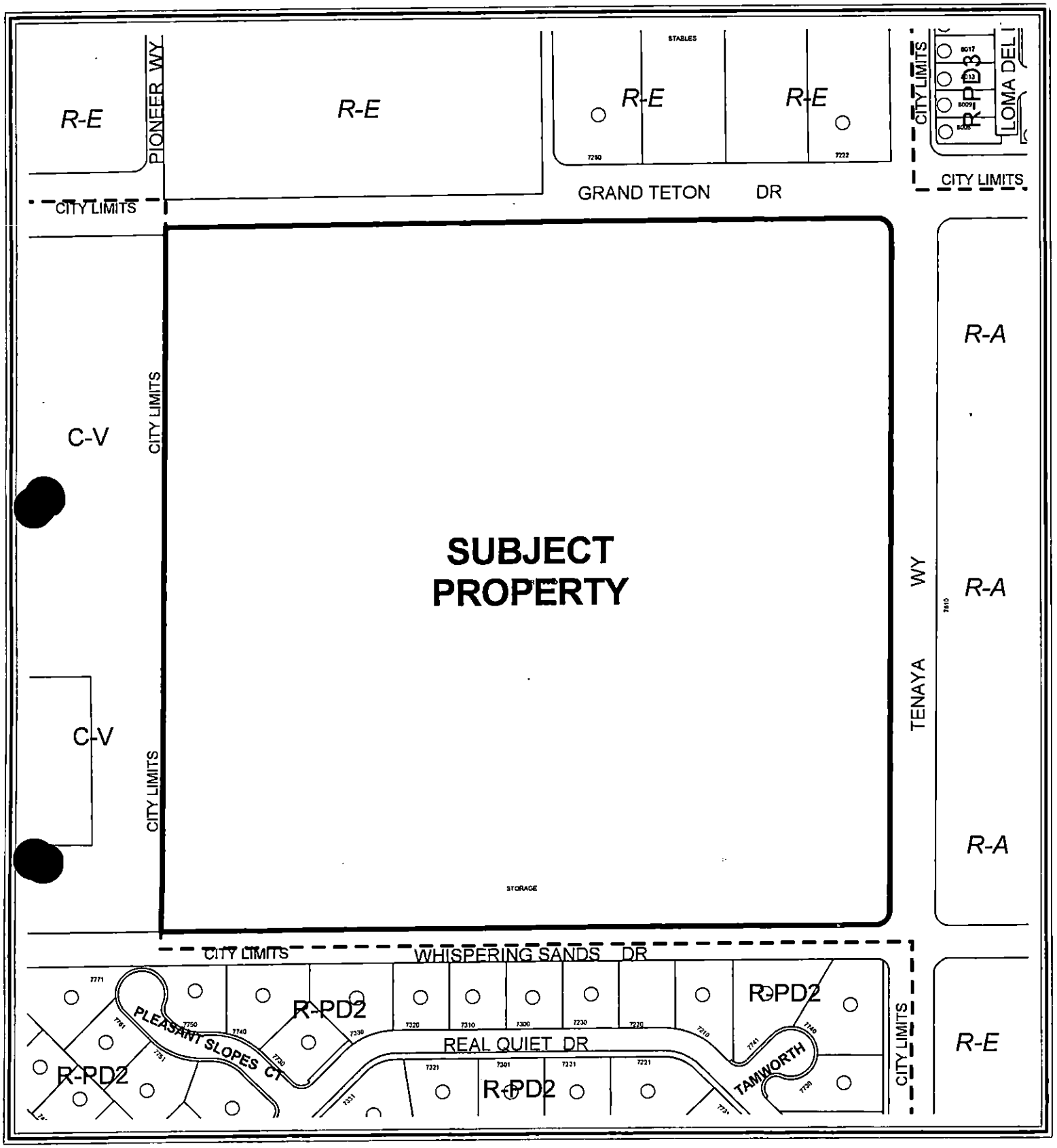
MOTION:

GOYNES – TABLE Item 4 [SDR-19357]; HOLD IN ABEYANCE Item 1 [ANX-19110], Item 20 [WVR-19784], Item 21 [SUP-19359], Item 22 [SDR-19363], Item 28 [SDR-19352] and Item 29 [TXT-19240] to 3/22/2007; and HOLD IN ABEYANCE Item 12 [GPA-19066], Item 13 [ZON-18923], Item 14 [VAR-18924], Item 15 [VAR-19609] and Item 16 [SDR-18925] to 4/12/2007 – UNANIMOUS

MINUTES:

JOHN KORKOSZ, Planning and Development Department, stated that Item 1 [ANX-19110], Item 28 [SDR-19352] and Item 29 [TXT-19240] had been requested to be held to the 3/22/2007 Planning Commission Meeting.

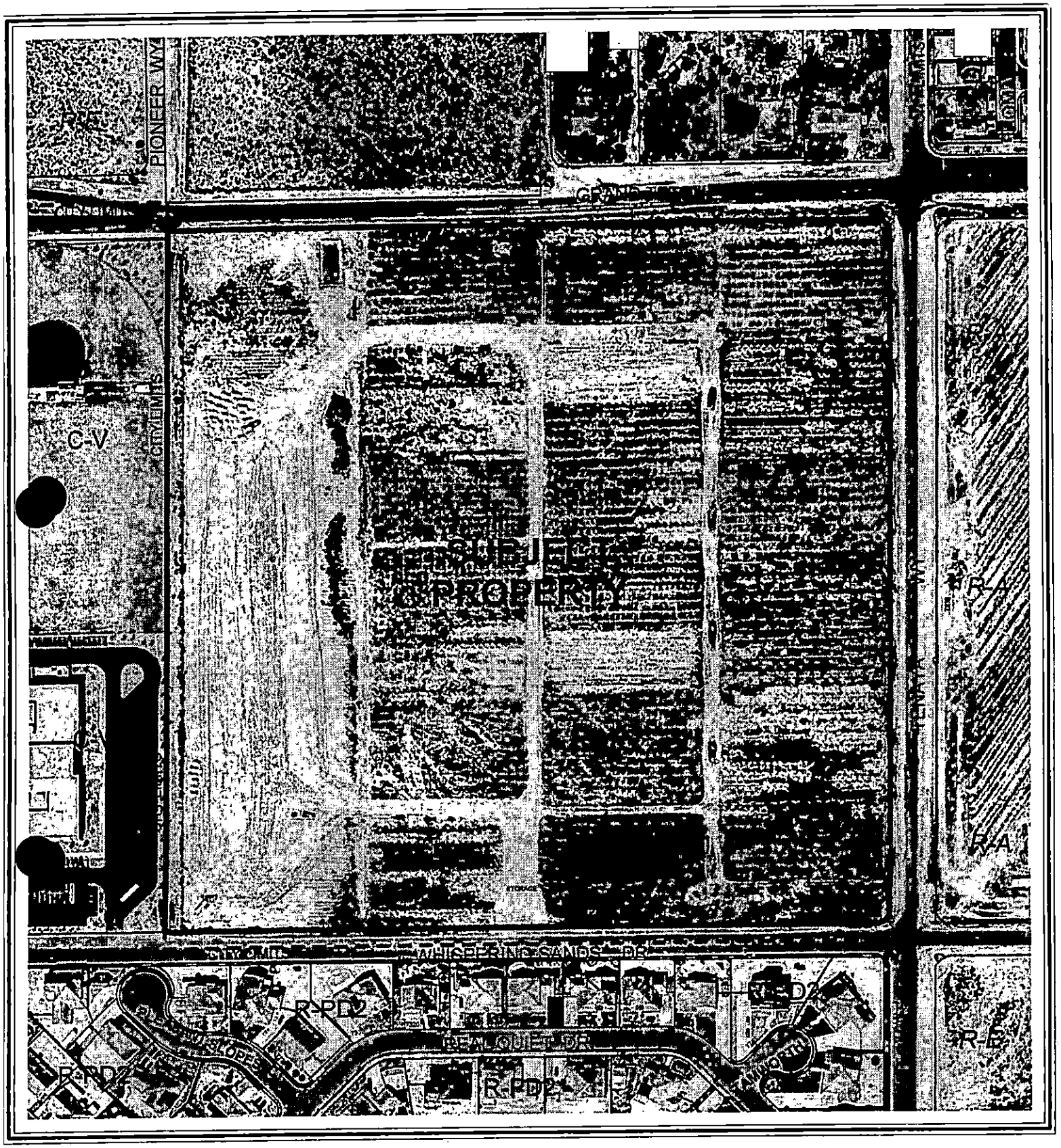
(6:02 – 6:06)



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CASE: **ANX-19110**

N



0 300 600 Feet

CASE: **ANX-19110**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-19110 - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

MAH

ANX-19110 - Staff Report Page One
March 8, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is intended to annex one (1) parcel of land containing approximately 36.57 acres. The parcel is located on the southwest corner of North Tenaya Way and Grand Teton Drive.

BACKGROUND INFORMATION

Details of Application Request	
Site Area	
Gross Acres	36.57

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	U (Undeveloped)	R-A (Residential Agricultural District), with a ROI of R-E (Rural Estates Residential District) - Clark County Designation
North	Residential	PCD (Planned Community Development)	R-E (Rural Estates Residential District) with a ROI of C-1 (Commercial) and parcels with R-E designation only – Clark County Designation
South	Residential	DR (Desert Rural)	R-PD 2 (Residential Planned Development - 2 Units Per Acre)
East	Orchard	R-E (Rural Estates) – Clark County Designation	R-A (Residential Agricultural District) - Clark County Designation
West	School	PF-CC (Public Facilities)	C-V (Civic)

MAH

ANALYSIS

This parcel is in an area of the city considered to be appropriate for annexation in that they meet the requirements of NRS 268.580 No. 2(b), which states, "Not less than one-eighth of the aggregate external boundaries must be contiguous to the boundaries of the annexing city."

The property is identified in the Centennial Hills Sector Plan as R-E (Rural Estates) for future land use by Clark County, which allows up to 2.5 units per acre. The current county zoning on this parcel is R-A (Residential Agricultural) with a Resolution of Intent for R-E (Rural Estates). The city's equivalent zoning is U (Undeveloped) with a [DR (Desert Rural) General Plan Designation]. The subject property is currently undeveloped. The applicant has indicated that the proposed use of the property will be a single-family subdivision.

The subject parcels are located within the Excepted Area of the Interlocal Agreement. This annexation is at the request of the property owner and can be processed for annexation. Annexation is not required as consideration for the provision of sewer service.

Upon development appropriate right-of-way dedications, street improvements, plan/studies and traffic mitigation commitments will be required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

MAH

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ANX-19110 APN: 125-15-101-003

Name of Property Owner: Spinnaker Homes IX, LCC

Name of Applicant: Royal Construction

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/Authorized Agent: _____

Print Name: STEPHEN B. AIZENBERG

Subscribed and sworn before me

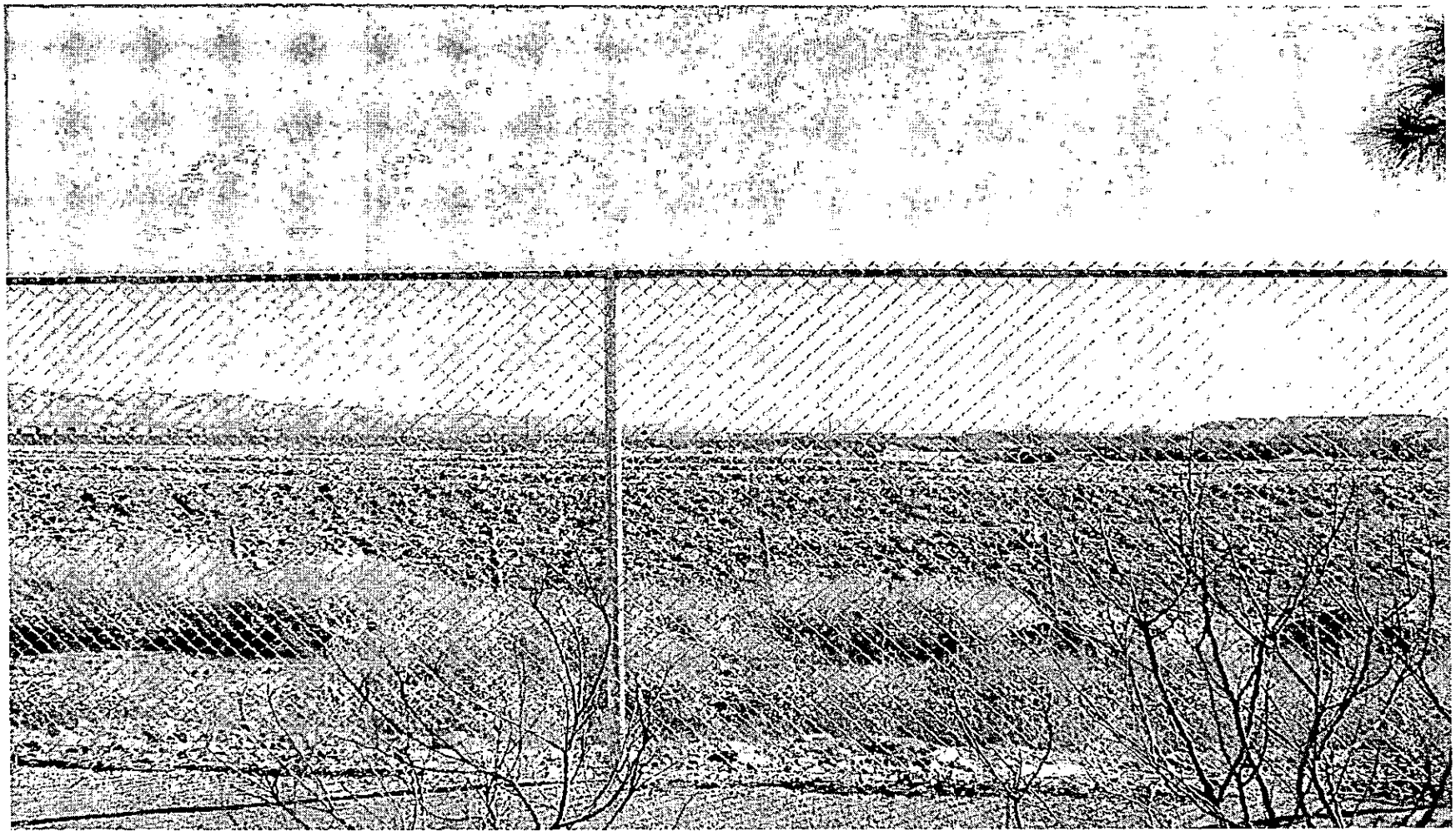
This 20 day of December, 2006

_____

Notary Public in and for said County and State

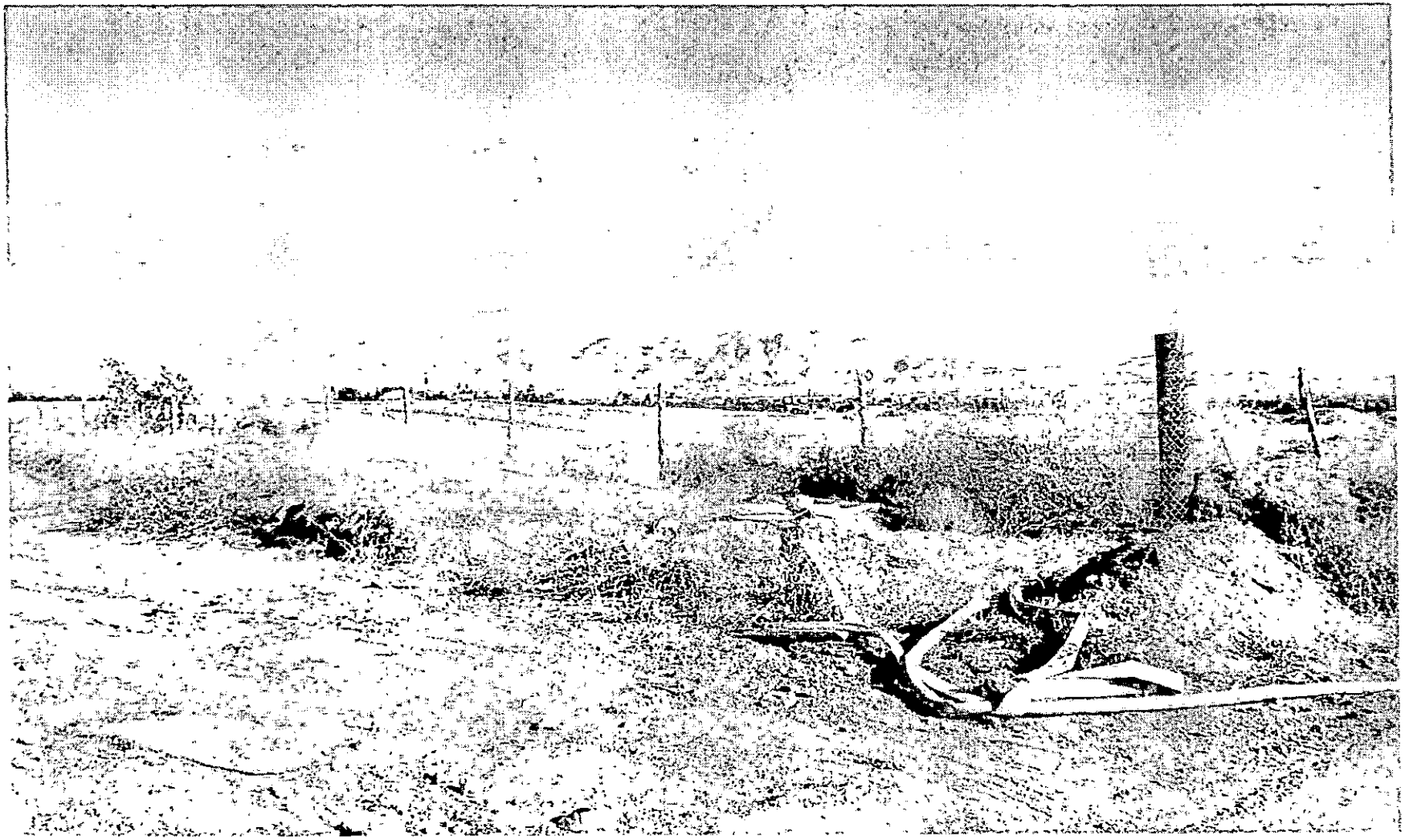
Notary Public-State of Nevada
COUNTY OF CLARK
S.K. BOZMAN
My Appointment Expires
September 25, 2009
No. 01-71163-1

JAN 09



ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC
SOUTHWEST CORNER OF NORTH TENAYA WAY AND GRAND TETON DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/22/07



ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC
SOUTHWEST CORNER OF NORTH TENAYA WAY AND GRAND TETON DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/22/07



ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC
SOUTHWEST CORNER OF NORTH TENAYA WAY AND GRAND TETON DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/22/07



ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC
SOUTHWEST CORNER OF NORTH TENAYA WAY AND GRAND TETON DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/22/07



ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC
SOUTHWEST CORNER OF NORTH TENAYA WAY AND GRAND TETON DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/22/07

THOMASON
CONSULTING
ENGINEERS

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

Reference: **The Orchards**
Annexation
APN #125-15-101-003

On behalf of Royal Construction we respectfully request that you approve annexation of 125-15-101-003 for the specific purpose of facilitating a sewer hook-up as described below.

The annexation is justified because the property is almost an island of county land adjacent to city property; the project will connect to city sewer; and Steve Aizenberg President of Spinnaker homes, project developer, has met with Councilman Ross regarding this proposed annexation and councilman Ross informed Mr. Aizenberg that he welcomed and supported the annexation of this property.

If you have any questions or need additional information, please call me at 932-6125 (office) or 336-4071 (cell).

Sincerely,

Sonia Macias
Project Coordinator

3161 East Warm Springs Road, Suite 200
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

JAN 04 2007
ANX-19110
03/08/07 PC

THOMASON
CONSULTING
ENGINEERS

March 8, 2007 011-05003

City of Las Vegas
731 S. Fourth Street
Las Vegas, Nevada 89101

Attention: Andy Reed

Subject: ANX-19110
Annexation for Spinnaker Homes at the Orchard

On behalf of Spinnaker Homes, we respectfully request that ANX-19110, which is scheduled to be heard by Planning Commissioners on March 8, 2007 be held for 2 weeks until the March 22, 2007 PC. The purpose of this request is so the City of Las Vegas can revise the Staff Recommendations to reflect the zoning as R-PUD2 instead of R-A as in initial Staff Recommendations.

Please do not hesitate to give Joe Thomason a call with any questions or concerns.

Thank you,

Sonia Macias
Project Coordinator

Cc: Sheila Lambert
Steve Aizenberg

3277 East Warm Springs Road, Suite 400
Las Vegas, Nevada 89120
Phone (702) 932-6125 • Fax (702) 932-6129

Submitted after final agenda

Date 3/8/07 Item #1

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:
TMP-19299 - TENTATIVE MAP - PALISADES BUSINESS PARK - APPLICANT/OWNER: RANCHO TORREY DEVELOPMENT, LLC - Request for a Tentative Map FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION on 7.03 acres at 4600 North Rancho Drive (APN 138-02-102-005 through 009, and 011), R-E (Residence Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	0	**Planning Commission Mtg.**	0
City Council Meeting		**City Council Meeting**	

RECOMMENDATION:
Staff recommends **APPROVAL**

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

MOTION:
TRUESDELL – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:
There was no discussion.

(6:06 – 6:07)

PLANNING COMMISSION MEETING OF MARCH 8, 2007
Planning and Development Department
Item 2 – TMP-19299

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval for Zoning (ZON-16504) and Site Development Plan Review (SDR-16503).

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.

CONDITIONS – Continued:

II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

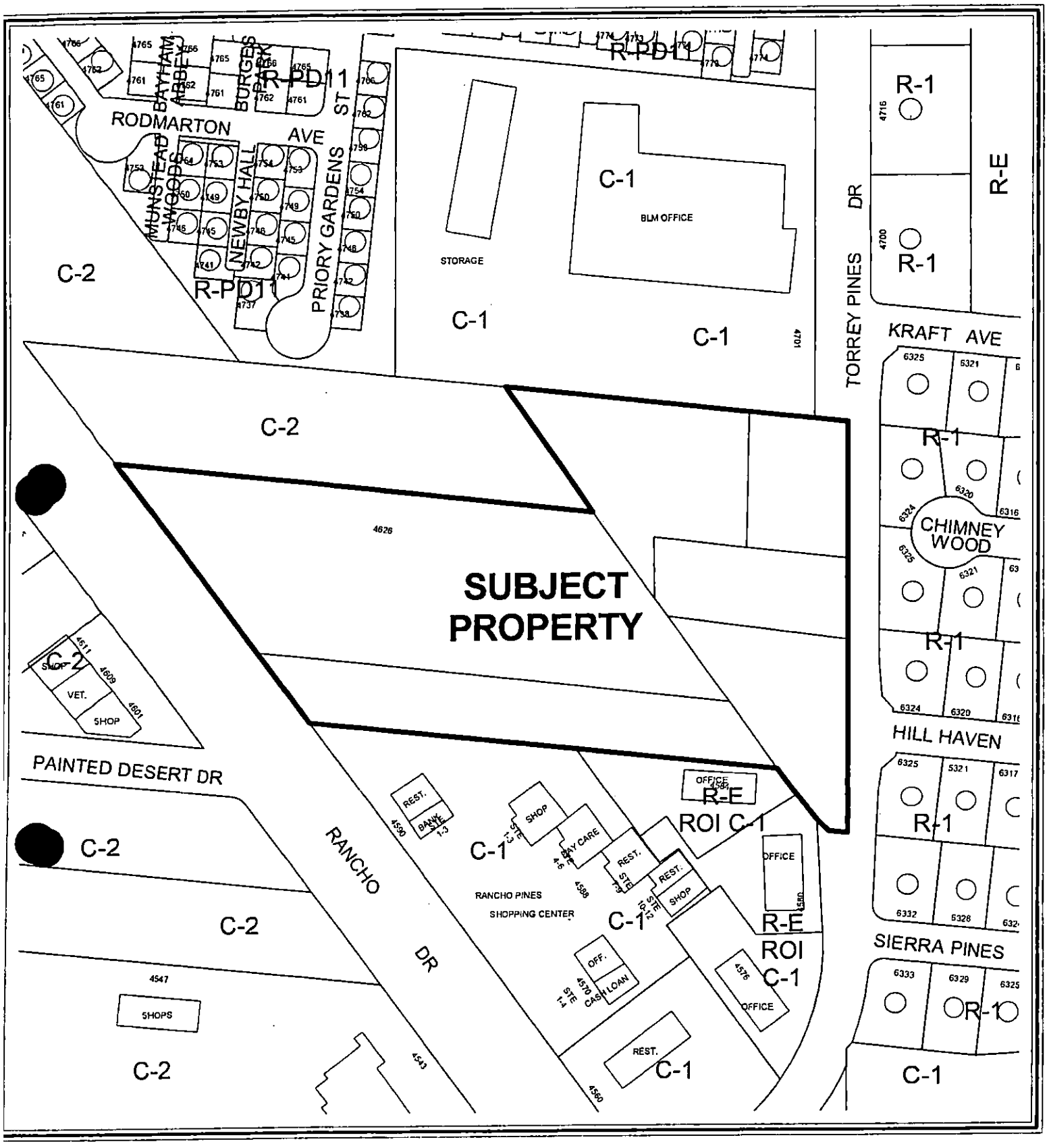
7. All subdivided parcels comprising this commercial subdivision shall provide perpetual intersite common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.

8. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

9. 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.

10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16504, Site Development Plan Review SDR-16503, and all other site-related actions.

11. The approval of all Public Works related improvements shown on this Tentative Map 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 approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



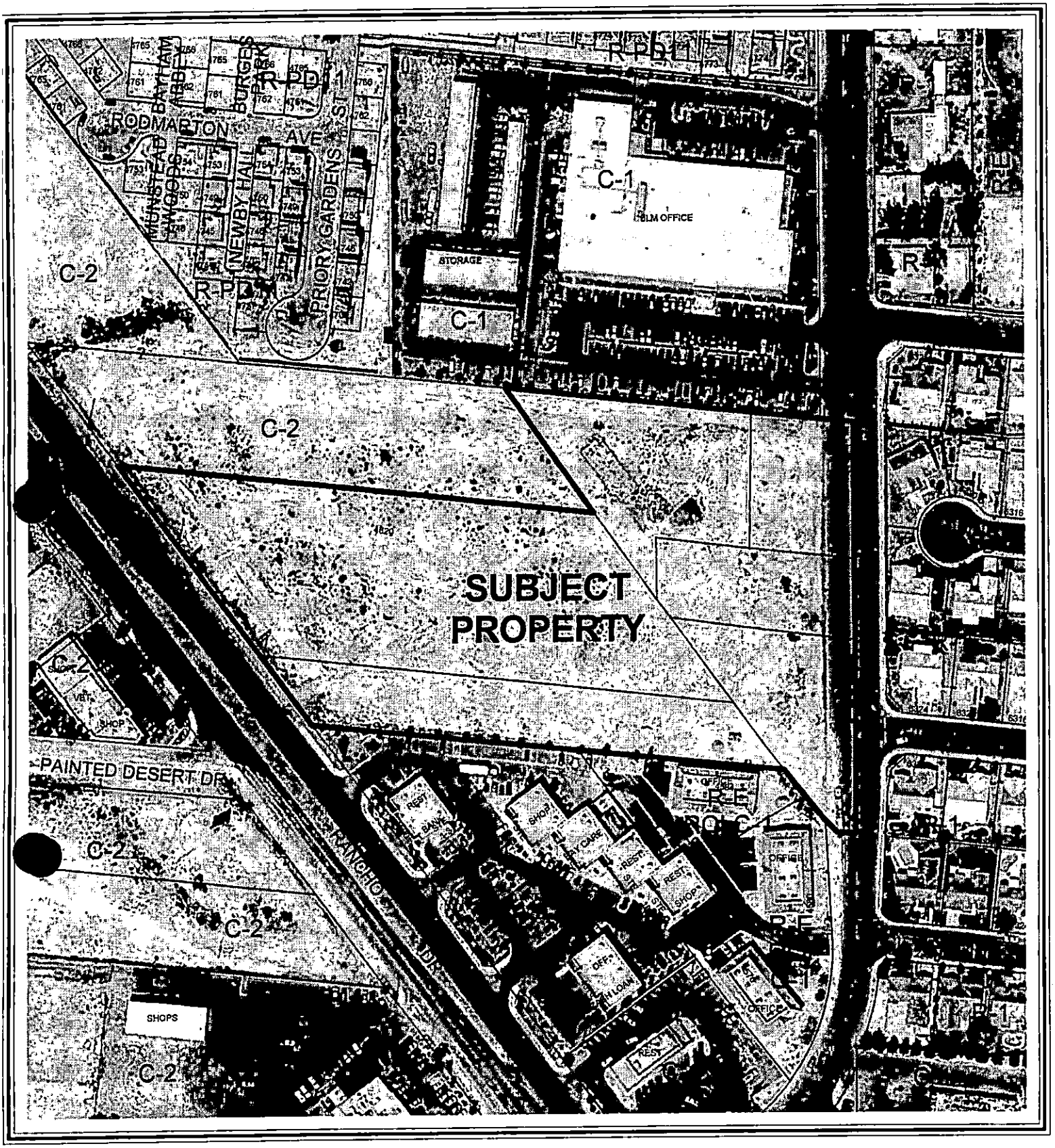
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CASE: TMP-19299

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) AND C-1 (LIMITED COMMERCIAL)

N



0 200 400 Feet

CASE: TMP-19299

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL) AND C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-19299 - PALISADES BUSINESS PARK -
APPLICANT/OWNER: RANCHO TORREY DEVELOPMENT, LLC

** CONDITIONS **

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

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.

2. All development shall conform to the Conditions of Approval for Zoning (ZON-16504) and Site Development Plan Review (SDR-16503).

3. Street names must be provided in accordance with the City's Street Naming Regulations.

4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

TMP-19299 - Conditions Page Two
March 8, 2007 - Planning Commission Meeting

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

   I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 - foot wide dedicated public sewer easements.
   II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
   III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.

7. All subdivided parcels comprising this commercial subdivision shall provide perpetual intersite common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.

8. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

9. 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.

10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16504, Site Development Plan Review SDR-16503, and all other site-related actions.

11. The approval of all Public Works related improvements shown on this Tentative Map 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 approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

TMP-19299 - Staff Report Page One
March 8, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Tentative Map for a one-lot commercial subdivision for a proposed 80,534 square-foot commercial development consisting of ten pad sites with single-story buildings on 7.03 acres located on the southeast corner of Lone Mountain Road and Rancho Drive, at 4600 North Rancho Drive.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/21/02	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2 (General Commercial), and a Special Use Permit for an automobile dealership on a portion of this site (GPA-24-02, Z-49-02, U-0076-02) was approved by the City Council. Staff and the Planning Commission recommended denial.
02/19/03	A request for a General Plan Amendment to GC (General Commercial), a Rezoning to C-2, and a Site Development Plan Review for an automobile dealership on a portion of this site (GPA-1410/ZON-1411/SDR-1413) was approved by the City Council. Staff and the Planning Commission recommended approval. The C-2 zoning for this project has since expired.
09/20/06	An Extension of Time (EOT-15595) for Z-0049-02 for was approved by the City Council.
10/19/06	The Planning Commission recommended approval of companion items **GPA-16502** to change a portion of the Centennial Hills Sector Plan FROM: GC (General Commercial) TO: SC (Service Commercial); **ZON-16504** for a Rezoning FROM: R-E (Residence Estates) under resolution of intent TO: C-2 (General Commercial) and C-2 (General Commercial) to: C-1(Limited Commercial); and **SDR-16503** for a proposed development consisting of 10 pad sites with single –story buildings on 7.03 acres at 4600 North Rancho Drive; concurrently with this application.
12/21/06	The City Council approved companion items **GPA-16502** to change a portion of the Centennial Hills Sector Plan FROM: GC (General Commercial) TO: SC (Service Commercial); **ZON-16504** for a Rezoning FROM: R-E (Residence Estates) under resolution of intent TO: C-2 (General Commercial) and C-2 (General Commercial) to: C-1(Limited Commercial); and **SDR-16503** for a proposed development consisting of 10 pad sites with single – story buildings on 7.03 acres at 4600 North Rancho Drive; concurrently with this application.

TMP-19299 - Staff Report Page Two
March 8, 2007 - Planning Commission Meeting

Pre-Application Meeting	
01/11/07	At the pre-application meeting the applicant was informed that this development should have a one-lot commercial subdivision (Merger and Resubdivision Final Map) filed to remove parcel lines. A throat depth of 32 feet for the commercial driveways is required and a traffic impact analysis is also required.
Neighborhood Meeting	
NA	A neighborhood meeting was not required.

Details of Application Request	
Site Area	
Gross Acres	7.03

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC (General Commercial)	R-E (Residence Estates) (ROI C-1), C-1 (Limited Commercial), C-2 (General Commercial)
North	Single-family & Commercial	MLA (Medium Low Attached) & GC (General Commercial)	C-2 & R-PD11
South	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single-family	L (Low)	R-1 (Single Family Residential)
West	Commercial & Undeveloped	SC (Service Commercial)	C-2 (General Commercial)

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

*** The required trail is a pedestrian path consisting of a five foot wide Portland cement path and a five foot wide landscaped transition strip along the Rancho Drive frontage.**

TMP-19299 - Staff Report Page Three
March 8, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Per Title 19.08 the following development standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	4.14	N/A
Min. Lot Width	100 Feet	400 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet N/A 20 Feet	 25 Feet 10 Feet N/A 25 Feet	Y
Min. Distance Between Buildings	N/A	18 Feet	Y
Max. Lot Coverage	50%	20.8%	Y
Max. Building Height	N/A	23 Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y
Mech. Equipment	Screened	Screened	Y

Per Title 19.08.060 the following residential adjacency standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	69 Feet	190+ Feet	Y
Trash Enclosure	50 Feet	300+ Feet	Y

Per Title 19.10 & 19.12 the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree/6 Spaces	55 Trees	55 Trees	Y
Buffer: Min. Trees	1 Tree/30 Linear Feet	59 Trees	74 Trees	Y
TOTAL		114	129	Y
Min. Zone Width	8 Feet & 15 Feet		10 Feet & 20 Feet	Y
Wall Height	N/A		None	Y

LHM

Per Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units		Required Parking		Provided Parking		Compliance
Use		Parking Ratio	Regular	Handicapped	Regular	Handicapped	
Office	80,534 SF	1:300	262	7	258	10	No
SubTotal	80,534 SF		262	7	258	10	No
TOTAL (including handicap)	80,534 SF		262	7	258	10	No
Loading Spaces	4				4		Yes

ANALYSIS

This Tentative Map is a request for the approval of a commercial subdivision parcel located within the Centennial Hills Sector Plan area. Development of the parcel will be an office complex of ten single-story buildings, consisting of 80,534 square feet of lease space. The zoning designation of the site is C-1 (Limited Commercial). A five-foot wide sidewalk is shown along the Rancho Drive frontage, thereby meeting the requirements of a pedestrian path (trail).

A-O Airport Overlay District

The proposed development is located within the 175-foot height restriction as set forth by the Airport Overlay District. As the maximum building height does not exceed 23 feet, there is not an effect on the district height limitations.

FINDINGS

- General information (Commercial)

  The proposed Tentative Map meets all Code standards and must meet all the conditions of approval imposed at the time of Site Development Plan approval.

- Cross Section

  Cross sections show a one lot parcel which does not exceed a 2% in grade.

- Trails

  The pedestrian path (trail) associated with this site is shown along Rancho Drive.

- Special Conditions of Approval (SDR-16503)

  All development shall be in conformance with SDR-16503, the building elevations, date stamped 09/05/06, and landscape and site plan, date stamped 10/17/06 except as amended by conditions herein.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-19299** APN: 138-02-102-005 thru 009, 011

Name of Property Owner: Rancho Torrey Development, LLC

Name of Applicant: Rancho Torrey Development, LLC

Name of Representative: Wright Engineers

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

☐ **Yes** ☒ **No**

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Donald J Davis

Subscribed and sworn before me

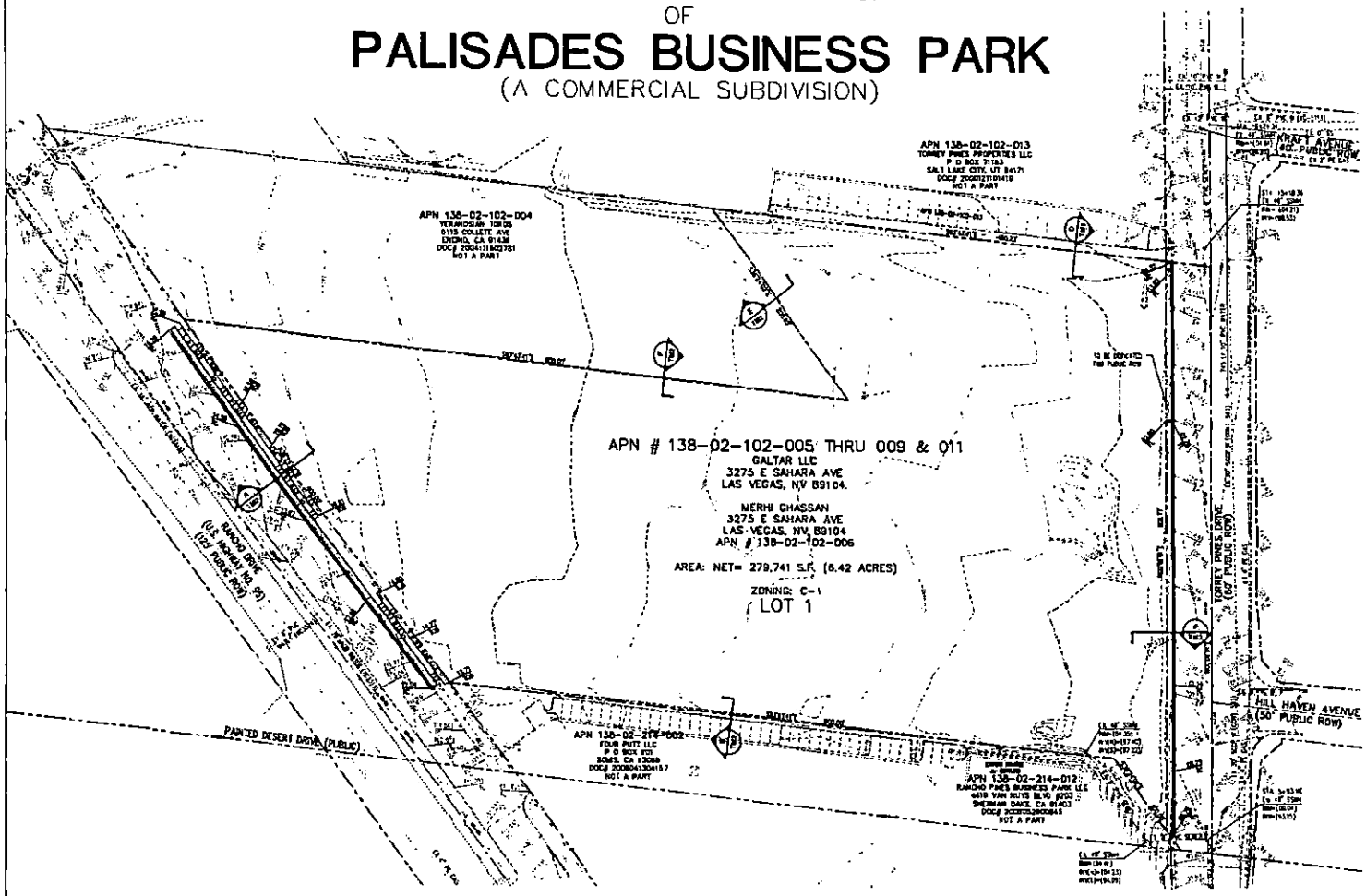
This 9th day of January, 2007

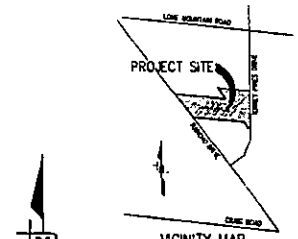
Paula Marie Timmons

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
PAULA MARIE TIMMONS
Appt. No. 99-59306-1
My Appt Expires Sept. 29, 2007

TENTATIVE MAP
OF
PALISADES BUSINESS PARK
(A COMMERCIAL SUBDIVISION)





VICINITY MAP
SCALE: NTS

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

LEGEND
PROPERTY LINE
RIGHT-OF-WAY
STREET CENTER LINE
EXISTING CURB & GUTTER
EXISTING EDGE OF A.C. PAVEMENT
EXISTING 1' CONTOUR
EXISTING 5' CONTOUR

DEVELOPER/PROPERTY OWNER
RANCHO TORREY DEVELOPMENT, LLC
3838 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89130
TEL (231) 382-0268
FAX (231) 878-0251

SITE DATA
APN # 138-02-102-005 THRU 009 & 011 (7.41 ACRES, GROSS)
THIS SITE IS ZONED, C-1 (GENERAL COMMERCIAL)
THE PROPOSED USE IS COMMERCIAL DEVELOPMENT

50%	MAXIMUM LOT COVERAGE
10'	FRONT
10'	SIDE STREET
15'	CORNER SIDE
10'	REAR
N.A.	NO CAR RESTRICTION

* REFER TO CLV TITLE 19, CHAPTER 19.08, TABLE 1

* NO PUBLIC DEDICATIONS OR RESERVATION FOR PARKS, SCHOOLS, OTHER PUBLIC OR QUASI-PUBLIC USES

UTILITY DATA

SEWER	CLARK COUNTY WATER RECLAMATION DISTRICT	8" PVC SEWER LINE RANCHO & TORREY PINES, PROPOSED 8" PVC SEWER IN TORREY PINES
TELEPHONE	SPRINT OF NEVADA	TO BE DETERMINED BY SPRINT OF NEVADA
CABLE TV	COX COMMUNICATIONS LAS VEGAS INC	TO BE DETERMINED BY COX COMMUNICATIONS

BASIS OF BEARING
NORTH 83°36'14" EAST BEING THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 58 EAST, M.D.B., ALSO BEING THE CENTERLINE OF LONE MOUNTAIN ROAD AS MONUMENTED WITH THE WRIGHT DIAMETER LOCAL GROUND COORDINATE SYSTEM.

SAME LINE FURTHER DESCRIBED AS BEARING SOUTH 83°36'14" WEST, AS SHOWN ON THAT CERTAIN PLAT MAP ACCEPTED AS RANCHO PINES CORPORAL SUBDIVISION IN BOOK 104, PAGE 38, ON FILE IN THE OFFICE OF THE RECORDER, CLARK COUNTY, NEVADA.

LEGAL DESCRIPTION
BEING A PORTION OF GOVERNMENT LOT A OF SECTION 02, TOWNSHIP 20 SOUTH, RANGE 58 EAST, M.D.B., CITY OF LAS VEGAS, NEVADA

BENCHMARK
BENCHMARK NO. 16160 BM
BRASS CAP PLATE & 30' OF CURB @ NE CORNER OF TORREY PINES AND SIERRA PINES DR.
ELEVATION = 3057.948 METERS
(USING NGS U.S. SURVEY FEET) RAINBOW DAM#2

METERS X (1/0.3048) = U.S. SURVEY FEET

1. ALL ELEVATIONS SHOWN HEREON ARE BASED ON (CITY)

SEWER CONTRIBUTION CALCULATIONS
* INCLUDE USAGE FOR COMMERCIAL (BASED ON LAND USE FOR PLANNING PURPOSE AT CCSD) =3200 GALLONS/Acre/DAY

TOT.= ANCHARE FLOOR = 6,254 SFD (TOR ALL 16 BUILDINGS)
TOTAL PEAK FLOW = 20,604 SFD (TOR ALL 16 BUILDINGS)

WRIGHT
client driven
7425 PEAK DRIVE LAS VEGAS, NEVADA 89128
P. 702.933.7000 | F. 702.933.7001
WRIGHTENGINEERING.COM

REV	DATE	BY	REVISION

RANCHO TORREY DEVELOPMENT, LLC
3838 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89130
TEL (231) 382-0268 FAX (231) 878-0251

CHECK NO. 1 — DATE: 12/19/06
CHECK NO. 2 — DATE: 12/19/06

RANCHO TORREY DEVELOPMENT, LLC
PALISADES BUSINESS PARK
TENTATIVE MAP

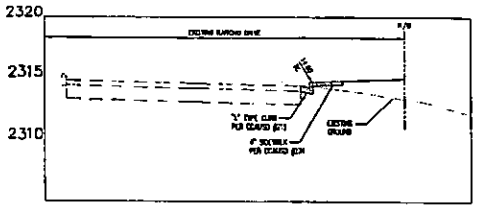
DATE: 1/19/07
DRAWN BY: BJB
PROJECT NUM: .00
PROJECT NO: DR06-208
SCALE: 1"=50'

PROFESSIONAL ENGINEER - STATE OF NEVADA
JEREMY B. NICE
No. 15397
12/31/07
CIVIL

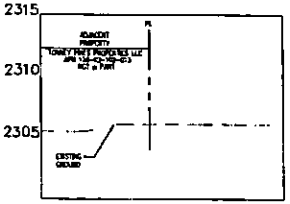
SHEET
TM1
1 OF 2 SHEETS
DRAWING NO.

TMP-19299
03/08/07 PC

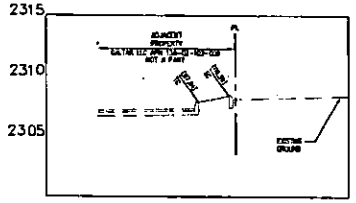
RECEIVED
JAN 19 2007



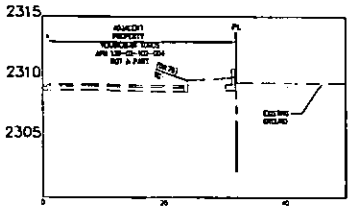
A TM1 SECTION–RANCHO DRIVE
SCALE: 1" = 10' (H)
1" = 5' (V)



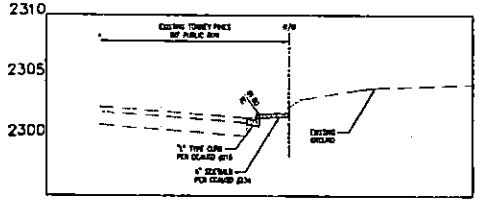
D TM1 SECTION
SCALE: 1" = 10' (H)
1" = 5' (V)



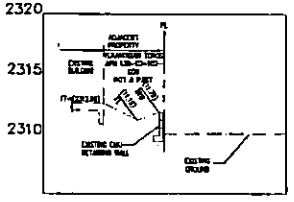
B TM1 SECTION
SCALE: 1" = 10' (H)
1" = 5' (V)



E TM1 SECTION
SCALE: 1" = 10' (H)
1" = 5' (V)



C TM1 SECTION–TORREY PINES DRIVE
SCALE: 1" = 10' (H)
1" = 5' (V)



F TM1 SECTION
SCALE: 1" = 10' (H)
1" = 5' (V)

LEGEND

PROPERTY LINE
RIGHT-OF-WAY
STREET CENTER LINE
EXISTING CURB & GUTTER
EXISTING EDGE OF A/C PAVEMENT
EXISTING 1' CONTOUR
EXISTING 5' CONTOUR

DEVELOPER/PROPERTY OWNER

RANCHO TORREY DEVELOPMENT, LLC
3960 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89130
TEL (231) 382-0068
FAX (231) 638-0251

WRIGHT client driven
7425 PEAK DRIVE LAS VEGAS, NEVADA 89128
P 702.233.7005 F 702.233.7001
800.933.7815
WRIGHTENGINEERS.COM

REV	DATE	BY	REVISION

RANCHO TORREY DEVELOPMENT, LLC
3960 NORTH RANCHO DRIVE
LAS VEGAS, NEVADA 89130
TEL (702) 382-0068 FAX (702) 638-0251

CHECK NO. 1 DATE: 12/27/06
CHECK NO. 2 DATE: 12/27/06

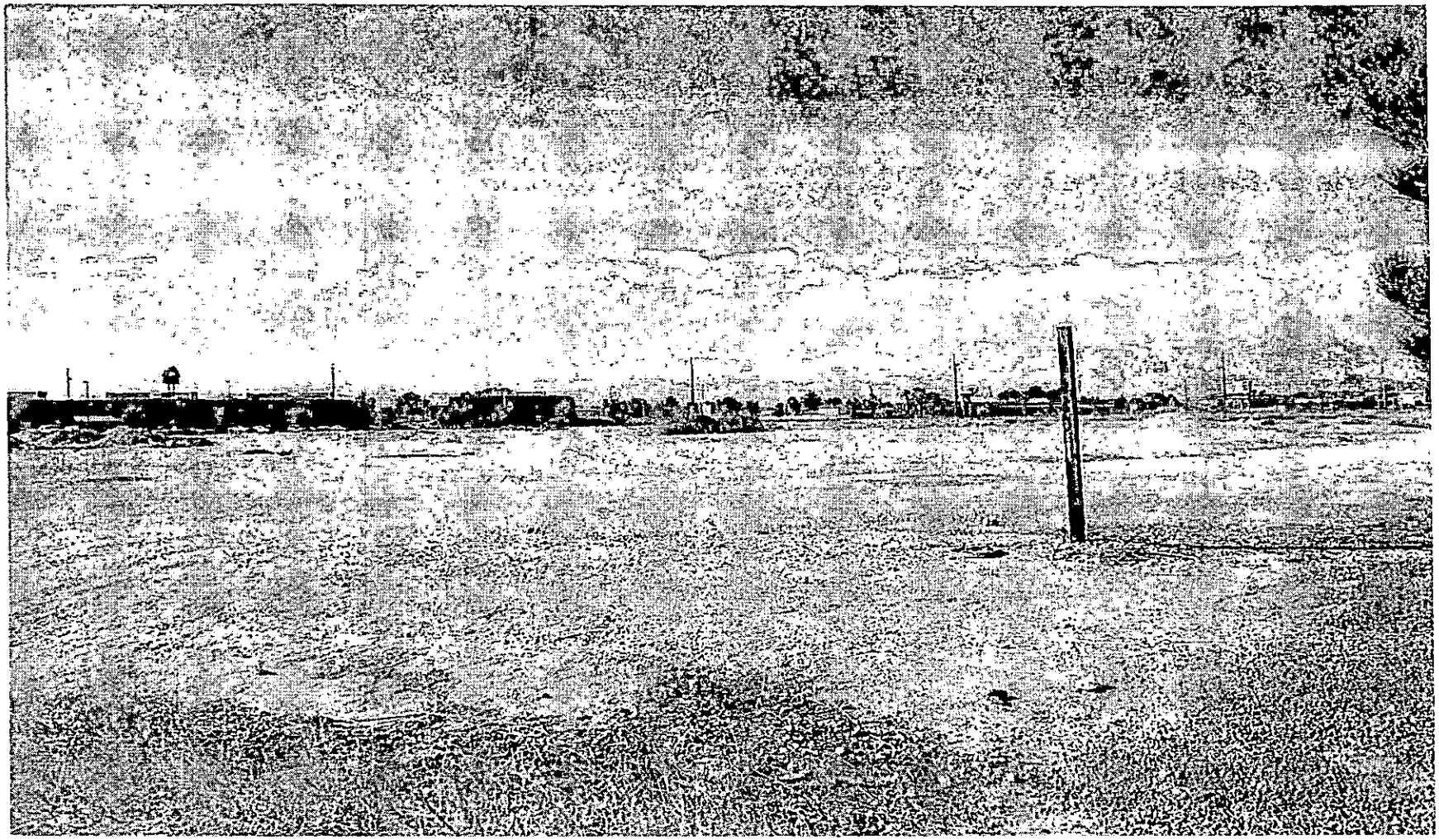
RANCHO TORREY DEVELOPMENT, LLC
PALISADES BUSINESS PARK
TENTATIVE MAP – SECTIONS

DATE: 1/17/07
DRAWN BY: BJB
PROJECT MGR: JDD
PROJECT NO: 0606.208
SCALE: 1"=50'

SHEET TM2
2 OF 7 SHEETS
DRAWING NO.

RECEIVED
JAN 19 2007

TMP-19299
03/08/07 PC



TMP-19299 - PALISADES BUSINESS PARK - APPLICANT/OWNER: RANCHO TORREY DEVELOPMENT, LLC
4600 NORTH RANCHO DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



TMP-19299 - PALISADES BUSINESS PARK - APPLICANT/OWNER: RANCHO TORREY DEVELOPMENT, LLC
4600 NORTH RANCHO DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/31/07

WRIGHT
client driven

January 9, 2007
CN061208

City of Las Vegas
Planning & Development Department
731 S Fourth Street
Las Vegas, Nevada 89101

RE: TENTATIVE MAP APPLICATION JUSTIFICATION LETTER
PALISADES BUSINESS PARK
APN NO: 138-02-102-005 through 009, 011

To Whom It May Concern:

Wright Civil Engineers, on behalf of our client Rancho/Torrey Development, LLC, respectfully requests your review and approval for a tentative map application for the above referenced project. This proposed commercial development is currently located at the southeast corner of Lone Mountain Road and Rancho Drive. Through the mapping process, we are proposing to combine the six adjacent parcels listed above into a one lot commercial subdivision with a combined gross acreage of 7.06 acres.

A General Plan Amendment (GPA-16502) Rezoning (ZON-16504) and Site Development Review (SDR-16503) were recently approved for this project to adjust the general plan from GC to SC and the zoning from C-2 to C-1. The proposed development will be used for office spaces for various businesses, law firms, etc. We feel that this development will be beneficial to the nearby residential neighborhood and will have no adverse affects on the community.

Please feel free to contact me at 933-7000 if you should require further information.

Sincerely,
Wright Civil Engineers

Deanna Headrick

Deanna Headrick
Project Coordinator

TMP-19299
03/08/07 PC

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - VAC-19032 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: PICERNE PROVIDENCE, LLC - Petition to vacate a 40-foot wide BLM right-of-way grant along the north side of Deer Springs Way commencing approximately 340 feet from the northwest corner of Hualapai Way and Deer Springs Way and a 33-foot wide portion of an U.S. Government Patent Easement generally located west of Hualapai Way and north of Deer Springs Way, Ward 6 (Ross).

SET DATE: 03/21/07
C.C.: 04/04/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Condition conformation letter by Picerne

MOTION:
STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by City Council on 4/4/2007

MINUTES:
CHAIRMAN DAVENPORT declared the Public Hearing open.

This item was under the One Motion/One Vote portion of the agenda and was brought forward for discussion upon ATTORNEY CHAD BOWERS' request.

PLANNING COMMISSION MEETING OF MARCH 8, 2007
Planning and Development Department
Item 3 – VAC-19032

MINUTES – Continued:
JOHN KORKOSZ, Planning and Development Department, stated adequate measures have been taken to ensure the public is not materially injured by this requested vacation and recommended approval.

ATTORNEY CHAD BOWERS, 3202 West Charleston Blvd, appeared on behalf of Albert and Eileen Massi, adjacent property owners, and expressed their concerns that approval of this vacation would landlock their parcel. He requested that this item be held for 30 days while his clients finalize plans with the Bureau of Land Management.

BART ANDERSON, Public Works Department, explained that Mr. and Mrs. Massi would still have access to the west of their property and that this application would remove access to the east. He assured COMMISSIONER GOYNES that the property would not be landlocked.

CHAIRMAN DAVENPORT observed the applicant had graciously held this item for two weeks to work with Mr. and Mrs. Massi and pointed out ATTORNEY BOWERS had four weeks to continue to work with the applicant before this item would be heard by the City Council. He did not support holding this time again. COMMISSIONER STEINMAN concurred.

CHAIRMAN DAVENPORT declared tbe Public Hearing closed.

(6:07 – 6:15)

1-209

CONDITIONS:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

2. All development shall be in conformance with code requirements and design standards of all City Departments.

3. A public sewer easement acceptable to the Collection System Planning Section of the Department of Public Works shall record concurrent with the recordation of the Order of Vacation.

4. An addendum to the previously approved Drainage Plan and Technical Drainage Study for the parcels associated with this Vacation Application must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest and Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

CONDITIONS – Continued:

5. All existing public improvements, if any, adjacent to and in conflict with this Vacation Application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest and Order of Vacation.

6. The Order of Vacation and the Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public street light and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

7. If the Order of Vacation and Order of Relinquishment of Interest are not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

Amendment to Final Minutes

Office of the City Clerk

Planning Commission Meeting Minutes of March 8, 2007

Date Submitted: December 9, 2009

Amendment to Item 3

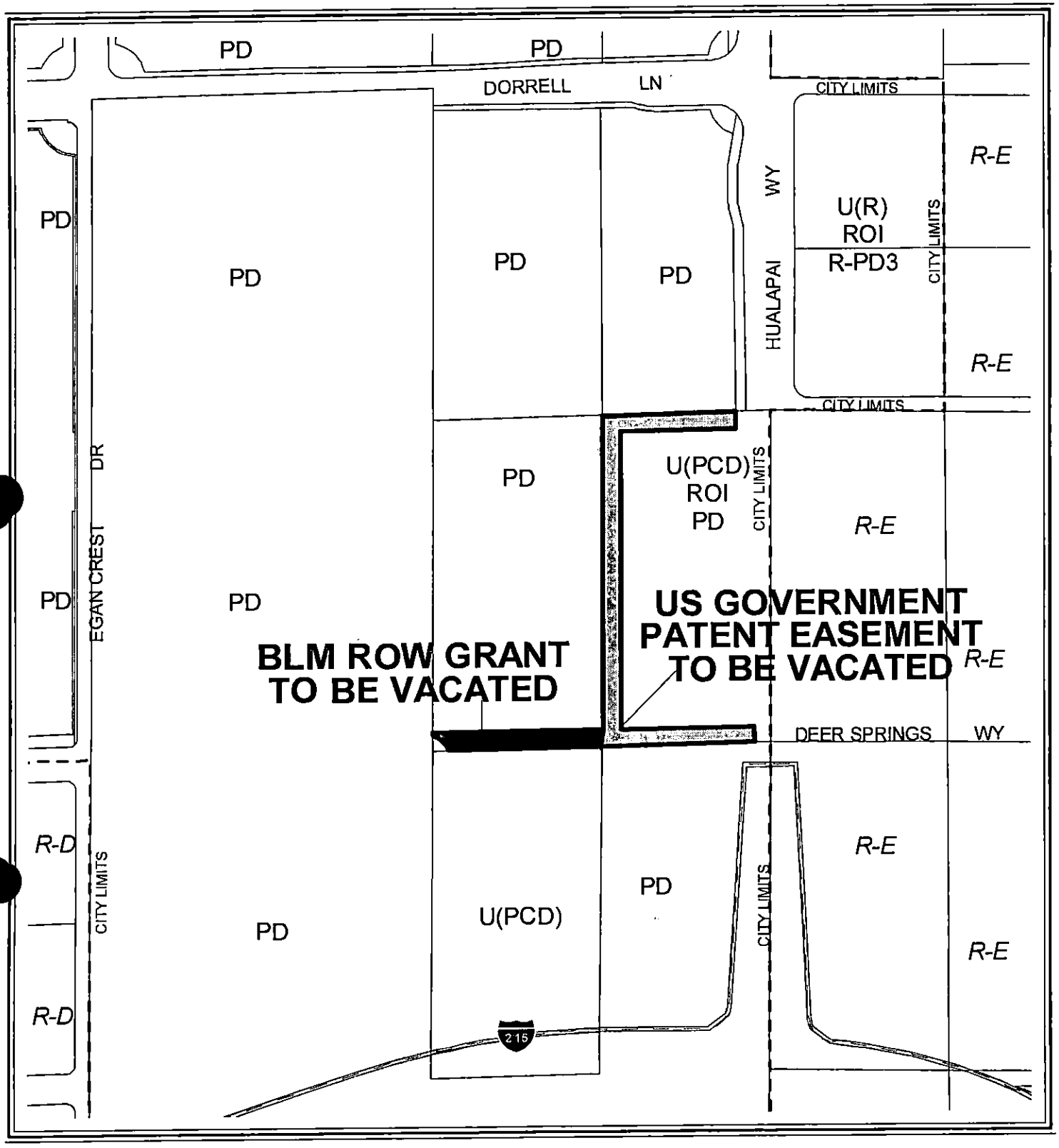
NOTE: Subsequent to finalization of the Minutes, a Verbatim Transcript was made a part of the Final Minutes.

Submitted By: Teresa Clemmer

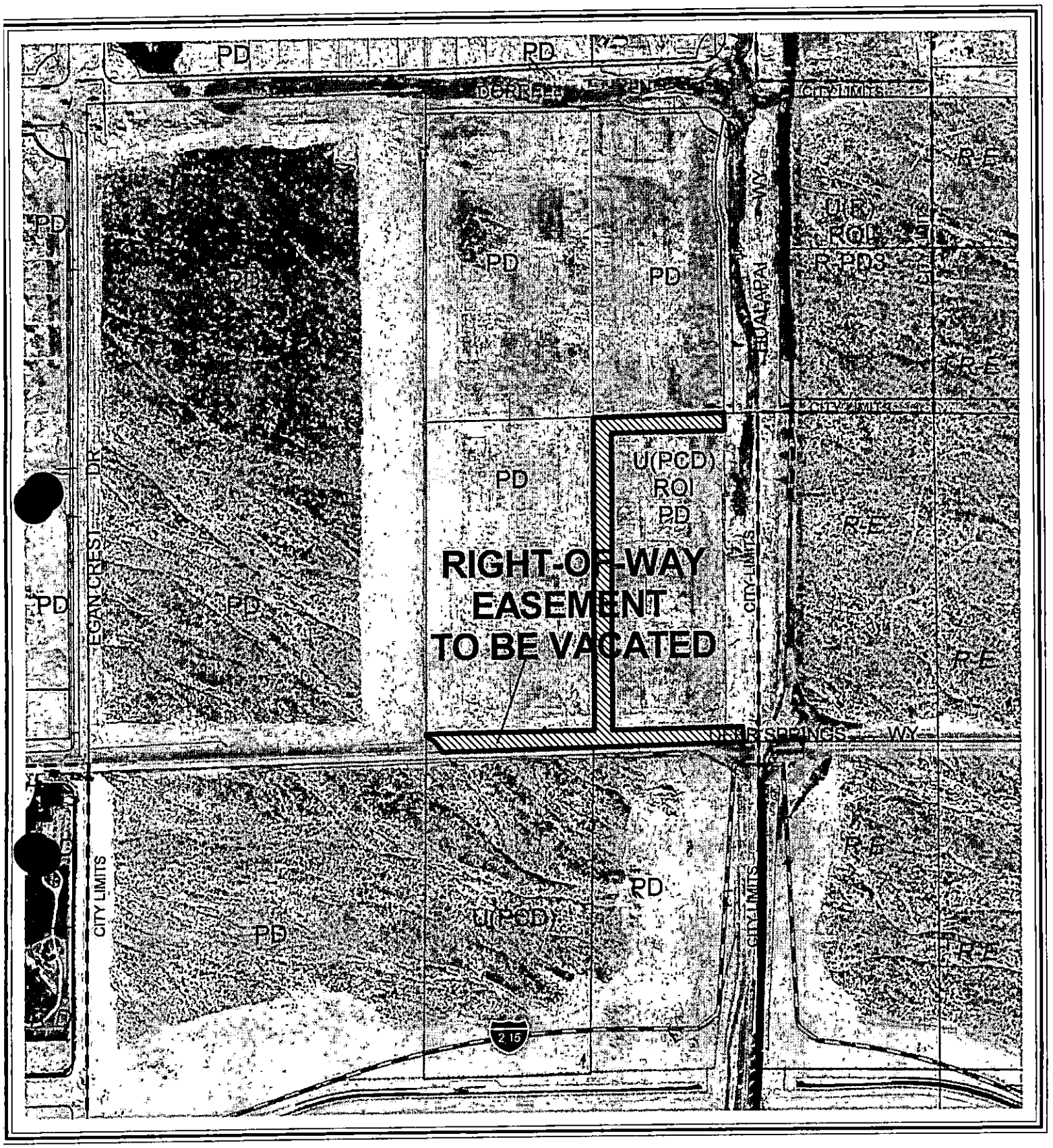
Signature: Vicky Darling

City Clerk or Chief Deputy City Clerk

Date: 12/9/2009



CASE: VAC-19032



0 200 400 Feet

CASE: **VAC-19032**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-19032 - OWNER/APPLICANT: PICERNE PROVIDENCE, LLC

** CONDITIONS **

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

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

2. All development shall be in conformance with code requirements and design standards of all City Departments.

3. A public sewer easement acceptable to the Collection System Planning Section of the Department of Public Works shall record concurrent with the recordation of the Order of Vacation.

4. An addendum to the previously approved Drainage Plan and Technical Drainage Study for the parcels associated with this Vacation Application must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest and Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

5. All existing public improvements, if any, adjacent to and in conflict with this Vacation Application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest and Order of Vacation.

6. The Order of Vacation and the Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public street light and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.

7. If the Order of Vacation and Order of Relinquishment of Interest are not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

RTS

VAC-19032 - Staff Report Page One
March 8, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request to Vacate a portion of a BLM Right-of-Way Grant along the north side of Deer Springs Way alignment commencing approximately 340 feet from the northwest corner of Hualapai Way and Deer Springs Way and a 33-foot wide portion of an U.S. Government Patent Easement generally located west of Hualapai Way and north of Deer Springs Way. The applicant is submitting this application in part to comply with Condition 12 of the approved Site Development Plan Review (SDR-17128).

The applicant is proposing to vacate approximately 304 linear feet of a BLM right-of-way grant along the north side of the Deer Springs Way alignment with an approximate width of 40 feet. Additionally, the applicant wishes to vacate a 33-foot wide portion of an U.S. Government Patent Easement that runs along the northern, western, and southern portion of the eastern half of the site.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/08/03	The City Council approved an annexation (A-0030-02) of five acres in the northern portion of the Master Plan area, south of Grand Teton Drive. While these lands form part of the Master Plan area, they are not part of this Rezoning request. The Planning Commission recommended approval on 10/10/02. The effective date of this annexation was 01/17/03.
02/05/03	The City Council approved an annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on 09/26/02. The effective date of this annexation was 02/14/03.
03/19/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval.

07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved text modifications to the related Cliff's Edge Master Development Plan to address conditions of approval of ZON-1520. The Planning Commission and staff recommended approval.
05/05/04	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan (MOD-3955) to change land use designations from Village Commercial to Medium Low Density Residential and Medium Density Residential; from Medium Density Residential to Residential Small Lot; and from Medium Low Density Residential to Pump & Reservoir; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval.
01/19/05	The City Council approved a request for a Site Development Plan Review (SDR-4730) for a proposed 392-unit multi-family residential development and a Waiver of Cliff's Edge Master Development Plan and Design Guidelines to allow 10-foot setback on the western property line for three-story buildings and a zero-foot setback from the eastern and western property line for one and two-story buildings, on 15.69 acres adjacent to the southwest corner of Dorrell Lane and Hualapai Way. In addition, a request for a Variance (VAR-5547) to allow a 30-foot setback where residential adjacency standards require a minimum of 126 feet was approved by City Council. Staff recommended denial and Planning Commission recommended approval.
08/17/05	The City Council approved a request for a Rezoning (ZON-6774) from U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) on 5.0 acres adjacent to the northwest corner of Hualapai Way and Deer Springs Way.
11/16/05	The City Council approved a request for a Major Modification (MOD-9174) to the Cliff's Edge Master Development Plan and Design Guidelines to establish standards for rear-loaded residential small-lot housing products and to add Section 3.2.5B to the Design Guidelines on 1,146 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road.
01/17/07	The City Council approved a request for a Site Development Plan Review (SDR-17128) to site an additional 124 units for an approved 392 unit multi-family residential development and a Variance (VAR-17127) to allow 926 parking spaces where 973 spaces are required. Planning Commission recommended approval and staff recommended denial on both items.
02/22/07	The Planning Commission held this item in abeyance to allow the applicant and staff to review the legal language associated with the BLM Right-of-Way Grants as might pertain to the access for the property to the south of the subject site.

VAC-19032 - Staff Report Page Three
March 8, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
09/28/05	A building permit application, plan check C-250-05, was submitted. The permit was issued 06/05/06. The Planning and Development Department review began 10/19/05 and recorded approval on 05/01/06. There have been multiple revisions and reviews added to this plan check with the latest being for architectural revisions that was completed on 11/29/06.
Pre-Application Meeting	
A pre-application meeting was not held nor is one required for this type of request.	
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	18.76

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	U (Undeveloped) PCD (Planned Community Development) under Resolution of Intent to PD (Planned Development) [Medium Density Residential Cliff's Edge Special Land Use Designation]
	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
North	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
South	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)
	Undeveloped	PCD (Planned Community Development)	U(PCD) Undeveloped (Planned Community Development)
East	Undeveloped	R (Rural Density Residential)	Clark County Zoning
West	Undeveloped	PCD (Planned Community Development)	PD (Planned Development)

RTS

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
PD (Planned Development) District – Cliff's Edge Master Plan	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
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

DETAILS OF APPLICATION REQUEST

BLM Right-of-Way Grant:

The property is legally described as a 40-foot wide right-of-way grant beginning 340 feet west of the northwest corner of Deer Springs Way and Hualapai Way and extending approximately 340 feet west along Deer Springs Way.

Said property being a portion of the West Half (W½) of the Southeast Quarter (SE¼) of the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section 24, Township 19 South, Range 59 East, M.D.M.

U.S. Patent Easement:

The property is legally described as a thirty-three foot (33') wide portion of a patent easement.

Said property being the north, west, and south thirty-three feet (33') of the East half (E½) of the southeast quarter (SE¼) of the southeast quarter (SE¼) of the northeast quarter (NE ¼) of section 24, township 19 south, range 59 east, M.D.M.;

Excepting therefrom the east fifty feet (50') of said north and south thirty-three feet (33').

ANALYSIS

- **Planning**

  A Site Development Plan Review (SDR-17128) requires that the applicant submit a Petition of Vacation for a BLM Right-of-Way Grant that exists within the Deer Springs Way alignment. The applicant has further requested that a portion of the U.S. Patent Easement on the site be vacated as well.

Planning staff has no objection to the vacation request. No adverse affects to traffic circulation or site access would result with the proposed vacation.

- **Public Works**

  Public Works has no objection to the Vacation Application request for a BLM Right-of-Way Grant and U.S. Government Patent Reservations generally located on the north side of Deer Springs Way, west of Hualapai Way.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 7

APPROVALS 0

PROTESTS 0

RTS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-19032 APN: 126-24-610-004

Name of Property Owner: Picerne Providence, LLC

Name of Applicant: Picerne Providence, LLC

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Picerne Providence, LLC
By: Ernesto R. Alvarez, Sr. Vice President
Picerne Development Corporation, "As Agent"

Print Name: Ernesto R. Alvarez

Subscribed and sworn before me

This 10th day of November, 2006

Sherri Mokofisi
Notary Public in and for said County and State

SHERRI MOKOFISI
Notary Public - Arizona
Maricopa County
My Comm. Expires Jul 9, 2010



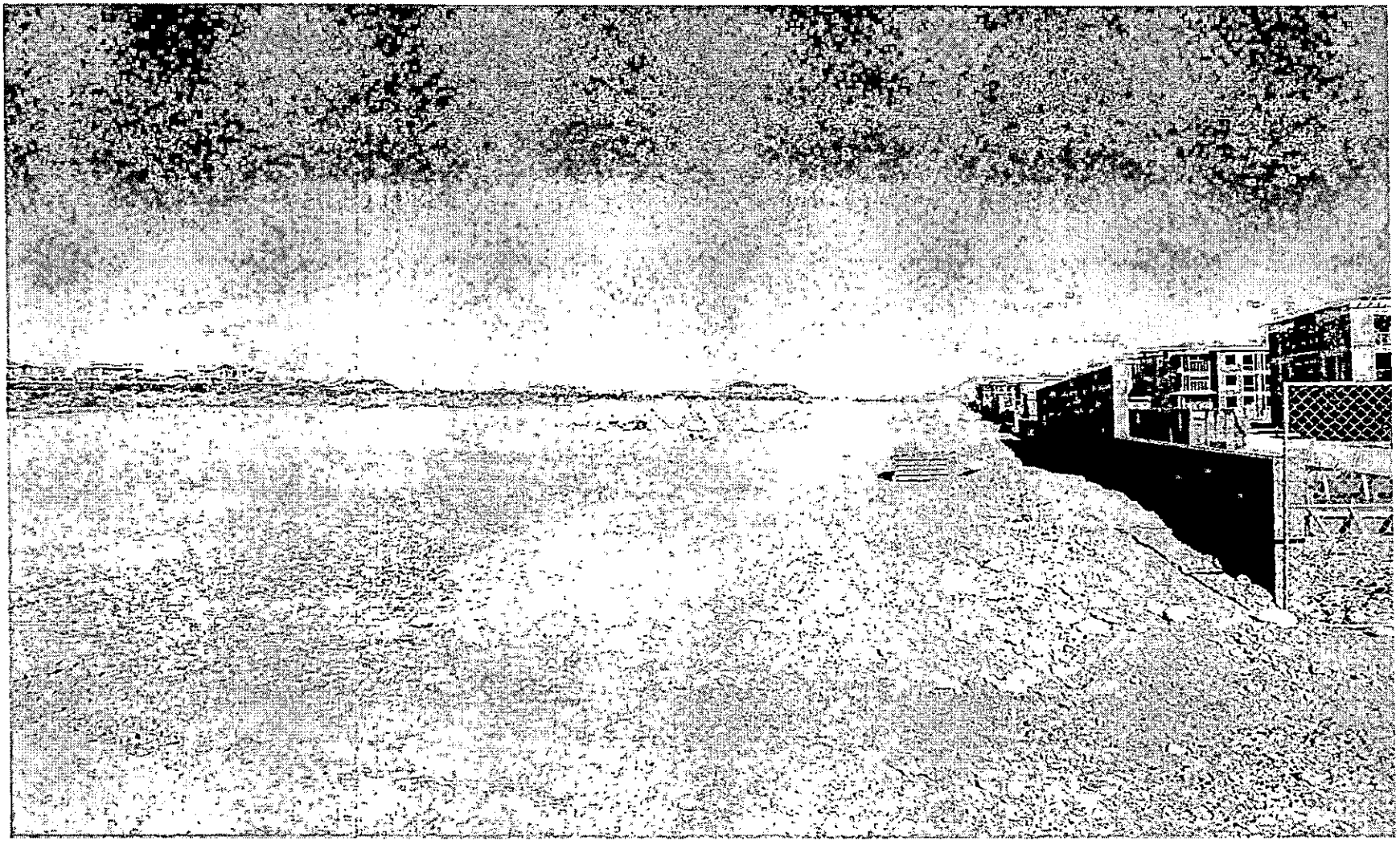
VAC-19032 - OWNER/APPLICANT: PICERNE PROVIDENCE, LLC
MARCH 8, 2007 PLANNING COMMISSION

01/22/07



VAC-19032 - OWNER/APPLICANT: PICERNE PROVIDENCE, LLC
MARCH 8, 2007 PLANNING COMMISSION

01/22/07



VAC-19032 - OWNER/APPLICANT: PICERNE PROVIDENCE, LLC
MARCH 8, 2007 PLANNING COMMISSION

01/22/07

DRC Development Resource Consultants, Inc.
Civil Engineering • Land Surveying • Land Planning

January 3, 2007

City of Las Vegas
731 S, Fourth St.
Las Vegas, NV 89101

Attention: Senior Planner

Subject: Providence Apartments
Vacation of Patents and BLM ROW Grant

On behalf of our client, Piceme Development, DRC Engineering would like to submit a request for a Vacation and Abandonment of Patents and BLM ROW Grant on APN #126-24-610-004.

This Patent and BLM ROW Grant are no longer needed and will allow our client to move forward in the development of this site.

Thank you in advance for your favorable consideration. Please contact me if you should have any questions or require additional information.

Sincerely,

DRC Engineering

Jolene J. Granberg
Senior Project Coordinator

VAC-19032
03/08/07 PC

7180 INDUSTRIAL ROAD, SUITE 800 • LAS VEGAS, NV 89118 • PHONE: 702-270-6119 • FAX: 702-270-4899
ANAHEIM HILLS ONTARIO LAS VEGAS VALENCIA CORONA

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: VAC-19032 - OWNER/APPLICANT: PICERNE PROVIDENCE, LLC

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***March 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] 3-6-07

Signature Date

AARON M. SCHEIN

Please print name

PICERNE

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 3/8/07 Item #3

PLANNING COMMISSION MEETING OF
March 8, 2007
VERBATIM TRANSCRIPT – ITEM 3

ABEYANCE – VAC-19032 – VACATION – PUBLIC HEARING – OWNER/APPLICANT: PICERNE PROVIDENCE, LLC – Petition to vacate a 40-foot wide BLM right-of-way grant along the north side of Deer Springs Way commencing approximately 340 feet from the northwest corner of Hualapai Way and Deer Springs Way and a 33-foot wide portion of an U.S. Government Patent Easement generally located west of Hualapai Way and north of Deer Springs Way, Ward 6 (Ross)

Appearance List:

LEO DAVENPORT, Chair
CHAD BOWERS, 3202 West Charleston Blvd., Attorney representing Albert and Eileen Massi
BRYAN SCOTT, Assistant City Attorney
JOHN KORKOSZ, Planning and Development
BART ANDERSON, Public Works
BYRON GOYNES, Commissioner
DAVID STEINMAN, Commissioner
UNIDENTIFIED FEMALE SPEAKER
MARGO WHEELER, Director, Planning and Development

(7 minutes)

Typed by: Angela Crolli
Proofed by: Lean Coleman

CHAIR DAVENPORT

We're moving on to Item Number 3, VAC-19032, Owner/Applicant, Picerne Providence, LLC. Petition to vacate a 40-foot wide BLM right-of-way grant along the north side of Deer Springs Way commencing approximately 340 feet from the northwest corner of Hualapai Way and Deer Springs Way and a 33-foot portion of an, of a United States Government Patent Easement generally located west of Hualapai Way and north of Deer Springs Way.

END RELATED DISCUSSION

RESUMED RELATED DISCUSSION

CHAIR DAVENPORT

Do, we don't, no.

CHAD BOWERS

Is there discussion?

CHAIR DAVENPORT

Is there any discussion from the Commissioners? Is there any discussion from the public?

CHAD BOWERS

I am an attorney representing one of the landowners.

CHAIR DAVENPORT

Okay, we'll open up, which one?

CHAD BOWERS

VAC-19032.

CHAIR DAVENPORT

Three.

CHAD BOWERS

Number 3.

CHAIR DAVENPORT

Fine.

CHAD BOWERS

Yeah. I'm sorry.

CHAIR DAVENPORT

Okay. I'll, I want –

CHAD BOWERS

Is this the appropriate time?

CHAIR DAVENPORT

This is a Public Hearing. Anyone wishing to speak, please come down, so, would you give your name and address.

BRYAN SCOTT

Mr. Chairman, we probably should just pull this one off the One Motion One Vote and you can vote on the others ones, if there's not any other public comments.

CHAIR DAVENPORT

Okay. You wait one second and you'll be back up.

CHAD BOWERS

Okay.

END RELATED DISCUSSION

RESUME RELATED DISCUSSION

CHAIR DAVENPORT

Now, we'll move back to Item Number 3, which I already read into the record, and I will open it for public hearing and for staff's report.

JOHN KORKOSZ

Staff believes that adequate measures have been taken so that the public will not be materially injured by this Vacation as required by NRS 278.480, and Public Works can further address any issues on this application. Staff does recommend approval.

CHAIR DAVENPORT

Thank you. This is open for public hearing, and you want to give your name and address again.

CHAD BOWERS

My name is Chad Bowers. My address is 3202 West Charleston. I am an attorney for Albert and Eileen Massi, adjacent property owners. Our concern is that by granting this, the lot owned by Mr. and Mrs. Massi will become, potentially, landlocked (inaudible) access through Deer Springs. Currently, we're in discussions with BLM to arrange some sort of easement through there that we're – comfortable with, will last the City's intended proposed move. But, of course, once this is approved, that's subject to BLM. So, we'd ask for an extension of 30 days to formalize those negotiations, so that we do have a right-of-way. We don't oppose the developer's plan, necessarily, but we'd like the opportunity to make sure we're not landlocked before it's approved.

CHAIR DAVENPORT

Right, but we extended it. We held it from our last meeting for you to accomplish that.

CHAD BOWERS

And I believe we're in the process. I know Mr. Massi and my clients have spoken to BLM. I just don't think we resolved that. I've been requested to ask for 30 days, knowing that we might only get a portion of that, but we believe we can get it done. We just haven't been able to quite yet.

CHAIR DAVENPORT

Mr. Anderson, is my understanding that Public Safety (sic) did review the documents and determined it was not landlocked?

BART ANDERSON

That is correct. There is an existing BLM right-of-way grant in favor of the City of Las Vegas for a 60-foot wide roadway in the Deer Springs alignment from the west edge of Mr. Massi's site, westward to Eagan Crest. There's also a –, an earlier right-of-way document granting that to Clark County, but the one that the City performed is more recent and – is a standard right-of-way grant. It would be, the only way it could be eliminated is through a Vacation application, such as this. So, if the eastern portion, which is currently re, requested for a Vacation, was vacated, they would still have access to the west, to Eagan Crest.

CHAIR DAVENPORT

Okay. Does any other Commissioners have questions?

COMMISSIONER GOYNES

So, no matter what we do, it's – I mean, if we vote on this, it's not gonna landlock 'em but through your discussions with BLM may give him further access to that – parcel possibly?

BART ANDERSON

Correct. He, the – property owner would not be landlocked. We would not support a Vacation request that would result in landlocking a parcel. They will continue to have access, but the access that they would be left with would be less desirable to the applicant than what he's

pursuing. I – certainly can't speak to whether or not you should abey it. I can only say that from a technical standpoint, they will not be landlocked. We would never allow such a thing.

COMMISSIONER GOYNES

Thank you.

CHAIR DAVENPORT

But this is gonna go on to City Coun, if – we do take action, tonight, you would have, four/four, so, you'd have a little short of 30 days before it goes to City Council.

CHAD BOWERS

No, I understand that. I think that the – reason that I'm here is the discussions with BLM about possibly arranging a different access from that other direction, from the east side on Hualapai. We felt it would be more fruitful, if we could get that accomplished during this phase. But I understand, if you go forward, you go forward.

CHAIR DAVENPORT

Yeah, but I don't, I mean, personally, I don't see a benefit in holding it again, and I'm just speaking for myself.

CHAD BOWERS

No, I understand.

CHAIR DAVENPORT

And –holding it up and holding up the developer and – they did graciously allow us to – postpone for two weeks, which everybody worked on. And then, I'm sure, if you come to City Council and they don't, if you haven't got something worked out, I mean, you could talk to them. And obviously, go for a postponement at that point.

CHAD BOWERS

Okay. Well –

CHAIR DAVENPORT

Well, I mean, I, that's, is there any other –

COMMISSIONER STEINMAN

No, I concur with that. I, if staff is assuring us that they will have access, I – don't see the reason to hold it up at this point, but it does give another 28 days to have a discussion with whomever, to get it cleared up. So, I think we should move on.

CHAIR DAVENPORT

Was that a motion?

COMMISSIONER STEINMAN

Yes, it is. **I'd move to approve of, Agenda Item Number 3, VAC-19032.**

CHAIR DAVENPORT

Thank you. There's a motion for approval of Item 3. Please vote. Post. Motion carries. **(Motion carried unanimously.)**

UNIDENTIFIED FEMALE SPEAKER

Thank you, Commissioners.

CHAIR DAVENPORT

Thank you. Good luck.

MARGO WHEELER

And that does go forward to Council on April 4th.

CHAD BOWERS

Thank you.

(END OF DISCUSSION)

/ac;lc

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:

SDR-19357 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: C2 LOFTS - OWNER: NORTHWEST III, LLC, ET AL - Request for a Major Modification to an approved Site Development Plan Review (SDR-9439) FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 412 RESIDENTIAL UNITS AND 57,772 SQUARE FEET OF COMMERCIAL SPACE on 21.2 acres at the northeast corner of Buffalo Drive and Trinity Peak Drive (APN 138-15-310-031, 034 and 035), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

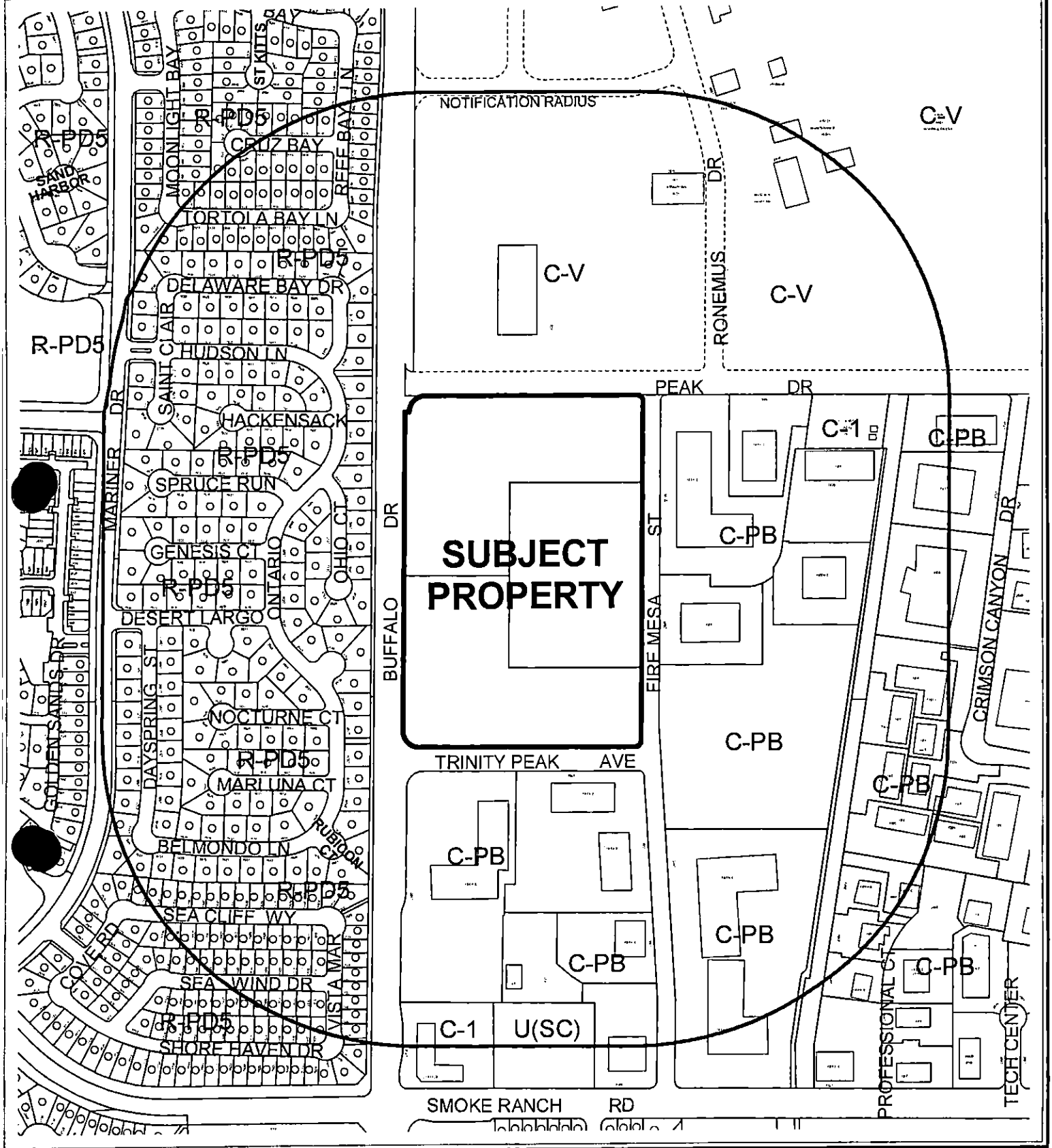
RECOMMENDATION:
Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Table request by B2 Developer Services

MOTION:
GOYNES – TABLE Item 4 [SDR-19357]; HOLD IN ABEYANCE Item 1 [ANX-19110], Item 20 [WVR-19784], Item 21 [SUP-19359], Item 22 [SDR-19363], Item 28 [SDR-19352] and Item 29 [TXT-19240] to 3/22/2007; and HOLD IN ABEYANCE Item 12 [GPA-19066], Item 13 [ZON-18923], Item 14 [VAR-18924], Item 15 [VAR-19609] and Item 16 [SDR-18925] to 4/12/2007 – UNANIMOUS

MINUTES:
JOHN KORKOSZ, Planning and Development Department, noted that Item 4 [SDR-19357] had been requested to be tabled.

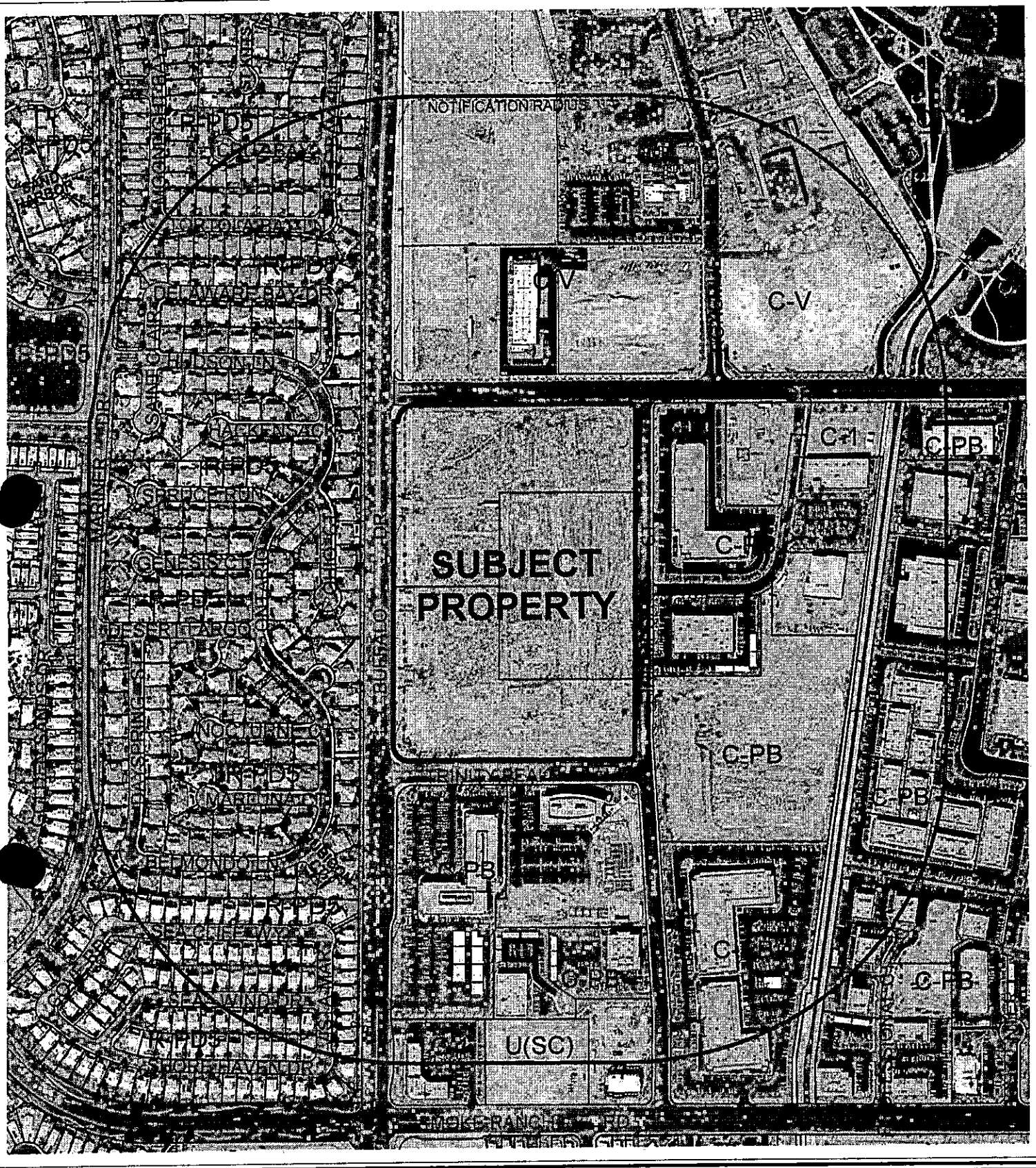
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CASE: **SDR-19357**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)



0 600 1200 Feet

CASE: **SDR-19357**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-19357 - APPLICANT: C2 LOFTS - OWNER: NORTHWEST III, LLC, ET AL

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0087-98), Special Use Permit (SUP-9436) and Site Development Plan Review, if approved.

2. Site Development Plan Review (SDR-9439) is hereby expunged.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan date stamped 03/02/07; landscape plan, and building elevations, date stamped 1/23/07, except as amended by conditions herein.

5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

6. 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. Air conditioning units shall not be mounted on rooftops within the residential component of this development.

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off 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.

13. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

14. 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.

15. 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.

Public Works

16. 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.

17. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

18. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.

19. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. 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.

20. 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, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

21. 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.

22. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site or the issuance of any permits, whichever may occur first. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

23. Site development to comply with all applicable conditions of approval for Z-87-98 and all other subsequent site-related actions.

24. A traffic queuing analysis for the proposed gated driveways must be submitted to and approved by the City Traffic Engineer prior to the issuance of any permits, submittal of any construction drawings or the approval of a Map for this site. If the traffic queuing analysis is not approved, these driveways shall either not be gated, or shall be redesigned to meet Standard Drawing #222a requirements. If the analysis is approved, submit an application for a deviation from Standard Drawing #222a for these substandard gated driveways accessing this site from Trinity Peak Avenue, Fire Mesa Street and Peak Avenue. If the driveways require modifications, a revised site plan shall be submitted to the Planning and Development Department.

SDR-19357 - Staff Report Page One
March 8, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The purpose for this request is for a Major Modification to an approved Site Development Plan Review (SDR-9439) for a proposed mixed-use development consisting of 412 residential units and 57,772 square feet of commercial space.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
Month/date/year	Action
02/22/99.	The City Council approved a General Plan Amendment (GPA-0047-98) from SC (Service Commercial) to LI/R (Light Industry/Research) and a Rezoning (Z-0087-98) from C-1 (Limited Commercial) to C-PB (Planned Business Park) for this site as part of a larger request for the entire Las Vegas Technology Center expansion area. The Planning Commission recommended approval on 01/28/99.
11/17/99	The City Council approved a Development Standard Review and Master Plan Review [Z-0087-98(1) and Z-0066-87(4)] for the Las Vegas Technology Center Phase II. The Planning Commission recommended approval on 10/14/99.
05/02/01	The City Council approved a Site Development Plan Review [Z-0087-98(2)] for a proposed 90,290 square-foot office building on parcel A of the Las Vegas Technology Park II. The Planning Commission and staff recommended approval on 03/22/01.
07/18/01	The City Council approved a Site Development Plan Review [Z-0087-98(3)] for a proposed 101,902 square-foot office building on parcel D of the Las Vegas Technology Park II. The Planning Commission and staff recommended approval on 06/14/01.
09/08/05	The Las Vegas Technology Center II Architectural Review Committee approved the proposed project, subject to Council approval.
12/21/05	The City Council approved a mixed-use project (SDR-9439 and SUP-9436) consisting of 558 residential units and 52,000 square feet of commercial space. The Planning Commission and staff recommended approval on 11/17/05.
Pre-Application Meeting	
10/24/06	At the Pre-application meeting the applicant was informed about parking requirements per code, conformance with SUP-9436 and SDR-9439. TMP-10550 to be expunged by a new Tentative Map.
Neighborhood Meeting	
A neighborhood meeting is not required for this application type, nor was one held.	

JK

SDR-19357 - Staff Report Page Two
March 8, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	21.21 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)
North	City of Las Vegas West Service Center	PF (Public Facility	C-V
South	Retail/Office	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)
East	Office	LI/R (Light Industrial/Research)	C-PB (Planned Business Park)
West	Single-family Residential	ML (Medium Low)	R-PD5

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Technology Center		X	N/A
Special Districts/Zones	*Yes*	*No*	*Compliance*
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 DINA was submitted for SDR-9439 and SUP-9436 for the prior approval of this project.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following development standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	20 Acres	21.21 Acres	Y
Min. Lot Width	100 Feet	785 Feet	Y
Min. Setbacks			
• Front	20 Feet	100 Feet	Y
• Side	10 Feet	N/A	N/A
• Corner	20 Feet	20 Feet	Y
• Rear	15 Feet	15 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A

Max. Lot Coverage	50%	41.35%	Y
Max. Building Height	5 Stories & 85 Feet	5 Stories & 66.5 Feet	Y
Trash Enclosure	50 Feet	200+ Feet	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060 the following residential adjacency standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	143 Feet	200 Feet	Y

Existing Zoning	**Permitted Density**	**Units Allowed**
C-PB	N/A	N/A
Proposed Zoning	**Permitted Density**	**Units Allowed**
C-PB	N/A	N/A
General Plan	**Permitted Density**	**Units Allowed**
LI/R	N/A	N/A

* The 412 units proposed in this development equates to a total residential density of 19.42 dwelling units per acre.

Pursuant to Title 19.10 J and Title 19.12.040 the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Trees/ 6 Spaces	56 Trees	99 Trees	Y
Buffer: Min. Trees	1 Tree/ 20 Linear Feet	170 Trees	208 Trees	Y
TOTAL		226 Trees	307 Trees	Y
Min. Zone Width	15 Feet		15 Feet	Y
Wall Height	N/A		N/A	N/A

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	Required			Provided		Compliance
			Parking		Parking		
Use		Parking Ratio	Regular	Handi-capped	Regular	Handi-capped	
Commercial	57,772 sq. ft.	1:250	225	7	292	18	
Residential					818	40	
1 Bedroom	232 Units	1.25 per unit	179	6			
2 Bedroom	180 Units	1.75 per unit	176	6			
Guest	412 Total Units	1 per 6 units	66	3			
SubTotal			646	22	1110	58	
TOTAL (including handicap)			668		1168		
Loading Spaces			4				

ANALYSIS

Land Use:

LI/R (Light Industry/Research) – The Light Industry/Research category allows areas appropriate for clean, low-intensity (non-polluting and non-nuisance) industrial uses, including light manufacturing, assembling and processing, warehousing and distributions, and research, development and testing laboratories. Typical supporting and ancillary general uses are also allowed. This category may also allow mixed-use development with a residential component as a transition to less-intense uses where appropriate.

Prior Approvals:

The City Council approved a mixed-use project (SDR-9439 and SUP-9436) consisting of 558 residential units and 52,000 square feet of commercial space. The Site Development Plan Review was approved with specific conditions requiring the applicant to meet with Planning and Development to develop a comprehensive address plan which shall be approved prior to approval of any building permits. Additionally an 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.

The prior application was deemed to be a Project of Regional Significance pursuant to Ordinance No. 5477 because the project was a Planned Unit Development of 500 units or more. This project reduces the number of residential units and increases the commercial square footage. The changes proposed should not result in an increased impact from what was approved in SDR-9439 and SUP-9436.

A condition of approval for this project will expunge SDR-9439, the prior approved site plan on this site. The Special Use Permit for a mixed-use project approved with the prior Site Development Plan Review is still necessary as the applicant has not filed a new Special Use Permit. Therefore, this project will be required to comply the conditions of approval for SUP-9436.

Site Plan:

The proposed development consists of 412 residential units and 57,772 square feet of commercial space. There are two buildings along the Buffalo Drive frontage, which are mirror images of each other. Each building has twelve retail spaces at street level. Above the first floor retail are three floors with a total of 72 residential units, 12 of which are two story units. The maximum height of these buildings is 47 feet, eight inches. Along the Trinity Peak Avenue and Peak Avenue frontages are 60-foot tall buildings with a footprint of 203 feet by 385 feet. Each building has a first level parking garage with four floors of residential. There are 96 residential units contained within each building. The first three levels of residential have 24 units each and four of those units have second-level lofts at level four, which reduces the fourth level of residential to 20 individual units.

There are six interior residential buildings located near the Fire Mesa Street frontage. Each building is six stories and 66 feet, five inches tall. The first level of each building is a parking level, with levels two through five dedicated to residential units. Each building has 14 units for a total of 84 units within this building type. The entire fourth and fifth levels are two-level loft units with six total loft units per building.

Within the courtyard area there are six one-story commercial buildings with a total lease area of 3,750 square feet. Additionally, the courtyard is enclosed on the east end of the site by a 30,000 square-foot recreation center along the Fire Mesa Street frontage.

Landscape Plan:

The site is extensively landscaped with twelve species of trees that are 24-inch box or 36-inch box. These trees include, but are not limited to Arizona Ash, African Sumac, Date Palms, Mondell Pines, and Mexican Fan Palms. In total, there are 979 trees on the site. There are also 14 species of shrubs and ground cover, including but not limited to, Texas Privet, Dwarf Myrtle, and India Dwarf Hawthorn with a total shrub count of approximately 10,600 based on four-foot planting on center within 151,520 square feet of landscape area. The recreation area has 4,580 square feet of turf.

Floor Plan:

The floor plans show several product types within the residential units. The residential units range in size from 748 square feet to 1940 square feet. The recreation center is 30,000 square feet including the basement level.

Elevation Plan:

The elevation plans show three primary building types with six small retail buildings and a recreation center. The buildings that front the Buffalo Drive frontage have an aluminum storefront with a blue window glazing at the commercial ground-level. The façade of the residential levels is a gray stucco finish with metal awnings, steel cable railings and red-cross bracing along some of the windows, which also have a blue glazing. The maximum height of these buildings is 47 feet, eight inches tall.

The recreation center building carries the same gray stucco finish found on the buildings on the Buffalo Drive frontage. The east elevation of the building, which faces Fire Mesa Street has three levels of blue glazed glass within the center of the building and has stone veneer accents.

The residential buildings within the courtyard setting of the site look similar to buildings that you would find in large urban downtown areas. The building is dominated by large windows with red and gray stucco accents. These buildings are the tallest buildings on the site at 66 feet, five inches in height.

The buildings fronting Peak Avenue and Trinity Peak Avenue have the most architecturally varied pattern on the site. These buildings stand 60 feet in height and have brown, tan and red stucco facades and varied articulation in the building height and color pattern.

The commercial kiosks in the courtyard area are primarily glass in nature with sharp angled stucco accents.

FINDINGS

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 consistent with the prior approval of this project.

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 LI/R land-use category allows for mixed-use developments as a transitional use to less intense uses, which is consistent with this site where research industrial uses are located to the east of the site and residential uses within Desert Shores to the west.

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

   The proposed development is bounded by four streets: Buffalo Drive, which is designated as a 100-foot Primary Arterial, Peak Avenue, which is designated as an 80-foot Secondary Collector, Trinity Peak Avenue, which is an 80-foot street, and Fire Mesa Street, which is a 60-foot street. Therefore, this development should not negatively impact adjacent roadways or neighborhood traffic.

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

   The building and landscape materials in this development are appropriate for the area and for the City.

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

   The architectural fenestration in this development have a significantly greater level of detail than tilt-up concrete buildings found east of this site within the Las Vegas Technology Center 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.**

   The proposed development will undergo inspections from different City and or County agencies to ensure that this development will not adversely compromise the public health, safety, and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	4
ASSEMBLY DISTRICT	37
SENATE DISTRICT	6
NOTICES MAILED	315
APPROVALS	0
PROTESTS	0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-19357 APN: 138-15-310-034

Name of Property Owner: Trinty Peak II, LLC

Name of Applicant: C2 Lofts

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 L Cook

Subscribed and sworn before me

This 23 day of October, 20 06

_____
Notary Public in and for said County and State

DEANNA WATTERSON
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 03-15-2008
Certificate No: 04-88127-1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-19357 APN: 138-15-310-035

Name of Property Owner: Northwest III, LLC

Name of Applicant: C2 Lofts

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: Virginia L. Cook

Subscribed and sworn before me

This 23 day of October, 2006

D. Watterson

Notary Public in and for said County and State

DEANNA WATTERSON
NOTARY PUBLIC
STATE OF NEVADA
Date Appointment Exp: 03-15-2008
Certificate No: 04-88127-1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-19357 APN: 138-15-310-031

Name of Property Owner: Trinty Peak I, LLC

Name of Applicant: C2 Lofts

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: _____

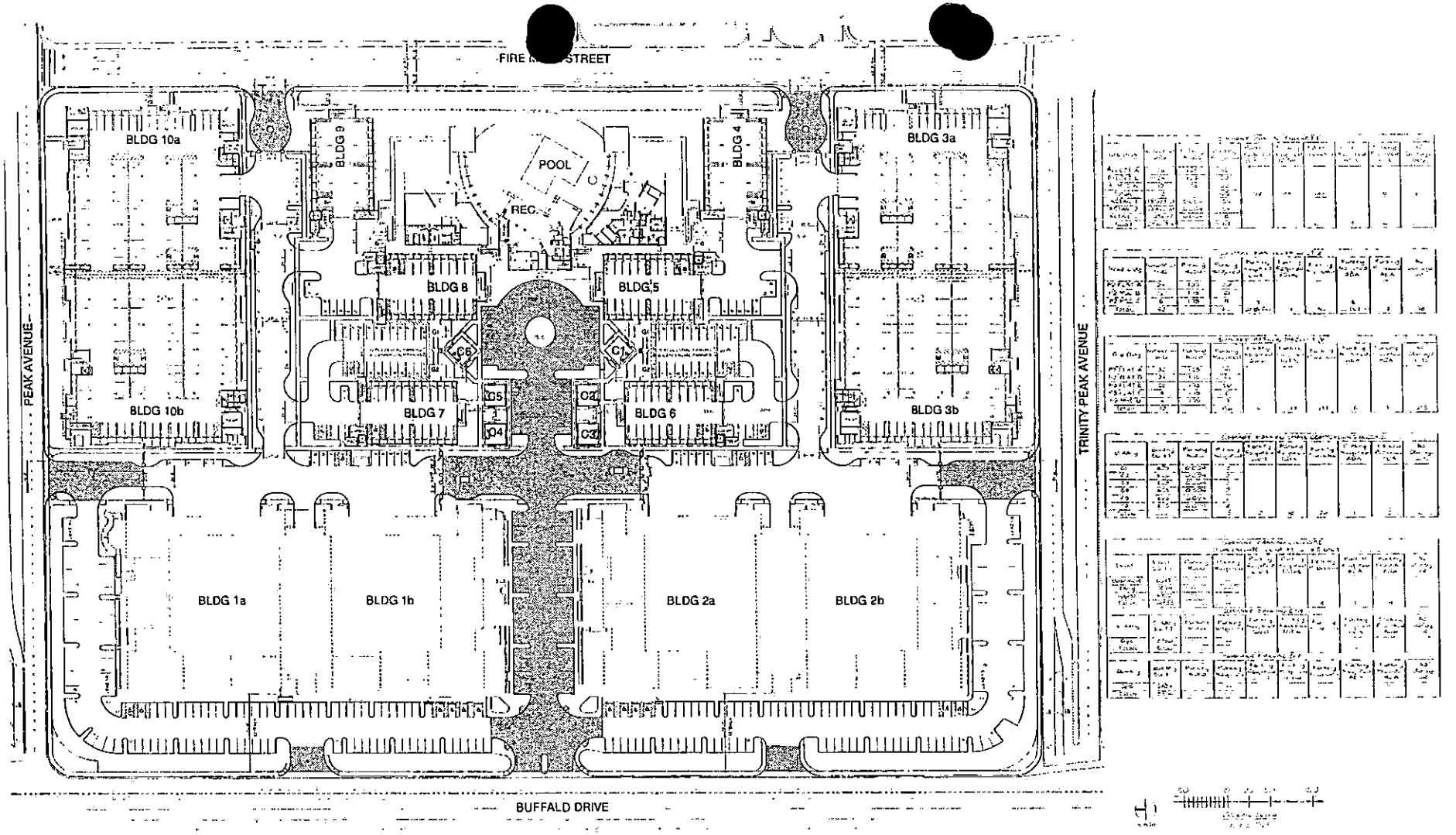
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702.240.2469

No.	Date	Revision Description

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Site Plan - Alternate

Site Plan- Level 1

A101

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SDR-19357
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03/08/07 PC

REVISED

PRODUCT I - BLDGS 1 or 2 - LEVEL 2

UNIT	NO BR	NO UNITS	UNIT SQ FT	LOFT LEVEL SQ FT	DECK SQ FT	PATIO OR TERRACE SQ FT	UNIT TOTAL SQ FT	TOTAL SQ FT
PI LOFT A-1	1	2	1240		11		1251	2502
PI LOFT A-2	1	2	1241		11	369	1621	3242
PI LOFT A-3	1	8	1241		11		1374	10992
PI LOFT B-1	1	10	1291		185		1476	14760
PI LOFT B-2	1	2	1254		166	350	1770	3540
PI LOFT B-3	1	2	1294		606	302	2202	4404
PI LOFT B-4	1	2	1294		185	402	1881	3762
TOTAL		29						42,910
COMMON								30941
FLOOR TOTAL								73851

PRODUCT I - BLDGS 1 or 2 - LEVEL 3

UNIT	NO BR	NO UNITS	UNIT SQ FT	LOFT LEVEL SQ FT	DECK SQ FT	PATIO OR TERRACE SQ FT	UNIT TOTAL SQ FT	TOTAL SQ FT
PI LOFT A-5	1	8	1241		11		1334	10583
PI LOFT A-6	1	2	1241		11	316	1640	3280
PI LOFT A-7	1	2	1241		11	315	1496	2992
PI LOFT B-1	1	4	1294		185		1416	5676
PI HSC A-1	2	8	1184		116		1260	10240
PI HSC A-2	2	2	1184		116	354	1716	3426
PI HSC A-3	2	2	1184		116	313	1193	3368
TOTAL		28						39,800
COMMON								4826
FLOOR TOTAL								44626

PRODUCT I - BLDGS 1 or 2 - LEVEL 4

UNIT	NO BR	NO UNITS	UNIT SQ FT	LOFT LEVEL SQ FT	DECK SQ FT	PATIO OR TERRACE SQ FT	UNIT TOTAL SQ FT	TOTAL SQ FT
PI LOFT A-6	1	8	1241		11		1363	10543
PI LOFT A-1	1	2	1241		11	315	1528	3448
PI LOFT A-8	1	2	1241		11	316	1584	3280
PI LOFT B-1	1	4	1294		185		1479	5916
PI HSC A3-1			1184				1184	9464
PI HSC A2-3			1184				1184	1420
PI HSC A3-5			1184				1184	1184
TOTAL		16						31,832
COMMON								8552
FLOOR TOTAL								40,384

PRODUCT I - BLDGS 1 or 2 - LEVEL 5

UNIT	NO BR	NO UNITS	UNIT SQ FT	LOFT LEVEL SQ FT	DECK SQ FT	PATIO OR TERRACE SQ FT	UNIT TOTAL SQ FT	TOTAL SQ FT
PI LOFT A-8			944			364	1308	9304
PI LOFT A-1			944			364	1308	1308
PI LOFT A-8			944			364	1308	1308
PI LOFT B-1			926			312	1238	2952
PI HSC A-1			963			481	1444	5744
PI HSC A-2			963			481	1444	2888
PI HSC A-3			963			481	1444	4888
TOTAL								33950
COMMON								2916
FLOOR TOTAL								36839

PRODUCT 2 - BUILDING 4 5 & 7 & 8 or 9 - LEVEL 2

UNIT	NO BR	NO UNITS	UNIT SQ FT	UNIT TOTAL SQ FT	TOTAL SQ FT
P2 LOFT A	1	4	1830	1837	6520
TOTAL		4			6520
COMMON					2929
FLOOR TOTAL					7449

PRODUCT 2 - BUILDING 4 5 & 7 & 8 or 9 - LEVEL 3

UNIT	NO BR	NO UNITS	UNIT SQ FT	UNIT TOTAL SQ FT	TOTAL SQ FT
P2 LOFT A	1	4	1830	1830	6520
TOTAL		4			6520
COMMON					2934
FLOOR TOTAL					9454

PRODUCT 2 - BUILDING 4 5 & 7 & 8 or 9 - LEVEL 4

UNIT	NO BR	NO UNITS	UNIT SQ FT	UNIT TOTAL SQ FT	TOTAL SQ FT
P2 HSC B	2	4	1003	1003	4008
P2 HSC C	2	7	1729	1729	3458
TOTAL		0			8758
COMMON					2942
FLOOR TOTAL					9056

PRODUCT 2 - BUILDING 4 5 & 7 & 8 or 9 - LEVEL 5

UNIT	NO BR	NO UNITS	UNIT SQ FT	UNIT TOTAL SQ FT	TOTAL SQ FT
P2 HSC B	2	4	671	671	2628
P2 HSC C	2	2	1008	1008	3016
TOTAL		6			3624
COMMON					932
FLOOR TOTAL					3696

PRODUCT 3 Retail

UNIT	TOTAL SQ FT
RETAIL PAD 1	315
RETAIL PAD 2	1266
RETAIL PAD 3	1268
RETAIL PAD 4	1038
RETAIL PAD 5	1474
RETAIL PAD 6	2158
RETAIL PAD 7	2198
RETAIL PAD 8	1474
RETAIL PAD 9	4090
RETAIL PAD 10	1274
RETAIL PAD 11	1212
RETAIL PAD 12	2415
Total Building 3&4 B	23950
Total Building 3&4 B	23950

Building 01, 02, 03, 04, 05 & 06

UNIT	TOTAL SQ FT
COMMERCIAL 1	625
COMMERCIAL 2	625
COMMERCIAL 3	625
COMMERCIAL 4	625
COMMERCIAL 5	625
COMMERCIAL 6	625
Total:	3750
Project Total	57772

PRODUCT 5 - BLDGS 2 or 10 - LEVEL 2

UNIT	NO BR	NO UNITS	UNIT SQ FT	DECK SQ FT	UNIT TOTAL SQ FT	TOTAL SQ FT
P5 LOFT A-1	1	4	1120	96	1216	4864
P5 LOFT A-2	1	5	1120	161	1281	6405
P5 LOFT A-3	1	1	1120	151	1251	1251
P5 LOFT B-1	3	3	1562	114	1676	5028
P5 LOFT B-2	3	1	1562	145	1651	1651
P5 LOFT B-3	3	1	1562	114	1556	1556
P5 LOFT B-4	3	3	1562	145	1510	5230
P5 LOFT B-5	3	3	1562	114	1596	5573
P5 LOFT E-3	3	3	1655	142	1819	4575
P5 LOFT E-5	3	2	1655	114	1883	3766
P5 LOFT P-3	3	1	1116	164	1440	1440
TOTAL		34				51,804
COMMON						41504
FLOOR TOTAL						93,308

PRODUCT 6 - BLDGS 2 or 10 - LEVEL 3

UNIT	NO BR	NO UNITS	UNIT SQ FT	DECK SQ FT	UNIT TOTAL SQ FT	TOTAL SQ FT
P5 LOFT A-1	1	8	1120	96	1216	4128
P5 LOFT B-1	3	8	1562	114	1676	50028
P5 LOFT E-1	3	1	1655	112	1195	1395
P5 LOFT P-1	3	1	1116	112	1668	1668
TOTAL		24				33984
COMMON						4144
FLOOR TOTAL						43986

PRODUCT 3 - BLDGS 2 or 10 - LEVEL 4

UNIT	NO BR	NO UNITS	UNIT SQ FT	DECK SQ FT	UNIT TOTAL SQ FT	TOTAL SQ FT
P5 LOFT A-1	1	8	1120	96	1216	4128
P5 LOFT B-1	3	4	1562	114	1476	5904
P5 LOFT E-1	3	1	1655	113	1195	1395
P5 LOFT P-1	3	1	1116	113	1668	1668
PI HSC B-1	3	4	1562	114	1194	5916
TOTAL		34				34,000
COMMON						4144
FLOOR TOTAL						43916

PRODUCT 6 - BLDGS 2 or 10 - LEVEL 5

UNIT	NO BR	NO UNITS	UNIT SQ FT	DECK SQ FT	UNIT TOTAL SQ FT	TOTAL SQ FT
P5 LOFT A-1	1	8	1120	96	1216	4128
P5 LOFT B-1	3	4	1562	114	1476	5904
P5 LOFT E-1	3	1	1655	113	1195	1395
P5 LOFT P-1	3	1	1116	112	668	668
TOTAL		20				32851
COMMON						4111
FLOOR TOTAL						42014

CODE ANALYSIS

APPLICABLE BUILDING CODES:
2006 International Building Code with Southern Nevada Building Code Amendments
2003 International Mechanical Code
2003 International Plumbing Code
2003 NCE National Electrical Code
2003 International Fire Code
2003 International Fuel and Gas Code
Local Jurisdiction: City Las Vegas

MODIFICATIONS:
1. Application No. _____ to allow R-3 occupancy under the three hour separation per section 508.
2. Application No. _____ to A3 occupancy on the fourth level in a Type VA building.

GENERAL INFORMATION AND DESCRIPTION:
Project Name: Upper West Side Mixed Use - Las Vegas Tech Center

GENERAL DESCRIPTION
Sprinklered, 3 and 4 story condominium (R-2) type VA buildings over 1 stories of Type I Mercantile and B-3 occupancies.

Code Section I. CLASSIFICATION OF BUILDINGS:

A. Occupancy Classification:

303.1 1. Assembly (Community halls): Group A-3

311.1 2. Residents (Condominium): Group A-3

309.1 3. Mercantile (Retail): Group M

311.3 4. Garage (Public and Private): Group S2

B. Occupancy Separations:

Table 508.3.3 1. Residential (R-2) to Parking Garage (S-2): 3-Hour fire rated. (Horizontal Separation).

Table 508.3.3 2. Residential (R-2) to Parking Garage (S-2): 3-Hour fire rated.

Table 508.3.3 3. Residential (R-2) to Assembly (A-3): 2-Hour fire rated.

Table 508.3.3 4. Mercantile (M) to Parking Garage (S-2): 3-Hour fire rated.

C. Type of Construction:

1. Apartments: Type V - A (Fire rated), Sprinklered

Table 601 a. Exterior bearing and interior bearing, structural frame, floor construction and roof construction: 1-hour fire rated

Table 601 b. Exterior non-bearing and interior non-bearing partitions: non-fire rated.

707.4 c. Shaft enclosures: 2-hour fire-rated (x story connected or more)

d. Floor and floor ceilings between units: 1-hour fire-rated.

Table 704.8 e. Refer to Site Plan.

704.3 f.) Unlimited unprotected openings are permitted in buildings on the same lot where a 15'-0" fire separation distance is provided.

1020.1.1 g.) Openings in stair enclosures within building exterior walls less that 180 degrees and 10' horizontally of a non-rated wall or unprotected opening shall be 1-hour rated with 3/4 hour rated openings

1020.1 i. Stairway construction: 2-hour fire-rated

708.1 g. Dwelling units shall be separated with Fire Partitions: 1-hour fire-rated

2. Fire Sprinkler Requirements

903.2.8.2 a. R2 Occupancies: NFPA 13R throughout

b. S2 Occupancies: NFPA 13R throughout, per Modification Request

3. Fire Alarm System

907.2.9 a. R2 Occupancy: Manual fire alarm system shall be provided

704.11 b. Parapets are not required where the exterior walls are more than 15' to property line

D. Allowable Floor Area:

1. Basic maximum square footage per floor

Table 503, 506.3 a. Condominium R2:

1.) Type V A (fire-rated): 12,000 maximum sq. ft. per floor plus increase for sprinkler 36,000 sq. ft.

Table 503, 506.3 b. Private Garages S2:

1.) Type I B : 79,000 maximum sq. ft. plus increase for sprinkler 237,000 sq. ft.

Table 503, 506.3 c. Merchantile M :

1.) Type I B : UL (unlimited) sq. ft. no increase for sprinkler

E. Height and Number of Stories

Table 503 1. Apartments R-2

504.2 a. Increase for sprinklers:

1.) Type VA: 3 + 1 story = 4 stories maximum; 50' + 20' = 70', however, 60' maximum height

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HFTA minneapolis · las vegas · pasadena · reno

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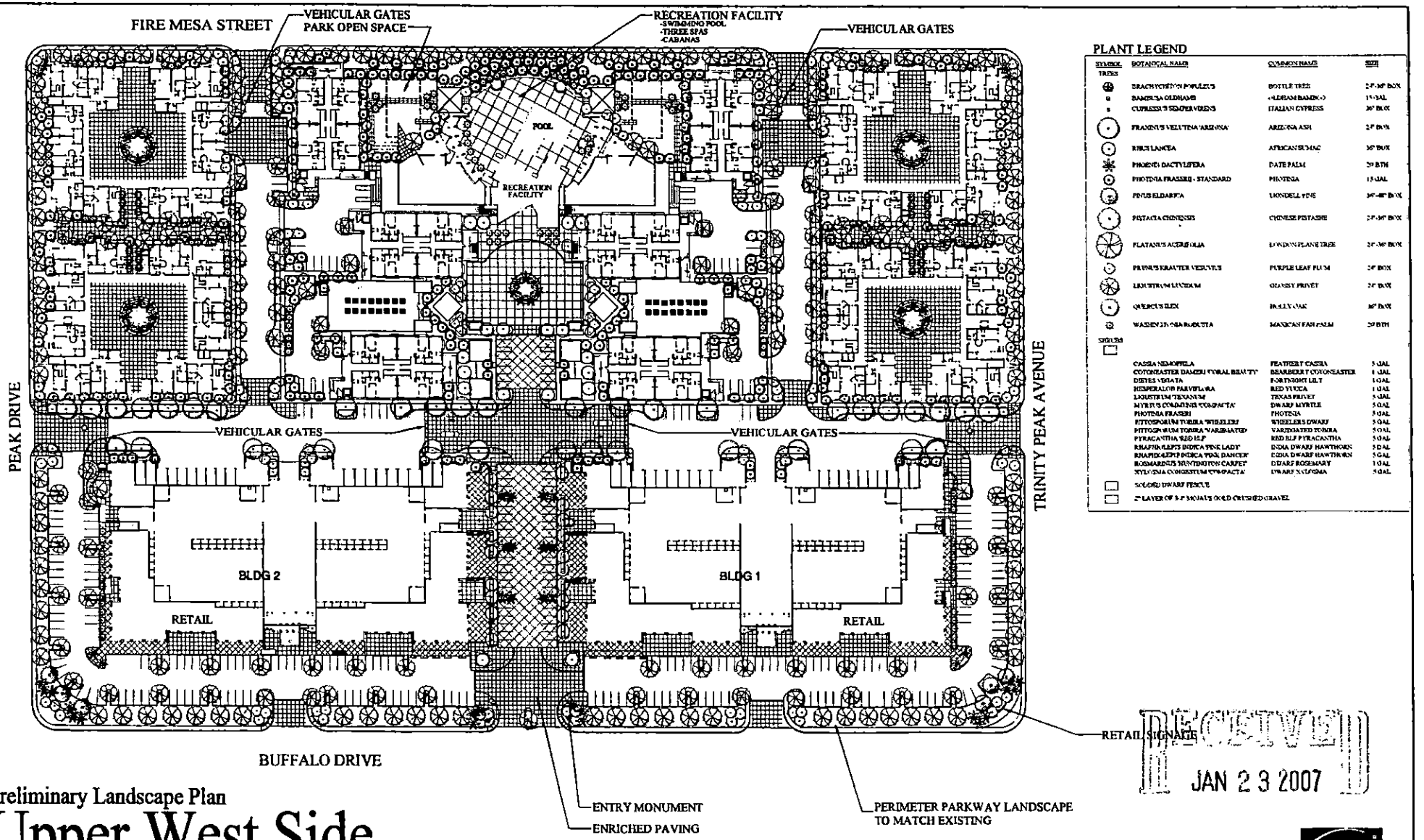
No.	Date	Revision Description

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada

SDR-19357
Matrix
03/08/07 PC

Project 0615.01.01
Date Jan 19 2007
Drawn by
Checked by

Drawing Number
A102



Preliminary Landscape Plan

Upper West Side

Las Vegas, Nevada

C2Lofts, LLC

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NUVIS
LANDSCAPE ARCHITECTURE AND PLANNING
FX: 714.754.7544
PH: 714.754.7411
CA 1226 NV 396
04-27-11 10-24-2006

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SDR-19357

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WEST ELEVATION



SOUTH ELEVATION

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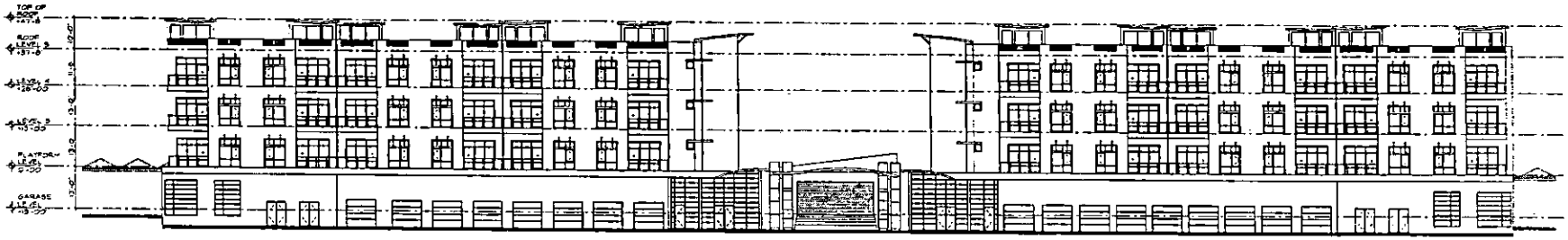
Key Plan

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1
Exterior Elevations

Elevations - Buildings 1 & 2

Drawing Number
1-A301

SDR-19357
03/08/07 PC



EAST ELEVATION



NORTH ELEVATION

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702.240.2469

No.	Date	Revision Description

Key Plan

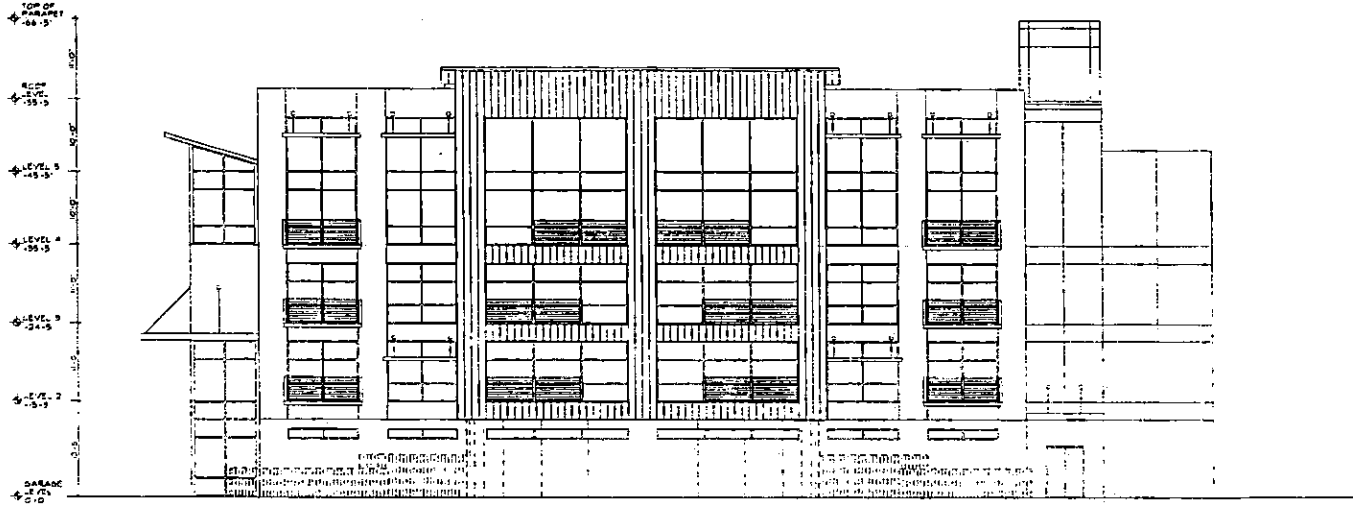
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1
Exterior Elevations

Elevations - Buildings 1 & 2

Date: JAN 23 2007

1-A302

SDR-19357
03/08/07 PC



ELEVATION 1

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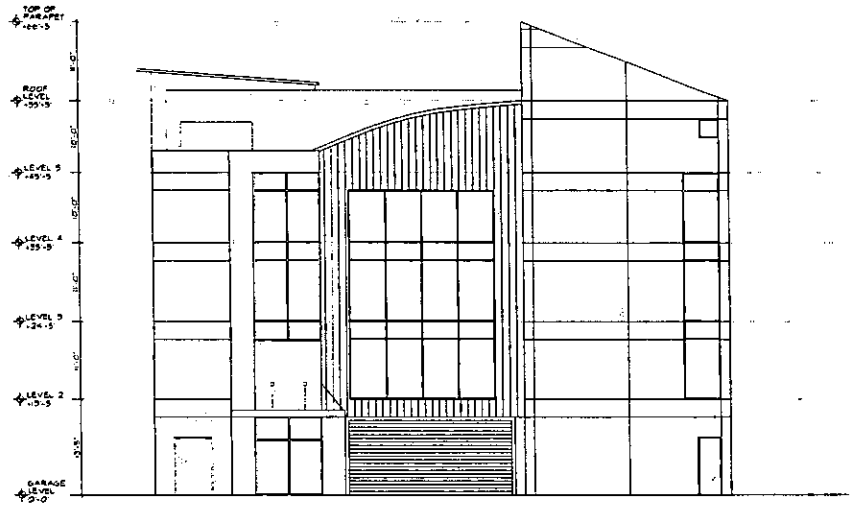
Key Plan

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 2
Exterior Elevation

ELEV - Bldg 4, 5 ,6 ,7 , 8 , & 9

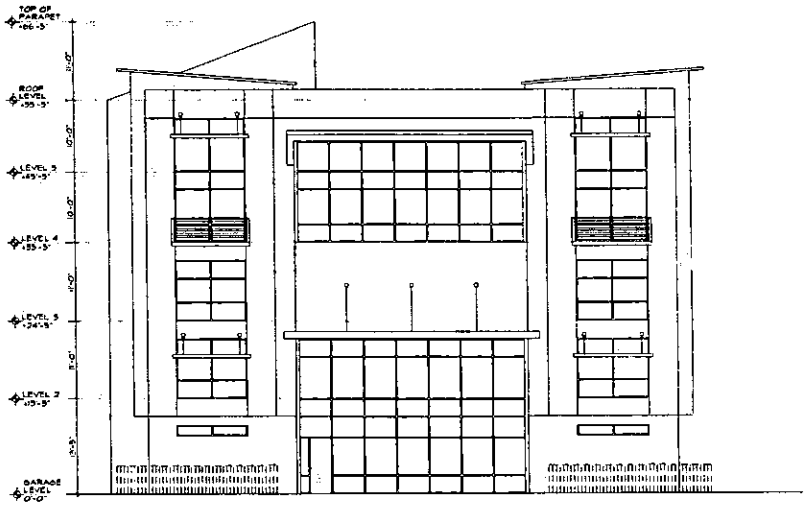
2-A301

SDR-19357
03/08/07 PC

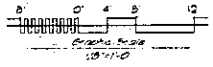


ELEVATION 2





ELEVATION 4



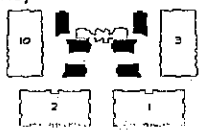
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No.	Date	Revision Description

Key Plan



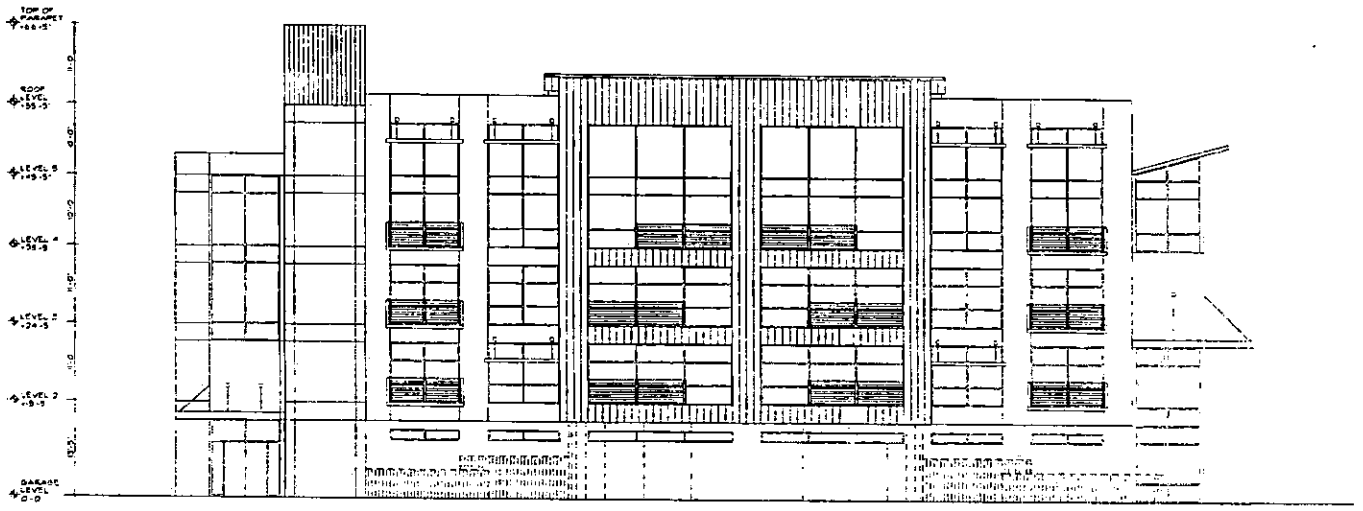
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 2
Exterior Elevations

ELEVS - Bldg 4, 5 ,6 ,7 , 8 , & 9

Project 0615.114.01
Date Jan. 23, 2007
Drawn by
Checked by

Drawing Number
2-A302

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ELEVATION 4

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No.	Date	Revision Description

Key Plan

Upper West Side Mix Use
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Las Vegas, Nevada
Product 2
Exterior Elevation

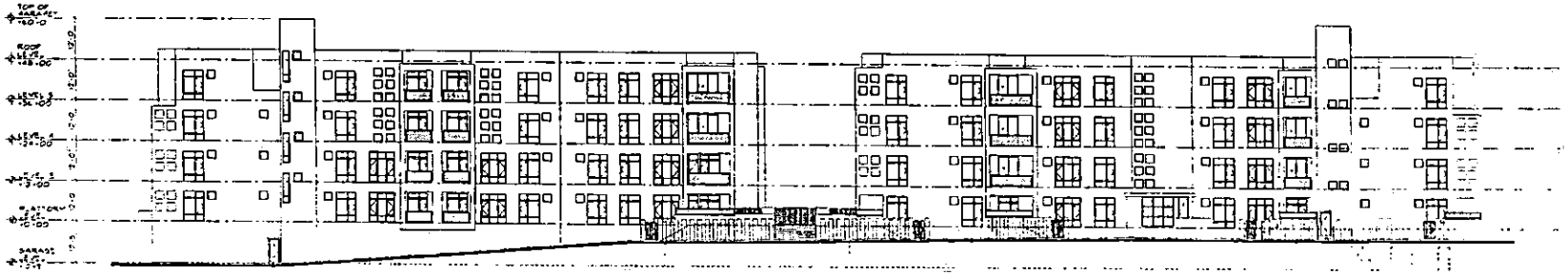
ELEV - Bldg 4, 5 ,6 ,7 , 8 , & 9

Project
Date
Drawn by
Checked by

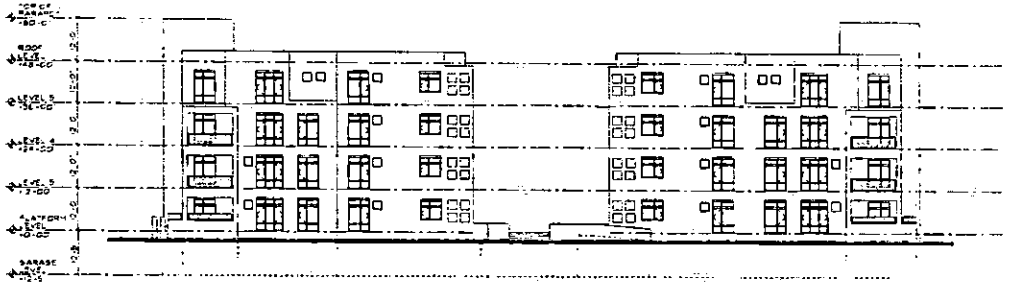
Drawing Number
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NORTH ELEVATION



WEST ELEVATION

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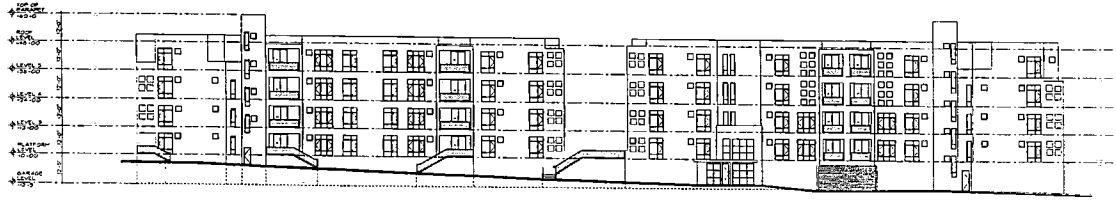
Key Plan

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 3
Exterior Elevations

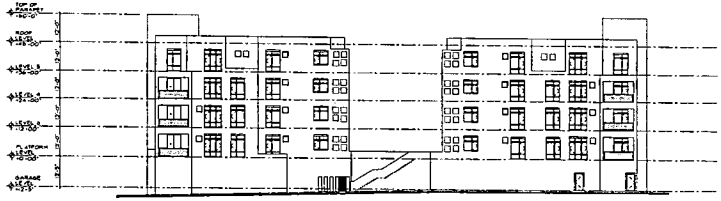
Elevations - Buildings 3 & 10

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SOUTH ELEVATION



EAST ELEVATION

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No.	Date	Revision Description

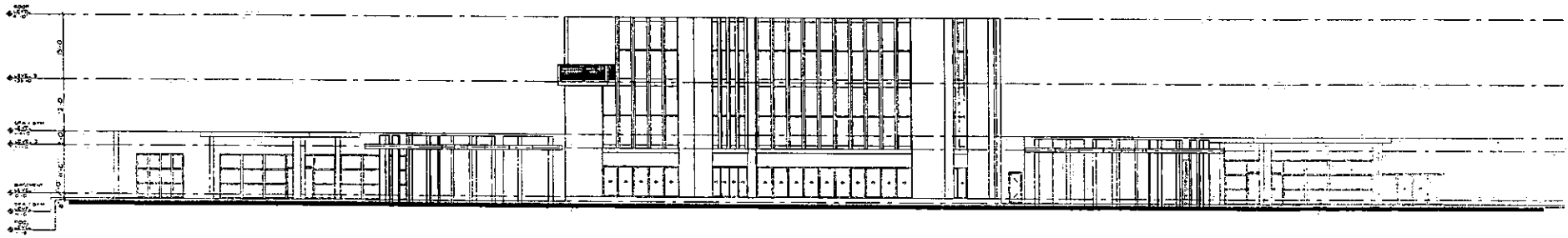
Key Plan

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 3
Exterior Elevations

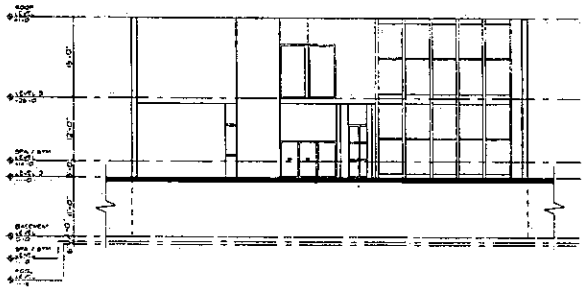
Elevations - Buildings 3 & 10

3-A302

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EAST ELEVATION - CLUBHOUSE



WEST ELEVATION - CLUBHOUSE

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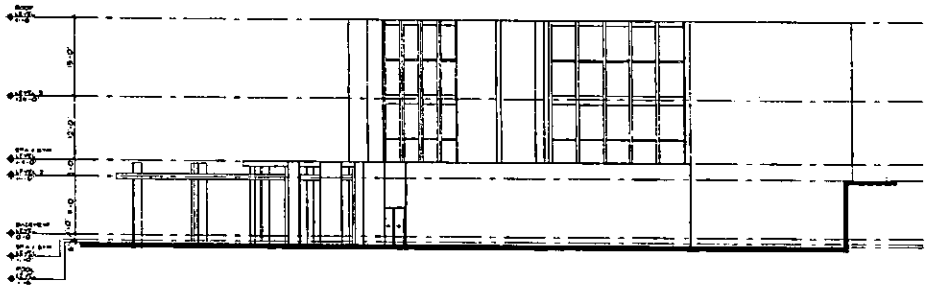
Key Plan

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Clubhouse
Exterior Elevations

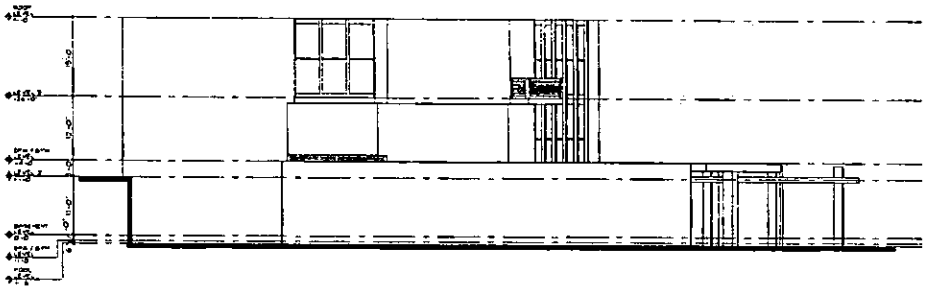
East and West Elevation

Drawing Number
4-A301

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NORTH ELEVATION - CLUBHOUSE



SOUTH ELEVATION - CLUBHOUSE

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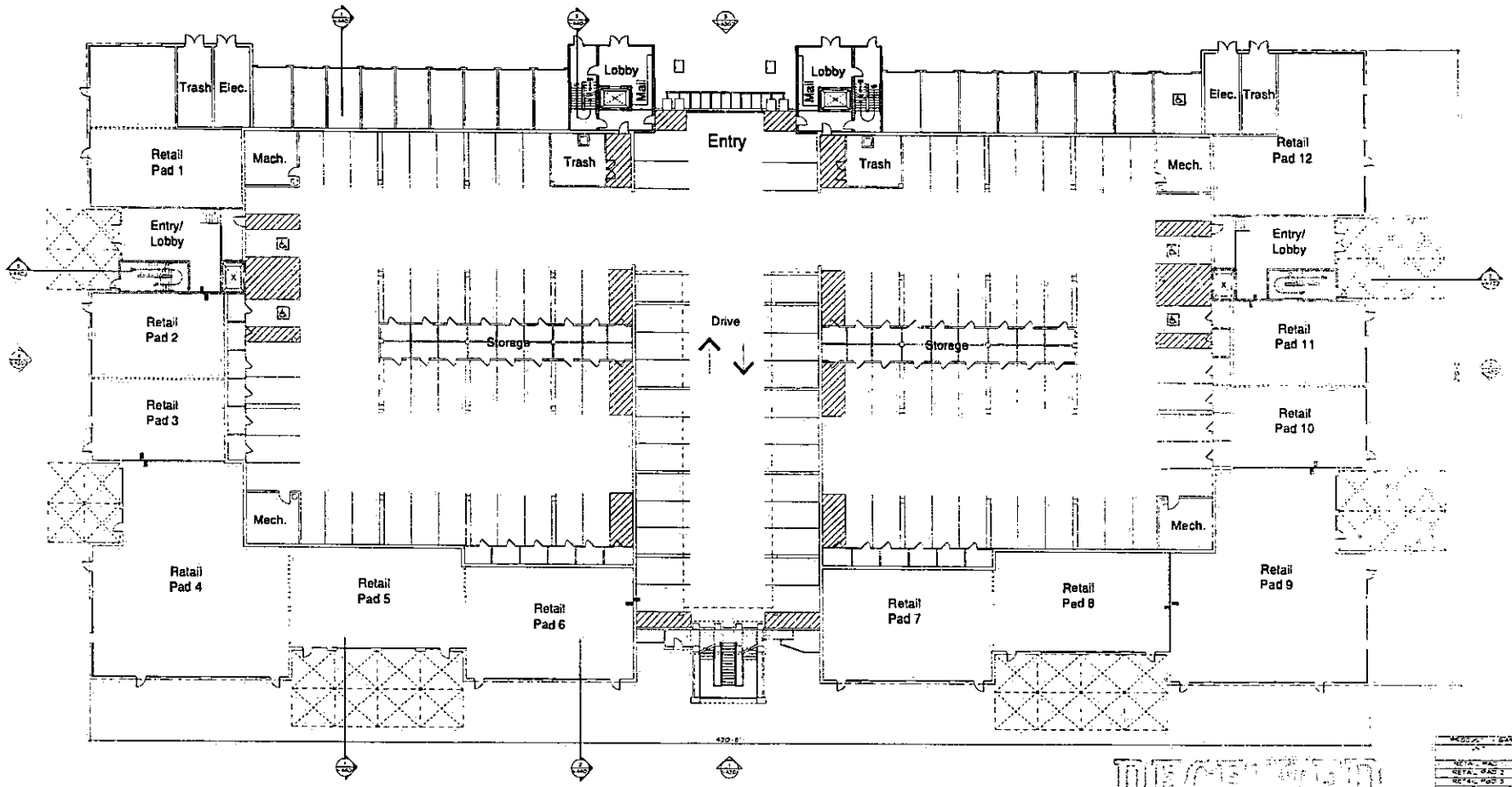
Key Plan

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Clubhouse
Exterior Elevations

North and South Elevation

4-A302

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GARAGE LEVEL FLOOR PLAN

Graphic Scale

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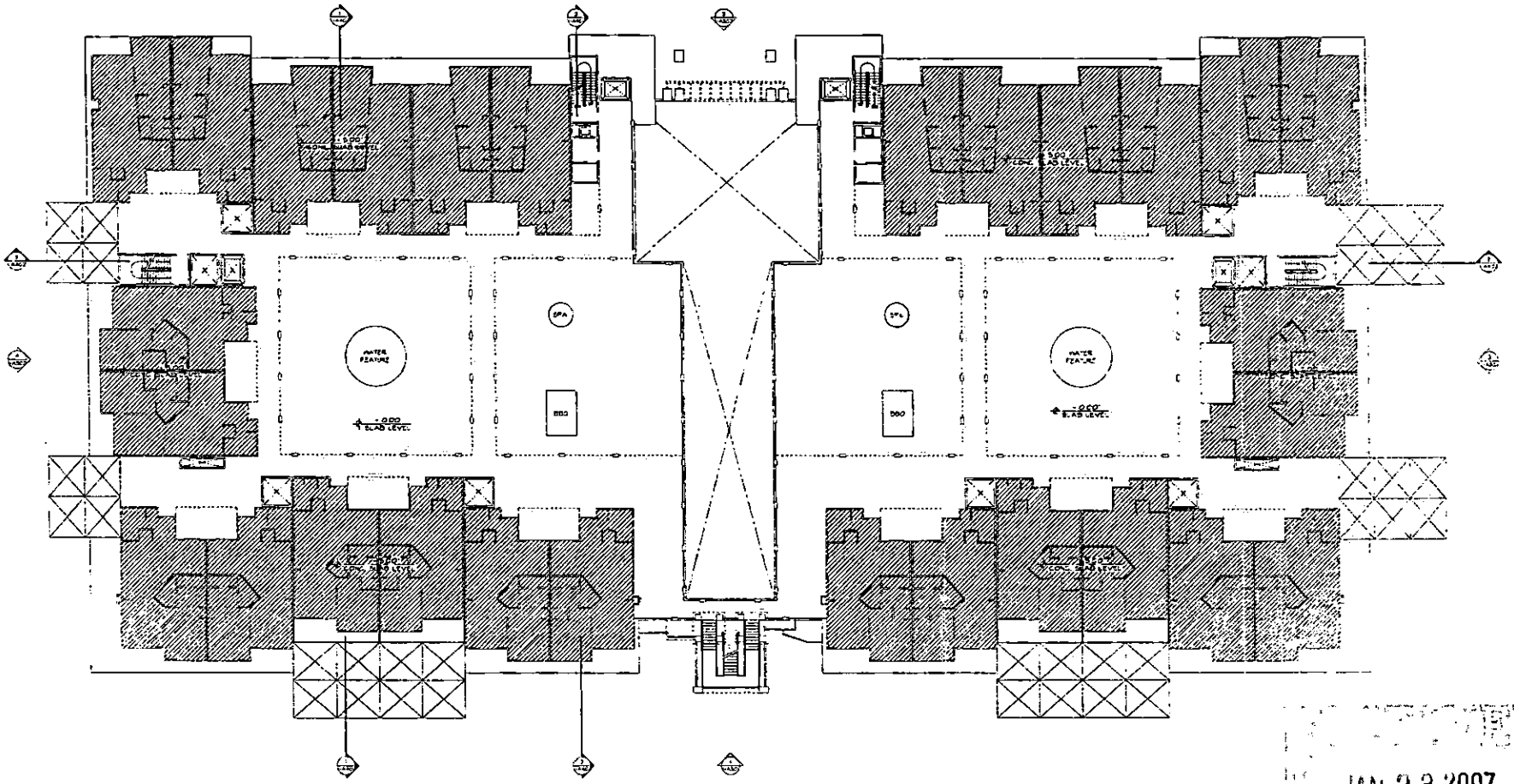
Key Plan

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1

GARAGE LEVEL - BUILDING 1 & 2

1-A201

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LEVEL 2 SLAB PLAN

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No.	Date	Revision Description

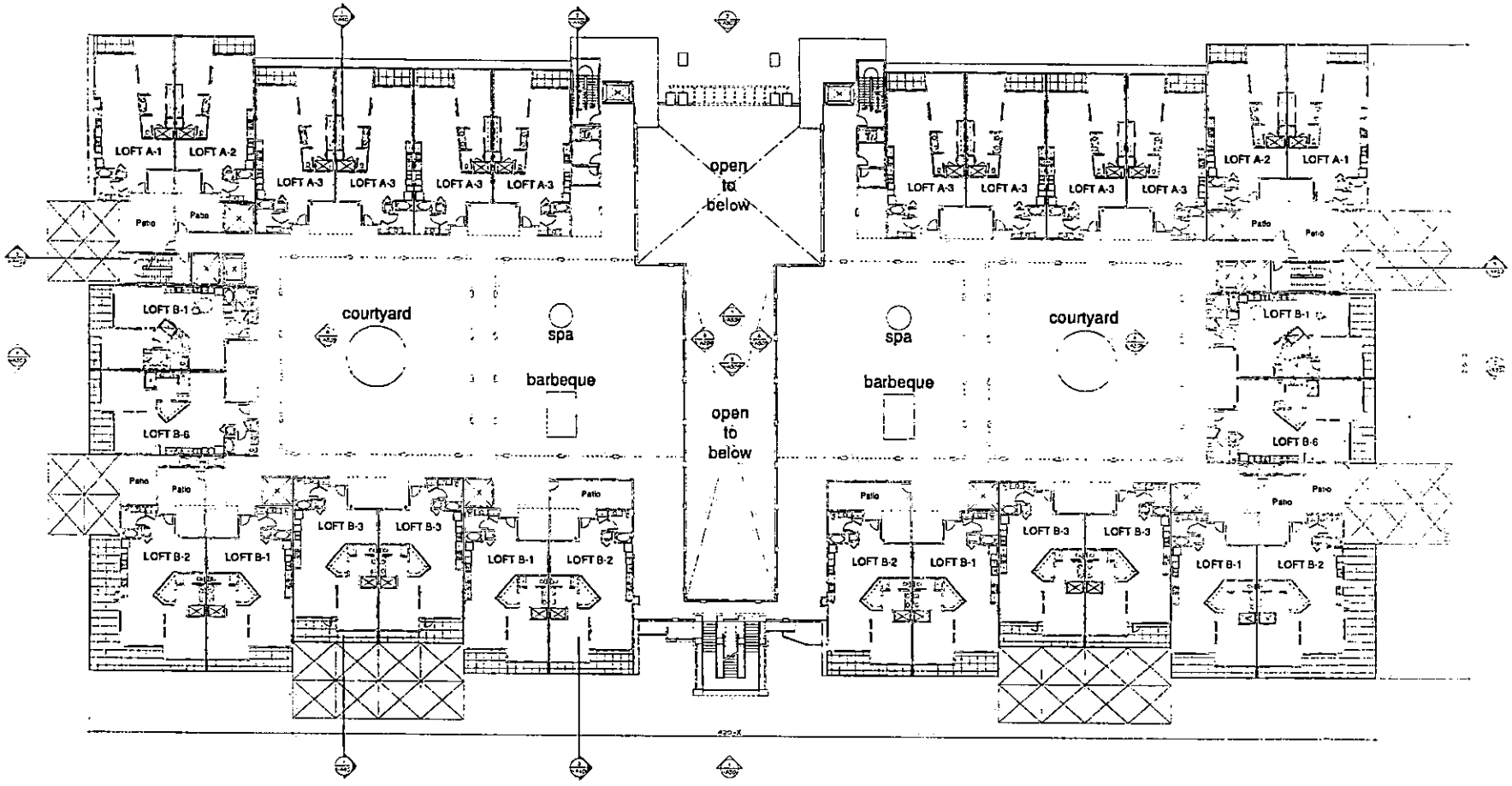
Key Plan

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1

LEVEL 2 - BUILDING 1 & 2

1-A201A

SDR-19357
03/08/07 PC



LEVEL 2 FLOOR PLAN

Graphic Scale

UNIT	NO. BR	NO. UNITS	UNIT SQ. FT.	LOFT LEVEL SQ. FT.	PATIO SQ. FT.	WEST COURTYARD TERRACE SQ. FT.	TOTAL SQ. FT.	TOTAL SQ. FT.
A1 LOFT A-1	1	2	1240			90	1330	2660
A2 LOFT A-2	1	2	1241			283	1524	3048
A3 LOFT A-3	1	8	1041				1041	8328
B1 LOFT B-1	1	6	994		65		1059	6354
B2 LOFT B-2	1	4	994		65	220	1279	5116
B3 LOFT B-3	2	4	994		408	807	2209	8836
B4 LOFT B-4	1	2	994		65	402	1461	2922
TOTAL		28						36304
CORRIDOR								1200
FLOOR TOTAL								37504

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No.	Date	Revision Description

Key Plan

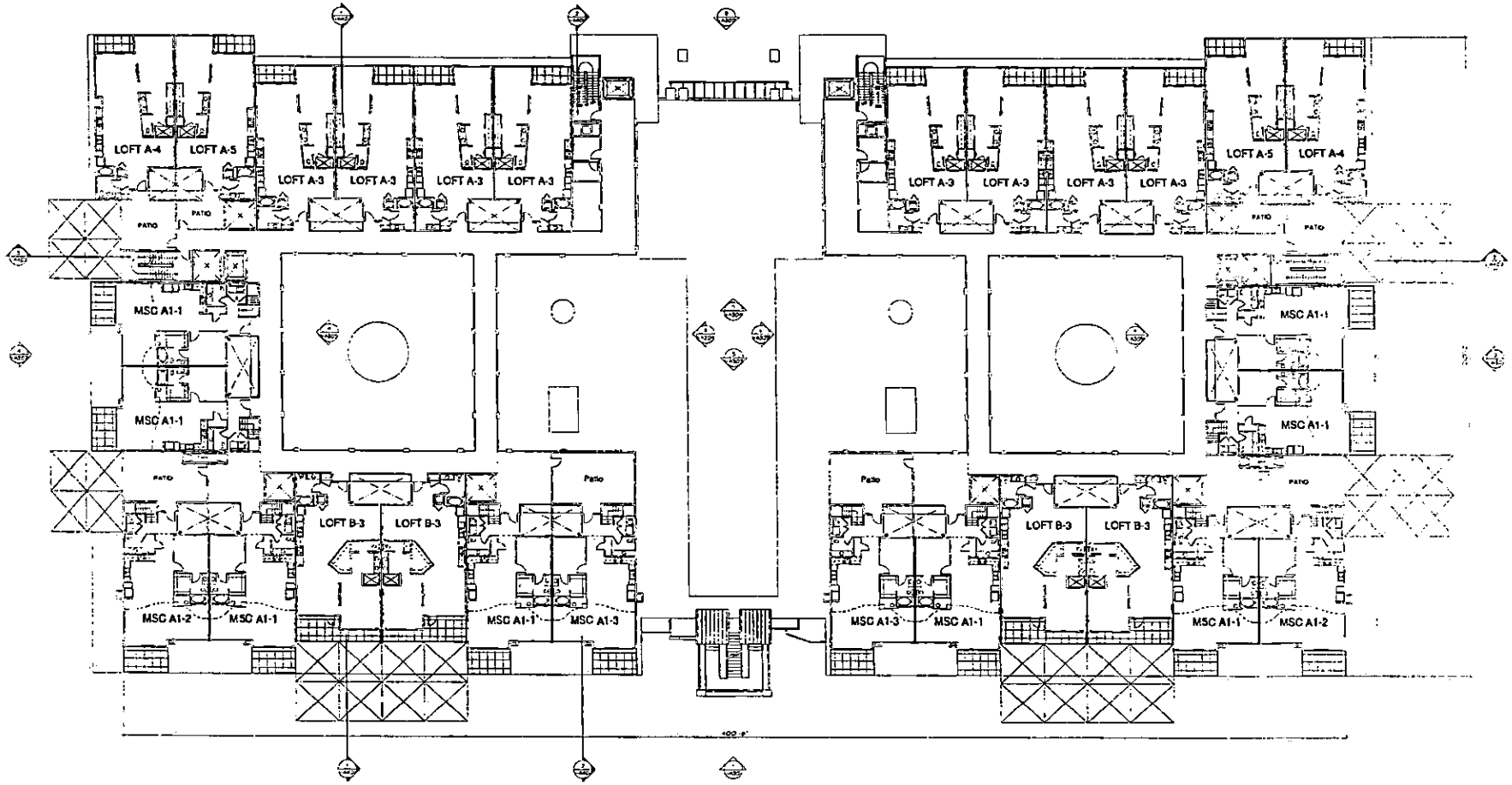
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1

LEVEL 2 - BUILDING 1 & 2

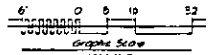
A-202

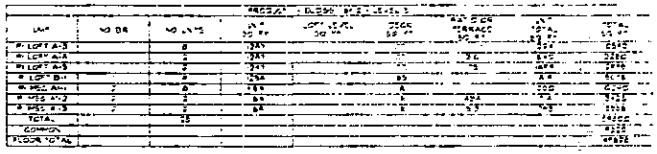
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LEVEL 3 FLOOR PLAN





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No.	Date	Revision Description

Key Plan

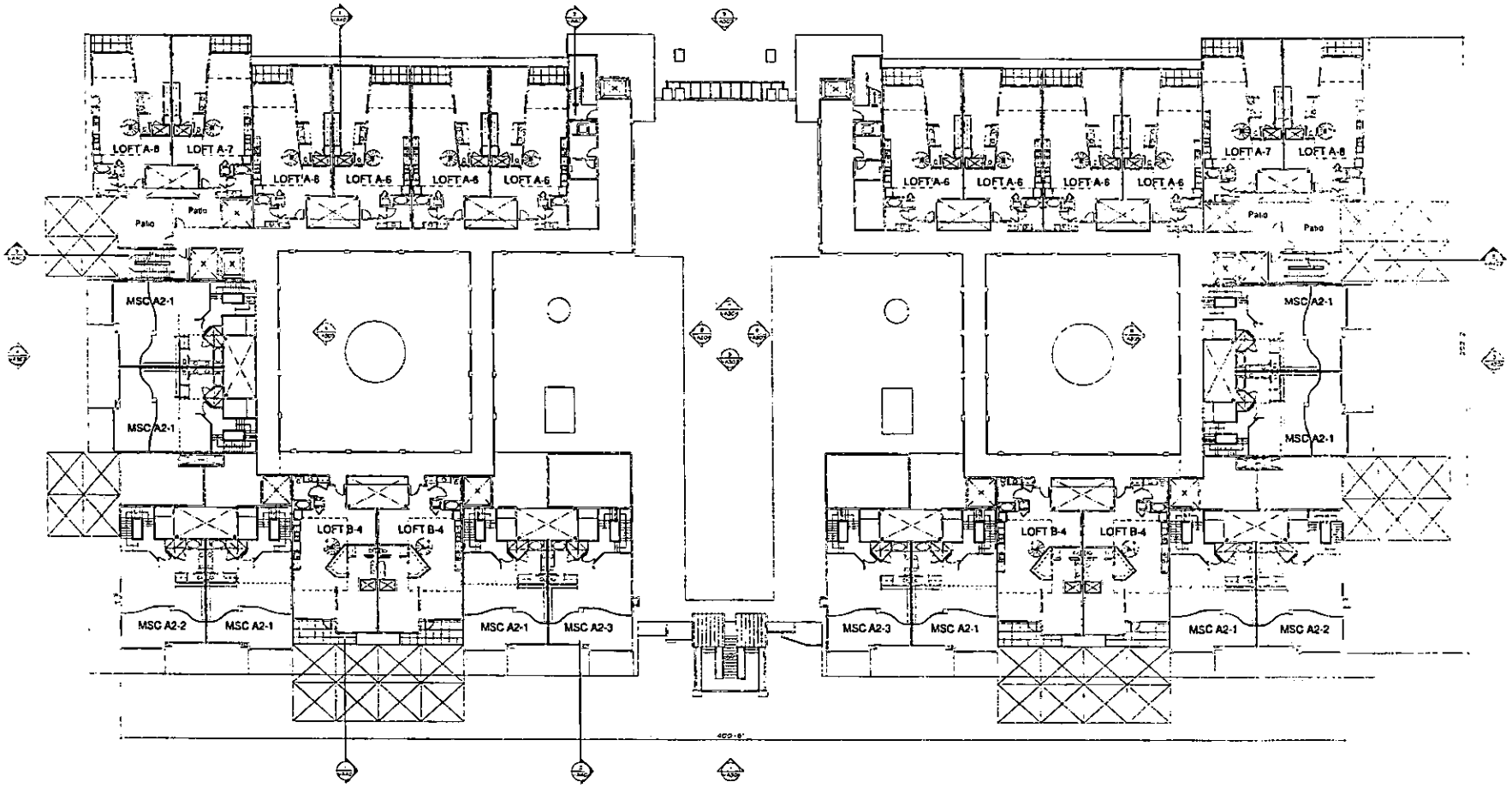
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1

LEVEL 3 - BUILDING 1 & 2

1-A203

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LEVEL 4 FLOOR PLAN

graphic scale

UNIT	NO PER	NO UNITS	UNIT SQ FT	LOFT LEVEL SQ FT	DECK SQ FT	BALCONY TERRACE SQ FT		TOTAL SQ FT
P1 LOFT A-8	1	8	1241				553	2012
P1 LOFT A-7	1	2	1249			78	553	2080
P1 LOFT A-6	1	2	1241			36	553	2330
P1 LOFT B-4	1	4	1264		68		417	1749
P1 MSC A2-1	1	8	748				748	5984
P1 MSC A2-2	1	2	748				748	1496
P1 MSC A2-3	1	2	748				748	1496
TOTAL		28						25,147
2 STORY								50,294
FLOOR TOTAL								75,441

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No.	Date	Revision Description

Key Plan

[redacted]

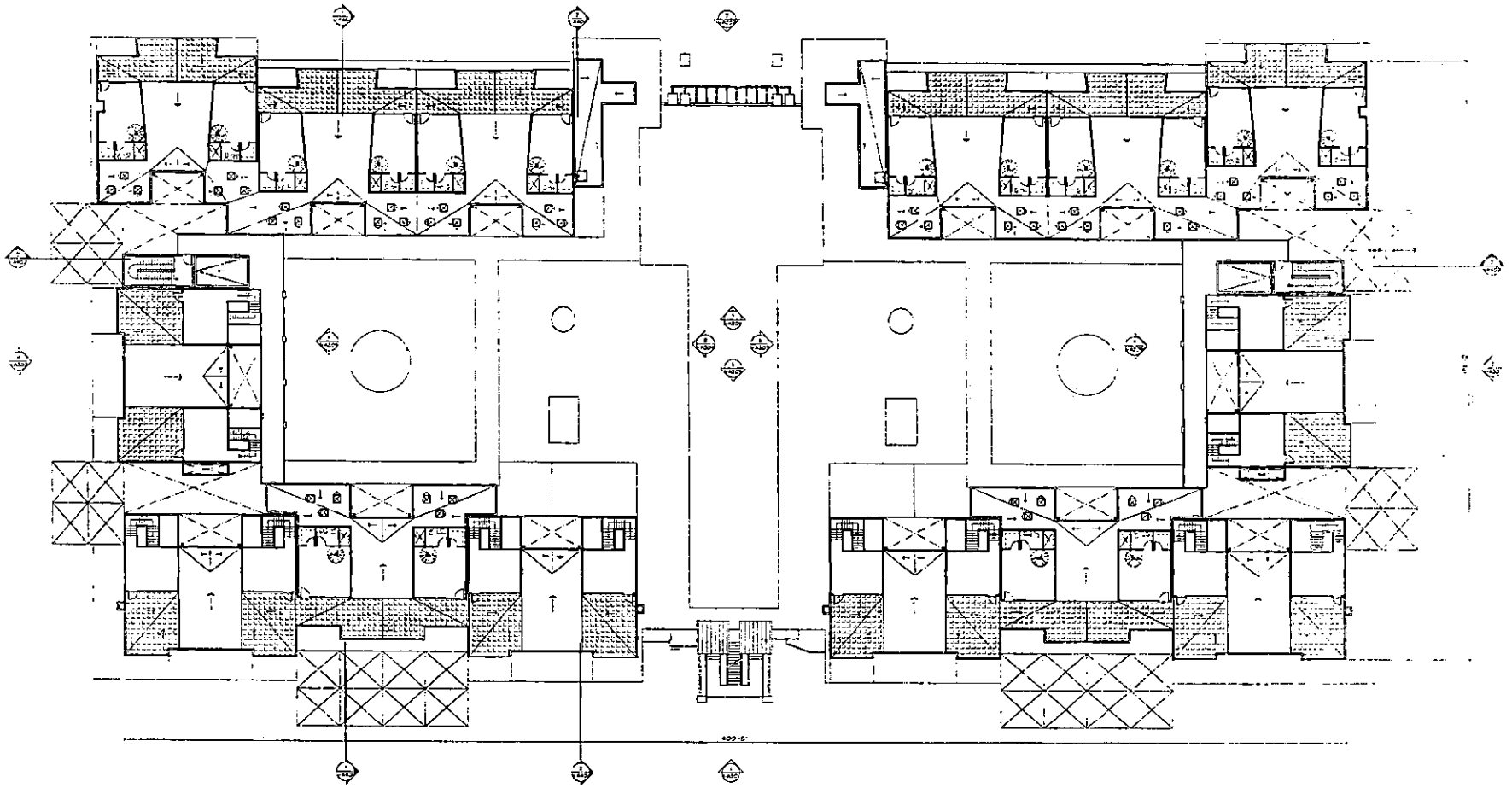
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1

LEVEL 4 - BUILDING 1 & 2

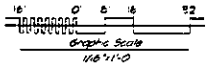
1-A204

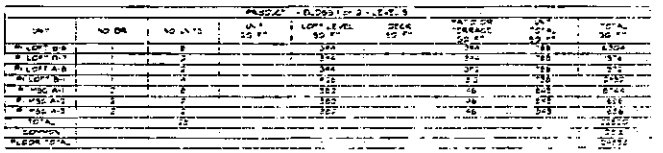
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ROOF PLAN





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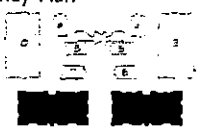
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No.	Date	Revision Description

Key Plan



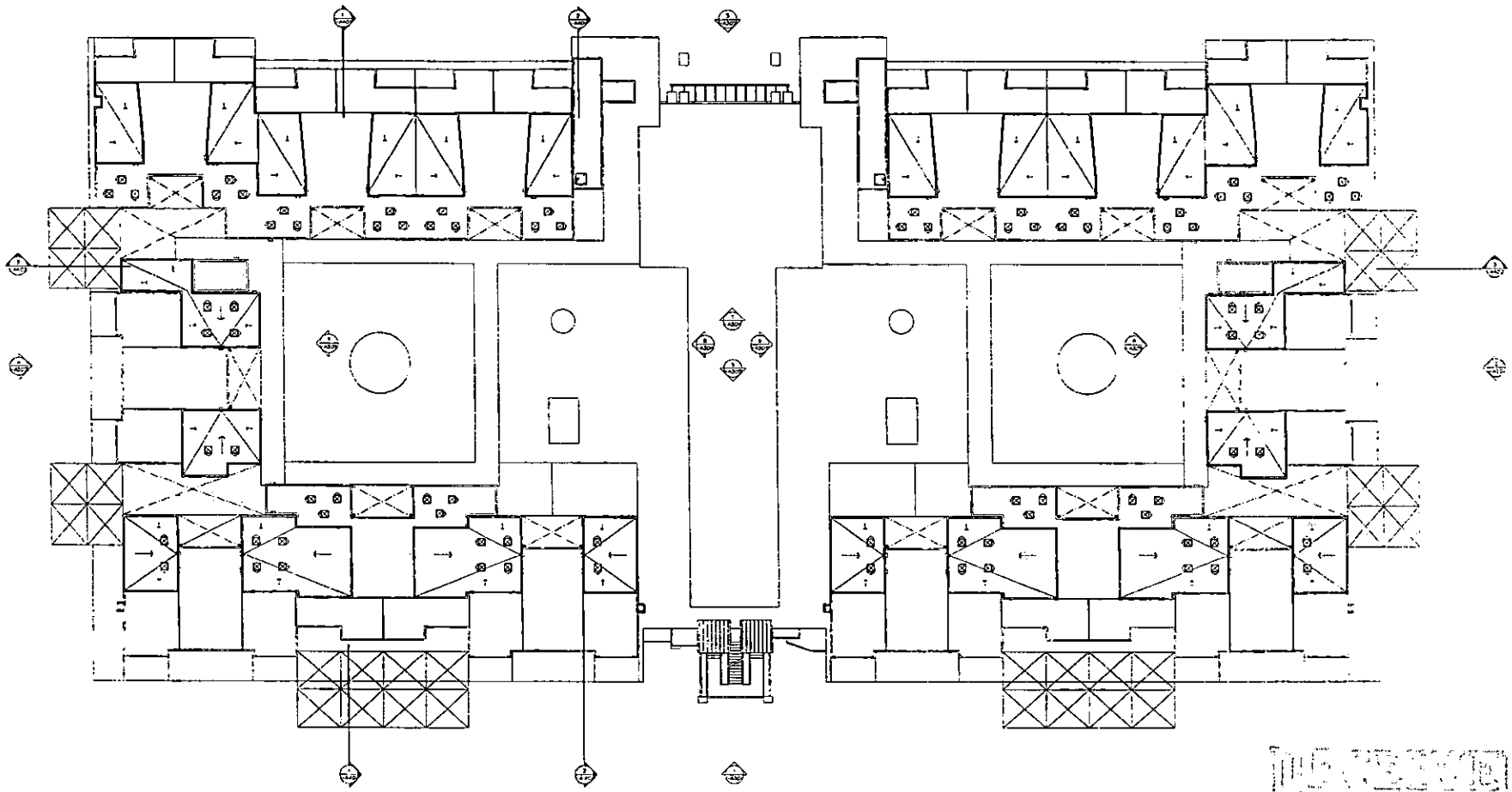
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1

ROOF PLAN - BUILDING 1 & 2

T-A205

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UPPER ROOF PLAN

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No	Date	Revision Description

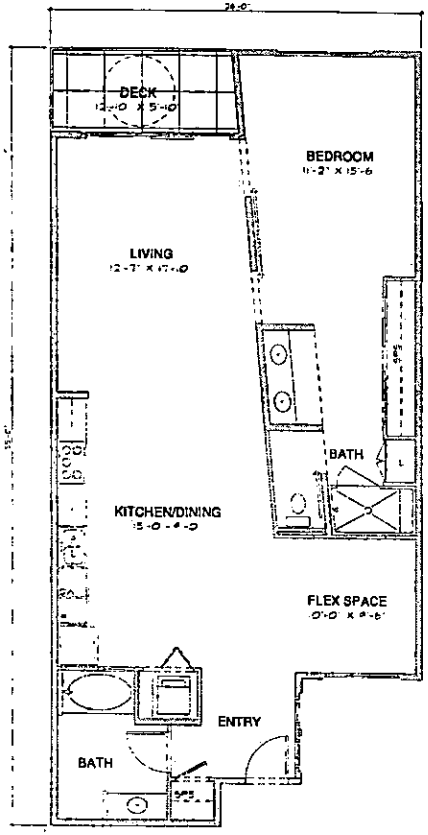
Key Plan

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1

UPPER ROOF - BUILDING 1 & 2

1-A206

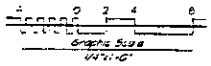
SDR-19357
03/08/07 PC

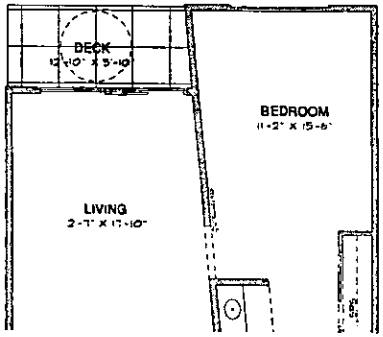


P1 Loft A

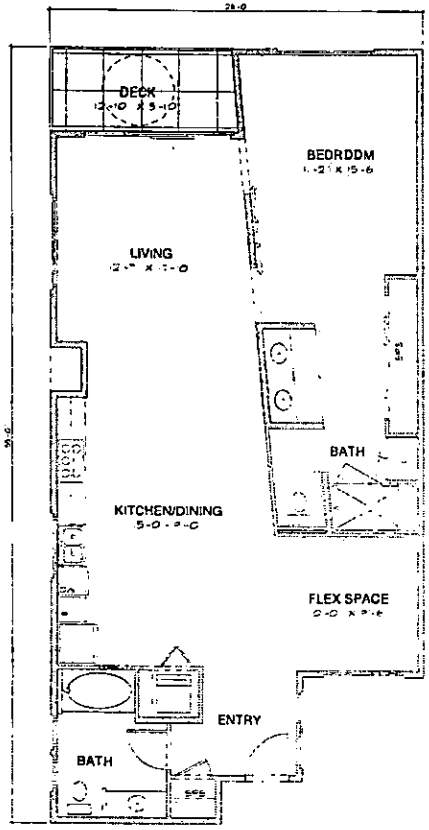
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DECK: 77 Sq.Ft.





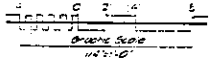
Variation
barn door



P1 Loft A
end unit

AREA 240 Sq.Ft.

DECK: -- Sq.Ft.



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No.	Date	Revision Description

Key Plan

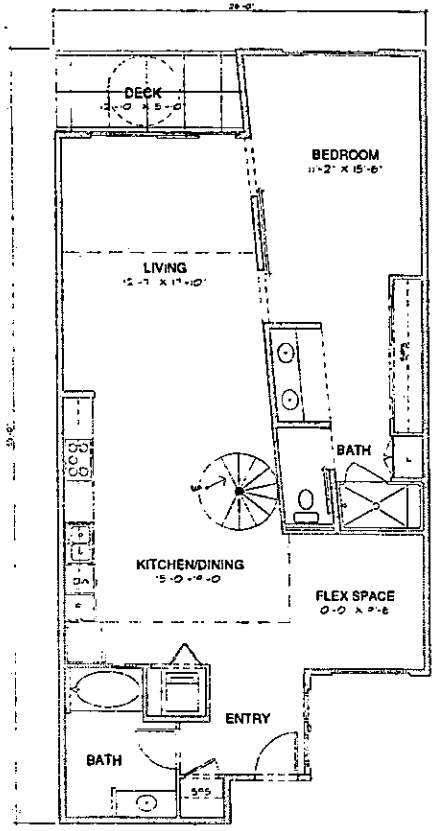


Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1
Unit Plans

P1 LOFT A

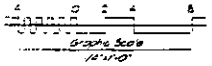
Drawing Number
1-A220

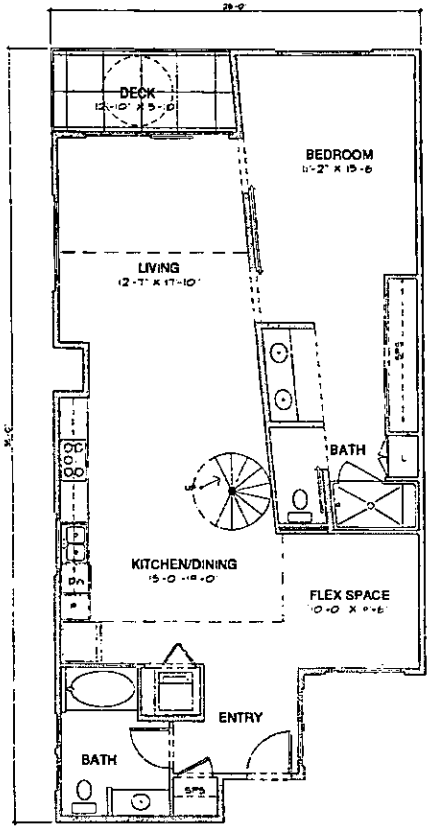
SDR-19357
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P1 Loft A
UPPER level
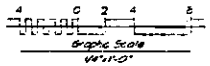
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DECK: 77 Sq.Ft.

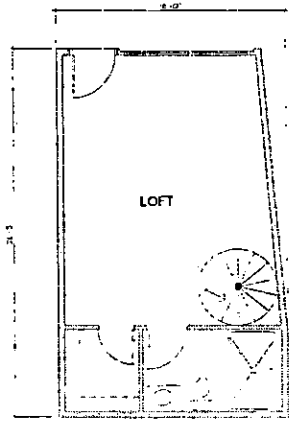




P1 Loft A
UPPER level end unit

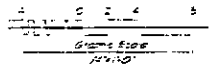
AREA: 1240 Sq.Ft.
DECK: 77 Sq.Ft.





P1 Loft A-Loft

AREA: 404 Sq.Ft.

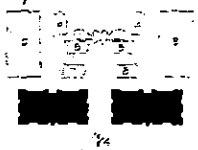


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No	Date	Revision Description

Key Plan



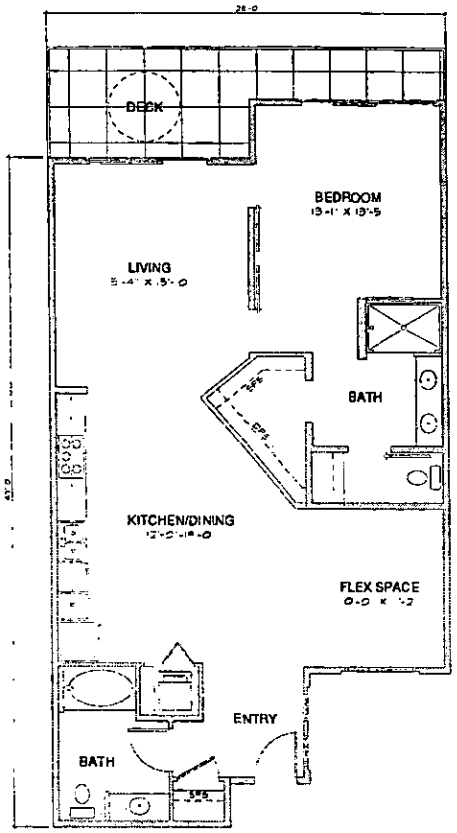
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1
Unit Plans

P1 LOFT A

1-A220-A

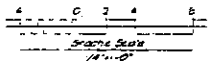
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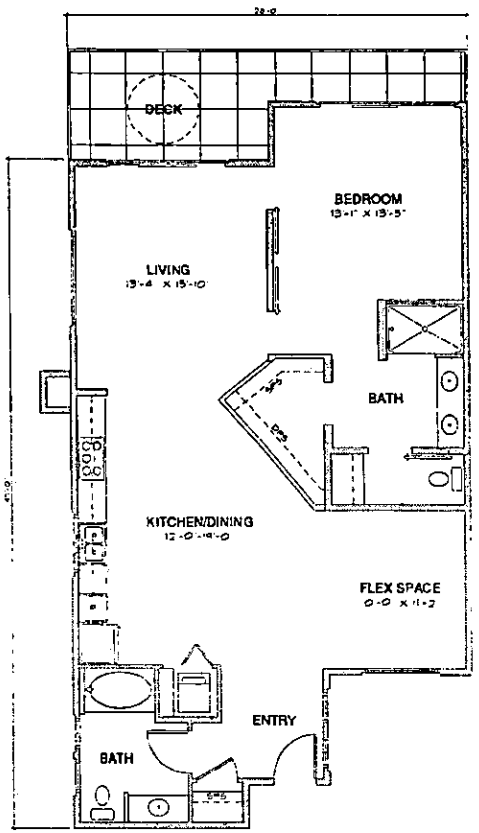
SDR-19357
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P1 Loft B
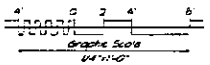
AREA: 254 Sq.Ft.
DECK: 165 Sq.Ft.

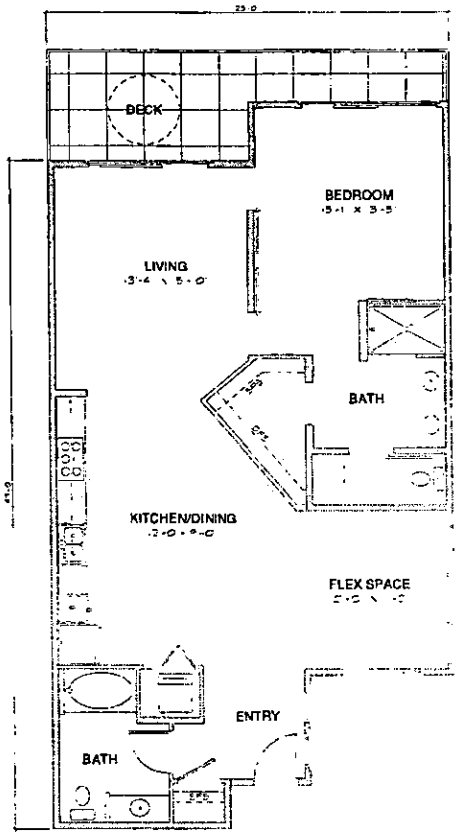




P1 Loft B end unit

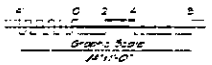
AREA: 1254 Sq.Ft.
DECK: 165 Sq.Ft.





P1 Loft B - ADA

AREA: 254 Sq.Ft.
DECK: 65 Sq.Ft.



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702.240.2469

No.	Date	Revision Description

Key Plan

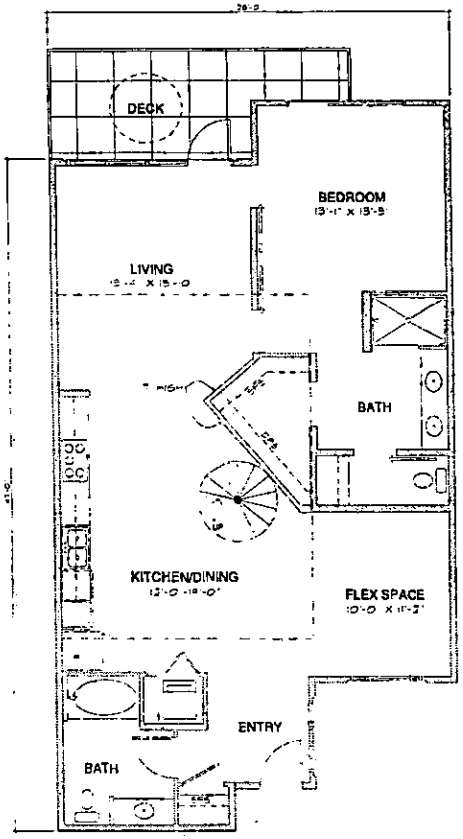


Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1
Unit Plans

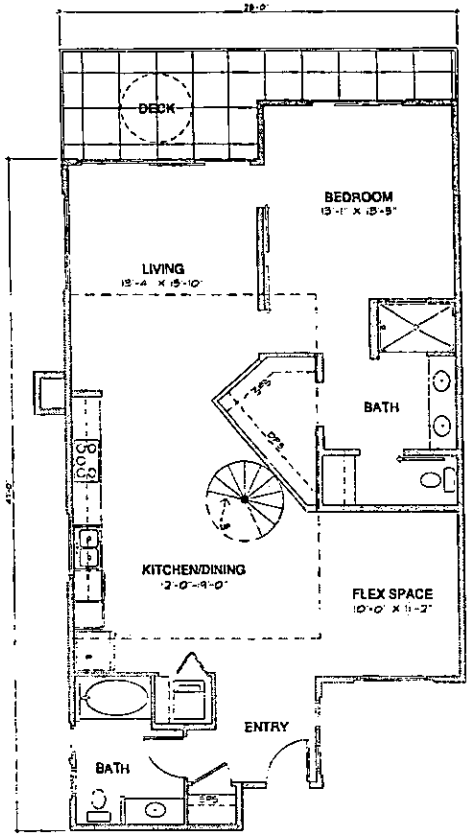
P1 LOFT B

1-A221

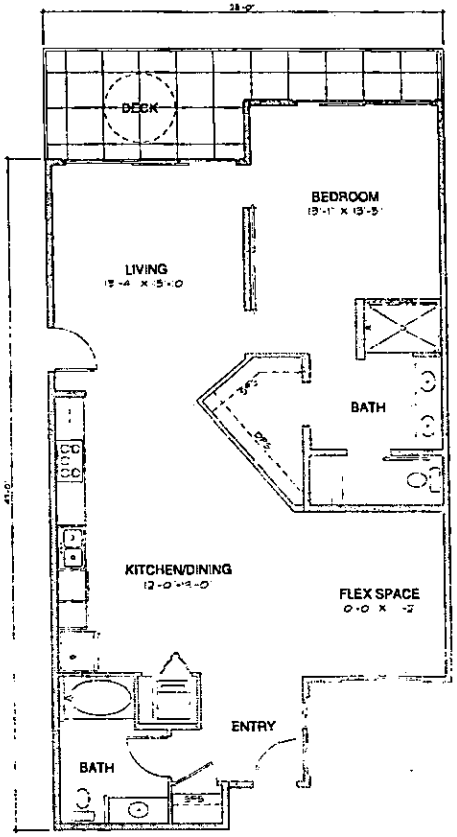
SDR-19357
03/08/07 PC



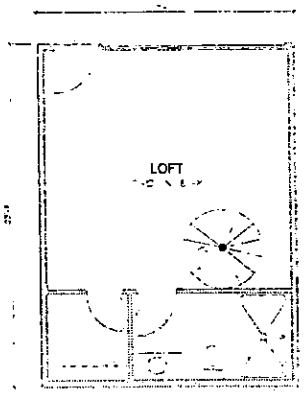
P1 Loft B
UPPER level
AREA: 1254 Sq.Ft.
DECK: 65 Sq.Ft.



P1 Loft B
UPPER level end unit
AREA: 1254 Sq.Ft.
DECK: 165 Sq.Ft.



P1 Loft B
Patio
AREA: 1254 Sq.Ft.
DECK: 165 Sq.Ft.



P1 Loft B-Loft
AREA: 426 Sq.Ft.

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No.	Date	Revision Description

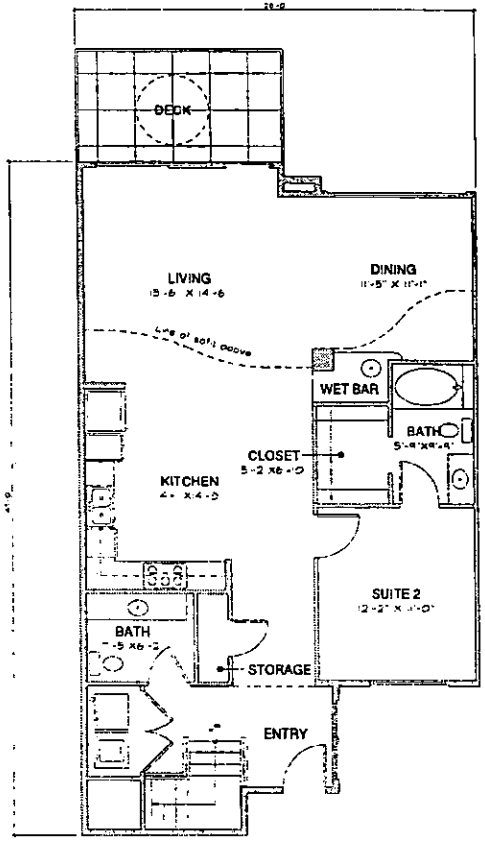
Key Plan

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1
Unit Plans

P1 LOFT B

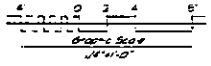
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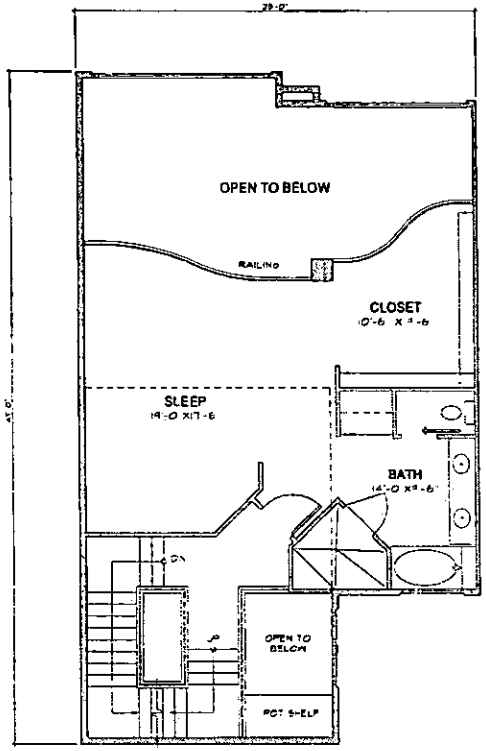
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P1 MSC A - LOWER

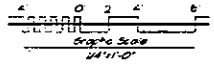
AREA: 1164 Sq.Ft.
DECK: 116 Sq.Ft.



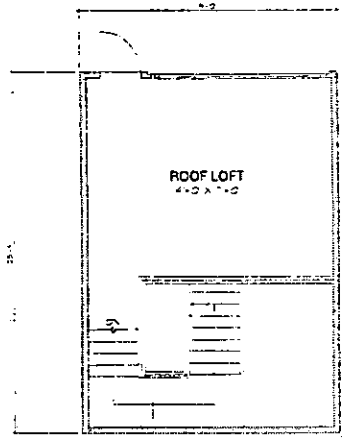


P1 MSC A - UPPER

AREA: 748 Sq.Ft.

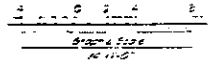


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P1 MSC A - LOFT

AREA 362 Sq.Ft.



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Key Plan

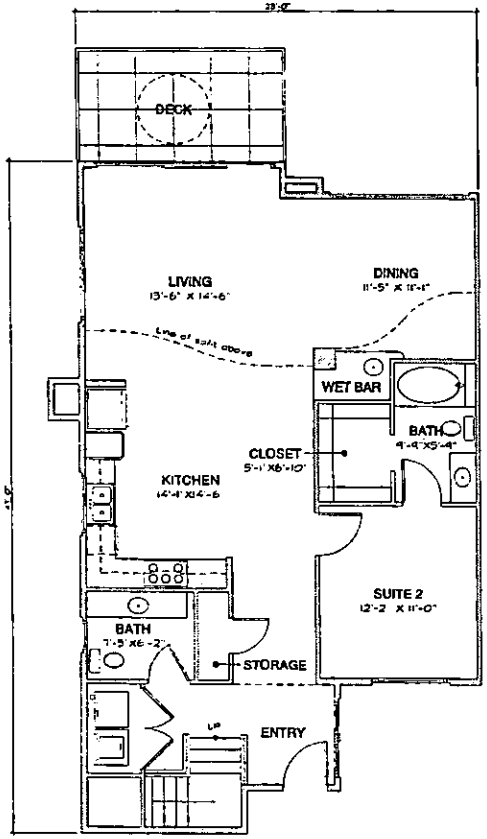
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1
Unit Plans

P1 MSC A

1-A222

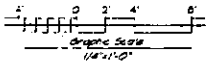
SDR-19357
03/08/07 PC

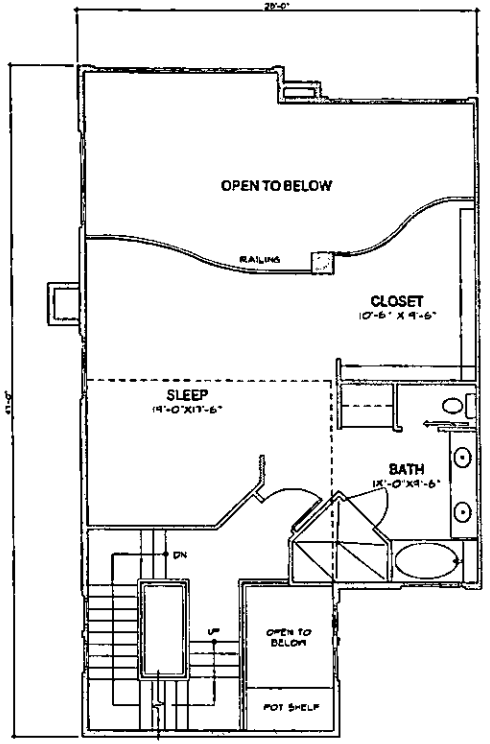
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P1 MSC A - LOWER
end unit

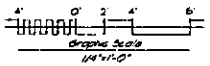
AREA: 1164 So.Ft.
DECK: 116 So.Ft.

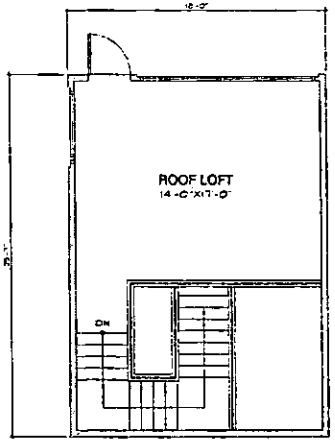




P1 MSC A - UPPER
end unit

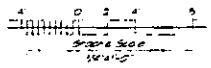
AREA: 748 Sq.Ft.





P1 MSC A - LOFT
end unit

AREA. 382 Sq.Ft.



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Key Plan

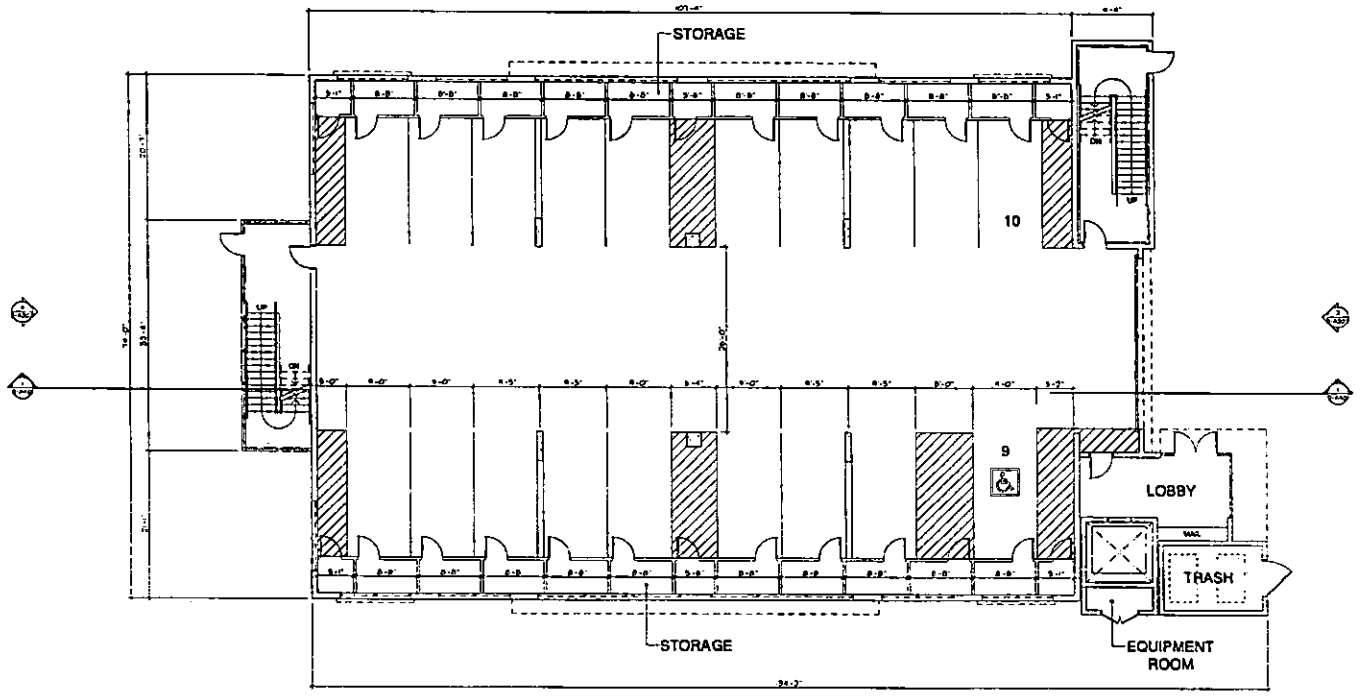
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 1
Unit Plans

P1 MSC A

1-A222-A

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GARAGE PLAN

Graphic Scale

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No.	Date	Revision Description

Key Plan

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 2

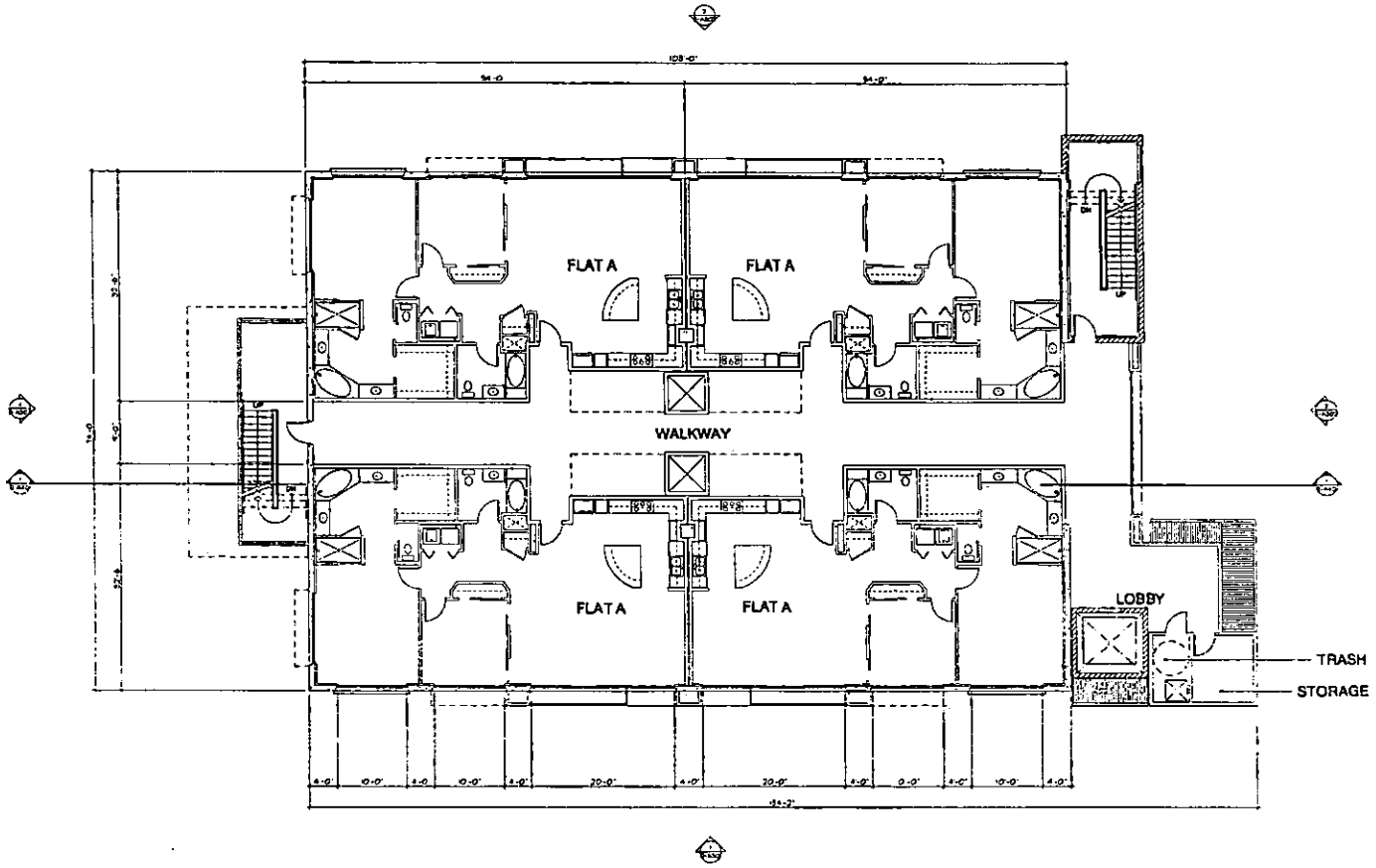
GARAGE- BLDG 4, 5, 6, 7, 8, & 9

Project
Date
Drawn by
Checked by

Drawing Number
2-A201

SDR-19357
03/08/07 PC

JAN 23 2007



LEVEL 2 FLOOR PLAN

Graphic Scale 1/8"=1'-0"

UNIT	NO. BR	NO. UNITS	UNIT TOTAL SQ. FT.	UNIT TOTAL SQ. FT.	TOTAL SQ. FT.
P2 LOFT A	1	4	650	4550	4550
TOTAL		4			4550
COMMON					2478
FLOOR TOTAL					7028

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No.	Date	Revision Description

Key Plan

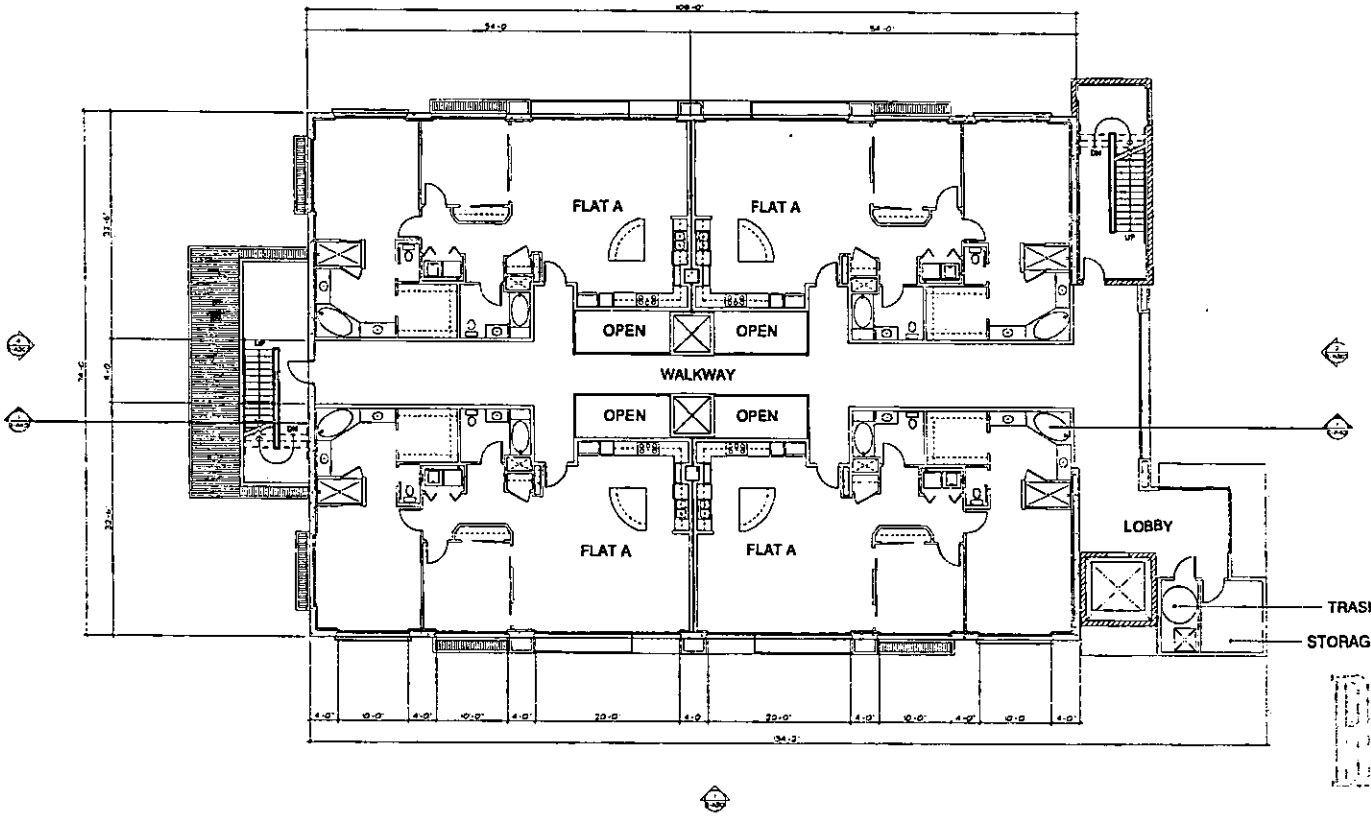
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 2

LEVEL 2- BLDG 4, 5, 6, 7, 8, & 9

Drawing Number 2-A202

SDR-19357
03/08/07 PC

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JAN 2 3 2007

LEVEL 3 FLOOR PLAN

Graphic Scale
1/8"=1'-0"

UNIT	NO BR	NO UNITS	UNIT SQ FT	UNIT TOTAL SQ FT	TOTAL SQ FT
P2 LEVEL A		4	850	850	6520
TOTAL		4			6370
COMMON					2388
FLOOR TOTAL 1					8758

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No.	Date	Revision Description

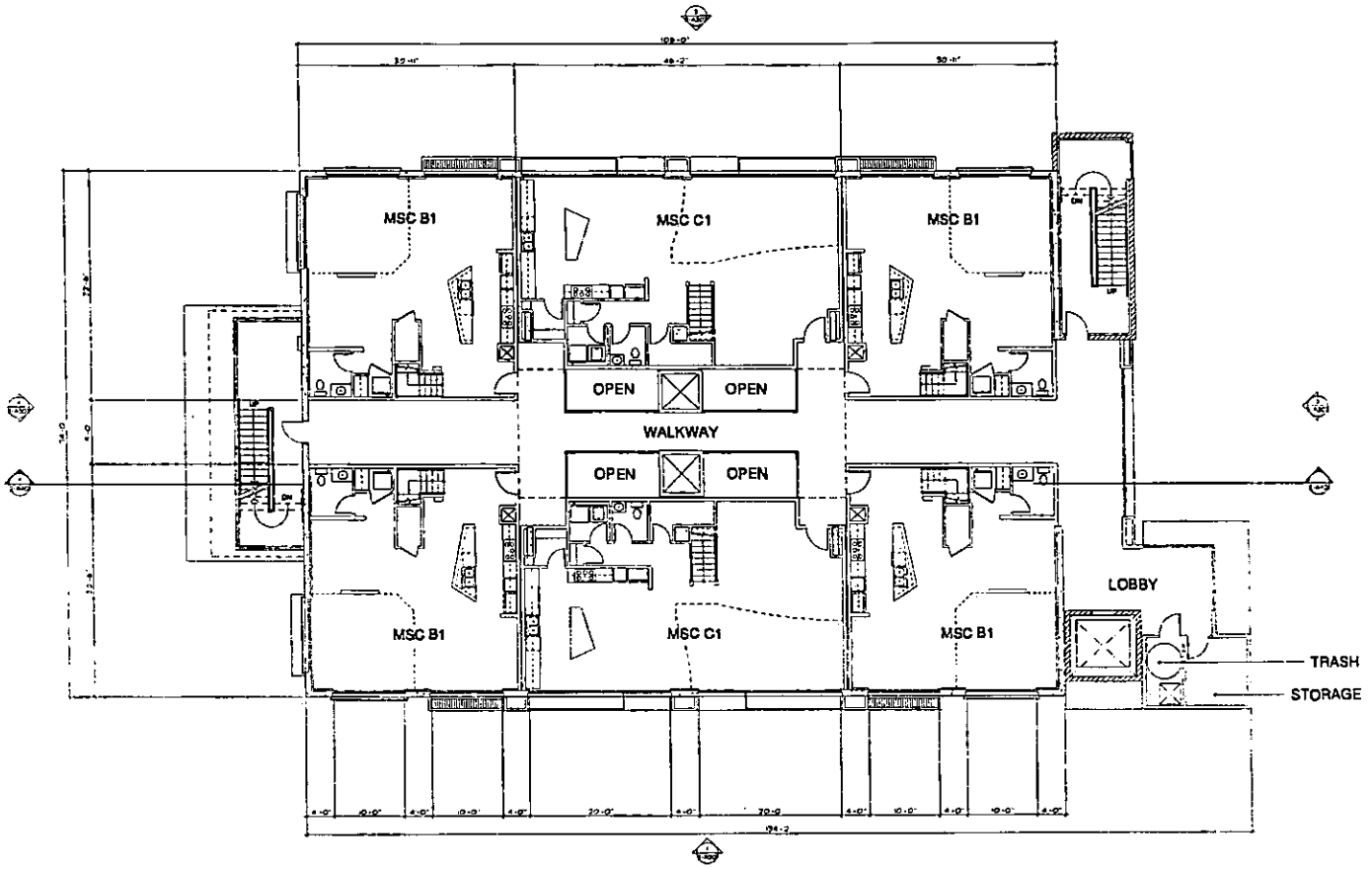
Key Plan

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 2

LEVEL 3- BLDG 4, 5, 6, 7, 8, & 9

Drawing Number
2-A203

SDR-19357
03/08/07 PC



LEVEL 4 FLOOR PLAN

Graphic Scale
1/8"=1'-0"

PRODUCT 2 - BUILDING 4 & 5 & 8 & 9 - LEVEL 4					
UNIT	NO. OF UNITS	NO. OF UNITS	UNIT SQ. FT.	TOTAL SQ. FT.	TOTAL SQ. FT.
M2 MSC B	2	4	1002	1003	4008
M3 MSC C	2	2	1221	1221	2442
TOTAL		6			6450
COMMON					2512
L. SQ. FT. TOTAL					8962

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702.240.2469

No.	Date	Revision Description

Key Plan

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 2

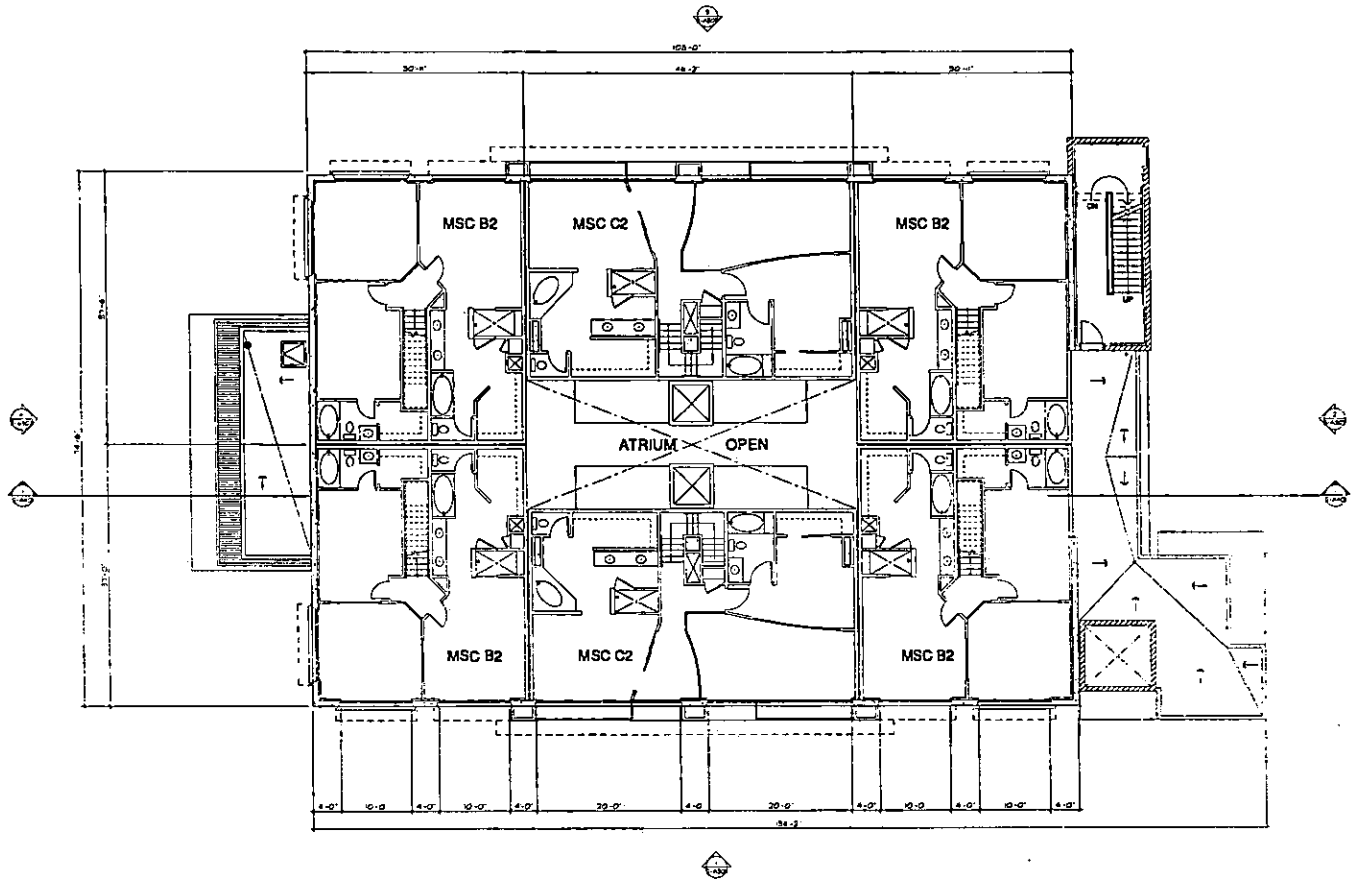
LEVEL 4- BLDG 4, 5, 6, 7, 8, & 9

Project
Date
Drawn by
Checked by

Drawing Number
2-A204

SDR-19357
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LEVEL 5 FLOOR PLAN

Graphic Scale
1/8"=1'-0"

UNIT	NO BR	NO UNITS	UNIT SQ FT	TOTAL UNIT SQ FT	TOTAL SQ FT
#3 MSC B	2	4	870	870	3480
#2 MSC C	2	2	1029	1029	2058
TOTAL		6			5538
COMMON					332
FLOOR TOTAL					5870

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No.	Date	Revision Description

Key Plan

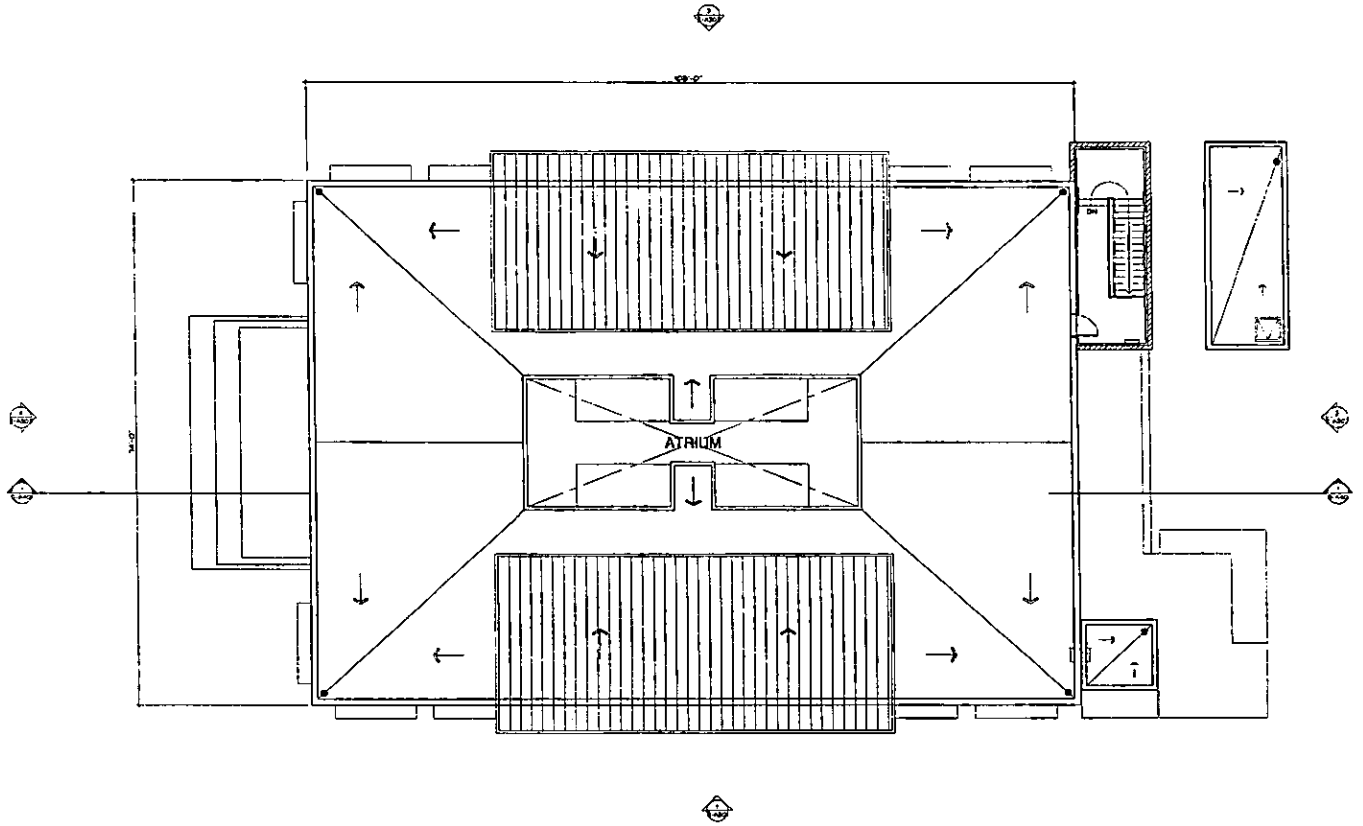
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 2

LEVEL 5 - BLDG 4, 5, 6, 7, 8, & 9

2-A205

SDR-19357
03/08/07 PC

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ROOF PLAN

Graphic Scale
1/8"=1'-0"

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No.	Date	Revision Description

Key Plan

Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 2

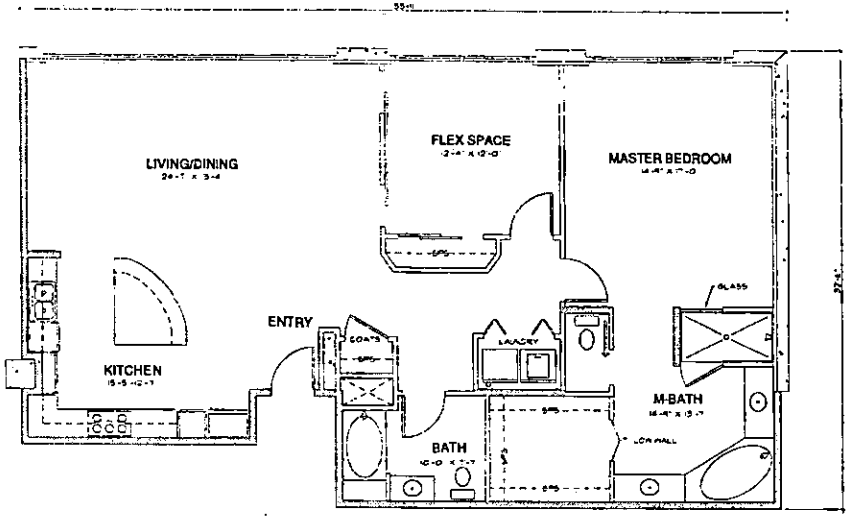
ROOF- BLDG 4, 5, 6, 7, 8, & 9

Project 06-5-1140
Date Jan 23 2007
Drawn by
Checked by

Drawing Number
2-A206

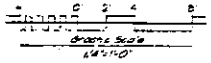
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03/08/07 PC

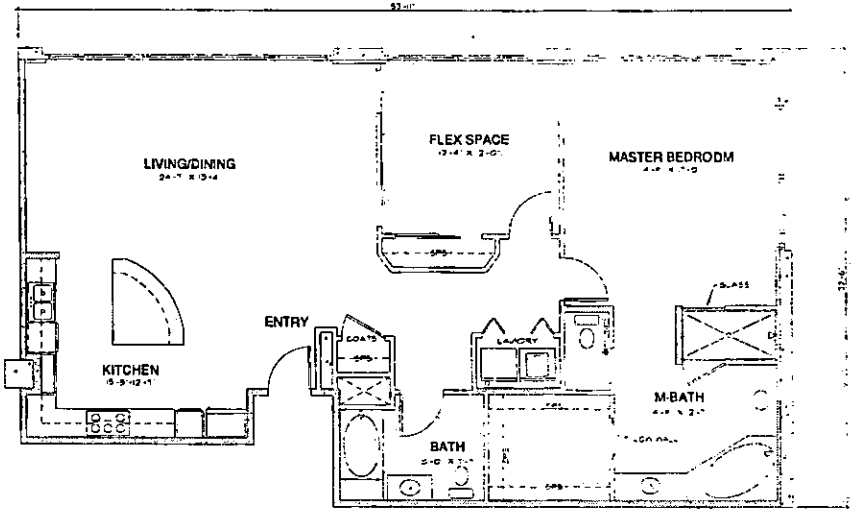
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P2 Flat A

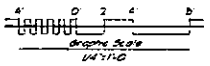
AREA: 1625 ±





P2 Flat A End

AREA: 1653 ±



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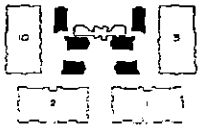
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No.	Date	Revision Description

Key Plan



Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 2
Unit Plans

P2 FLAT A

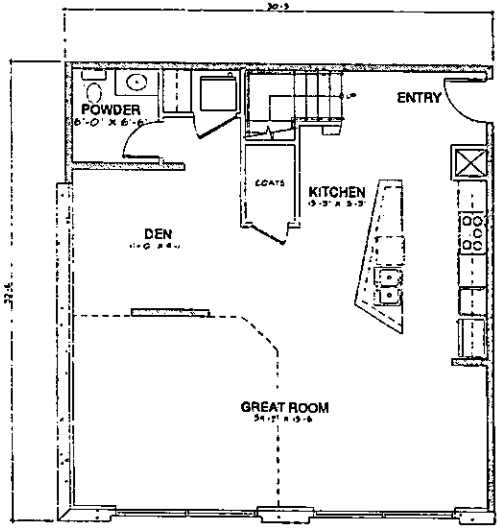
Project 05-140
Date Jan 23, 2007
Drawn by
Checked by

Drawing Number
2-A220

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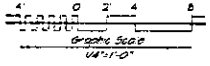
SDR-19357
03/08/07 PC

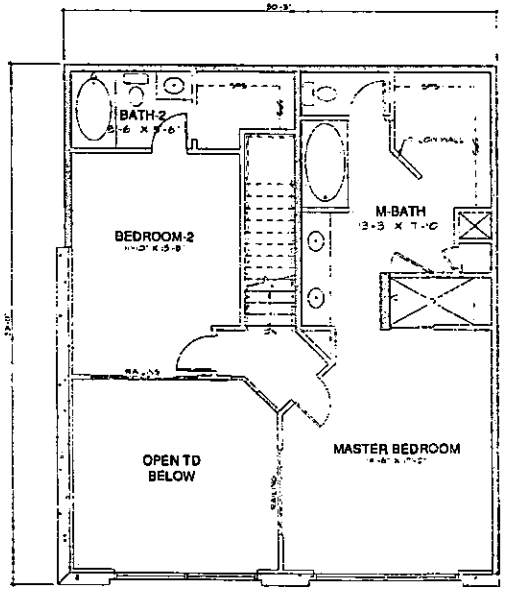
JAN 23 2007



P2 MSC B1 - LOWER

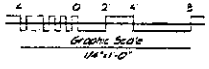
AREA: 998 ♯





P2 MSC B2 - UPPER

AREA: 891 ♯



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No.	Date	Revision Description

Key Plan



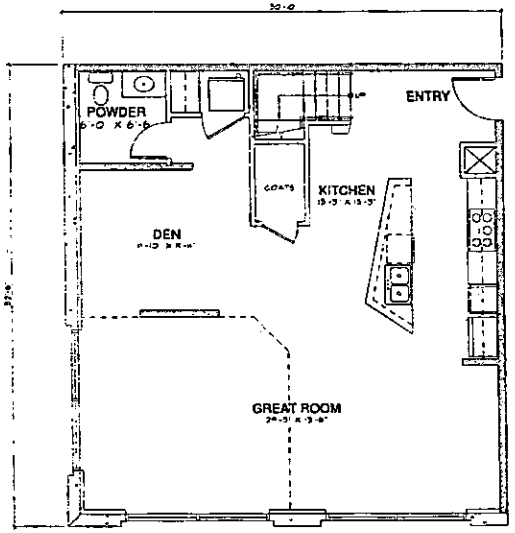
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 2
Unit Plans

P2 MSC 8

Project
Date
Drawn by
Checked by

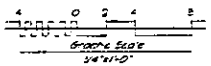
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2-A221

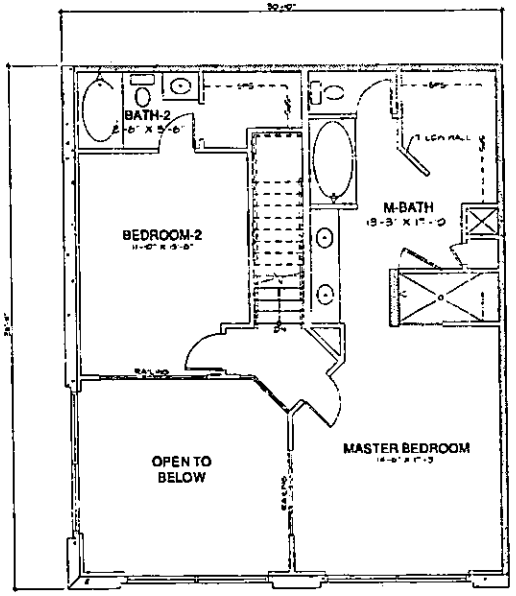
SDR-19357
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P2 MSC B1 END - LOWER

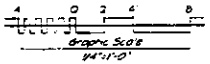
AREA: 1002 ☐





P2 MSC B2 END - UPPER

AREA: 898 ☐



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No.	Date	Revision Description

Key Plan

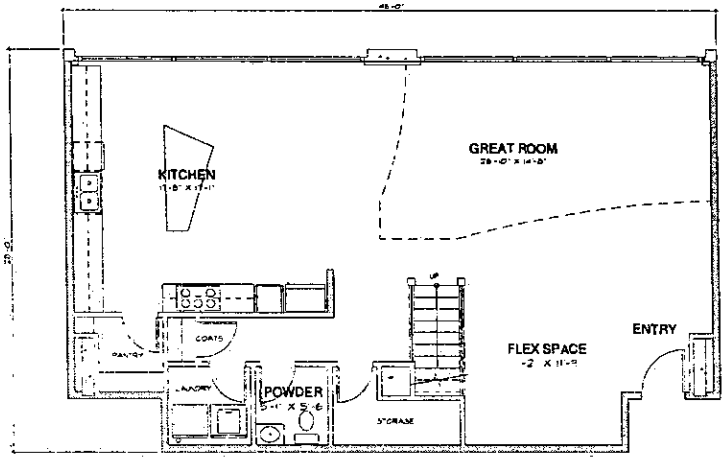
Upper West Side Mix Use
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Product 2
Unit Plans

P2 MSC B END

2-A221A

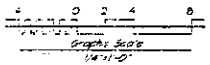
SDR-19357
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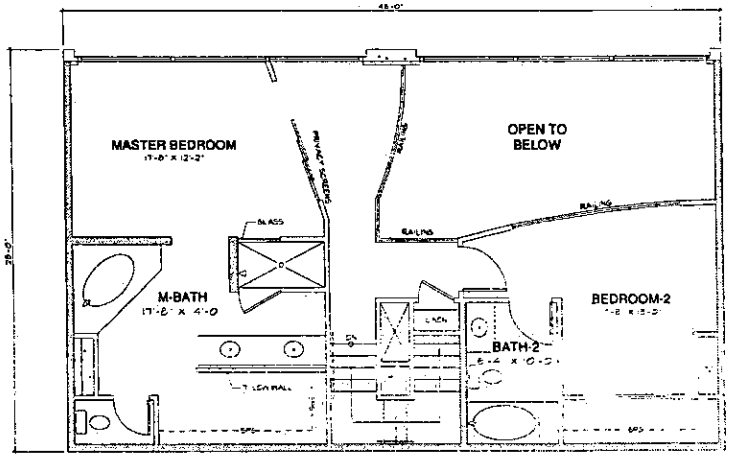
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P2 MSC C1 - LOWER

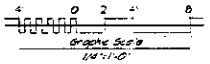
AREA: 229 ±





P2 MSC C2 - UPPER

AREA: 695 ±



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No.	Date	Revision Description

Key Plan



Upper West Side Mix Use
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Las Vegas, Nevada
Product 2
Unit Plans

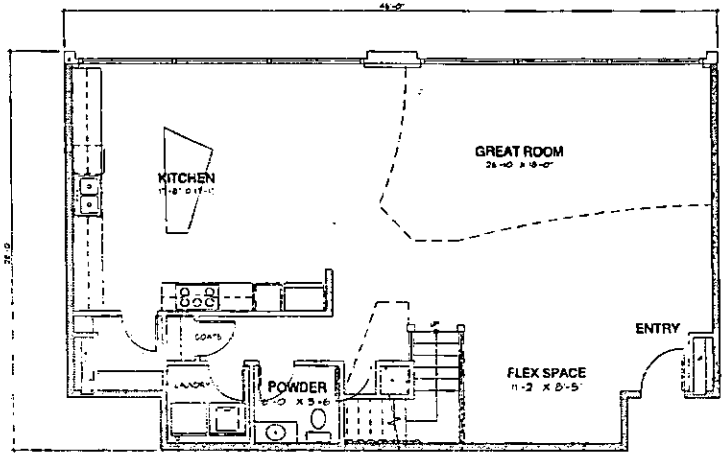
P2 MSC C

Project
Date
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Checked by

Drawing Number
2-A222

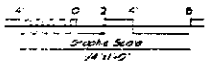
SDR-19357
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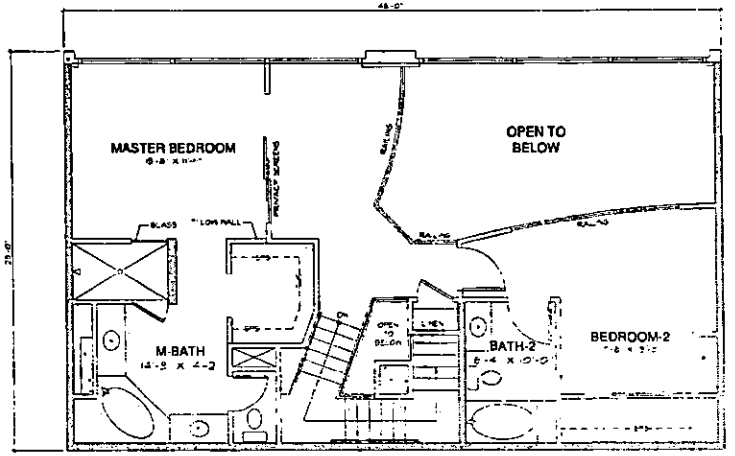
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P2 MSC C1 - LOWER
VARIATION - 1

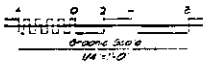
AREA: 229 ☐





P2 MSC C2 - UPPER
VARIATION - 1

AREA: 246 ☐



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No.	Date	Revision Description

Key Plan



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Las Vegas, Nevada
Product 2
Unit Plans

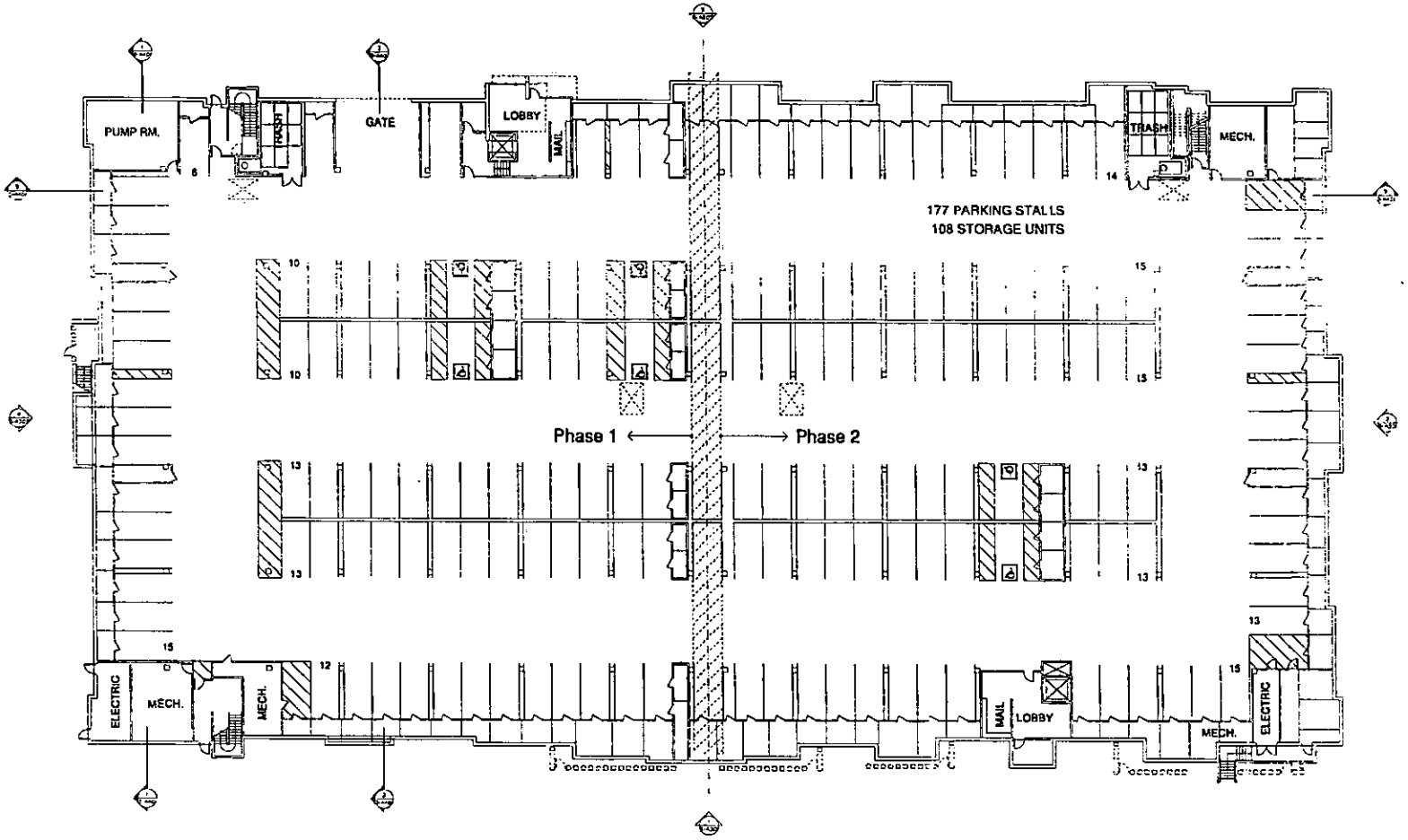
P2 MSC C

Project 683.140
Date Jan 23 2007
Drawn by
Checked by

Drawing Number
2-A222-A

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GARAGE LEVEL FLOOR PLAN

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No.	Date	Revision Description

Key Plan

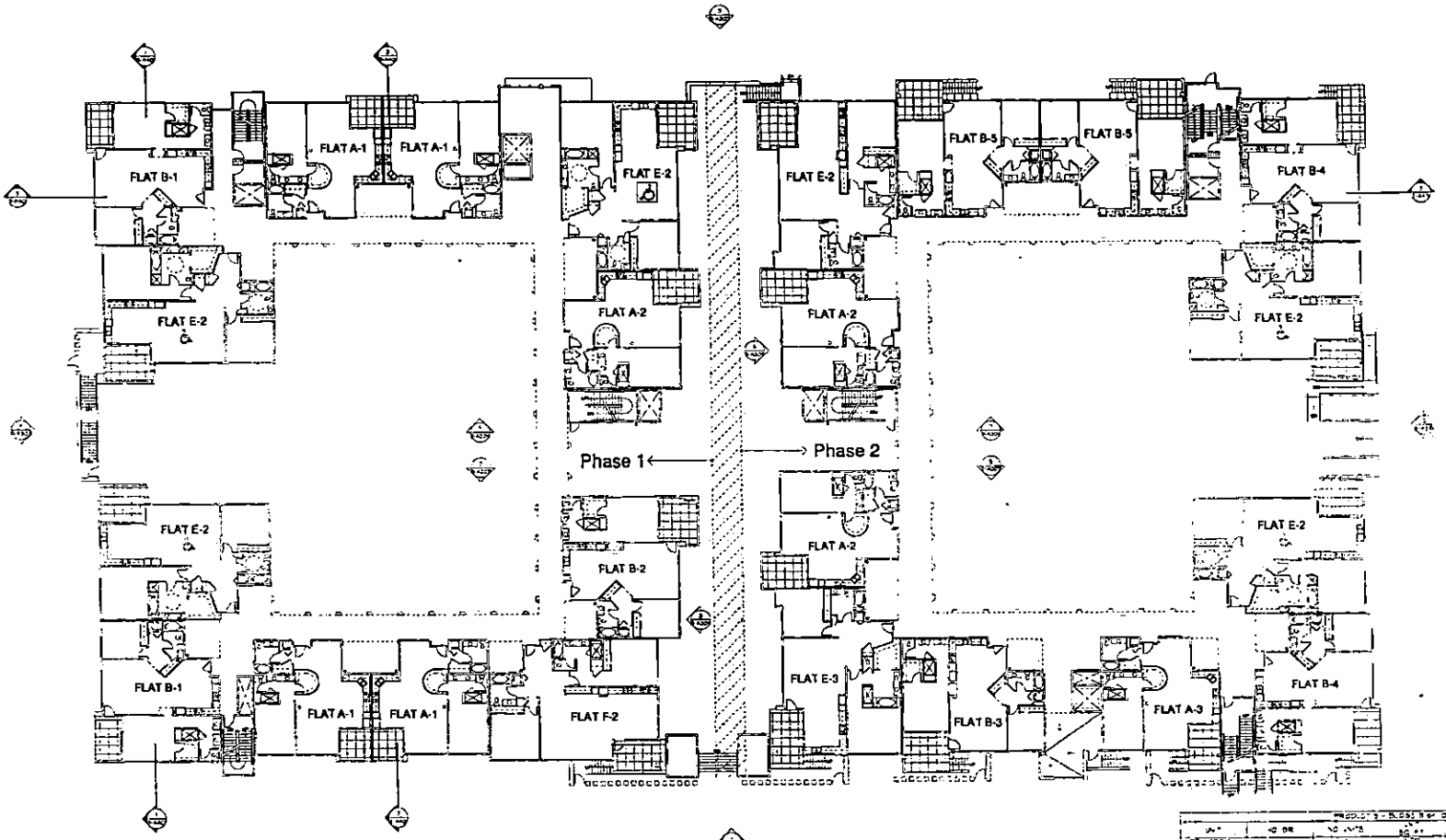
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 3

GARAGE LEVEL - BUILDING 3 & 10

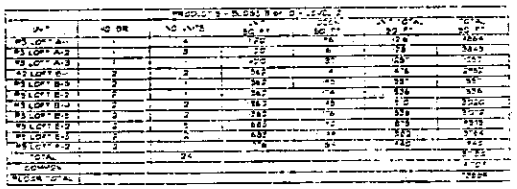
3-A201

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LEVEL 2 FLOOR PLAN



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Key Plan



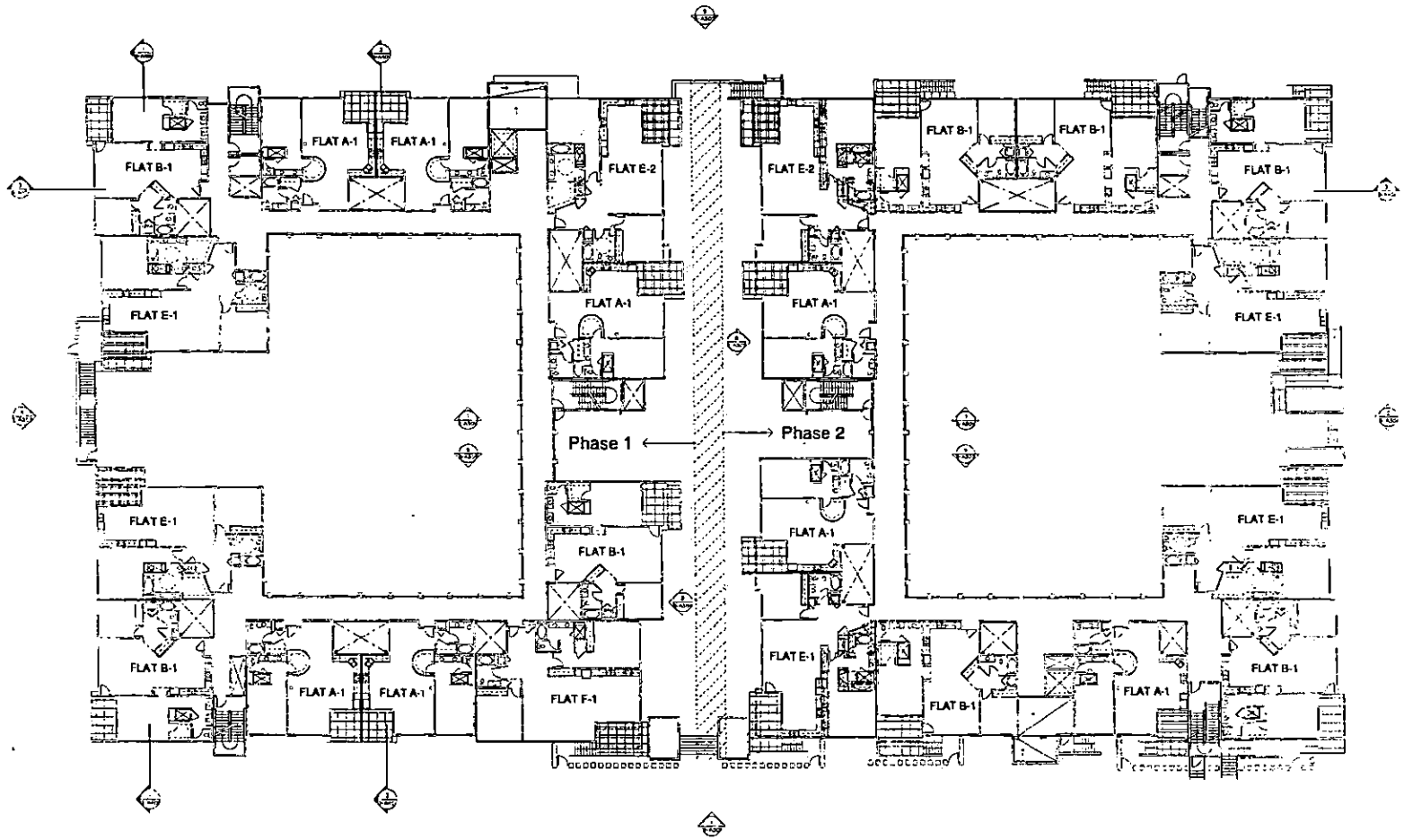
Upper West Side Mix Use
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Las Vegas, Nevada
Product 3

LEVEL 2 - BUILDING 3 & 10

3-A202

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No.	Date	Revision Description

Key Plan

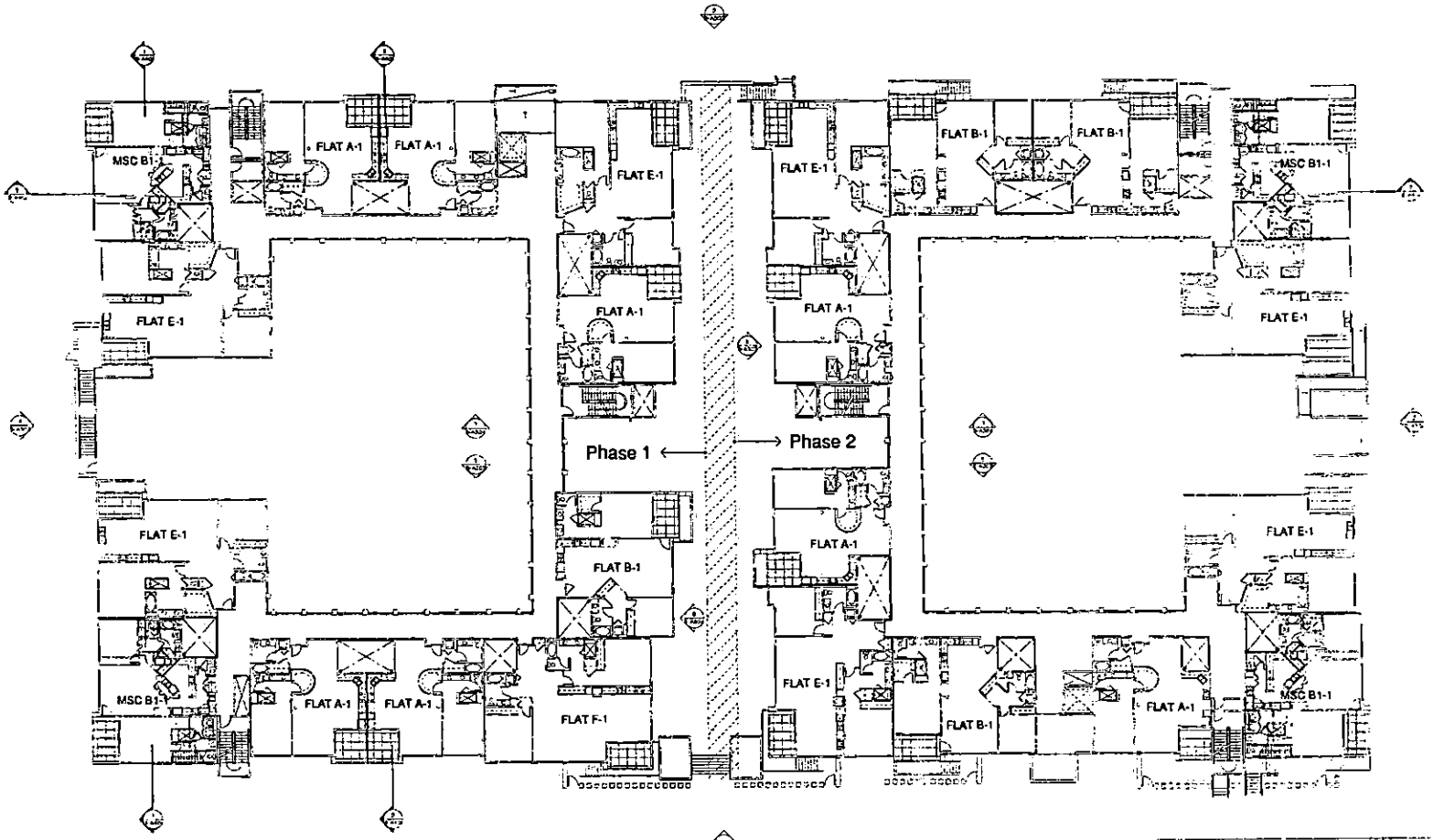
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 3

LEVEL 3 - BUILDING 3 & 10

3-A203

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LEVEL 4 FLOOR PLAN

Graphic Scale

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No.	Date	Revision Description

Key Plan

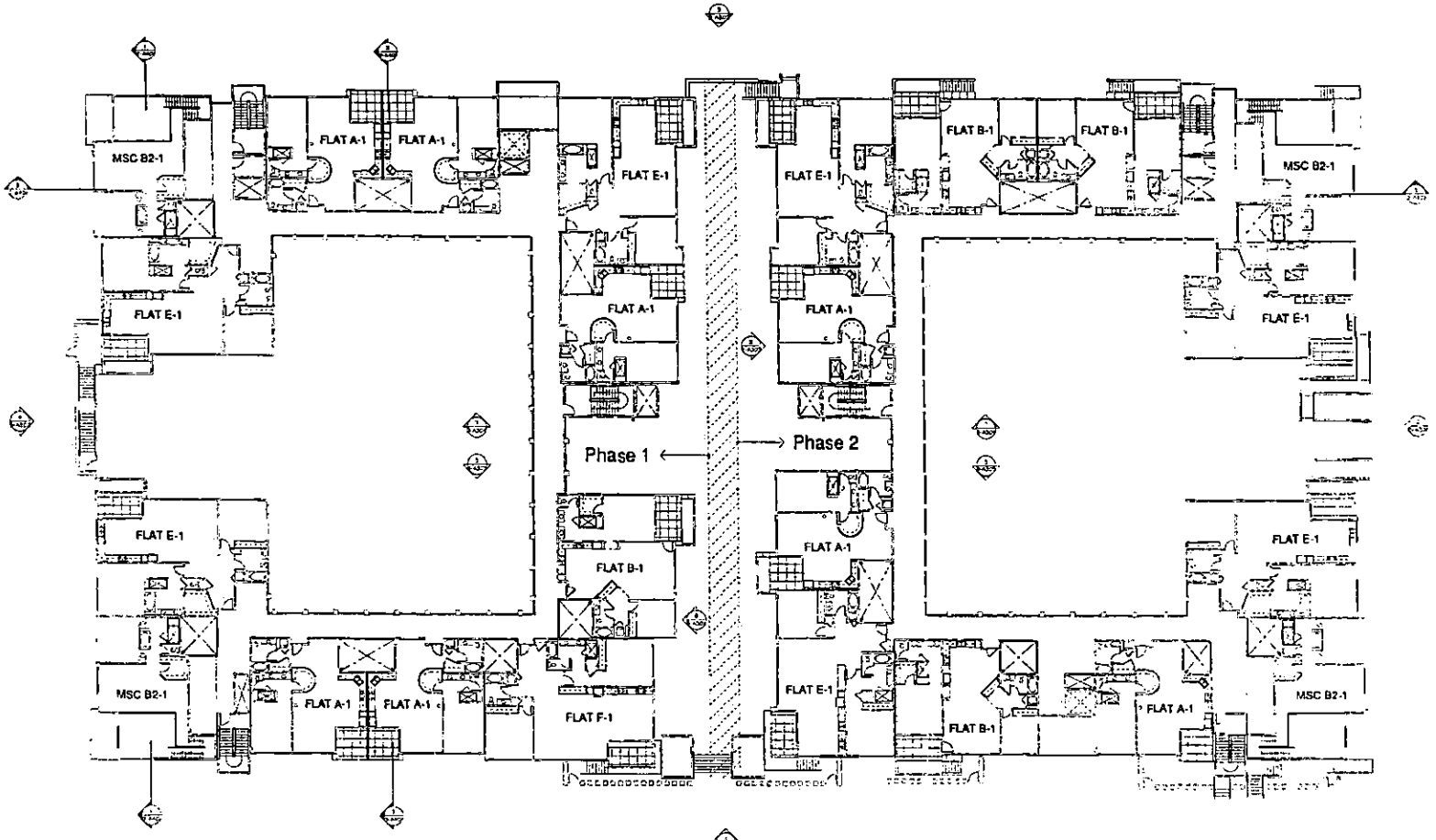
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Product 3

LEVEL 4 - BUILDING 3 & 10

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LEVEL 5 FLOOR PLAN

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No.	Date	Revision Description

Key Plan

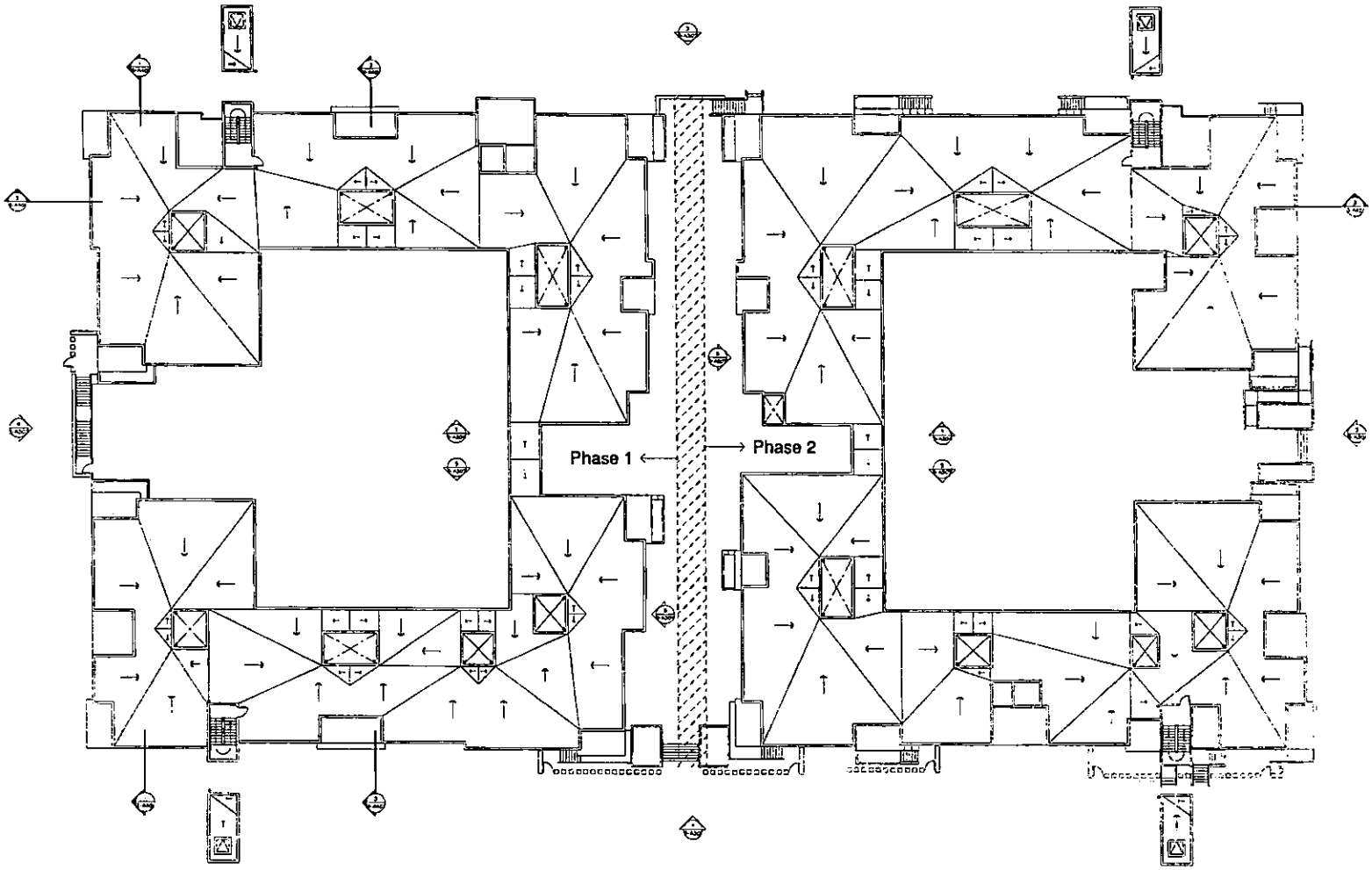
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 3

LEVEL 5 - BUILDING 3 & 10

3-A205

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ROOF PLAN

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No.	Date	Revision Description

Key Plan

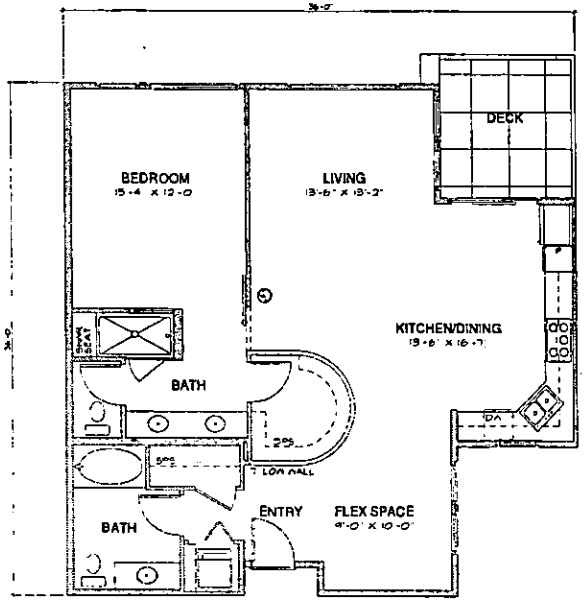
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 3

ROOF PLAN - BUILDING 3 & 10

3-A206

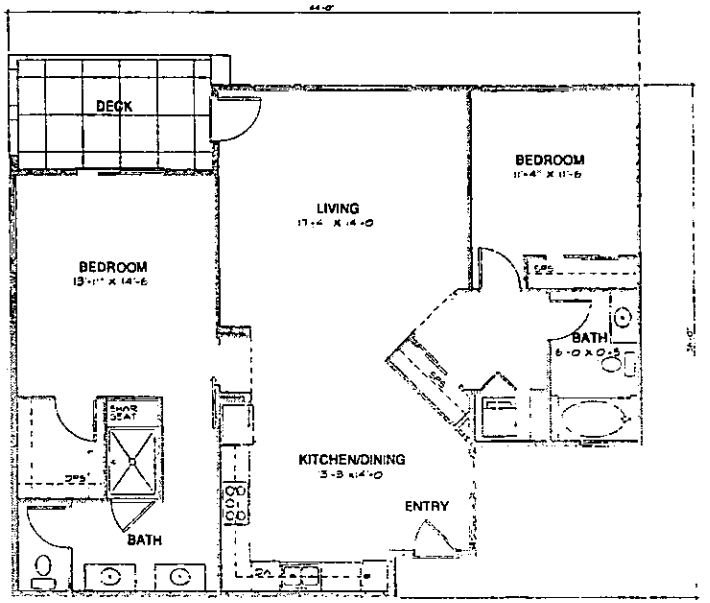
SDR-19357
03/08/07 PC

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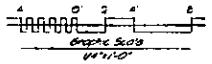
P3 Flat A

AREA: 720 Sq.Ft.
DECK 96 Sq.Ft.



P3 Flat B

AREA: 862 Sq.Ft.
DECK. 14 Sq.Ft.



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No. Date Revision Description

Key Plan

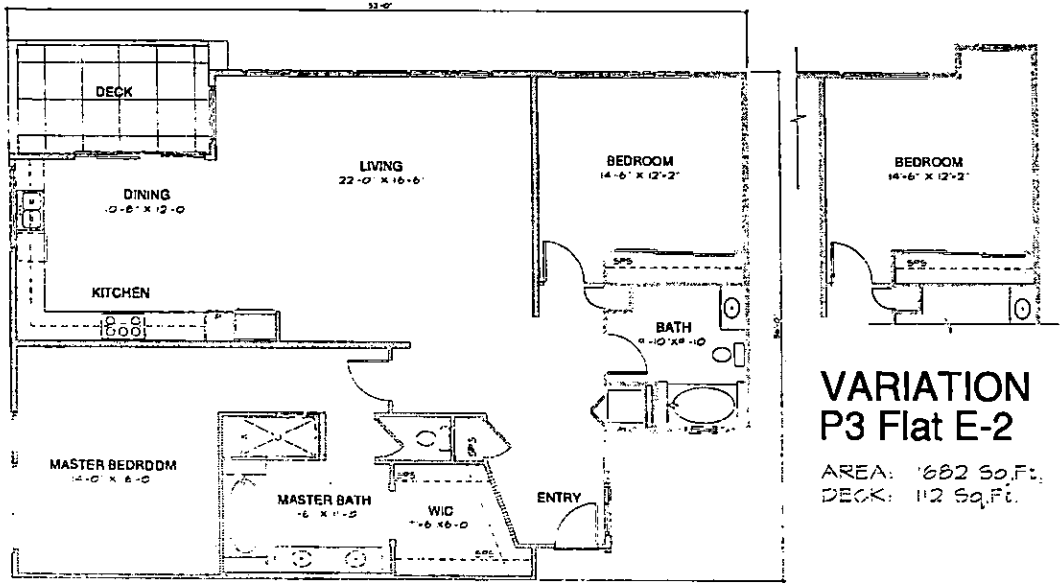
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Product 3
Unit Plans

P3 FLAT A

3-A220

SDR-19357
03/08/07 PC

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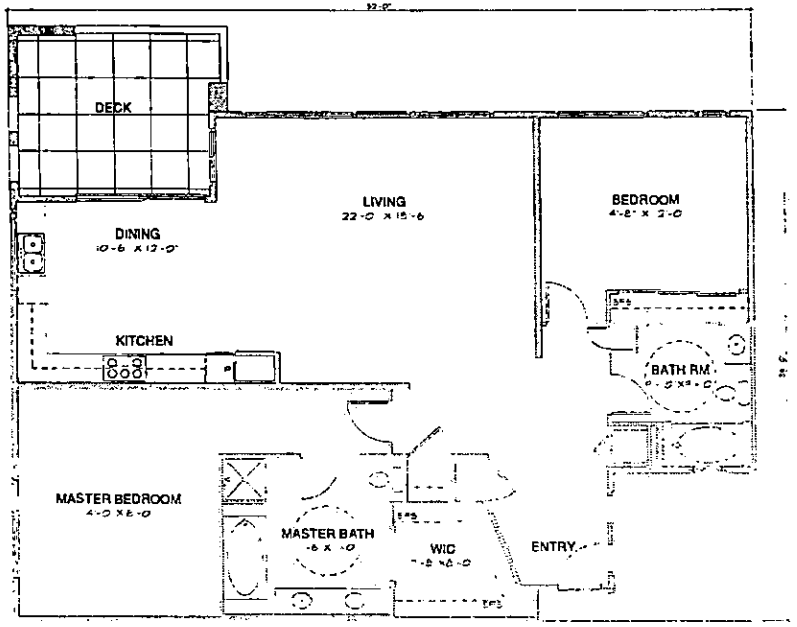


P3 Flat E-1

AREA: 670 Sq.Ft.
DECK: 112 Sq.Ft.

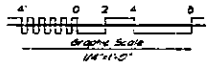
VARIATION P3 Flat E-2

AREA: 682 Sq.Ft.
DECK: 112 Sq.Ft.



P3 Flat E - ADA

AREA: 1670 Sq.Ft.
DECK: 192 Sq.Ft.



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No.	Date	Revision Description

Key Plan

Upper West Side Mix Use
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Product 3
Unit Plans

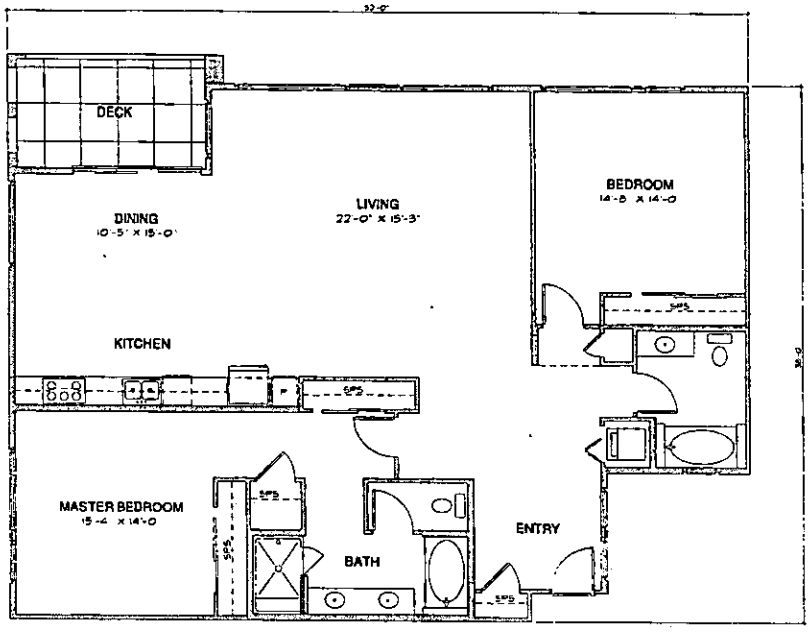
P3 FLAT E

Project 04.21.06
Date Jan. 23, 2007
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Drawing Number
3-A222

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P3 Flat F

AREA: 776 Sq.Ft.
DECK: 112 Sq.Ft.

4' 0' 2' 4' 8'
Graphic Scale
1/4"=1'-0"

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No.	Date	Revision Description

Key Plan

Upper West Side Mix Use
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Las Vegas, Nevada
Product 3
Unit Plans

P3 FLAT F

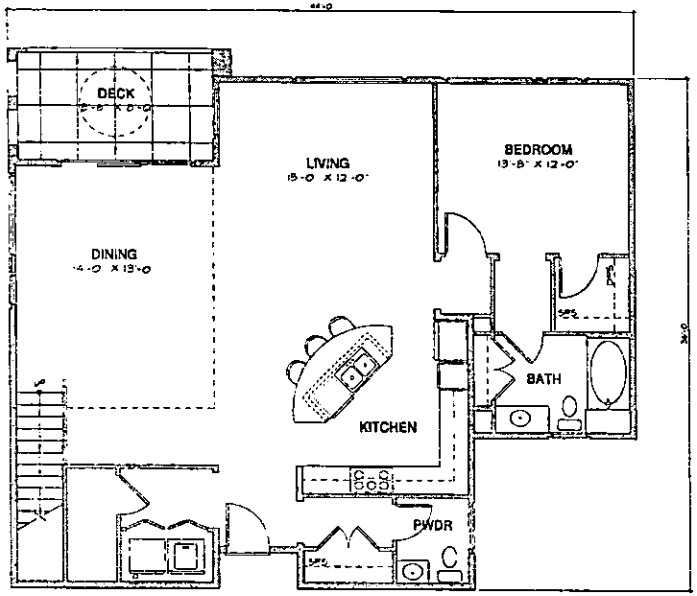
Project 03-3-114-01
Date 23.2007
Drawn By
Checked by

Drawing Number
3-A223

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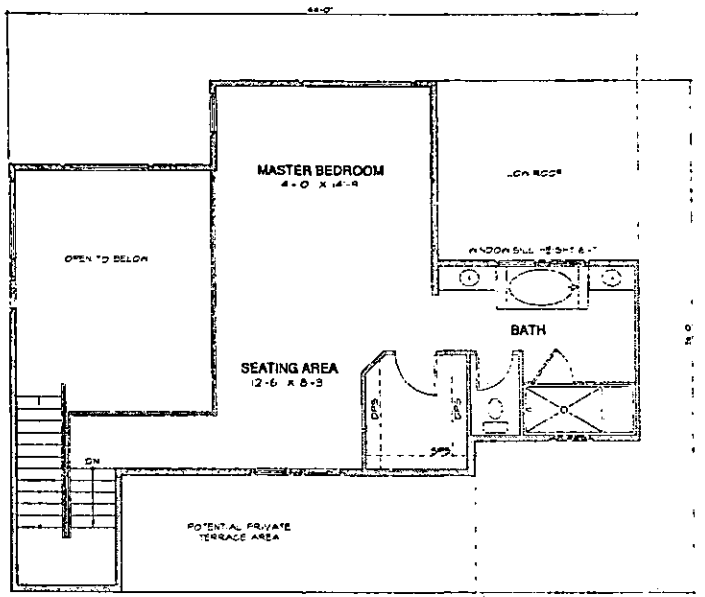
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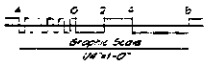


P3 MSC B - LOWER

AREA: 1365 Sq.Ft.
DECK: 14 Sq.Ft.



P3 MSC B - UPPER

AREA: 703 Sq.Ft.



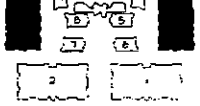
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No.	Date	Revision Description

Key Plan



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Product 3
Unit Plans

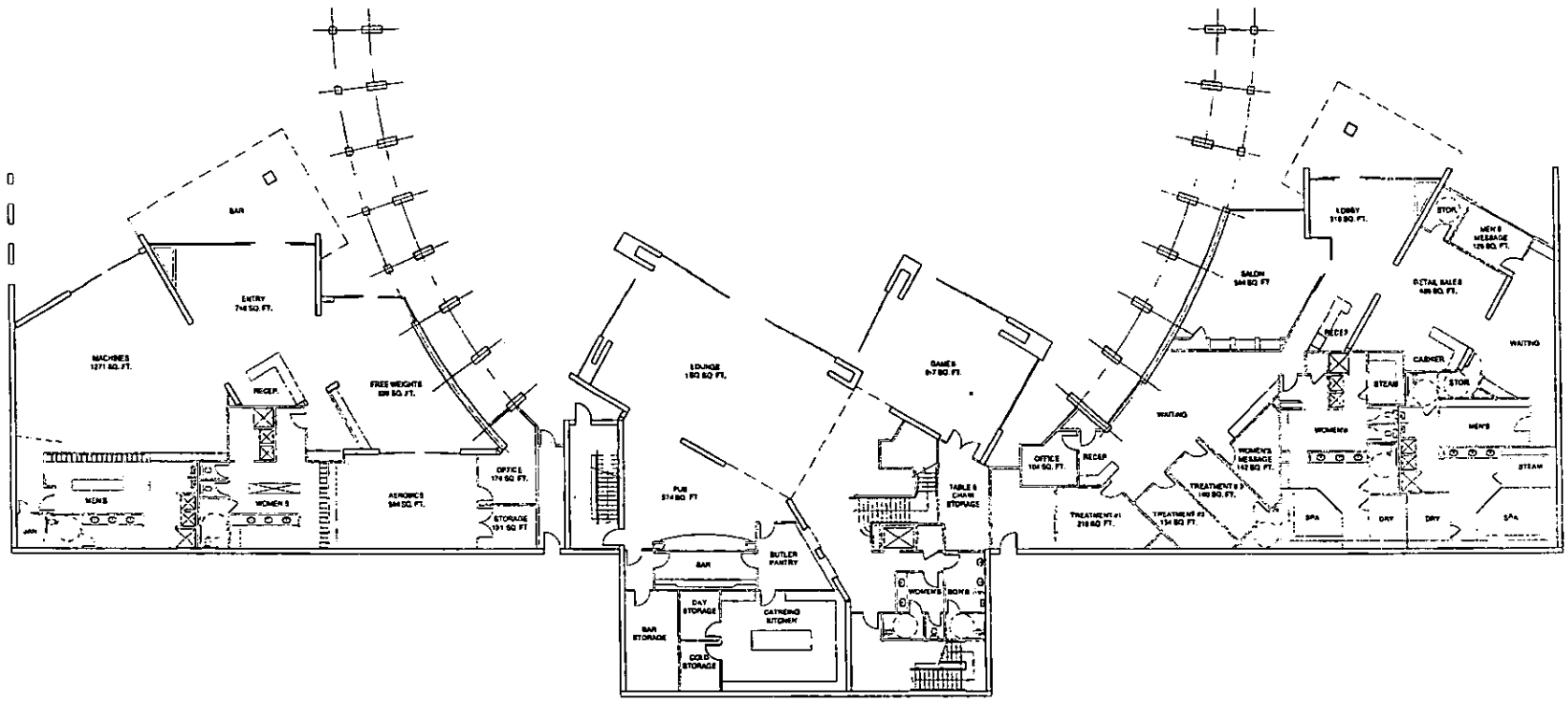
P3 MSC B

Project
Date
Drawn by
Checked by

Drawing Number
3-A224

SDR-19357
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BASEMENT LEVEL FLOOR PLAN

NORTH

Grade Slope
3.33'=1'-0"

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No.	Date	Revision Description

Key Plan

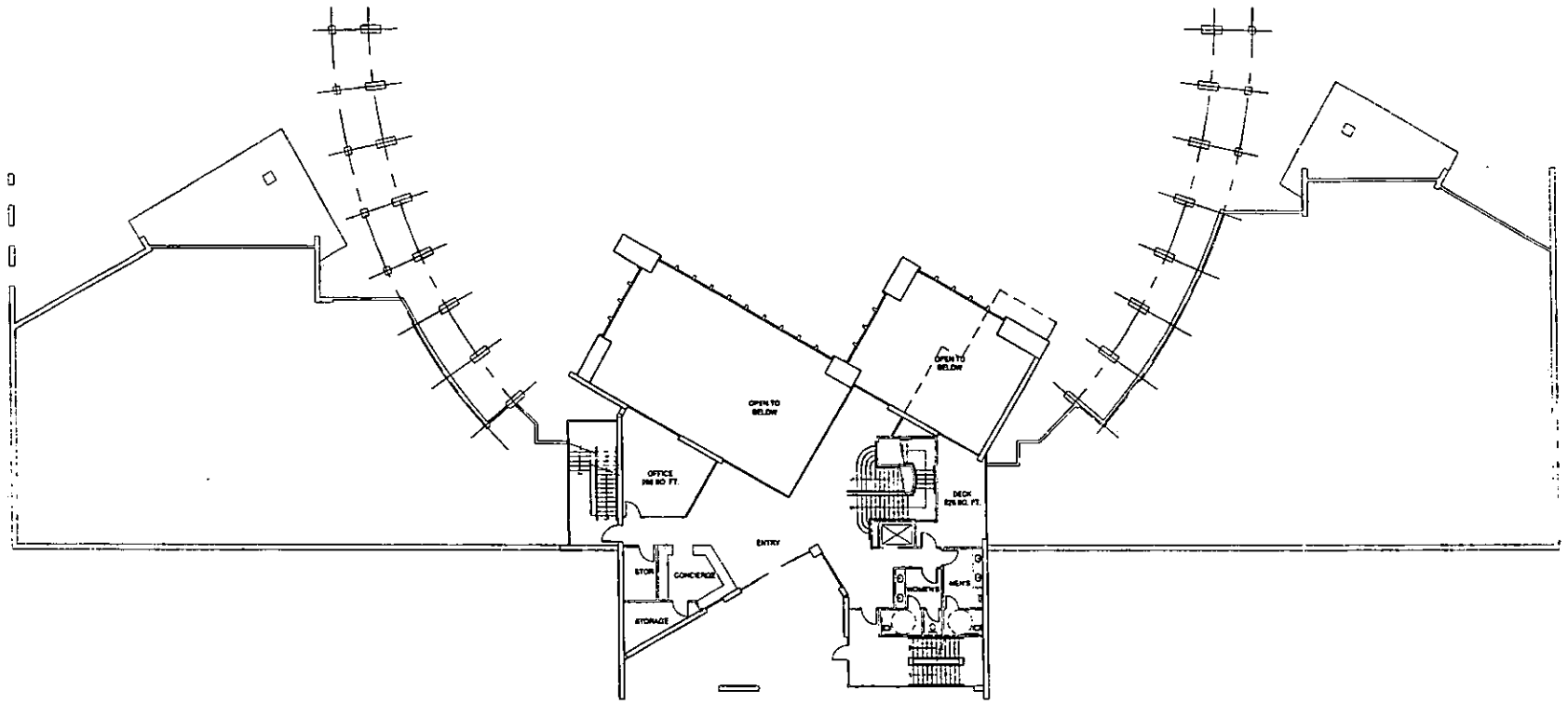
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Clubhouse
Floor Plans

Basement

Project: 662.04.6
Date: Jan 22 2007
Drawn by:
Checked by:

Drawing Number
4-A201

SDR-19357
03/08/07 PC
JAN 25 200



ENTRY LEVEL FLOOR PLAN

NORTH

Graphic Scale

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No.	Date	Revision Description

Key Plan

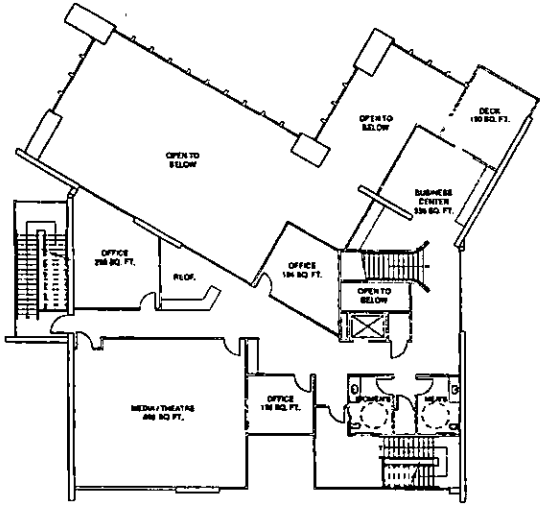
Upper West Side Mix Use
S.E.C. of Buffalo & Peak
Las Vegas, Nevada
Clubhouse
Floor Plans

Entry Level

4-A202

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UPPER LEVEL FLOOR PLAN

NORTH

Graphic Scale
1/8"=1'-0"

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No.	Date	Revision Description

Key Plan

Upper West Side Mix Use
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Las Vegas, Nevada
Clubhouse
Floor Plans

Upper Level

Project
Date
Drawn by
Checked by

Drawing Number
4-A203

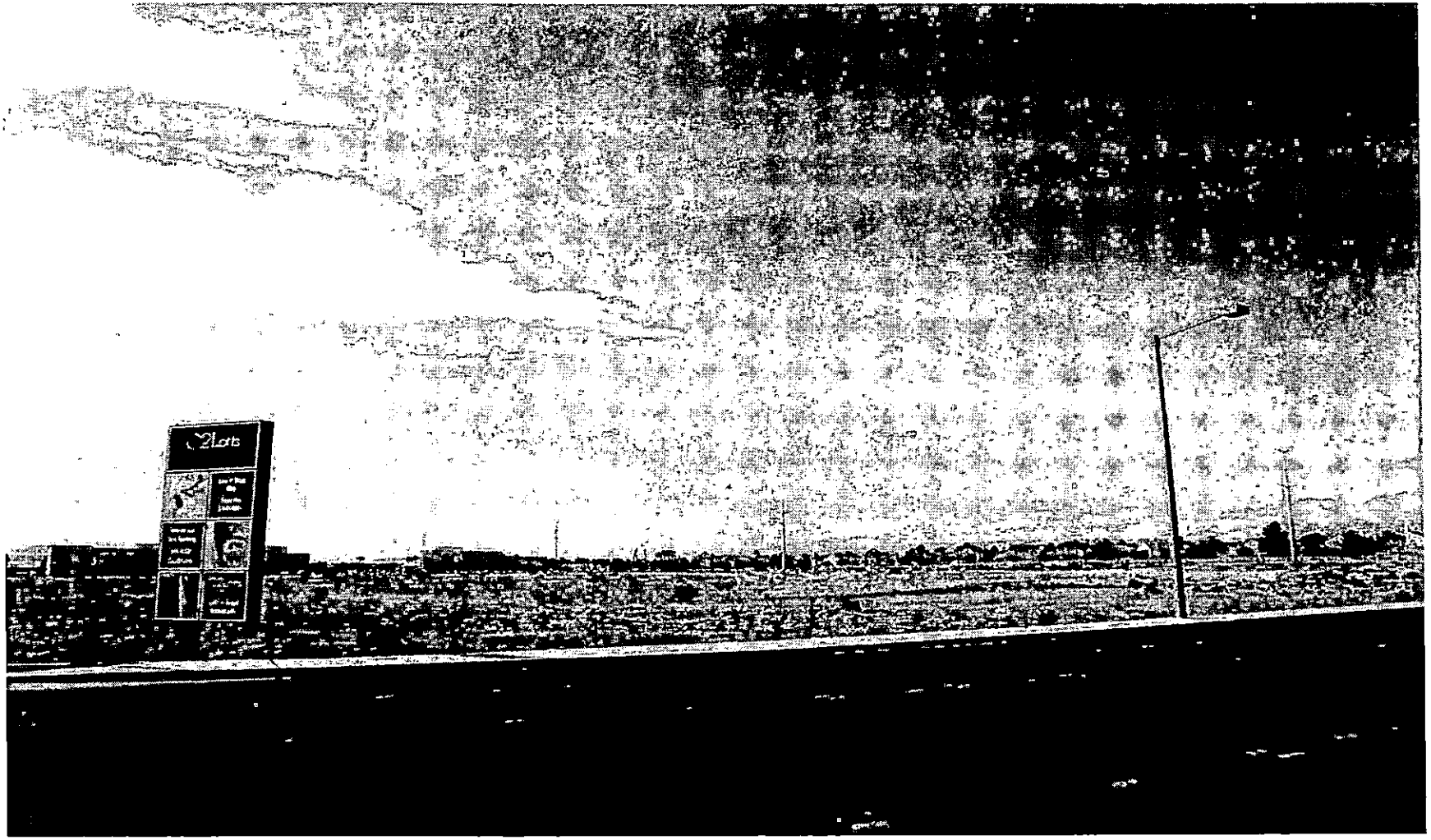
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SDR-19357
03/08/07 PC



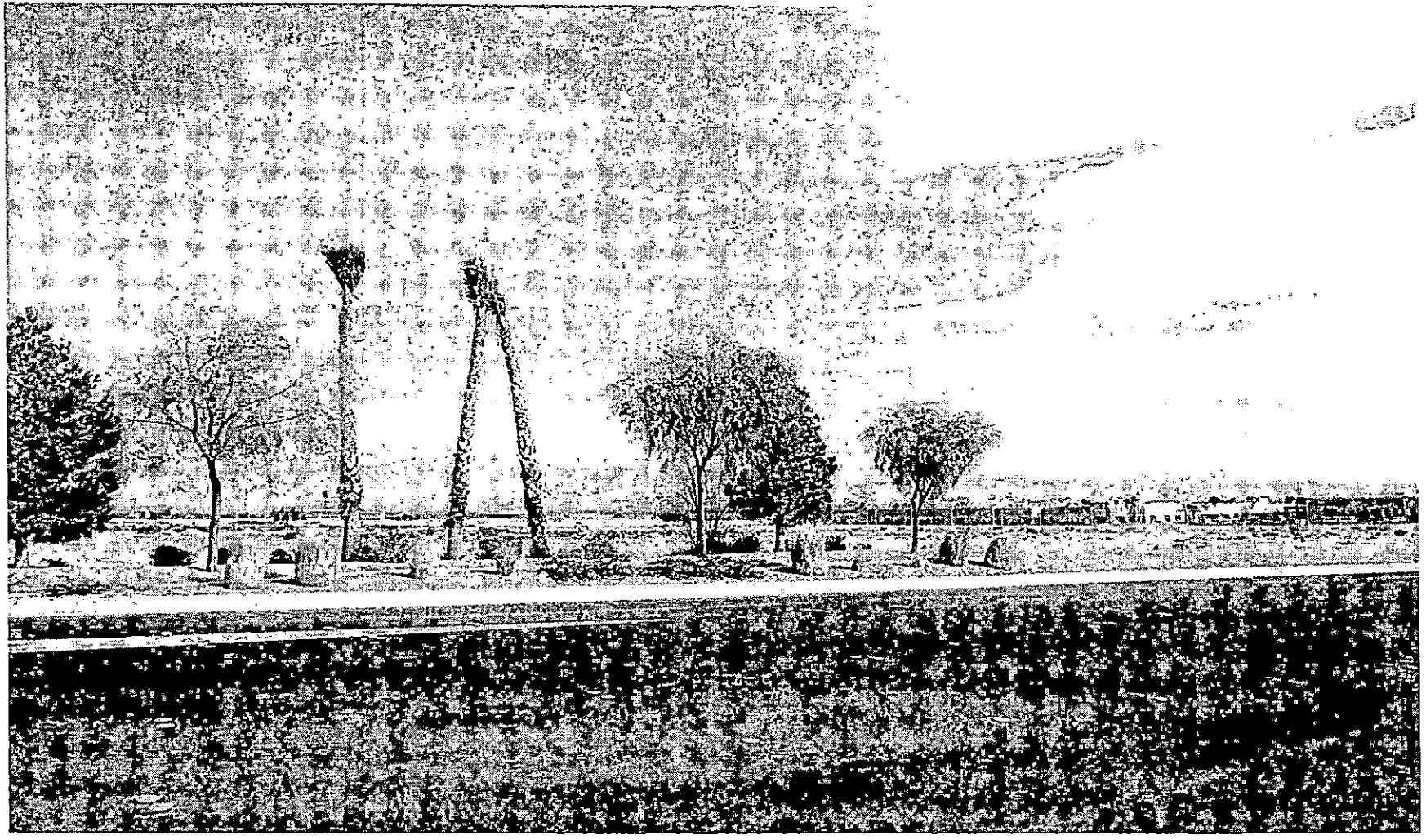
SDR-19357 - APPLICANT: C2 LOFTS - OWNER: NORTHWEST III, LLC, ET AL
NORTHEAST CORNER OF BUFFALO DRIVE AND TRINITY PEAK DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



SDR-19357 - APPLICANT: C2 LOFTS - OWNER: NORTHWEST III, LLC, ET AL
NORTHEAST CORNER OF BUFFALO DRIVE AND TRINITY PEAK DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



SDR-19357 - APPLICANT: C2 LOFTS - OWNER: NORTHWEST III, LLC, ET AL
NORTHEAST CORNER OF BUFFALO DRIVE AND TRINITY PEAK DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/31/07

B2 Developer Services

February 6, 2007

Mr. Doug Rankin
Planning Supervisor
Current Planning – Planning & Development
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

Subject: Upper West Side by C2 Lofts
Site Development Plan Review - Major Modification to SDR-9439

Dear Doug:

On behalf of the applicant, C2 Lofts, we respectfully request review and approval of the attached application for Site Development Plan Review. The site is located within the Las Vegas Tech Center, fronting on Buffalo Drive and bordered by Trinity Peak Avenue, Fire Mesa Street and Peak Drive. Consisting of approximately 21.2 acres within Ward 4, this portion of the Tech Center is zoned C-PB with a land use designation of LI/R.

A Site Development Plan (SDR-9439) was approved on December 21, 2005 as was a Special Use Permit (SUP-9436) for this mixed-use development of commercial uses and condominiums. At this time we are seeking to reduce the previously approved number of residential units from 55B to 412 and increase the commercial square footage from approximately 52,000 square feet to approximately 57,772 square feet. The building configuration on the site has changed from six buildings and an 18,000 square foot ancillary recreation center to ten buildings plus a 30,000 square foot ancillary recreation center.

The modification to the site plan is a result of market demand and refinements that came about during the final design stage. We respectfully request that the waivers granted with our previous Site Development Review approval remain in place (listed below) as well as the conditions granted with the Special Use Permit.

The C2 Lofts – Upper West Side site has been designed to incorporate the newest innovations in Las Vegas urban living. Architecturally distinct living spaces are linked to commercial uses and a community/lifestyle building with a pool by lavishly appointed pedestrian connections. Private drives provide circulation throughout the site, centered by a 70 foot wide "main street" themed drivable plaza. Each of the ten buildings is equipped with a parking garage and a main pedestrian entrance. The building massing encourages the sense of a modern urban neighborhood with units oriented around courtyards located in the middle of the structures and around the main street.

More specifically, the proposed community contains the following elements:

SDR-19357

03/08/07 PC

- Ten buildings consisting of three product types:
  - Product Type 1: Each of two buildings contains a parking garage, approximately 27,011 square feet of commercial space and 72 residential units. Maximum height: 60 feet
  - Product Type 2: Each of six buildings contains a parking garage and 14 residential units. Maximum height: 56 feet
  - Product Type 3: Each of two buildings contains a parking garage and 92 residential units. Maximum height: 61.5 feet

- The ancillary recreational building has increased in size from 18,000 to 30,000 square feet to become a "life center" for the residents. Areas for wellness amenities such as a spa, fitness center, beauty salon and massage facilities are planned. Maximum height: 42 feet

- Six commercial kiosk-type structures have been added to encourage boutique style shops and accounts for an increase of 3,750 square feet of commercial area.

- Site Totals:
  - Residential units – 412
    One-bedroom residential: 232 units
    Two-bedroom residential: 180 units
  - Commercial area – 57,772 square feet plus a 30,000 square-foot fitness and recreation building for the use of residents;
  - Parking – 310 total retail parking stalls provided where 233 are required and 858 total residential parking stalls provided where 710 are required, for a Project Total of 1,168 provided where 939 required per Title 19.

Further details relating to this unique project are depicted on the accompanying plans.

Previous Waivers granted (SDR-9439):
- A Waiver in the building placement standard from Buffalo Drive, Peak Drive and Trinity Peak Drive.
- A Waiver in the foundation landscaping standard abutting retail floor space.

Previous Waivers granted (SUP-9436):
- A Waiver of the requirement that a nonresidential use shall front on a primary public right-of-way.

We look forward to presenting this item at the March 8, 2007 Planning Commission meeting and, again, at the April 4, 2007 City Council meeting. Please contact our office if you have any questions or comment during your review.

Very truly yours,

Susan Russell for

Barbara Baird

Cc: D. Crook, C2
H. Panahi, KKE
J. Walker, AE

SDR-19357
03/08/07 PC

PROJECT - PARKING SUMMARY

UNIT TYPE	NO. UNITS	PARKING RATIO	PARKING REQUIRED OWNER	PARKING REQUIRED GUEST	TOTAL PARKING REQUIRED	PARKING REQUIRED D/P	PARKING PROVIDED OWNER	PARKING PROVIDED GUEST	TOTAL PARKING PROVIDED	PARKING PROVIDED D/P
RESIDENTIAL:										
ONE- BEDROOM	232	1.25	290							
TWO-BEDRDOM	180	1.75	315							
TOTAL	412		605	101	706	15	788	70	858	40
COMMERCIAL:	AREA									REG / VAN
BUILDING 1	27011	0.004	-	-	109				138	
BUILDING 2	27011	0.004	-	-	109				136	
KIOSKS	3750	0.004	-	-	15				24	
CLUBHOUSE	30000	PRIVATE USE							12	4
TOTAL		-			233	7			310	10 / 4
PROJECT TOTAL					939	22			1168	58

SDR-19357
03/08/07 PC

B2 Developer Services

March 7, 2007

Mr. John Korkosz
Planning Supervisor
Current Planning Division
City of Las Vegas
731 South Fourth Street
Las Vegas, Nevada 89101

Subject: SDR-19357 – Upper West Side by C2 Lofts.
Request to Table Item

Dear John:

On behalf of the applicant, C2 Lofts, we respectfully request the above-referenced application be tabled indefinitely. This item is currently on the March 8, 2007 Planning Commission Agenda, Item Number 4.

It is the applicant's intent to continue to work with Staff regarding design modifications for this site. We anticipate refined plans will be available for your review in approximately three weeks time.

Thank you for your assistance with this project and we look forward to the opportunity to work with you again soon. Please contact our office if you have questions or if you require further information.

Very truly yours,

Barbara Baird

Barbara Baird

Cc:
D. Crook, C2
H. Panahi, KKE
J. Walker, AE

Submitted after final agenda

Date 3/8/07 Item #4

2260 Corporate Circle Drive, Suite 450 Henderson, NV 89074 T: 702.451.3510 F: 702.451.4988

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:

VAC-19234 - VACATION - PUBLIC HEARING - APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC - Petition to Vacate a 20-foot wide section of public right-of-way generally located south of Bonneville Avenue, north of Garces Avenue between Main Street and 1st Street, Ward 3 (Reese).

SET DATE: 03/21/07
C.C.: 04/04/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Condition conformation letter by Baughman & Turner

MOTION:

GOYNES – APPROVED subject to conditions Item 5 [VAC-19234] and Item 6 [VAC-19235] – UNANIMOUS

To be heard by City Council on 4/4/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

MINUTES – Continued:
CHAIRMAN DAVENPORT declared the Public Hearing open for Item 5 [VAC-19234] and Item 6 [VAC-19235].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 5 [VAC-19234] and Item 6 [VAC-19235].

(6:07 – 6:10)
1-209

CONDITIONS:

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

2. All development shall be in conformance with code requirements and design standards of all City Departments.

3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

4. The limits of this Petition of Vacation shall be defined as the public alley between Main Street and 1st Street and between Bonneville Avenue and Garces Avenue.

5. Dedicate an additional 5 feet of right-of-way on Main Street adjacent to this site and dedicate a 10-foot radius on the southeast corner of Main Street and Bonneville Avenue, the southwest corner of 1st Street and Bonneville Avenue, the northeast corner of Main Street and Garces Avenue and on the northwest corner of 1st Street and Garces Avenue prior to the recordation of the Order of Vacation for this application. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the document preparation.

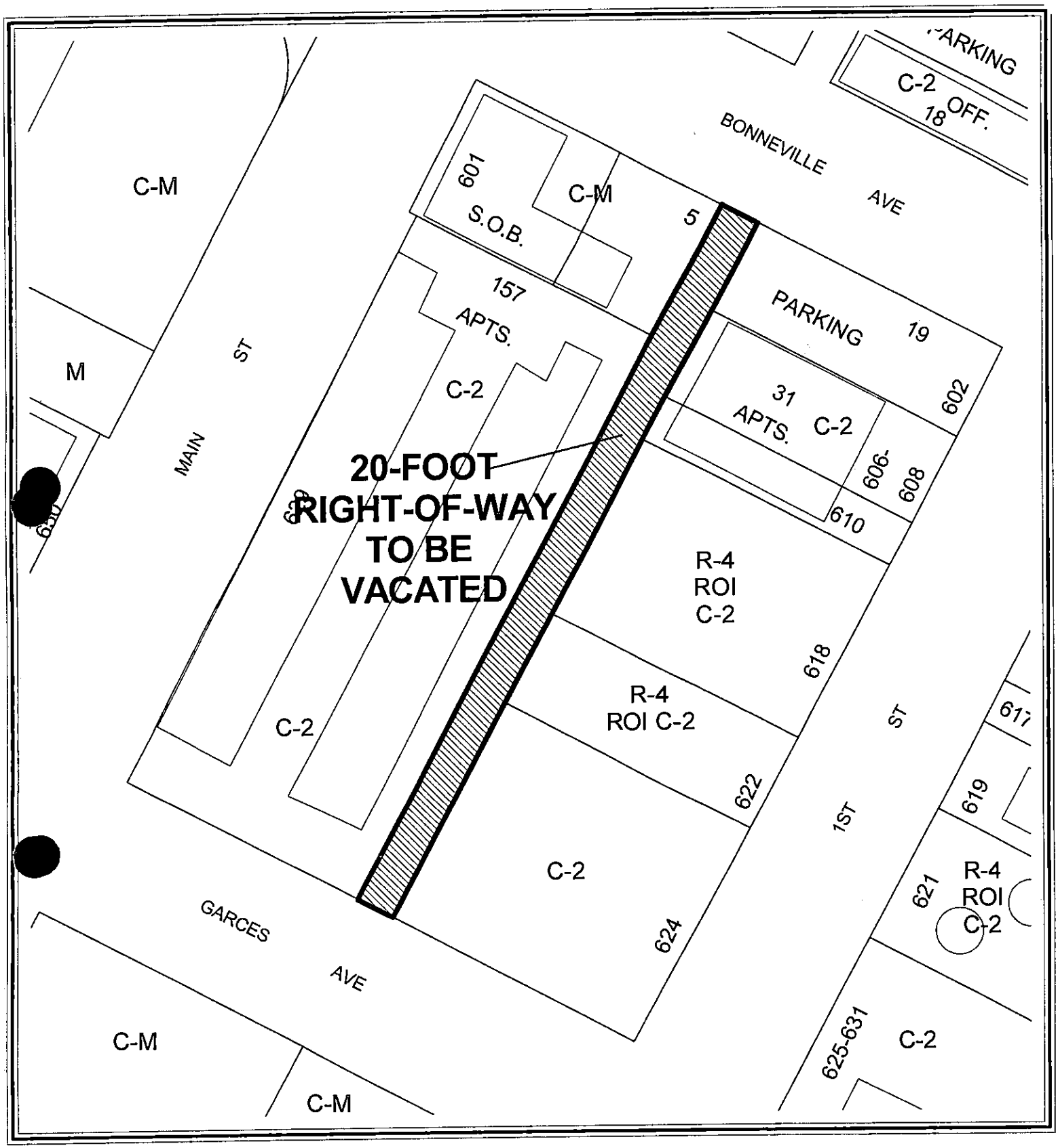
6. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation. If easements are required, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer.

CONDITIONS – Continued:

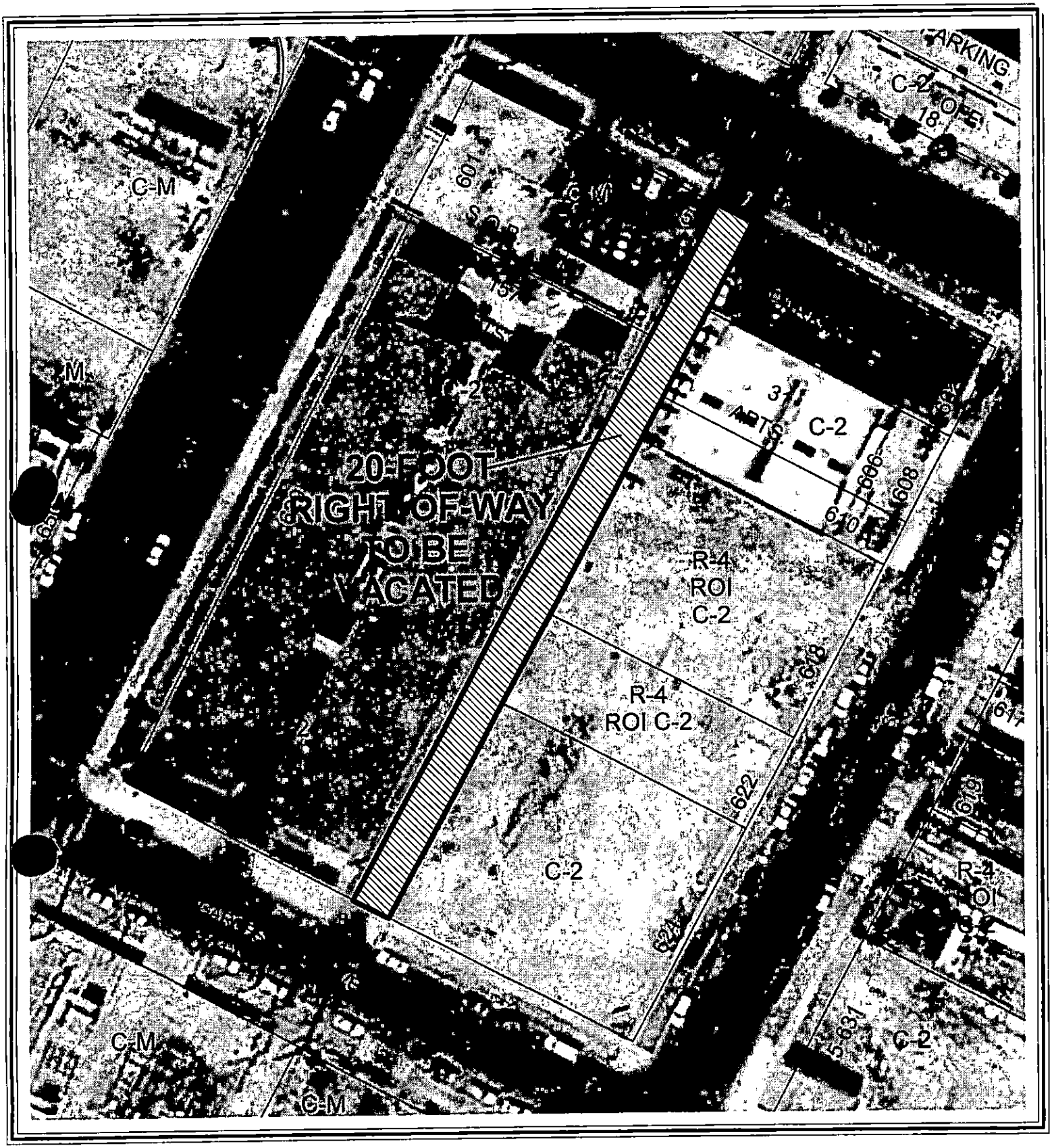
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

8. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.



CASE: **VAC-19234**



0 100 200 Feet

CASE: **VAC-19234**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-19234 - APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC

** CONDITIONS **

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

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

2. All development shall be in conformance with code requirements and design standards of all City Departments.

3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

4. The limits of this Petition of Vacation shall be defined as the public alley between Main Street and 1st Street and between Bonneville Avenue and Garces Avenue.

5. Dedicate an additional 5 feet of right-of-way on Main Street adjacent to this site and dedicate a 10-foot radius on the southeast corner of Main Street and Bonneville Avenue, the southwest corner of 1st Street and Bonneville Avenue, the northeast corner of Main Street and Garces Avenue and on the northwest corner of 1st Street and Garces Avenue prior to the recordation of the Order of Vacation for this application. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the document preparation.

6. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation. If easements are required, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer.

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VAC-19234 - Staff Report Page One
March 8, 2007 - Planning Commission Meeting

** STAFF REPORT **

APPLICATION REQUEST

This application is a request to Vacate a portion of an existing twenty-foot alley generally located north of Garces Avenue and south of Bonneville Avenue, between Main Street and 1st Street.

EXECUTIVE SUMMARY

The applicant states all the properties in this block have been purchased. The alley is being vacated and the entire area will be readied for development.

BACKGROUND INFORMATION

A) Related Actions

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/16/64	The City Council adopted a Resolution of Intent from R-1(Single Family Residential), R-4(Apartments), C-1(Limited Commercial), C-V (Civic) to C-2 (General Commercial).

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Alley	C(Commercial)	C-M (Commercial Industrial)
North	Bonneville Ave	C(Commercial)	C-M (Commercial Industrial) C-2 (General Commercial
South	Garces Avenue Surface Parking Lot Retail	C(Commercial)	C-M (Commercial Industrial) C-2 (General Commercial
East	Vacant Lot Apartments	C(Commercial)	C-2 (General Commercial
West	Vacant Lot Motels	C(Commercial)	C-M (Commercial Industrial)

B) Pre-Application Meeting

A pre-application conference is not required for a Vacation application request, nor was one held.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

The property is legally described as a twenty-foot (20') wide section of public right-of-way generally located south of Bonneville Avenue, north of Garces Avenue between Main Street and First Street.

The property is legally described as being a portion of the East Half (E½) of the West Half (W ½) of the North Half (N ½) of the Southwest Quarter (SW ¼) of Section 34, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

Planning staff does not have an objection to the vacation request. No adverse affects to traffic circulation or site access would result with the proposed vacation. All the properties surrounding the proposed vacation have been purchased by one owner and will be developed in the future.

B) Public Works discussion

We present the following information concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform as it is to vacate an entire public alley for development purposes.*
B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No as it will eliminate an alley that will be incorporated into the development of the adjacent parcels.*
C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate a public alley.*

D. Does this vacation request coincide with development plans of the adjacent parcels? Although no development plan has been submitted to date, we anticipate the owner of the adjacent parcels to develop a "live/work" type of project.
E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
F. Does this vacation request result in a conflict with any existing City requirements? *No.*
G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 3

APPROVALS 0

PROTESTS 0

LHM

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-19234** APN: 139-34-311-008-016

Name of Property Owner: LiveWork, LLC

Name of Applicant: David Mitchell

Name of Representative: Baughman & Turner, Inc.

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: David Mitchell

Subscribed and sworn before me

This 6th day of December, 2007

_____

Notary Public in and for said County and State

MATTHEW J. DANOW
Notary Public, State of New York
No. 02DA6100961
Qualified in New York County
Commission Expires Nov. 3, 2012

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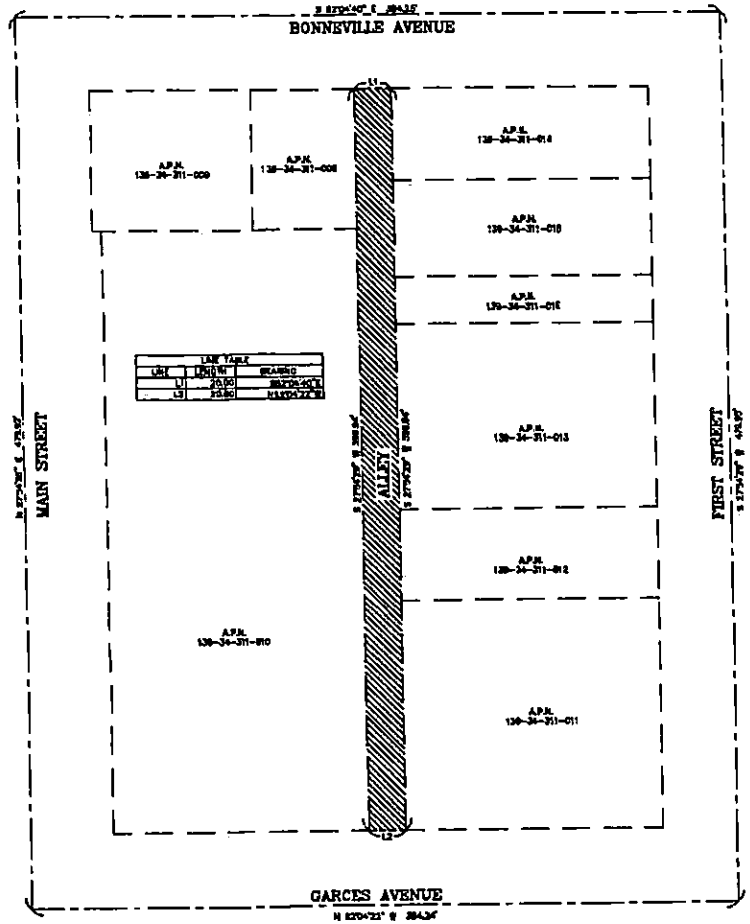
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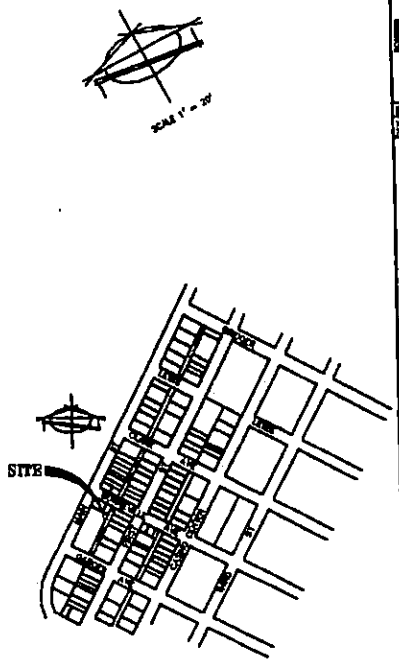
THAT PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF THE ALLEY IN BLOCK 6 OF "CLARK'S LAS VEGAS TOWNSHIP" AS SHOWN ON BOOK 1 OF PLATS, PAGE 37, CLARK COUNTY RECORDS, NEVADA; THENCE NORTH 27°04'25" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID ALLEY A DISTANCE OF 289.94 FEET TO A POINT OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BONNEVILLE AVENUE (60.00 FEET WIDE); THENCE NORTH 62°54'35" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ALLEY AS SHOWN IN BLOCK 6; THENCE SOUTH 27°04'25" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 289.94 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GARCES AVENUE (80.00 FEET WIDE); THENCE SOUTH 62°54'23" ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

SOUTH 27°04'25" WEST – THE CENTERLINE OF FIRST STREET AS SHOWN ON RECORD OF SURVEY IN FILE 87, PAGE 79, CLARK COUNTY, NEVADA.





VICINITY MAP

NOT TO SCALE

LEGEND

STREET CENTERLINE
ASSESSOR'S PARCEL LINE
ACC TO BE VACATED

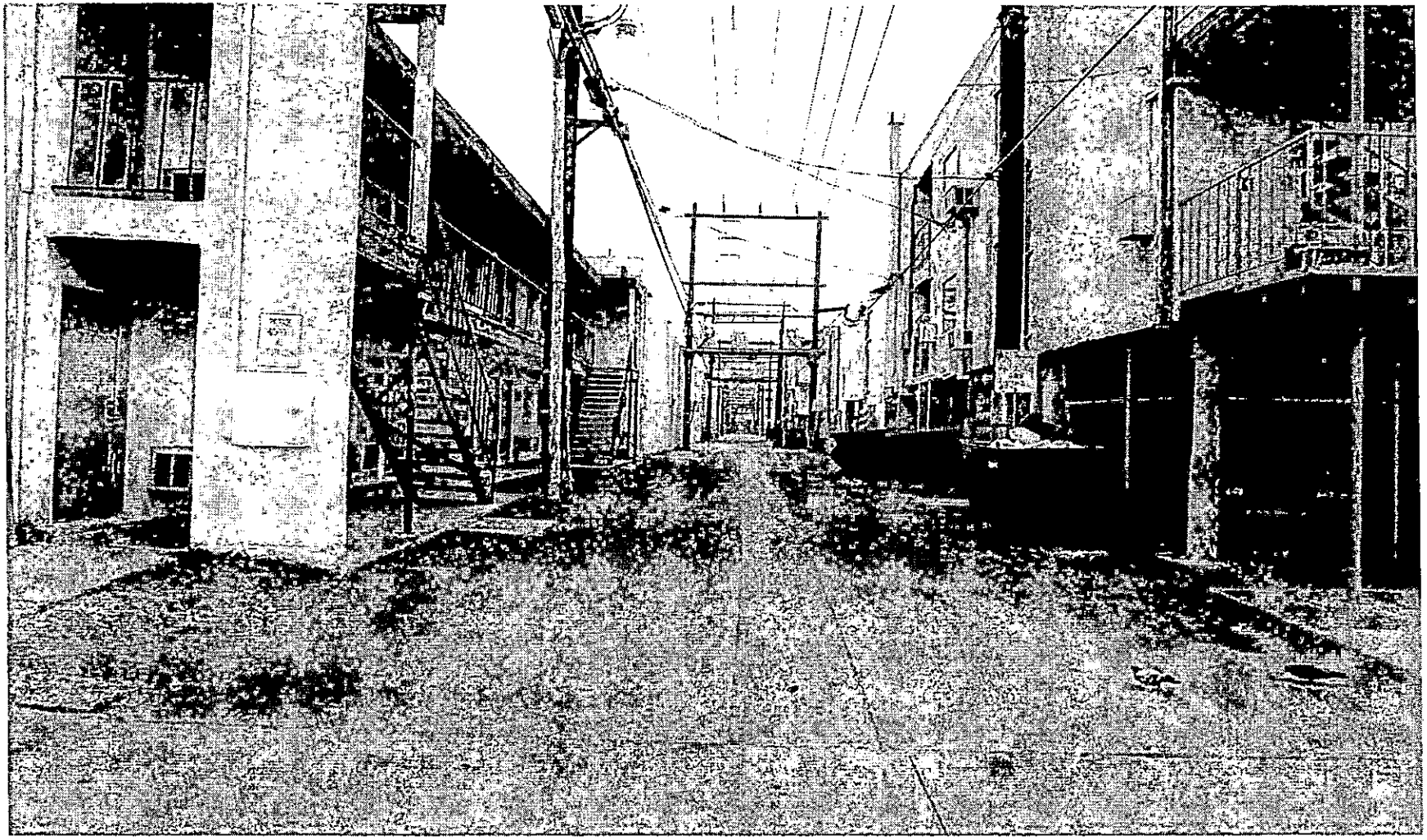
RECEIVED
JAN 16 2007

VACATION MAP
BLOCK 6, BOOK 1, PAGE 37
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
1290 HOOVER STREET
LAS VEGAS, NEVADA 89102
PH. (702) 870-0777
FX. (702) 870-2777

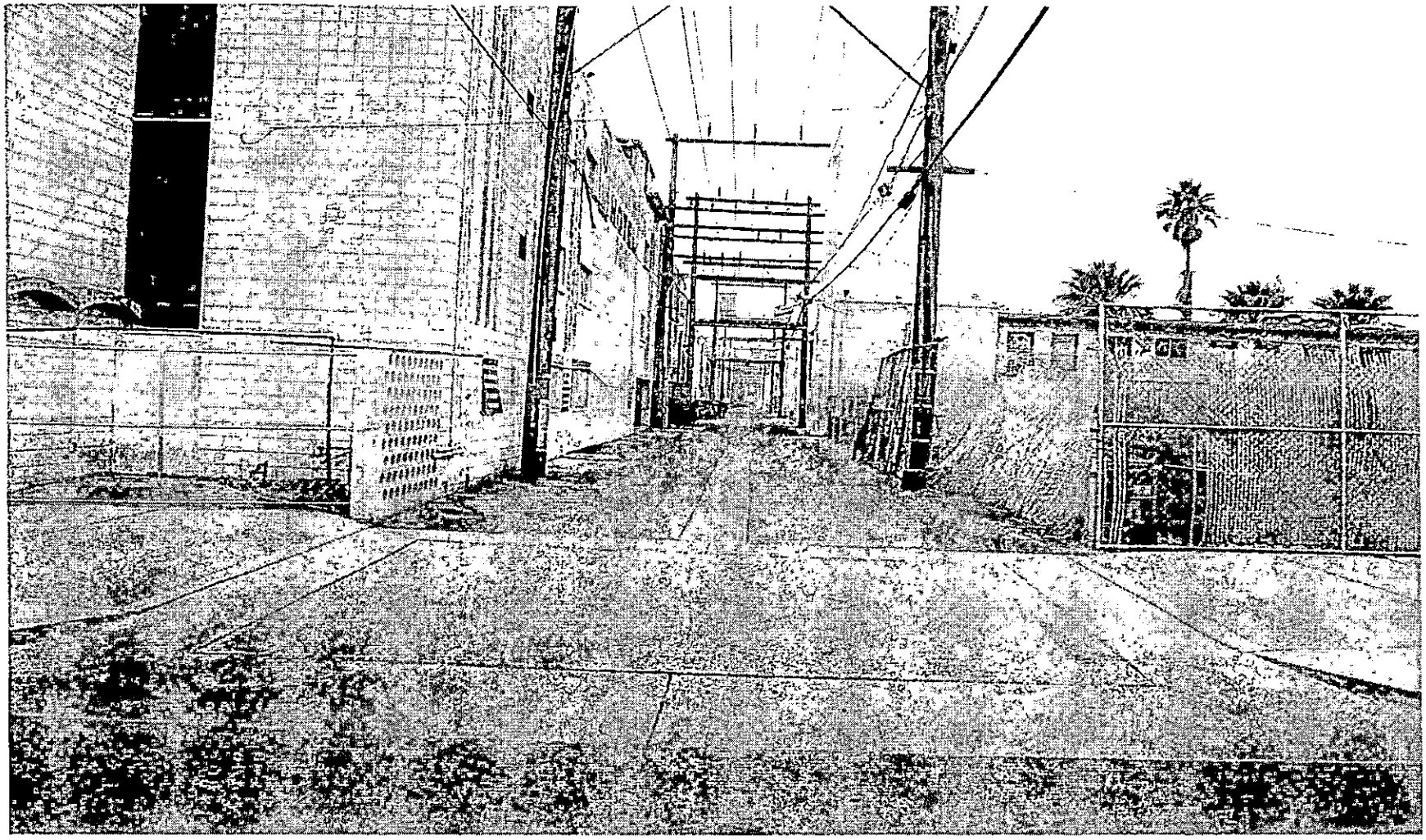
PREPARED FOR:
MITCHELL HOLDINGS

VAC-19234
03/08/07 PC



VAC-19234 - APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC
SOUTH OF LEWIS AVENUE, NORTH OF CLARK AVENUE, BETWEEN MAIN STREET AND FIRST STREET
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



VAC-19234 - APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC
SOUTH OF LEWIS AVENUE, NORTH OF CLARK AVENUE, BETWEEN MAIN STREET AND FIRST STREET
MARCH 8, 2007 PLANNING COMMISSION

01/31/07

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors
1210 HINSON ST. PHONE (702) 870-8771
LAS VEGAS, NEVADA 89102-1604 FAX (702) 878-2695

January 16, 2007

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

RE: Mitchell Holdings

To Whom It May Concern,

Please let this letter serve as a justification for a Vacation and Abandonment of Right-of-Ways (Public Alleys).

The proposed 2 segments of 20' wide alleys to be vacated are as follows:

1) Between Main St. and First St. from Lewis Ave. to Clark Ave.
2) Between Main St. and First St. from Bonneville Ave. to Garces Ave.

The owner/applicant has purchased all of the properties surrounding the proposed vacations and is essentially cleaning up the sites up for development.

We feel this project will enhance the area, and the approval of this project will not have a negative affect on the environment, or general welfare of the public or surrounding area.

Thank you for consideration of this request, should you have any questions, please do not hesitate to call.

Sincerely,
Baughman & Turner, Inc.

David S. Turner
President
DST/nl

VAC-19234
03/08/07 PC

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: VAC-19234 - APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC, ET AL

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the ***March 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.

_____ 03/06/07

Signature Date

DAVID TURNER

Please print name

BAUGHMAN & TURNER

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 3/8/07 Item #5

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

VAC-19235 - VACATION - PUBLIC HEARING - APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC, ET AL - Petition to Vacate a 20-foot wide section of public right-of-way generally located south of Lewis Avenue, north of Clark Avenue, between Main Street and First Street, Ward 3 (Reese).

SET DATE: 03/21/07
C.C.: 04/04/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Condition conformation letter by Baughman & Turner

MOTION:

GOYNES – APPROVED subject to conditions Item 5 [VAC-19234] and Item 6 [VAC-19235] – UNANIMOUS

To be heard by City Council on 4/4/2007

MINUTES:

CHAIRMAN DAVENPORT explained that these items will be considered in One Motion/One Vote and are routine public and non-public hearing items that have no protests, waivers from the Code, or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

MINUTES – Continued:
CHAIRMAN DAVENPORT declared the Public Hearing open for Item 5 [VAC-19234] and Item 6 [VAC-19235].

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 5 [VAC-19234] and Item 6 [VAC-19235].

(6:07 – 6:10)
1-209

CONDITIONS:
1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

2. All development shall be in conformance with code requirements and design standards of all City Departments.

3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

4. The limits of this Petition of Vacation shall be defined as the public alley between Main Street and 1st Street and between Lewis Avenue and Clark Avenue.

5. Dedicate an additional 5 feet of right-of-way on Main Street adjacent to this site and dedicate a 10-foot radius on the southeast corner of Main Street and Lewis Avenue, the southwest corner of 1st Street and Lewis Avenue, the northeast corner of Main Street and Clark Avenue and on the northwest corner of 1st Street and Clark Avenue prior to the recordation of the Order of Vacation for this application. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the document preparation.

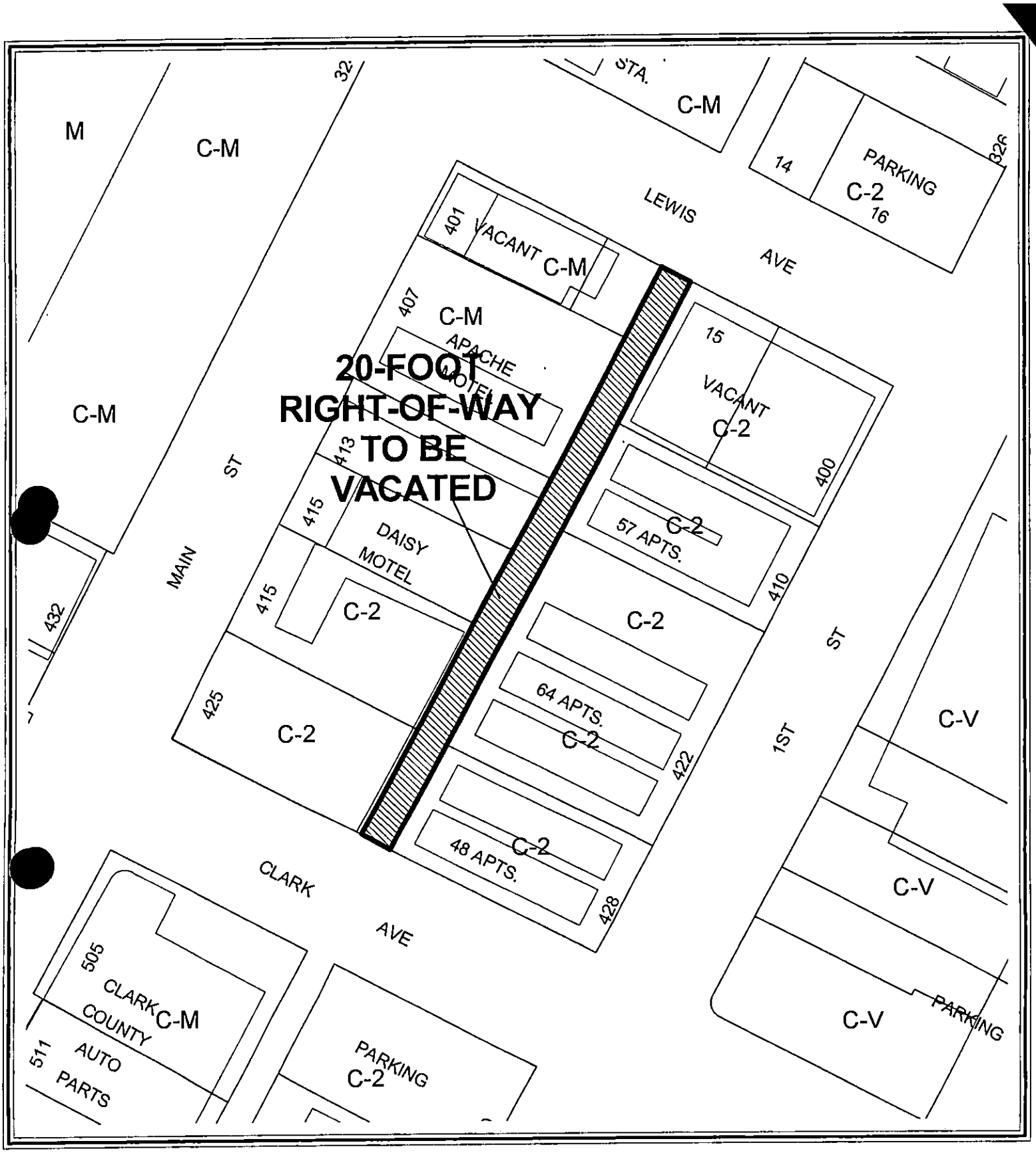
6. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation. If easements are required, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer.

CONDITIONS – Continued:

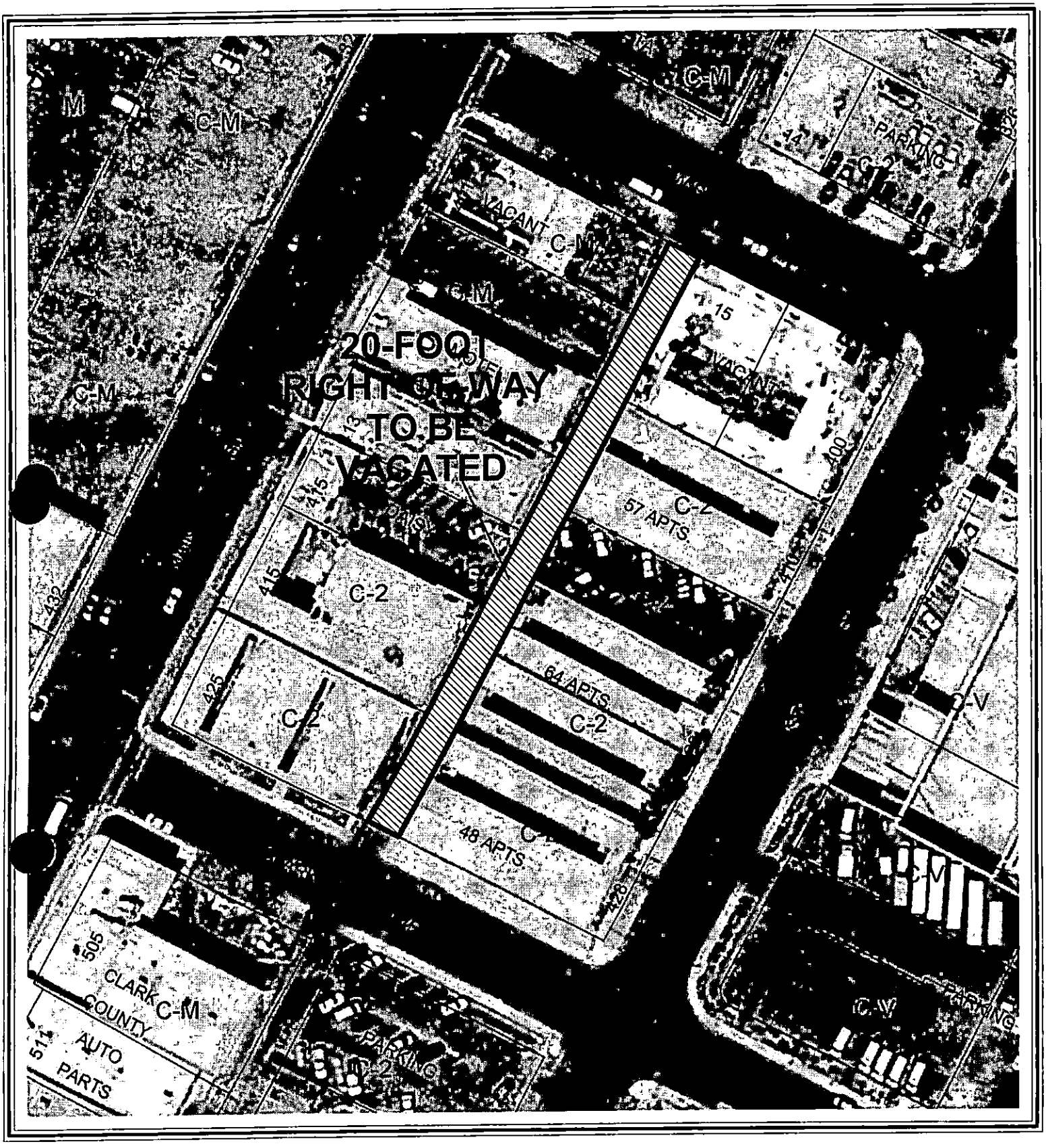
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

8. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.



CASE: **VAC-19235**



CASE: **VAC-19235**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-19235 - APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC, ET AL

** CONDITIONS **

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

1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.

2. All development shall be in confonnance with code requirements and design standards of all City Departments.

3. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

4. The limits of this Petition of Vacation shall be defined as the public alley between Main Street and 1st Street and between Lewis Avenue and Clark Avenue.

5. Dedicate an additional 5 feet of right-of-way on Main Street adjacent to this site and dedicate a 10-foot radius on the southeast comer of Main Street and Lewis Avenue, the southwest corner of 1st Street and Lewis Avenue, the northeast comer of Main Street and Clark Avenue and on the northwest corner of 1st Street and Clark Avenue prior to the recordation of the Order of Vacation for this application. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the document preparation.

6. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation. Alternatively, public sewer easements shall be retained through this Petition of Vacation. If easements are required, this Vacation may record in phases, to allow for future elimination of easements at the discretion of the City Engineer.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

8. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.

9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

VAC-19235 - Staff Report Page One
March 8, 2007 - Planning Commission Meeting

** STAFF REPORT **

APPLICATION REQUEST

This application is a request to Vacate a portion of an existing twenty-foot alley generally located north of Clark Avenue and south of Lewis Avenue between Main Street and 1st Street.

EXECUTIVE SUMMARY

The applicant states all the properties in this block have been purchased. The alley is being vacated and the entire area will be readied for development.

BACKGROUND INFORMATION

A) Related Actions

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/16/64	The City Council approved adoption of a Resolution of Intent from R-1(Single Family Residential), R-4(Apartments), C-1(Limited Commercial), C-V(Civic) to C-2 (General Commercial).

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Alley	C(Commercial)	C-M (Commercial Industrial)
North	Lewis Ave Surface Parking Lot Service Station	C(Commercial)	C-M (Commercial Industrial) C-2 (General Commercial
South	Clark Ave Surface Parking Lot Retail	C(Commercial)	C-M (Commercial Industrial) C-2 (General Commercial
East	Vacant Lot Apartments	C(Commercial)	C-2 (General Commercial
West	Vacant Lot Motels	C(Commercial)	C-M (Commercial Industrial)

B) Pre-Application Meeting

A pre-application conference is not required for a Vacation application request nor was one held.

C) Neighborhood Meetings

A neighborhood meeting is not required as part of this application request, nor was one held.

DETAILS OF APPLICATION REQUEST

The property to be vacated is a twenty-foot (20') wide right-of-way (alley) from Lewis Avenue to Clark Avenue, generally located between Main Street and First Street.

The property is legally described as being a portion of the West Half (W ½) of the South Half (S ½) of the South Half (S ½) of the Northwest Quarter (NW ¼) of Section 34, Township 20 South, Range 61 East, M.D.M.

ANALYSIS

A) Planning discussion

Planning staff does not have an objection to the vacation request. No adverse affects to traffic circulation or site access would result with the proposed vacation. All the properties surrounding the proposed vacation have been purchased by one owner and will be developed in the future.

B) Public Works discussion

We present the following information concerning this request to vacate certain public street ROW:

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform as it is to vacate a public alley for development purposes.*
B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No as it will eliminate an alley that will be incorporated into the development of the adjacent parcels.*
C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate a public alley.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Although no development plan has been submitted to date, we anticipate the owner of the adjacent parcels to develop a "live/work" type of project.*
E. Does this vacation request eliminate public street access to any abutting parcel? *No.*
F. Does this vacation request result in a conflict with any existing City requirements? *No.*
G. Does the Department of Public Works have an objection to this vacation request? *No.*

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 2

APPROVALS 0

PROTESTS 0

LHM

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-19235 APN: 139-34-210-009-013 & 019-021

Name of Property Owner: LiveWork, LLC

Name of Applicant: David Mitchell

Name of Representative: Baughman & Turner, Inc.

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mitchell, David

Subscribed and sworn before me

This 6th day of December, 2006

_____

Notary Public in and for said County and State

MATTHEW J. DANOW
Notary Public, State of New York
No. 02DA6100961
Qualified in New York County
Commission Expires Nov. 3, 20[illegible]

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAC-19235 APN: 139-34-210-007, 008, 022, & 023

Name of Property Owner: Zoe Property LLC

Name of Applicant: David Mitchell

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: David J Mitchell

Subscribed and sworn before me

This 28 day of December, 2016

_____
Notary Public in and for said County and State

SHILOH D BALLANTYNE
Notary Public - State of New York
NO. 01BA6140624
Qualified in Queens County
My Commission Expires 1/30/18

COPY

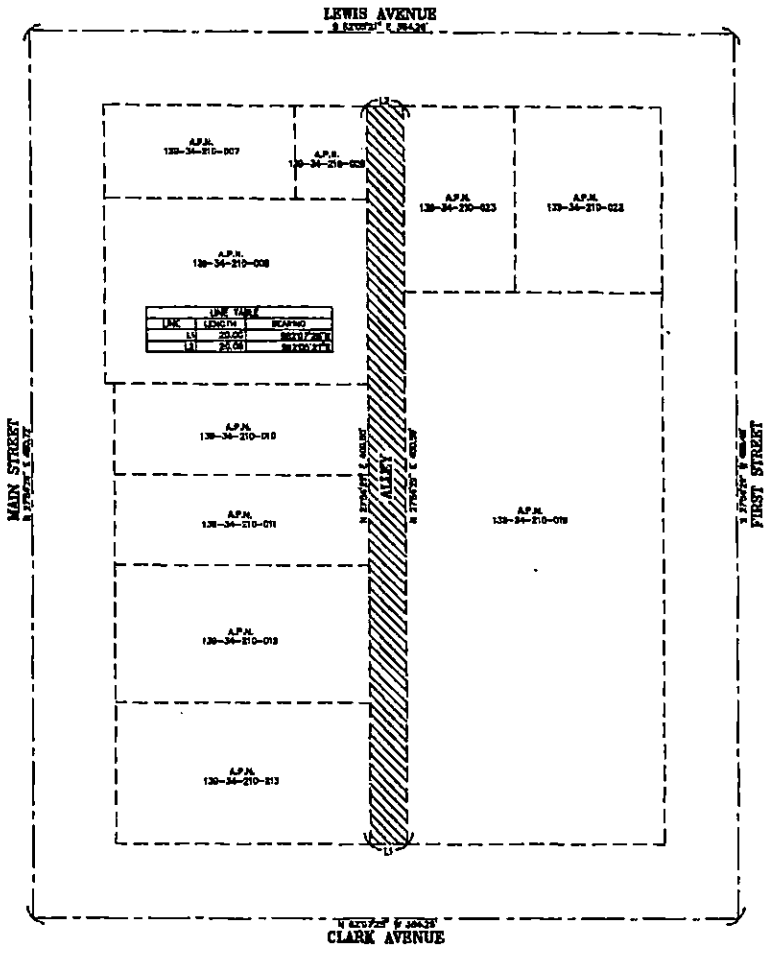
LEGAL DESCRIPTION

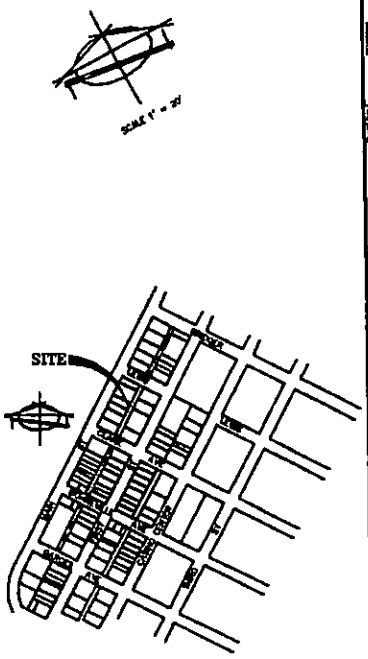
THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF THE ALLEY IN BLOCK 6 OF "CLARK'S LAS VEGAS TOWNSITE" AS SHOWN IN BOOK 1 OF PLATS, PAGE 37, CLARK COUNTY RECORDER, NEVADA; THENCE NORTH 27°54'29" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID ALLEY A DISTANCE OF 400.80 FEET TO A POINT OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LEWIS AVENUE (60.00 FEET WIDE); THENCE NORTH 62°05'31" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE ALLEY AS SHOWN IN BLOCK 6; THENCE SOUTH 27°54'29" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 400.80 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CLARK AVENUE (60.00 FEET WIDE); THENCE SOUTH 62°05'31" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

SOUTH 27°54'29" WEST - THE CENTERLINE OF FIRST STREET AS SHOWN ON RECORD OF SURVEY IN FILE 87, PAGE 78, CLARK COUNTY, NEVADA.





VICINITY MAP

NOT TO SCALE

LEGEND

STREET CENTERLINE
ASSESSOR'S PARCEL LINE
ARE TO BE VACATED

RECEIVED
JAN 16 2007

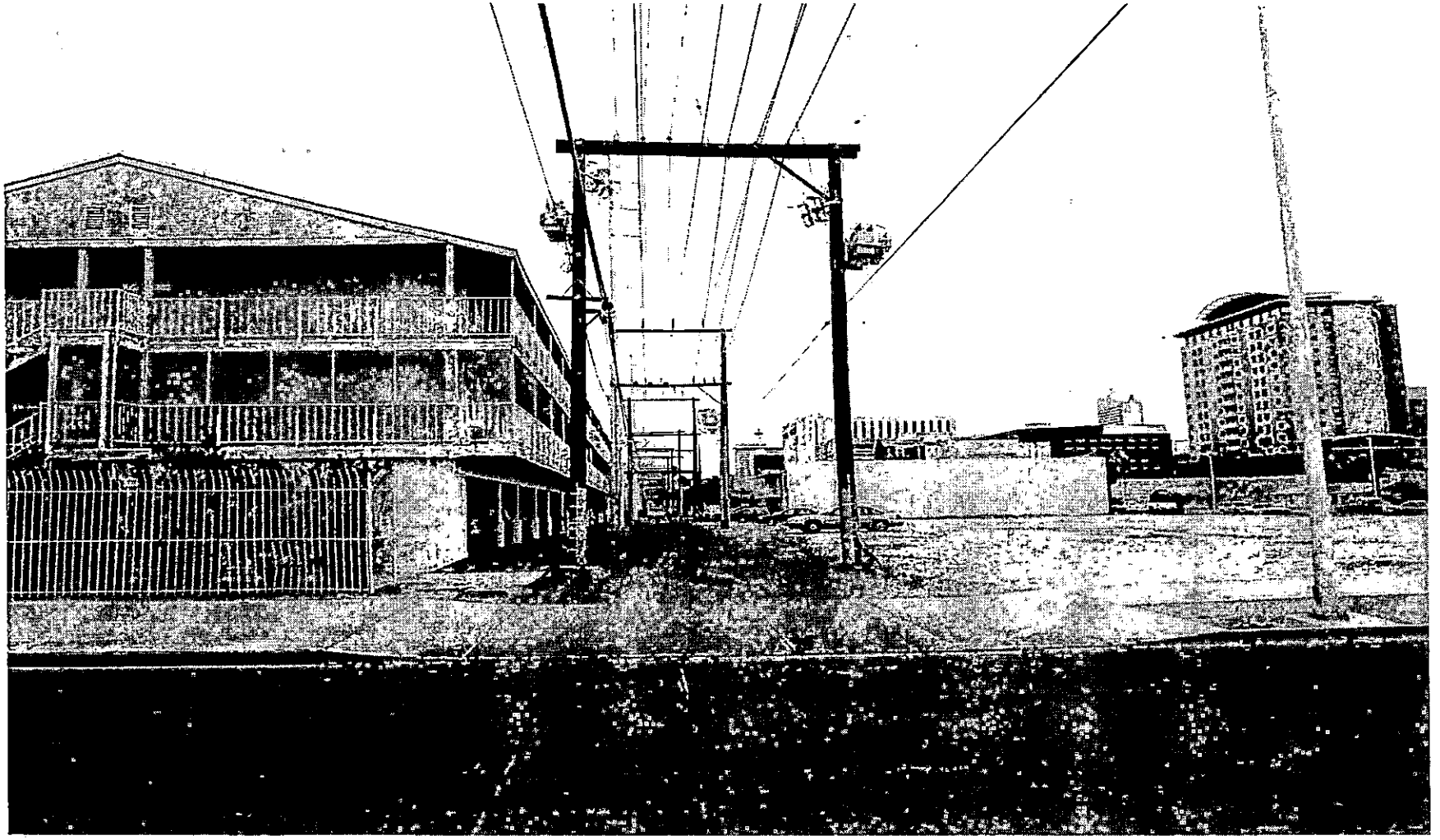
VACATION MAP
BLOCK 6, BOOK 1, PAGE 37
A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M.
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

BAUGHMAN & TURNER, INC.
CIVIL ENGINEERS LAND PLANNERS
LAND SURVEYORS
1210 HANSEN STREET LAS VEGAS, NEVADA 89102
PH. (702) 870-2111 FAX (702) 870-2888

MITCHELL HOLDINGS

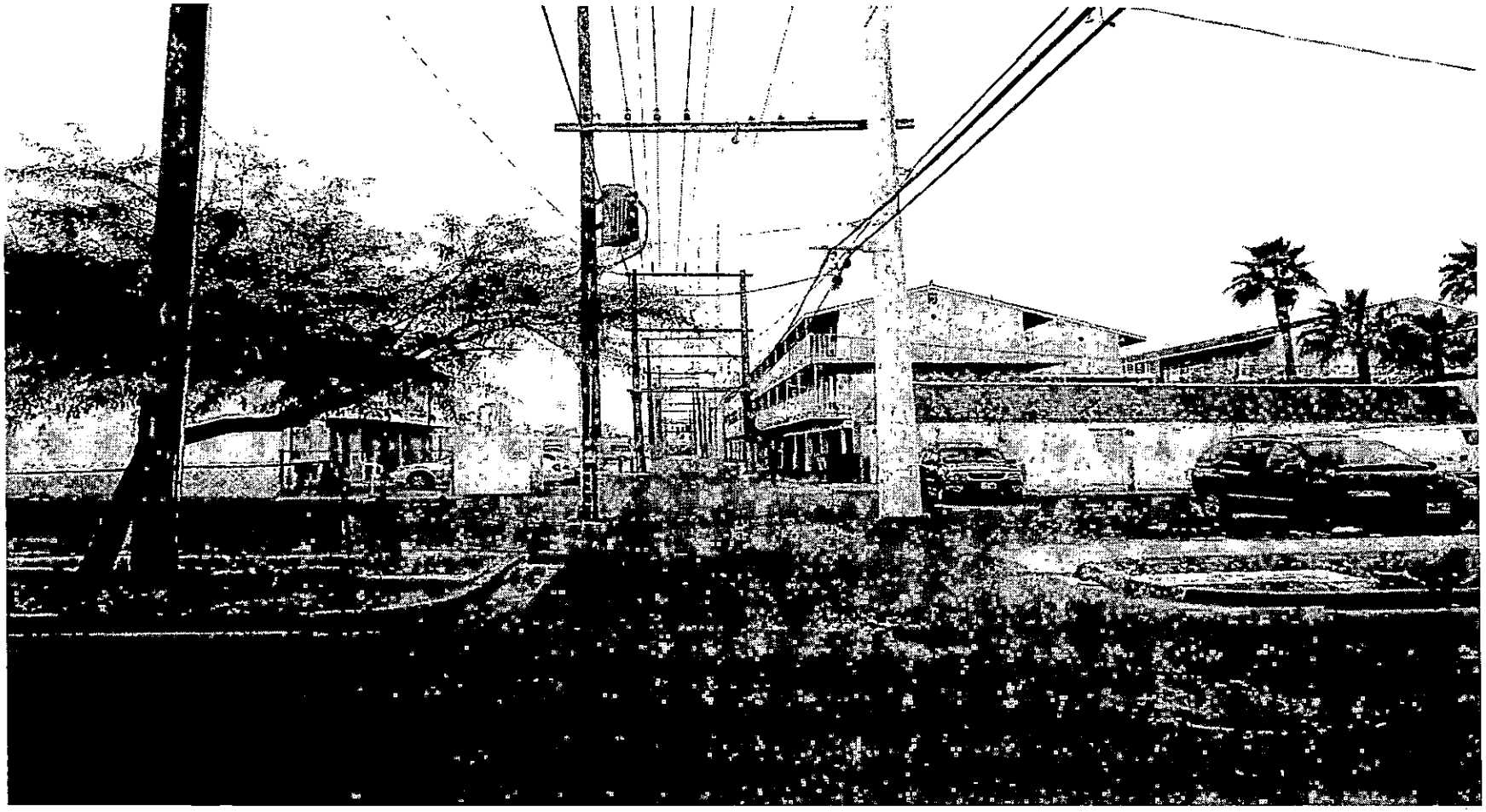
SHEET 1 OF 1

VAC-19235
(03/08/07 PC



VAC-19235 - APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC, ET AL
SOUTH OF BONNEVILLE AVENUE BOULEVARD, NORTH OF GRACES AVENUE BETWEEN MAIN STREET AND 1ST STREET
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



VAC-19235 - APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC, ET AL
SOUTH OF BONNEVILLE AVENUE BOULEVARD, NORTH OF GRACES AVENUE BETWEEN MAIN STREET AND 1ST STREET
MARCH 8, 2007 PLANNING COMMISSION

01/31/07

Baughman & Turner, Inc.
Consulting Engineers & Land Surveyors
1210 HINSON ST. PHONE (702) 870-8771
LAS VEGAS, NEVADA 89102-1604 FAX (702) 878-2695

January 16, 2007

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

RE: Mitchell Holdings

To Whom It May Concern,

Please let this letter serve as a justification for a Vacation and Abandonment of Right-of-Ways (Public Alleys).

The proposed 2 segments of 20' wide alleys to be vacated are as follows:

1) Between Main St. and First St. from Lewis Ave. to Clark Ave.
2) Between Main St. and First St. from Bonneville Ave. to Garces Ave.

The owner/applicant has purchased all of the properties surrounding the proposed vacations and is essentially cleaning up the sites up for development.

We feel this project will enhance the area, and the approval of this project will not have a negative affect on the environment, or general welfare of the public or surrounding area.

Thank you for consideration of this request, should you have any questions, please do not hesitate to call.

Sincerely,
Baughman & Turner, Inc.

David S. Turner
President
DST/nl

VAC-19235
03/08/07 PC

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: VAC-19235 - **APPLICANT: MITCHELL HOLDINGS - OWNER: LIVEWORK, LLC**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the *March 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] 03/06/07

Signature Date

DAVID TURNER

Please print name

BAUGHMAN & TURNER

Company Name

Sincerely,

John Korkosz
Planning Supervisor
Current Planning Division

Submitted after final agenda

Date 3/8/07 Item # 6

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:
DIR-20042 - CITY OF LAS VEGAS - Presentation regarding the Floyd Lamb Park Master Plan.

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	2
City Council Meeting		City Council Meeting	

BACKUP DOCUMENTATION:
1. Staff Report
2. Submitted after final agenda – PowerPoint Presentation by staff

MOTION:
None required. A presentation was made.

MINUTES:
MARGO WHEELER, Director of Planning and Development Department, introduced TOM PERRIGO, Deputy Director of Planning and Development Department.

MR. PERRIGO explained as part of the transfer agreement between the City and the State, the Floyd Lamb Park Plan was currently going through the public planning process and he invited CHUCK LINK, President of Greenways Incorporated, to make the presentation.

MR. LINK noted the stipulations required the transfer agreement, including the need to protect historical and recreational value, guaranteed public access, no transfer of property without the State's consent, and the use of the property can only be for passive recreation only. MR. LINK stated the plan being presented was the final draft of 10 months of work and he went over the many steps within the process.

MR. LINK described the plan's intention as a preservation of the park with some enhancements. The plan would move the park's entrance and make it more formal, incorporate a visitors' center

MINUTES – Continued:

and archeological museum, include a loop road for more convenient vehicular access, pointing out that these features would increase the functionality of the park. MR. LINK pointed out the plan also would add additional water features and a recreational off-road bike park and the plan also contained treatments that would address the park's interior controls and exterior interfaces with the adjacent neighborhoods. He also noted plans for environmental enhancement areas, a future community park and a memorial garden. MR. LINK emphasized the potential for this park to become Central Park for northwest Las Vegas.

MR. LINK explained that historic preservation, as well as land preservation, was an important aspect of this plan and noted the two environmental enhancement areas which would protect the community from downstream flooding and turn under-utilized areas into valuable park assets. He described the trail systems which would address hiking, biking and equestrian needs. With regards to existing facilities, MR. LINK explained the existing shooting range would be closed and pointed out that Clark County plans to open a shooting range within close proximity to thw area.

MR. LINK mentioned the park would be developed in three phases. The first phase would be the transition of the park to full City control, with each subsequent phase involving more projects and more detailed planning and involvement from the community. He emphasized this plan is progressive and anticipates changes and updates.

COMMISSIONER TROWBRIDGE suggested that the closure of the shooting range coincide with the opening of the Clark County gun facility. MR. LINK stated that the Clark County shooting range was scheduled to be opened the same year the park's shooting range's lease was schedule to be renewed and emphasized the County's willingness to host the events that had been taking place at the park. In response to COMMISSIONER TROWBRIDGE'S suggestion that the City acquire a piece of private property adjacent to the site, MR. LINK explained the property owner was currently in discussion with several governmental agencies and he was unsure of any resolution in that situation. COMMISSIONER TROWBRIDGE complimented staff on the tremendous work that went into producing this excellent report.

MR. LINK informed COMMISSIONER STEINMAN that the private property would have access through the future Mountain Edge Parkway and that this was a 15 to 20 year long-term plan with some short-term projects. MR. LINK also explained the City's definition for passive park was based on the State's definition.

MR. PERRIGO stated the transfer agreement defines a passive recreation as those uses which

MINUTES – Continued:

are historically allowed by the State of Nevada, expanded to include family play fields, group use, picnic areas, hiking and jogging trails, cultural events, and other passive uses as defined by the National Recreational Parks Association. In response to further questioning by COMMISSIONER STEINMAN, MR. PERRIGO stated that the future community park lies outside of the State's land and would be developed in a similar manner to other City parks. He also explained that the equestrian use wound its way throughout the park and was considered a passive use.

MR. PERRIGO and MR. LINK confirmed COMMISSIONER EVANS understanding that the suggested sports park had only been included to show the plan's progression to the preferred plan. MR. LINK informed COMMISSIONER EVANS that the archeological museum was intended to help process, store and display the archeological finds from the park. COMMISSIONER EVANS thanked staff and MR. LINK for their efforts on this plan.

COMMISSIONER GOYNES complimented the plan and wondered if any consideration had been given regarding mass transit access to the park. MR. LINK answered that access through public transportation had not been discussed and acknowledged the importance of mass transit access to the park.

COMMISSIONER TRUESDELL encouraged that the park's development be environmentally friendly and efficient and MR. LINK agreed. MR. LINK also confirmed that the park would be primarily for day use and would not accommodate recreational vehicles or campers overnight. COMMISSIONER TRUESDELL also stressed the importance of mass transit opportunities for the park.

ED DODRILL, 7795 North Torrey Pines Drive, member of the advisory committee, President of Southern Nevada Regional Trails Partnership, stated the master plan is the result of the best efforts of the planners and the public. While he pointed out remaining problems, he expressed his support for the propose park master plan. TERRY GAMBOA, 6325 Iron Mountain Road, concurred. She expressed concern with the location of the proposed fire station and suggested further changes to the proposed equestrian park.

MR. LINK stated MS. GAMBOA'S suggestions regarding the equestrian park could easily be accommodated, but MR. PERRIGO explained that the proposed fire station is not part of the park's planning effort and was only included in an effort to show all the public facilities in the area.

MINUTES – Continued:

CHAIRMAN DAVENPORT thanked everyone for attending the meeting and complimented the report.

(6:15 – 6:42)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: DIR-20042 - CITY OF LAS VEGAS

** STAFF REPORT **

APPLICATION REQUEST

This request is a presentation regarding the Floyd Lamb Park Master Plan.

EXECUTIVE SUMMARY

The Planning and Development Department has worked with a consulting team from Greenways Incorporated to prepare a Floyd Lamb Park Master Plan Report. The State of Nevada has entered into an agreement with the city of Las Vegas to transfer Floyd Lamb Park, and the Recreation and Public Purposes (R&PP) leases for the adjacent lands to the City of Las Vegas.

The Floyd Lamb Master Plan has evolved through a rigorous and unique planning process. This process included input from the public through a series of meetings, surveys, and forums including a Citizens Advisory Committee and a Technical Committee. Additionally, input was provided from several City Departments, the State of Nevada, and through analysis of the Northwest Open Space Plan and the Northwest Equestrian Park Master Plan. Through this process a "preferred alternative" was developed.

Implementation of this plan will occur over many years. Initially, the Park will be transferred to the city and become a City Operated Park. Once the city has experience operating the park, the Plan implementation section directs the city to identify and scope necessary physical improvements. Funding for Floyd Lamb Park will come from a variety of sources that include, but are not limited to, the city of Las Vegas and through the Southern Nevada Public Lands Management Act (SNPLMA).

The implementation of this plan will ensure that this area is preserved for natural open space and recreation and available for all to enjoy. The city of Las Vegas needs to accommodate the rapidly growing northwest portion of the City while preserving open space. This plan has taken this into consideration and developed a scenario that can be beneficial to the community.

NG

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

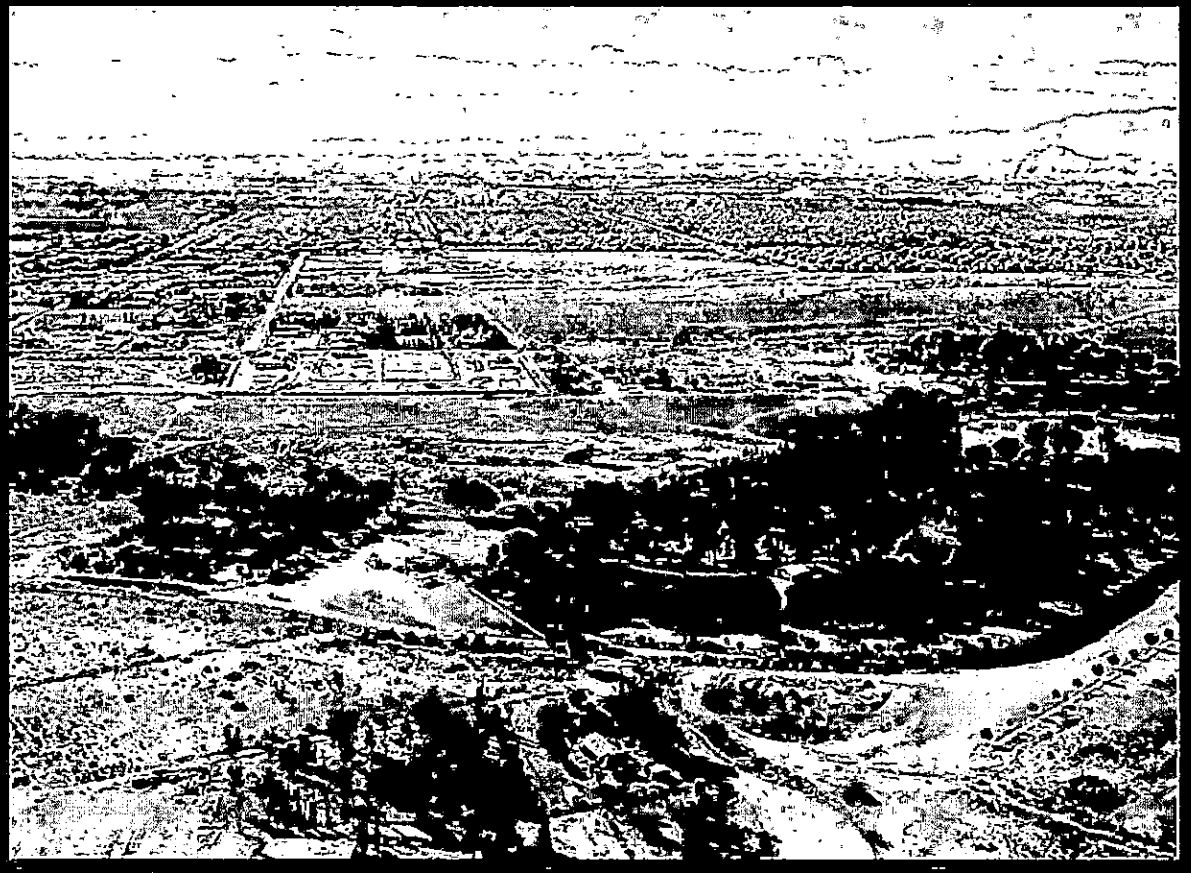
NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

NG

Floyd Lamb Park
Final Master Plan



GREENWAYS INCORPORATED
Landscape Architecture
Multi-Objective Trail Planning
Open Space Planning

JW ZUNINO & ASSOCIATES
LANDSCAPE ARCHITECTURE • LAND PLANNING
RESORT PLANNING • GOLF COURSE DESIGN

MARCH 2007

Date 3/14/07 Item #7

Purpose of the Plan

1. Satisfy State of Nevada Agreement

   The City shall:

   a. Protect all historical and recreational value

   b. Guarantee public access

   c. Not transfer any property interest without State consent

   d. Use the property only for passive recreational use

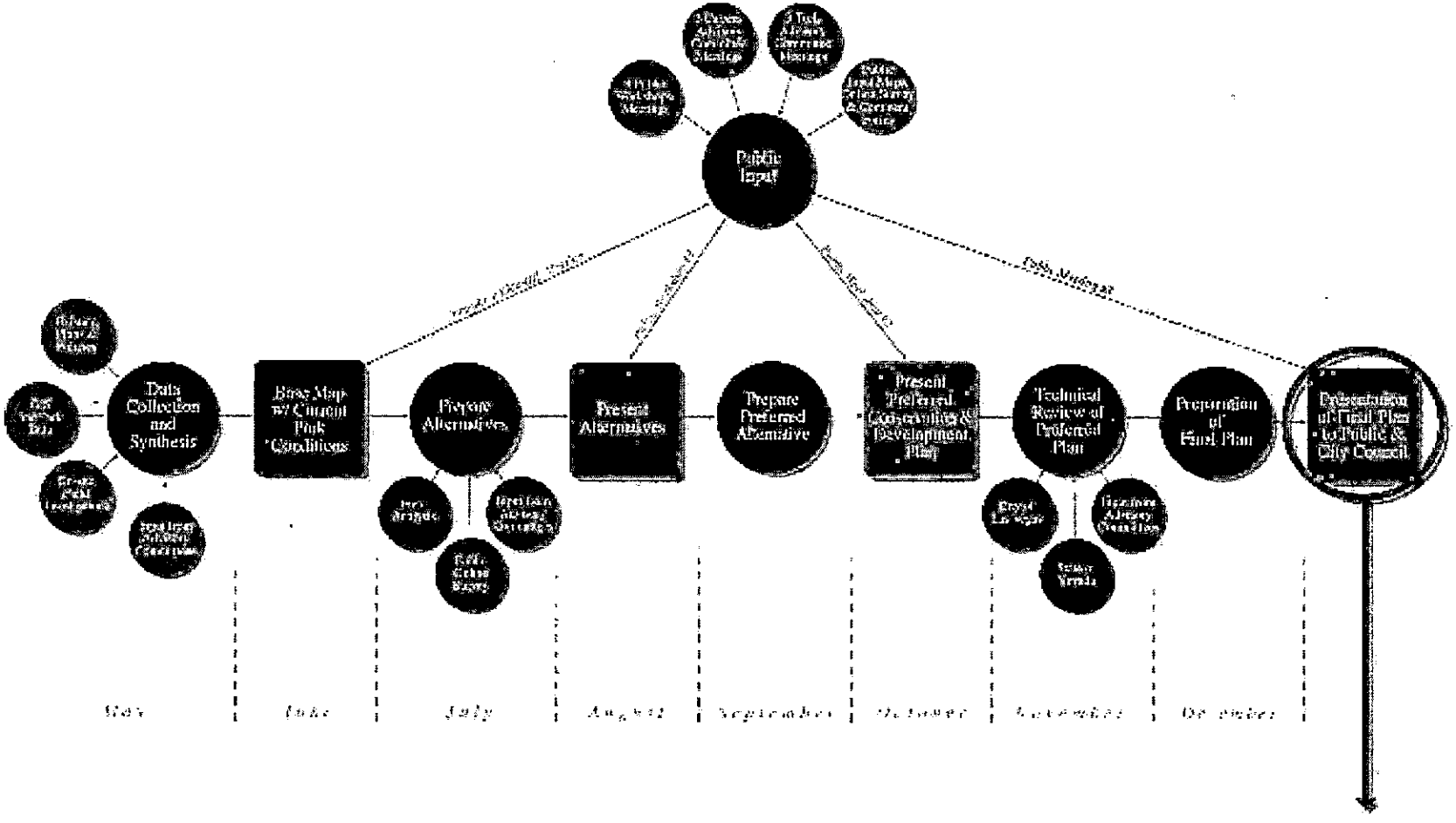
2. Conduct a Public Planning Process and Develop a Long Term Plan of Action for owning and managing the Park.

GREENWAYS INCORPORATED
Landscape Architecture
Multi-Objective Trail Planning
Open Space Planning

JWZUNINO&ASSOCIATES
LANDSCAPE ARCHITECTURE • LAND PLANNING
RESORT PLANNING • GOLF COURSE DESIGN

March 2007

THE PLANNING PROCESS:



HOW WAS THE FINAL PLAN DEVELOPED?

GREENWAYS INCORPORATED
Landscape Architecture
Multi-Objective Trail Planning
Open Space Planning

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MARCH 2007

Master Plan
Process and Timeline

Task 1 (June 2006) Define current Park conditions

Task 2 (Jan. 2007) Public involvement/stakeholder meetings

Task 3 (Aug. 2006) Prepare Master Plan alternatives

Task 4 (Oct. 2006) Define preferred conservation and Development Plan

Task 5 (Nov. 2006) Technical review of Preferred Plan

Task 6 (Dec. 2007) Preparation of Final Plan

Task 7 (April 2007) Presentation of Final Plan

CITY OF LAS VEGAS NEVADA

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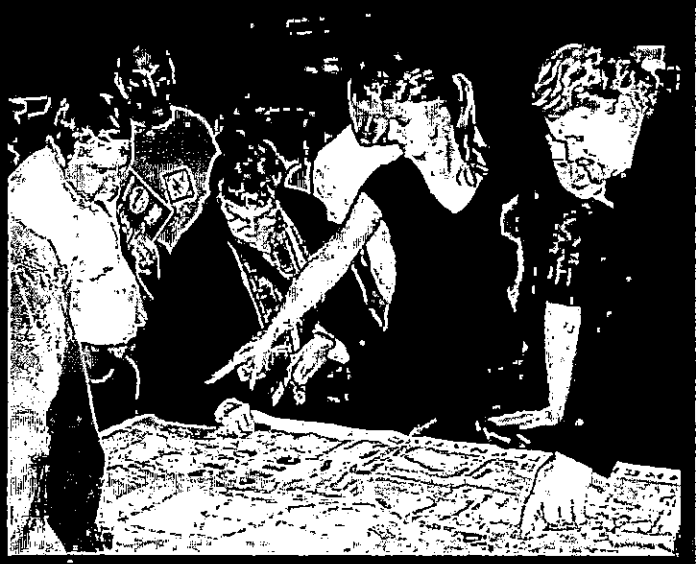
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Extensive Public Involvement

1. Citizens Advisory Committee
2. Technical Review Committee
3. Three public open house meetings





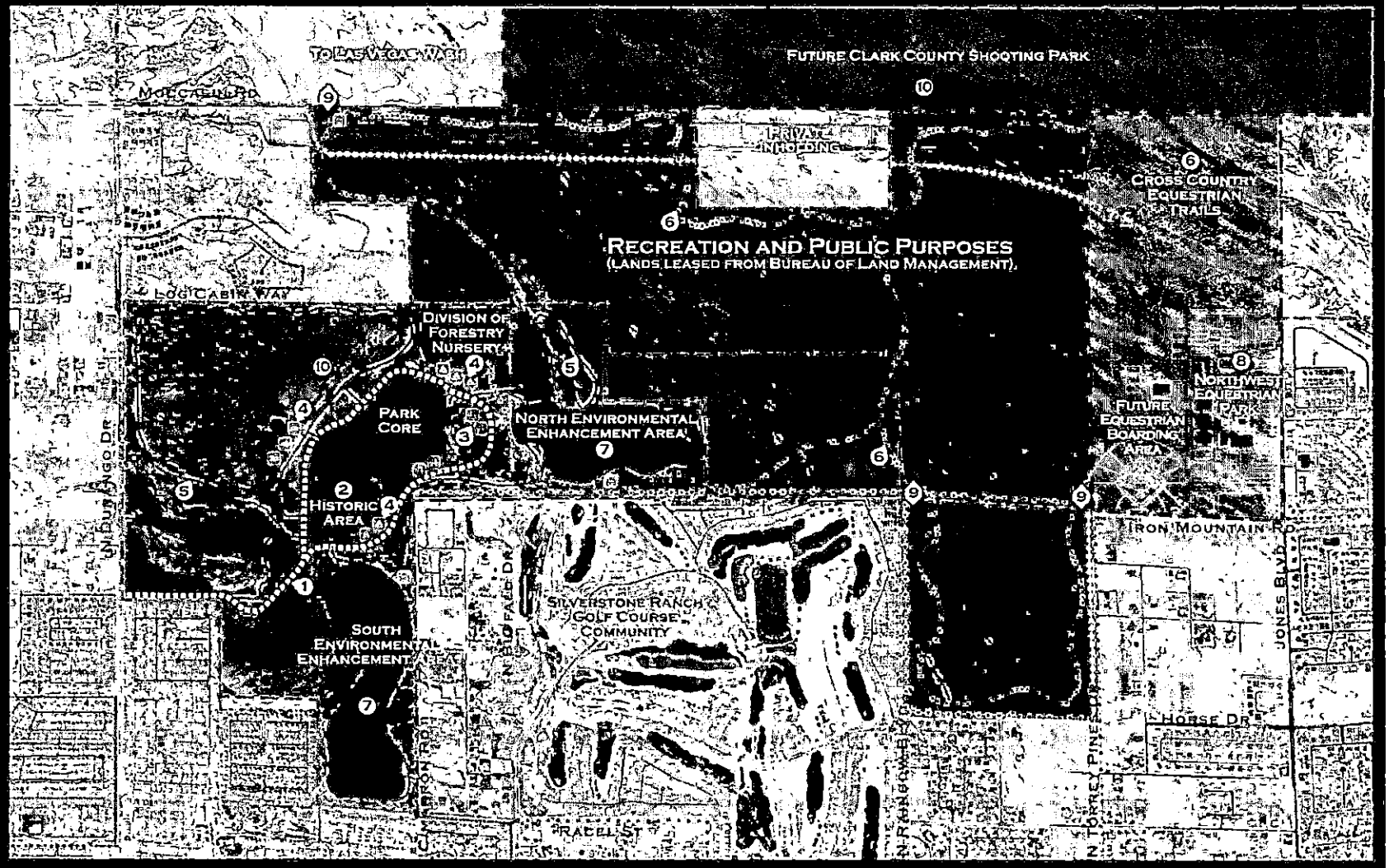


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Floyd Lamb Park



PASSIVE RECREATION · CULTURAL PRESERVATION · LAND CONSERVATION

A

FLOYD LAMB PARK

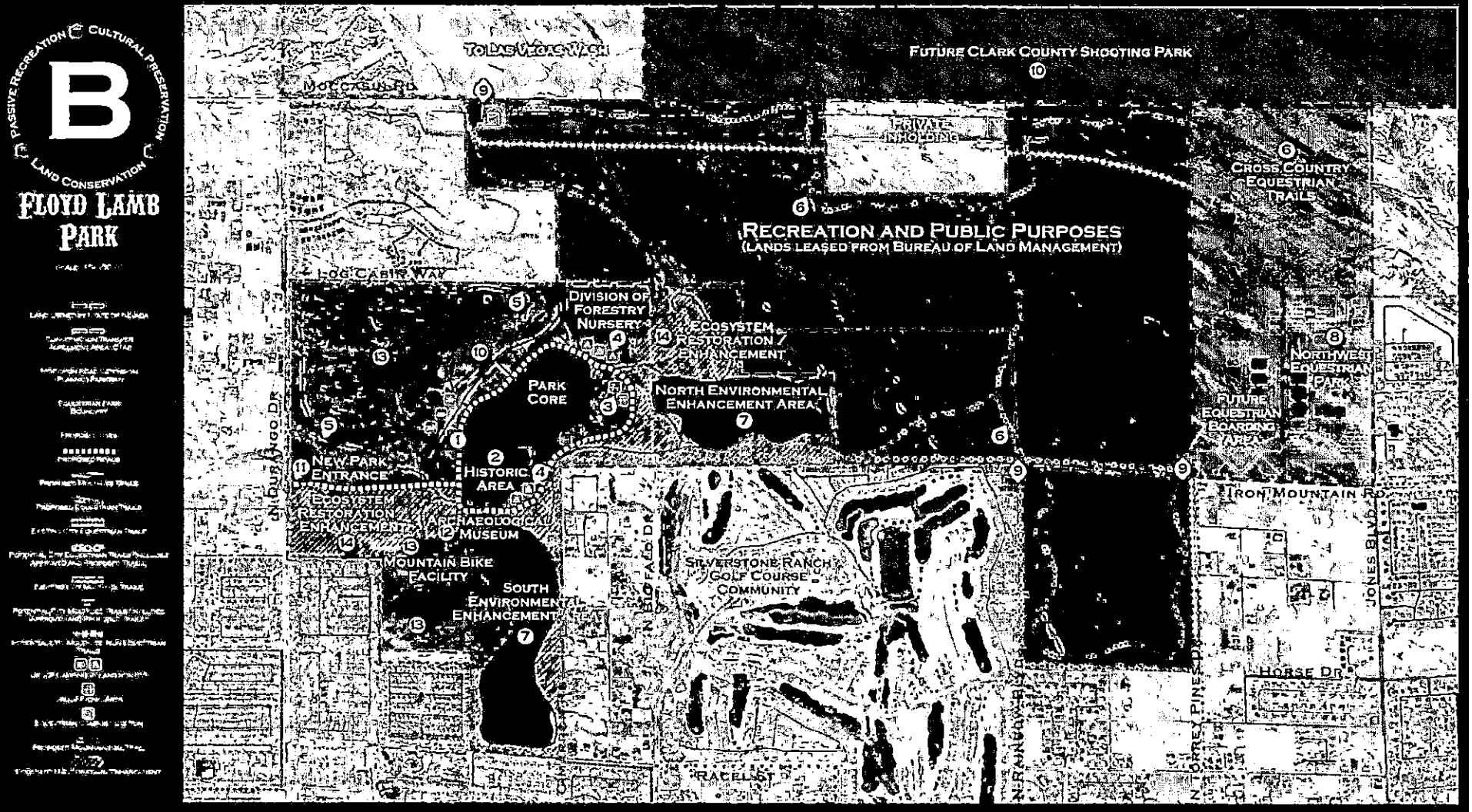
ALTERNATIVE A: *'As Is'*

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ALTERNATIVE B: 'ENHANCED PARK'

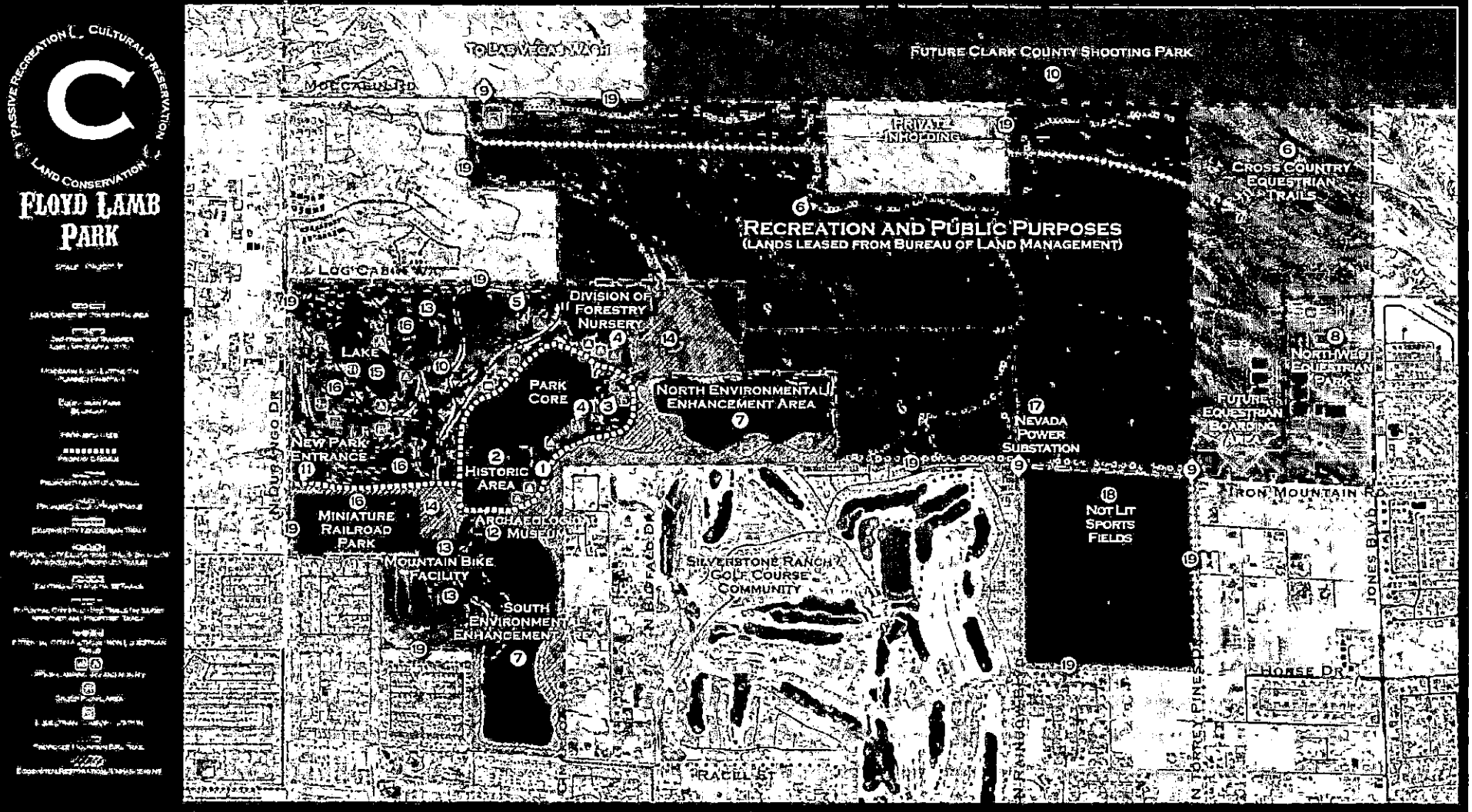
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ALTERNATIVE C: 'FULLY DEVELOPED PARK'

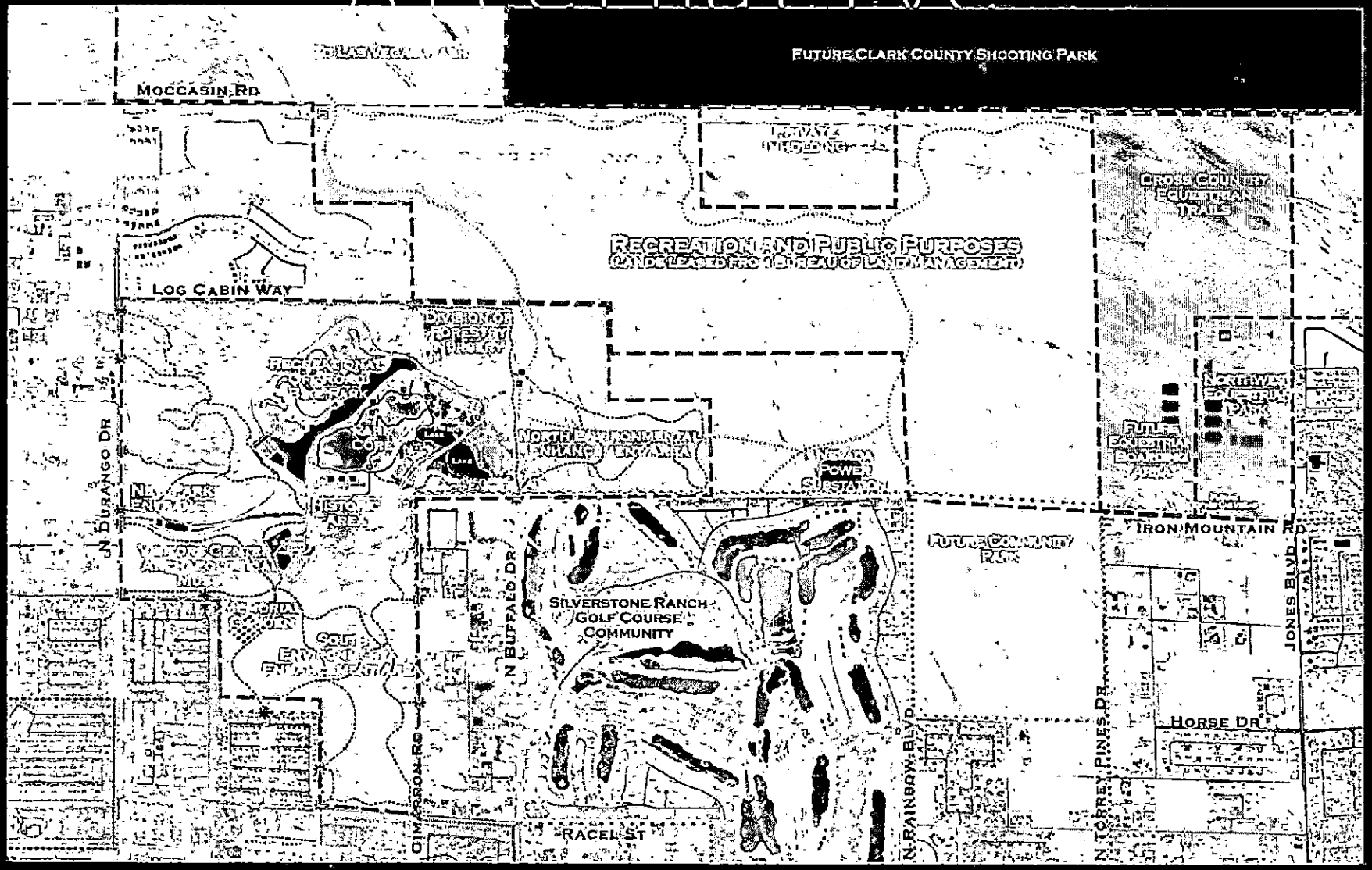
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Alternative



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Preferred Alternative

- Historic Area Improvements
- New Park Entrance
- Visitors Center / Archaeological Museum
- Loop Road
- New Lakes and Facilities
- Recreational Off-Road Bike Park
- Park Core Boundary Treatment
- Park Perimeter Boundary Treatment
- Environmental Enhancement Areas
- Memorial Garden
- Future Community Park

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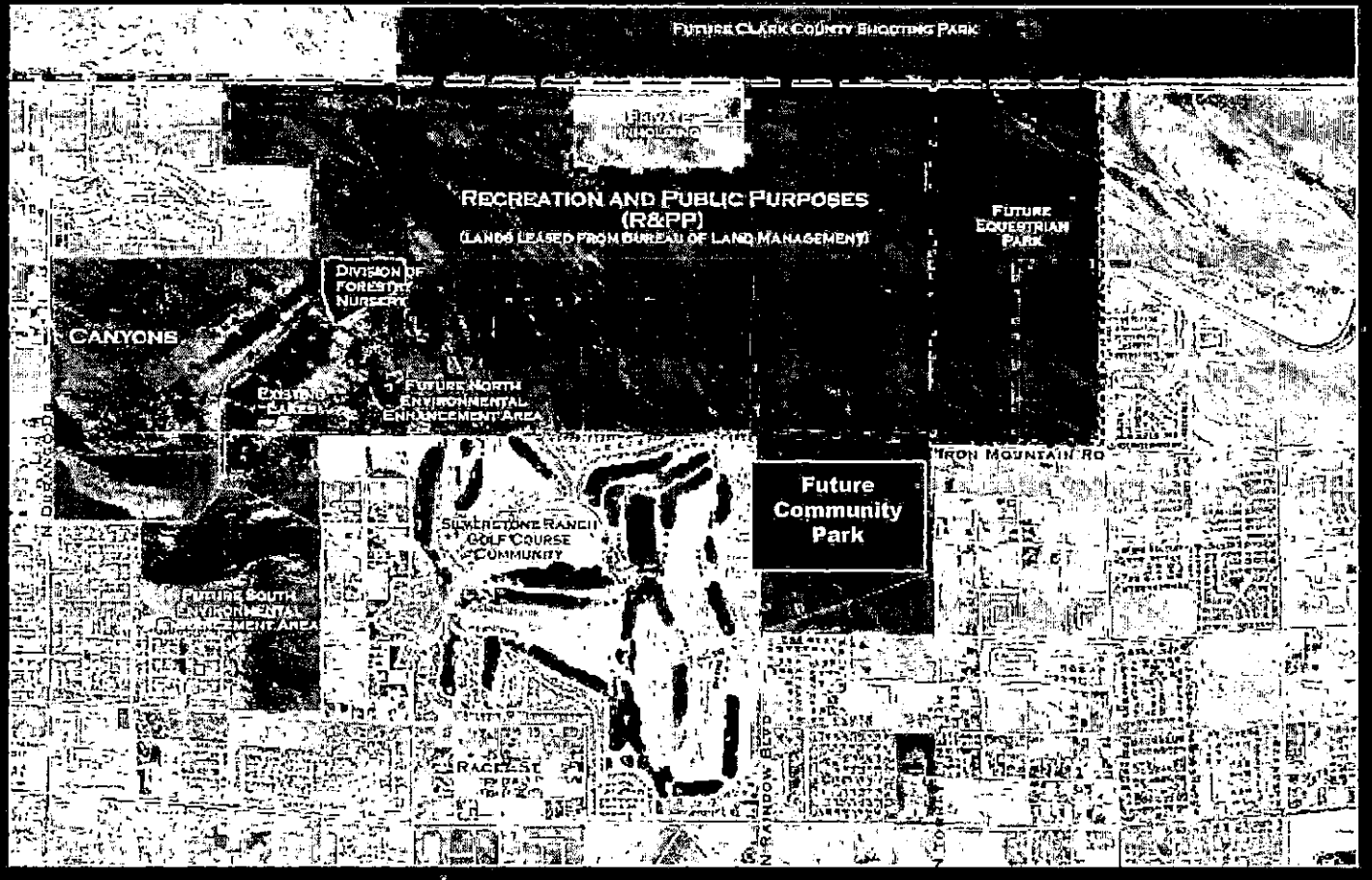
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Land Conservation

Conserve Canyon Landscapes, R&PP Lands

Improve Lake Condition



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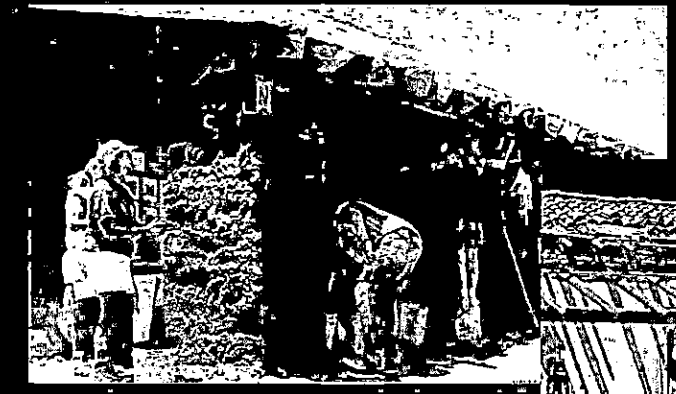
Cultural Preservation

Preserve Cultural Resources

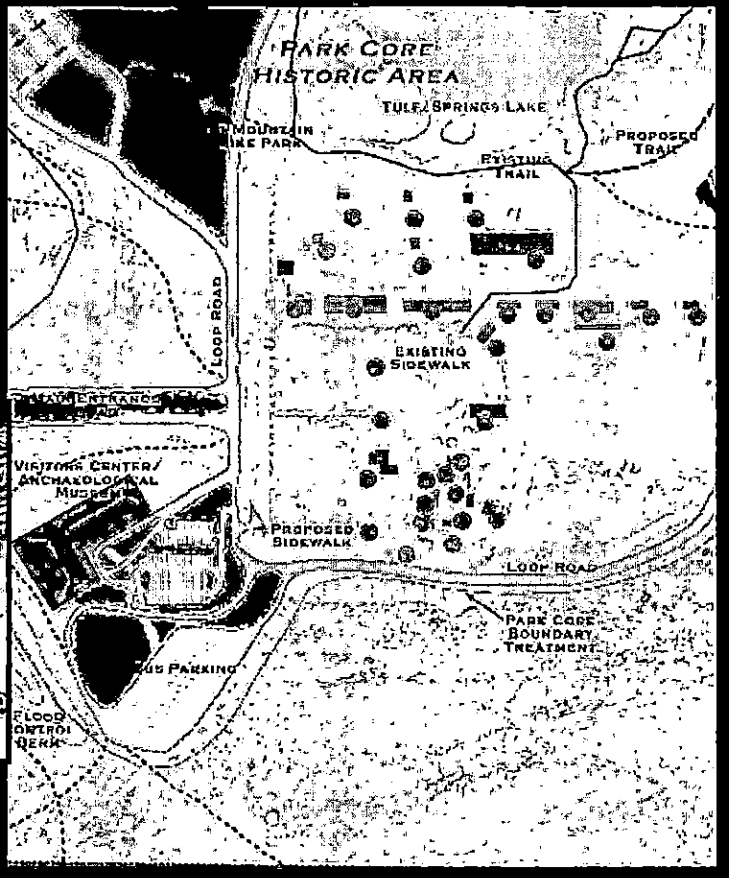
Educational Programs

Visitors Center

Archaeological Museum





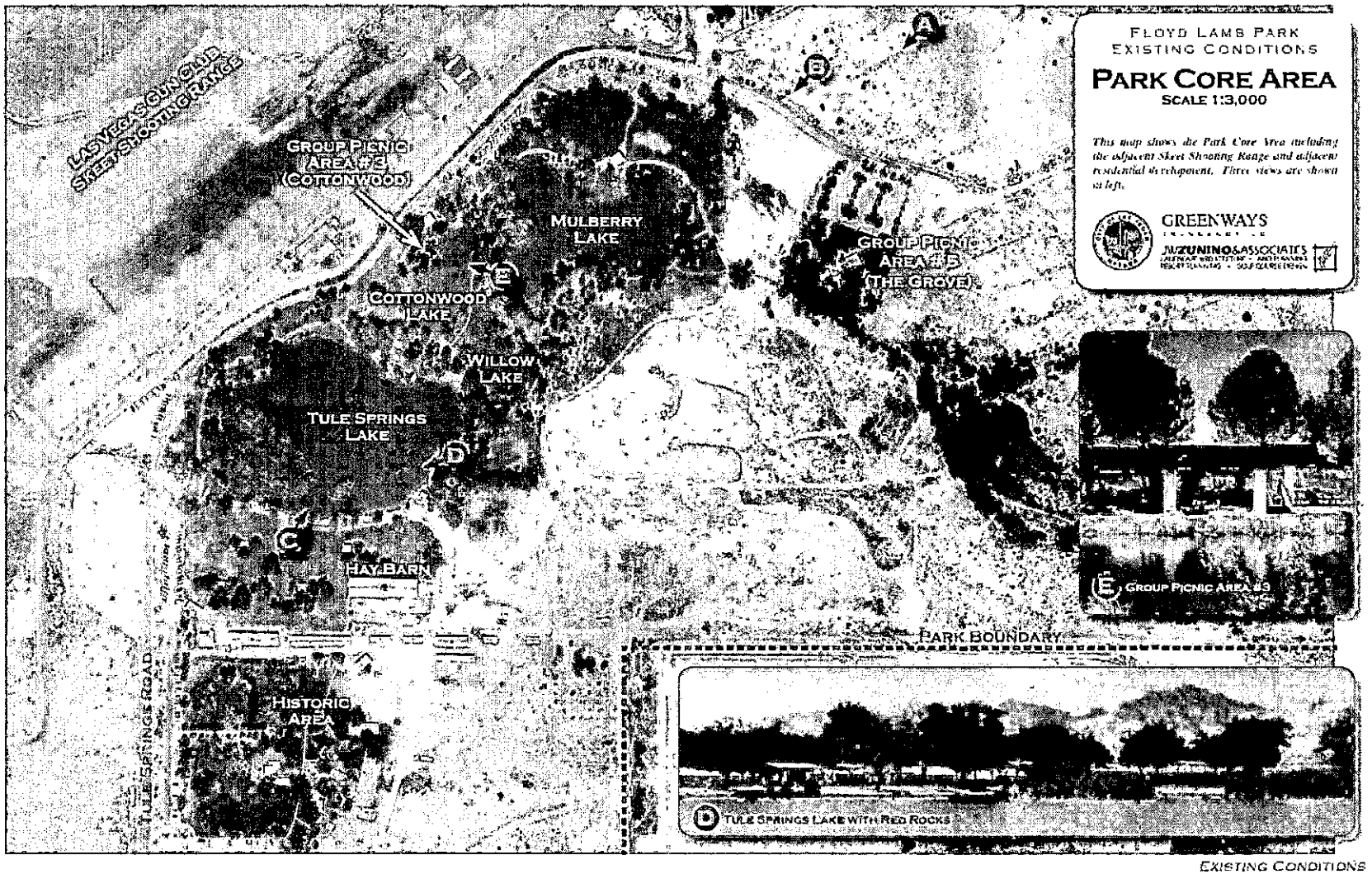


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Park Core



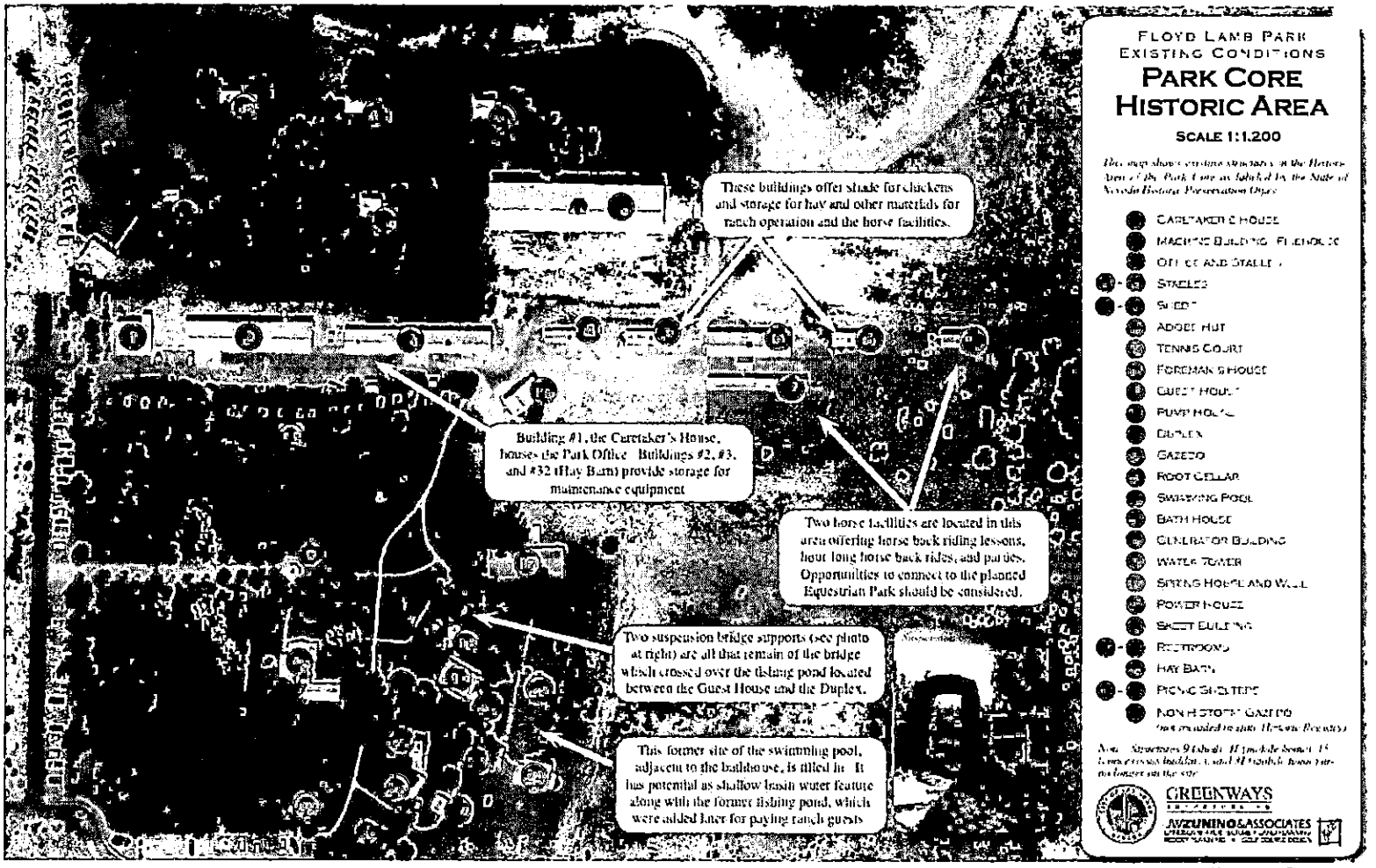
EXISTING CONDITIONS

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Historic Area



EXISTING CONDITIONS

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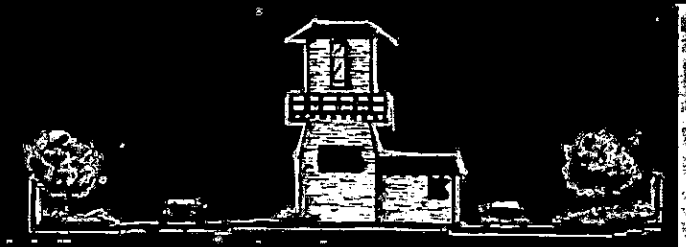
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Park Core Improvements

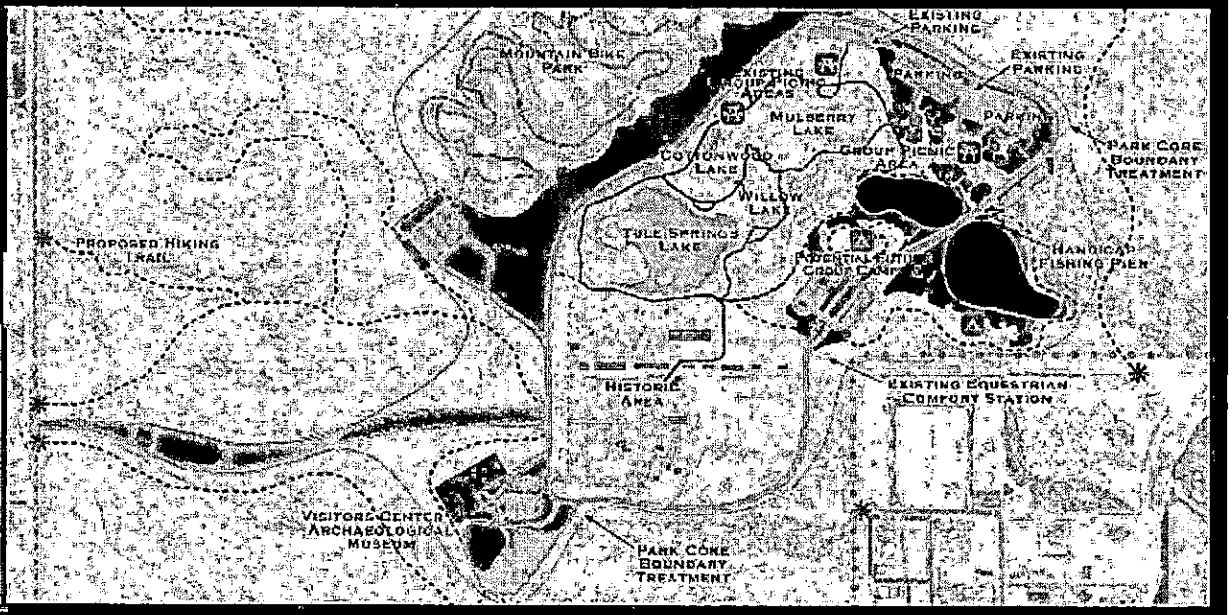
New Main Entrance

Loop Road



Boundary Treatments

Lakes + Facilities







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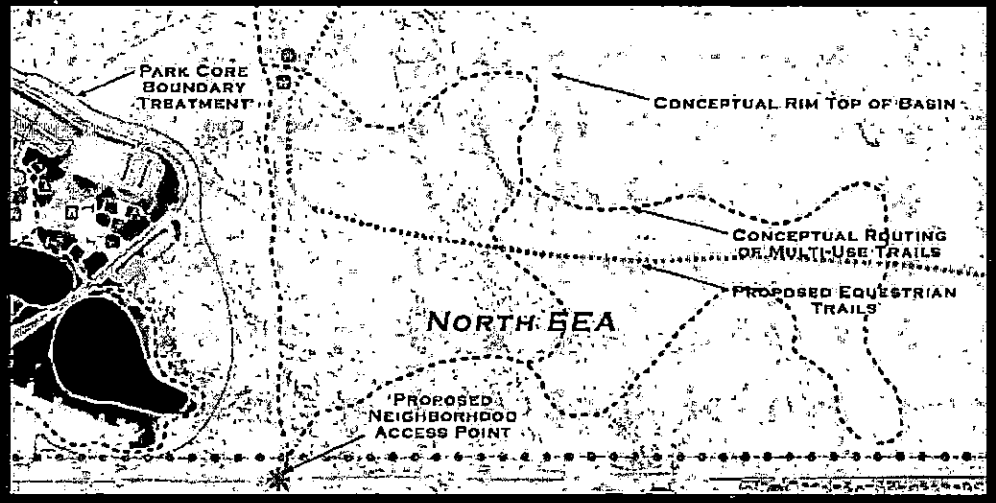
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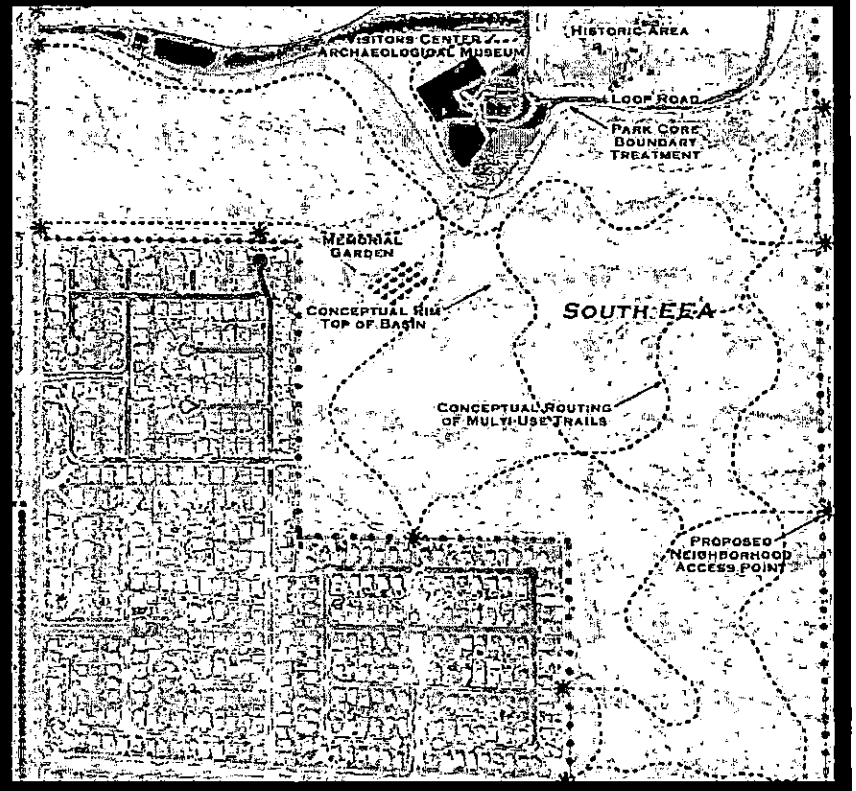
Environmental Enhancement Areas

- Memorial Garden
- Recreational Amenities
- Educational Opportunities
- Native and Adaptive Vegetation
- Stormwater Retention

North



South



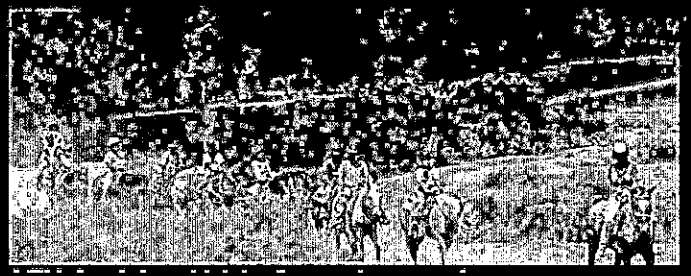
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Recreational Trails

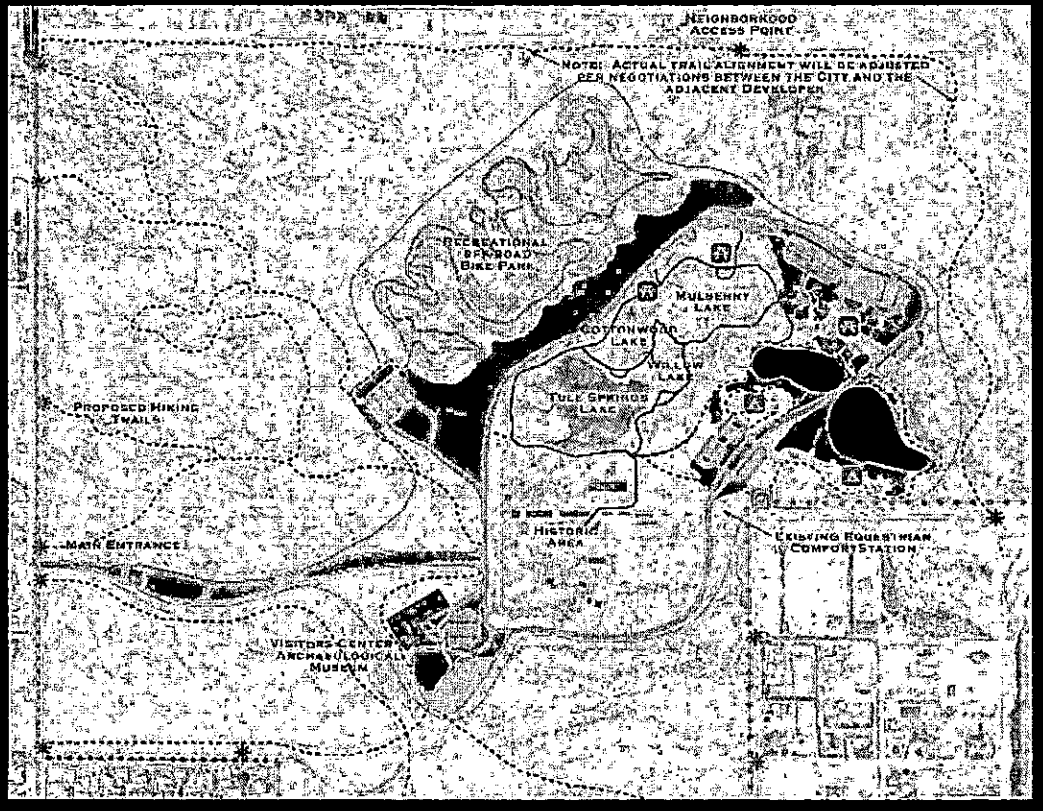
Hiking Trails
Equestrian Trails
Recreational Bike Trails



Equestrian Trails



Mountain Bike Trails



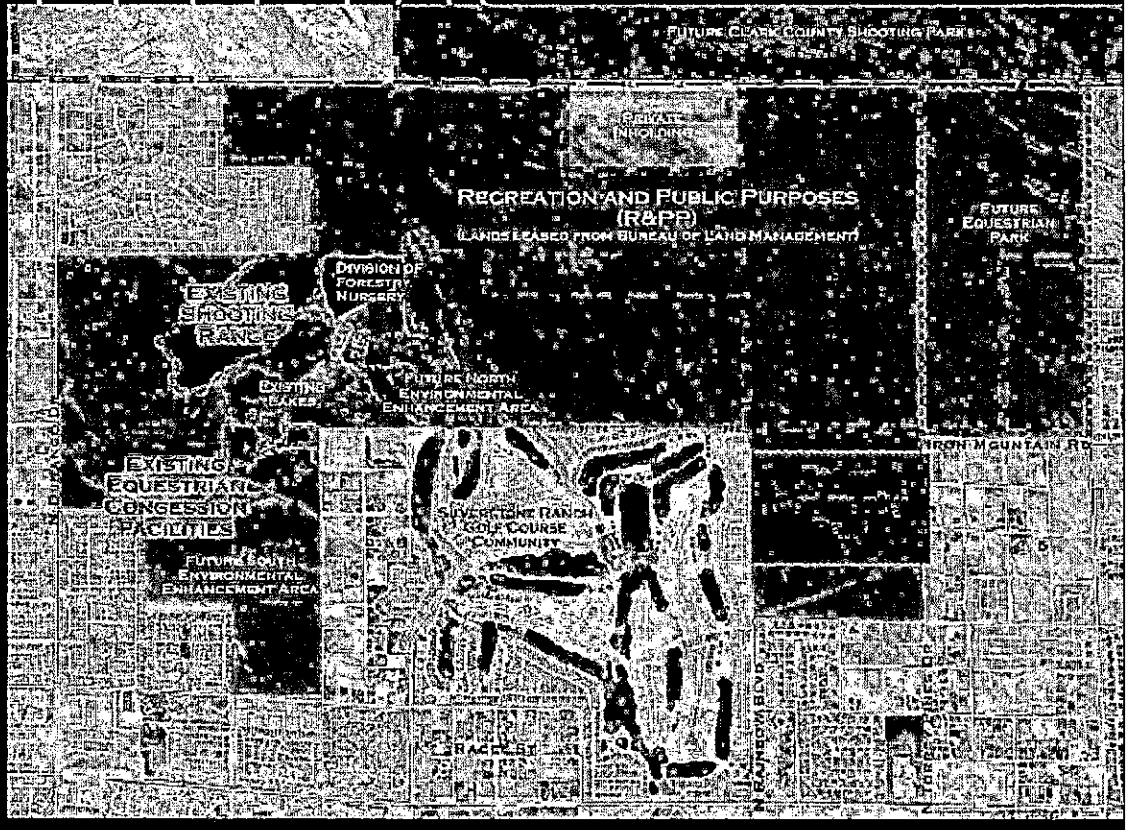
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Park & Removed/Relocated Facilities

Future Community Park Shooting Range

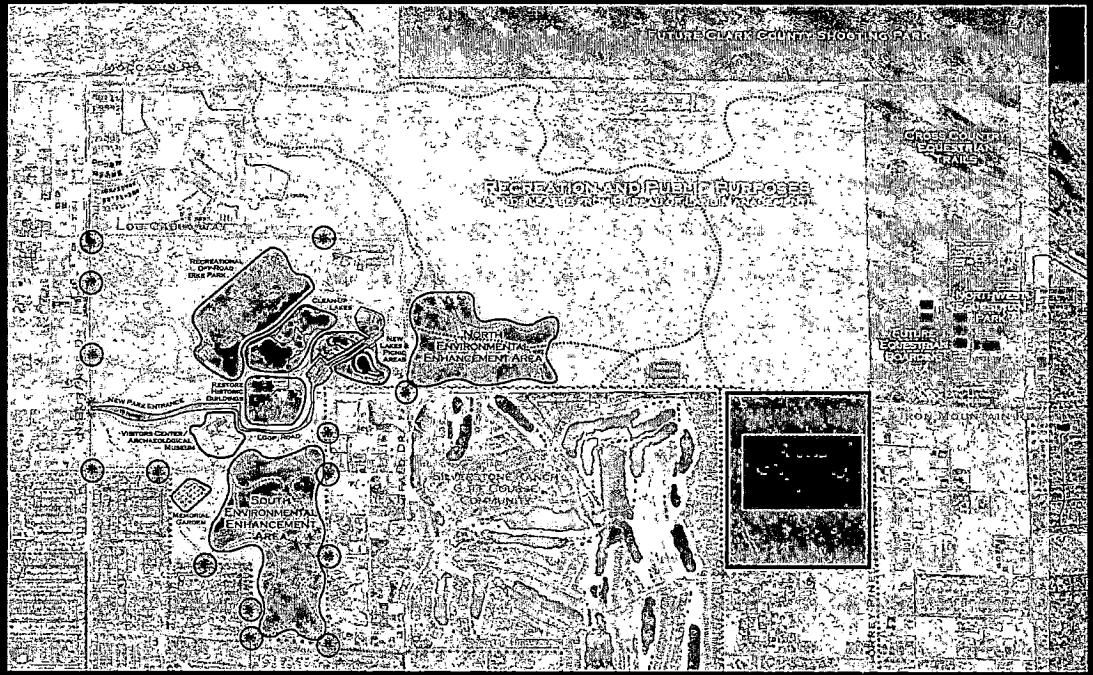


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Master Plan Phasing Map

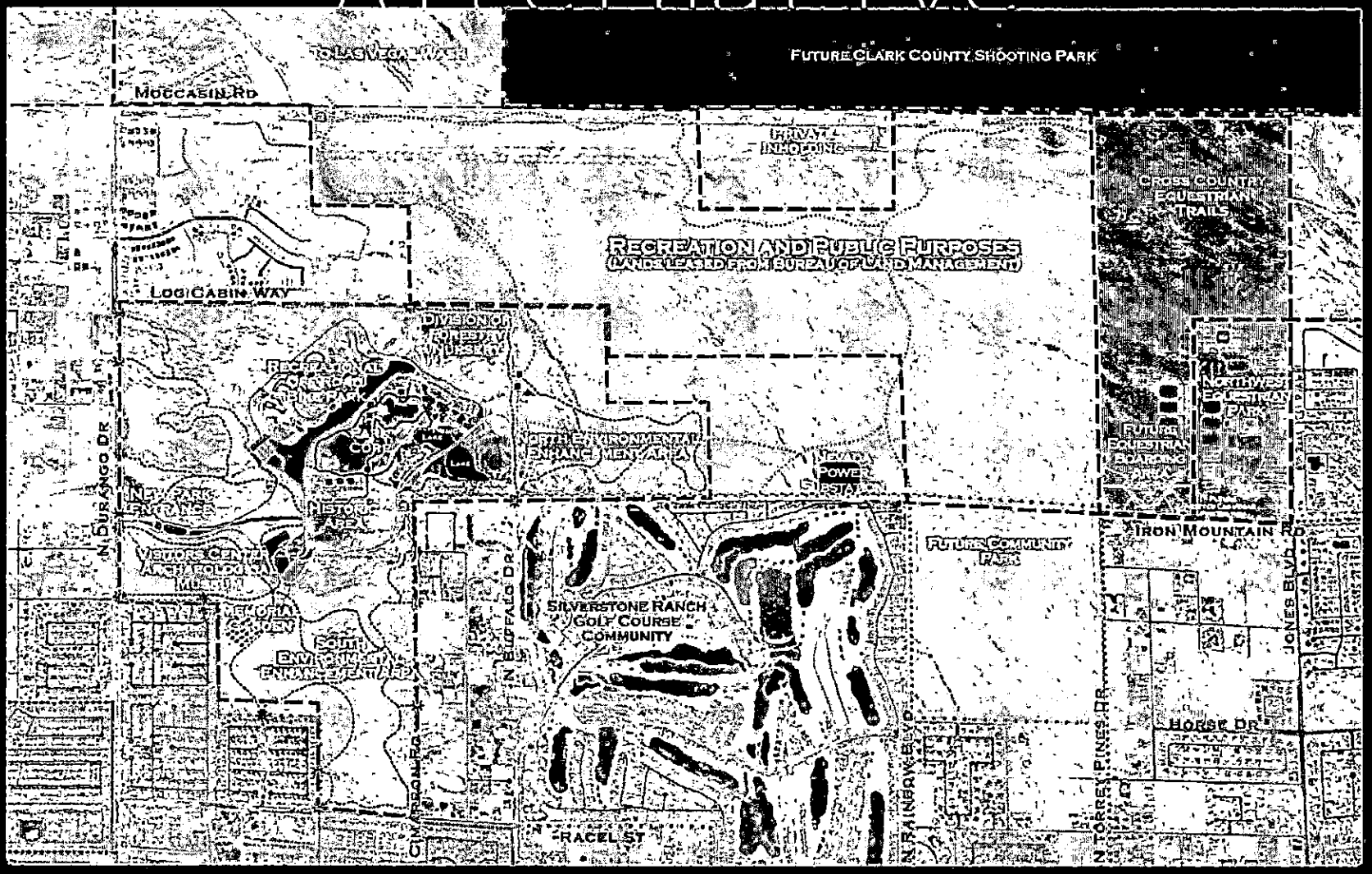


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Preferred Alternative

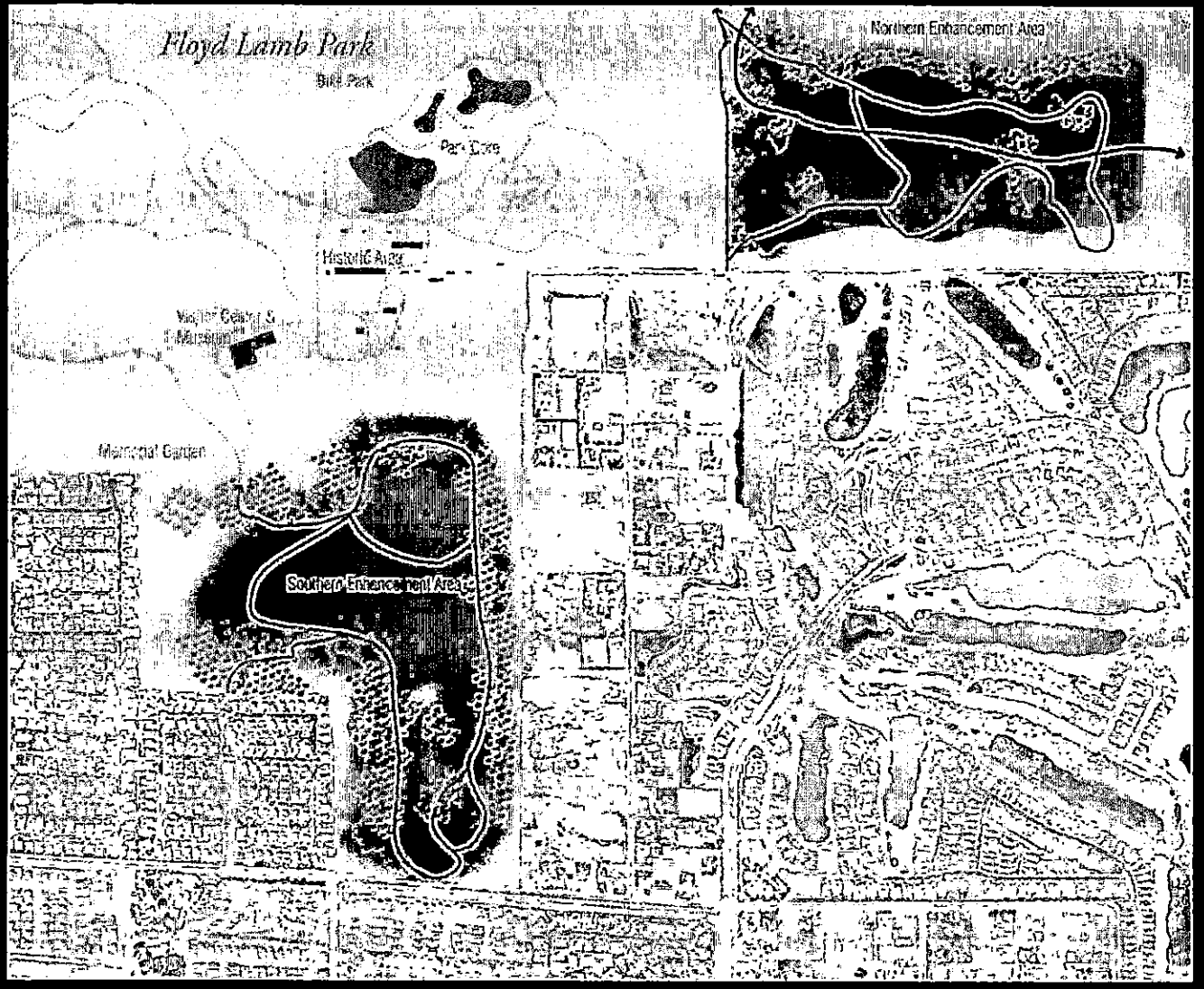


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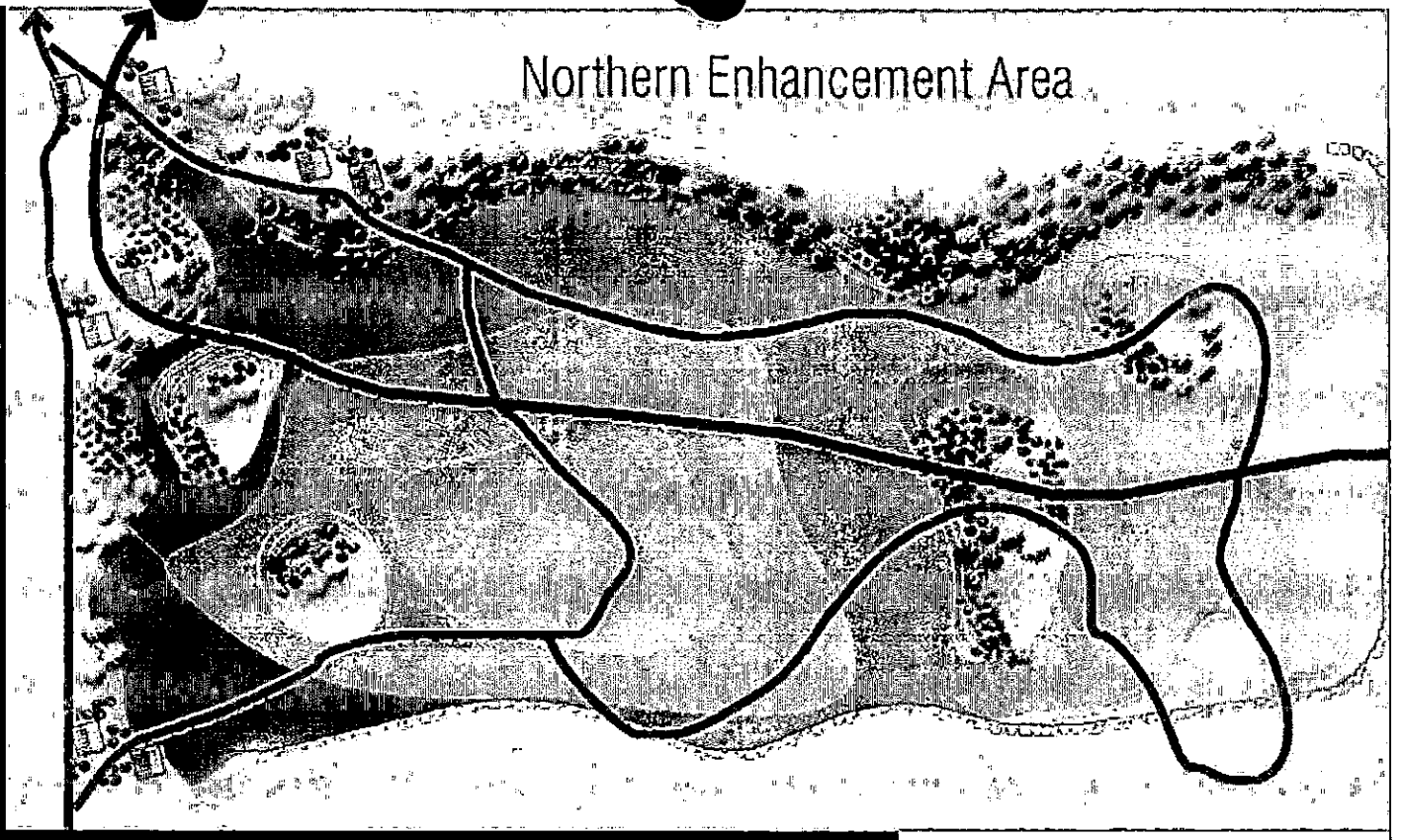
Enhancement Areas:



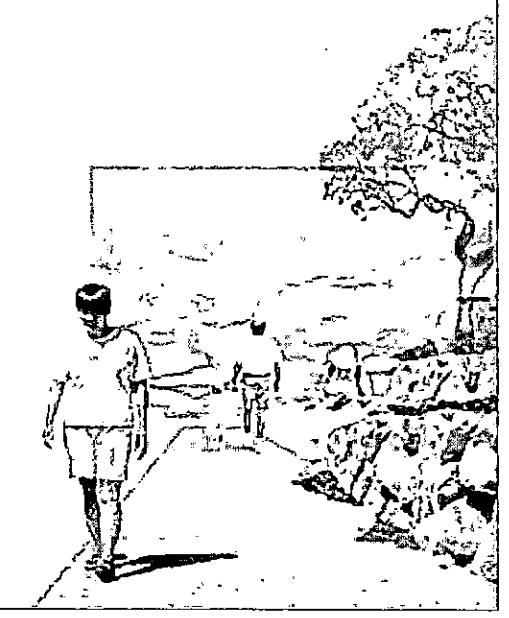
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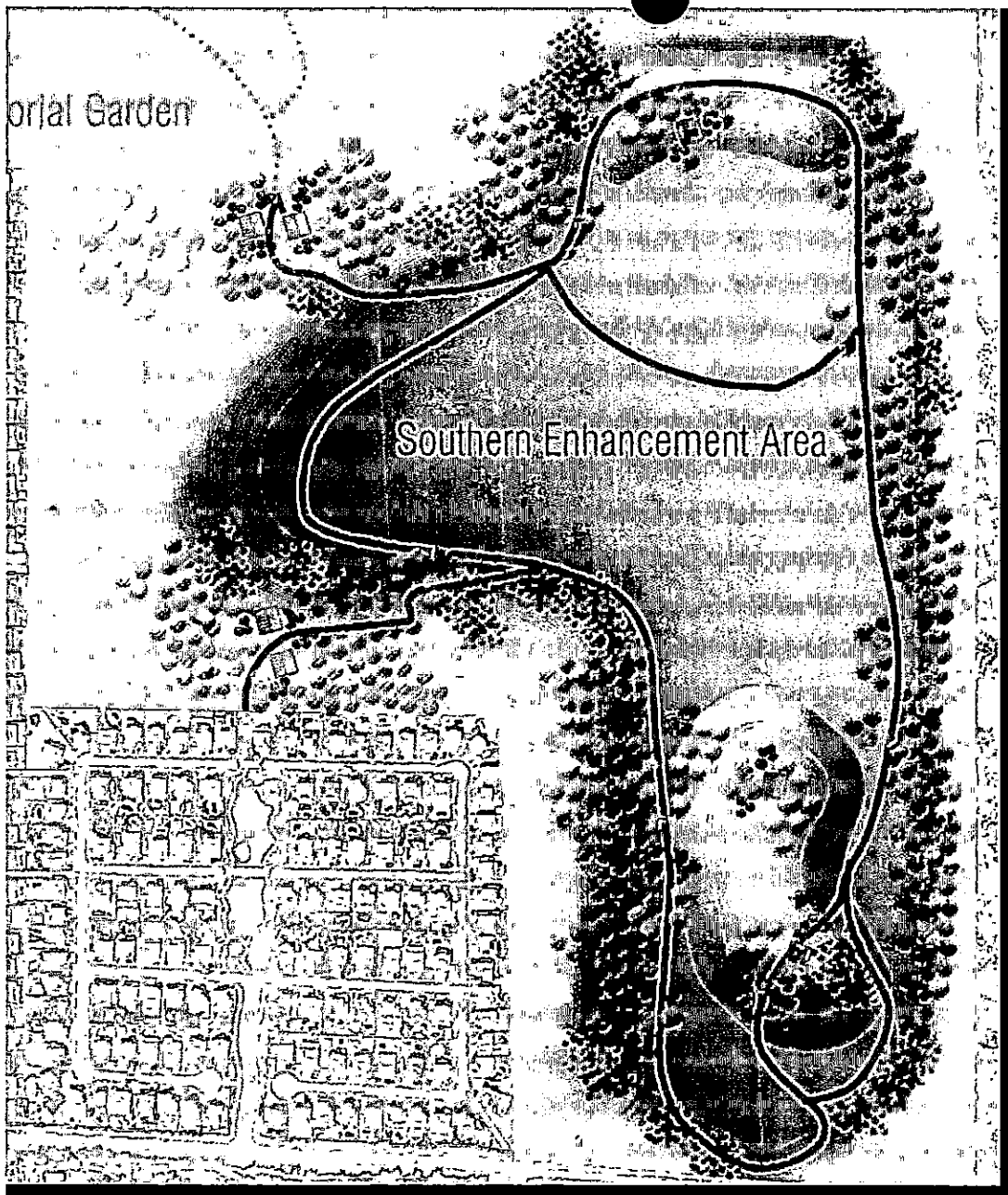


- Thicker green trail is the Equestrian Trail
- Thinner green trails are multi-use
- Terrace wall
- Sun shelters placed near entrances and exits



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- Loop trail - Multi-use
- Sun shelters on islands
- Adjacent to Memorial Garden
- Neighborhood connection

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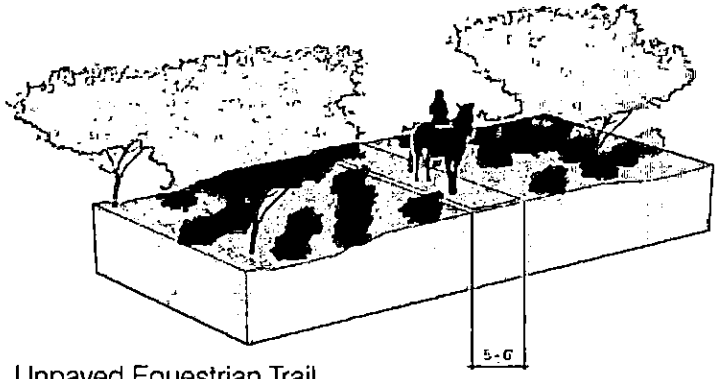
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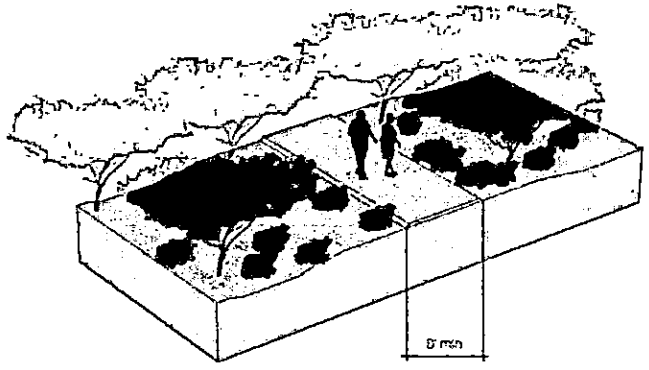
Trails

Trail types and users

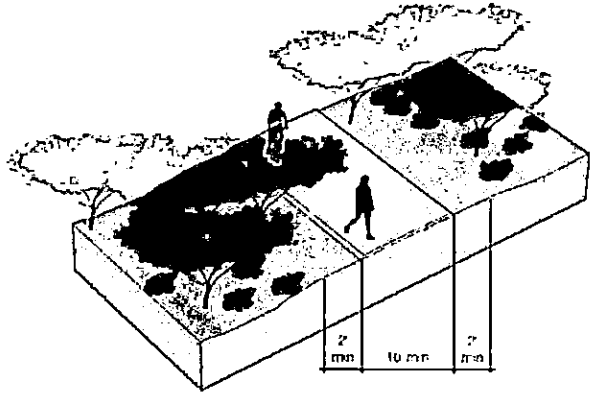
- Equestrian
- Hiking
- Bicycling



Unpaved Equestrian Trail



Unpaved "Hiking" Trail

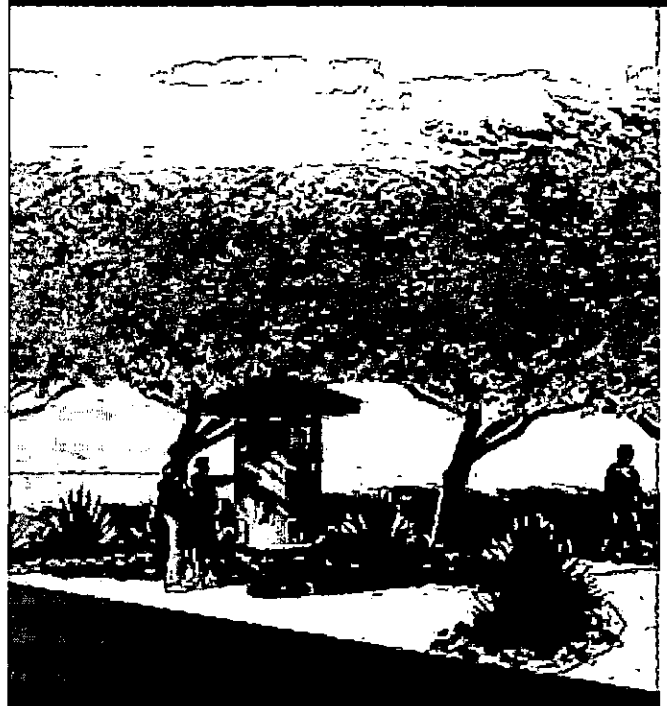


Paved Hike / Bike Trail

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Entrances





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Amenities





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Master Plan Phasing

Phase 1:

Pre-development studies and assessments

Identify and secure Federal, State, and local funding

Phase 2:

New Park entrance, loop road, memorial garden, equestrian trails, park perimeter and neighborhood access points, and environmental enhancement areas

Phase 3:

Visitors center & archaeological museum

Picnic areas, non-equestrian trails, two new lakes

New Las Vegas Park

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Questions & Comments



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City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:

ABEYANCE - GPA-18776 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA - Request to Amend a portion of the Southwest Sector Plan of the General Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), Ward 5.

C.C.: 04/04/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	2
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Letter of Concern from Diana Albiston
6. Approval Letter from Mary Vaughn

MOTION:

EVANS – ABEYANCE to the 4/12/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Item 8 [GPA-18776], Item 9 [ZON-18773], Item 10 [SUP-18774] and Item 11 [SDR-19330].

DOUG RANKIN, Planning and Development Department, recommended approval of the General Plan Amendment, the rezoning and the Special Use Permit as the land use plan had not been adjusted when this property was annexed from Clark County. He could not support the site plan review due to the requested landscape waivers, particularly the northern landscaping which

MINUTES – Continued:

was intended to buffer adjacent residential properties. MR. RANKIN informed CHAIRMAN DAVENPORT that the applicant had mentioned landscaping the northern property line, but plans reflecting that landscaping had not been formally accepted by staff.

CARLOS AVEMARIA, 5200 Vegas Drive, was present and stated he would be willing to remove the northern gate and landscape the northern property line. He explained he could not meet the trash container requirement, but noted the affected property owner would not mind the proposed trash container location. MR. AVEMARIA requested that he not be required to pave a portion of his property and fully develop the half street as he could not afford those improvements and would not be parking any vehicles in that location.

TODD FARLOW, 240 North 19th Street, concurred with staff's recommendations and stated landscaping is needed. He also questioned if drainage issues on the site had been addressed.

MR. AVEMARIA explained that this property had been developed according to Clark County commercial property standards and that County drainage and slope requirements had been met.

MARK MARTINEZ, 1713 Jernae Court, appeared in support. While he noted MR. AVEMARIA had improved the property since he had taken ownership, MR. MARTINEZ emphasized the importance of landscaping the northern property line to shield the adjacent residential properties and requested the street be fully developed to discourage dumping in that area and improve driving conditions.

CHAIRMAN DAVENPORT observed that MR. AVEMARIA'S property would be the only property with a completely developed street and pointed out that the majority of surrounding properties are part of Clark County.

COMMISSIONER TRUESDELL stated he could not support the site plan, noting landscaping is needed to adequately shield the neighbors. COMMISSIONER GOYNES concurred. COMMISSIONER DUNNAM concurred and observed the site plan needs more work.

COMMISSIONER EVANS acknowledged that the General Plan Amendment, zone change and Special Use Permit might be appropriate, but could not support granting any entitlements to a project without an acceptable site plan.

MR. AVEMARIA informed COMMISSIONER EVANS that the Code violations had occurred after he had taken control of the property but had since been corrected. He also requested

MINUTES – Continued:

permission to keep the two existing storage containers on the property and MR. RANKIN explained those storage containers were not permitted in this area. MR. RANKIN added that the storage containers remained an open Code violation. COMMISSIONER STEINMAN warned MR. AVEMARIA that the storage containers would not be allowed to remain.

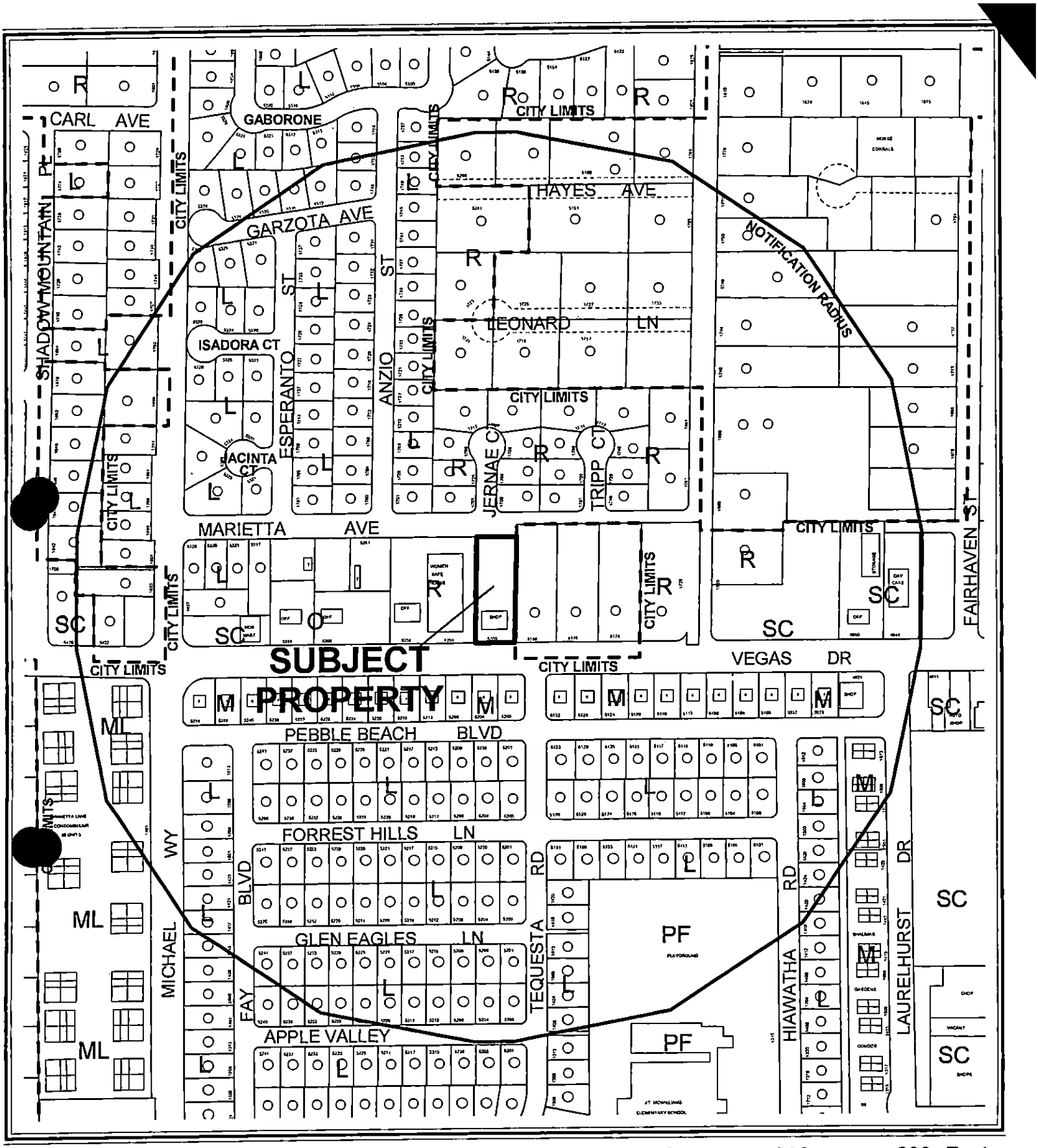
MR. AVEMARIA noted he had amended the site plan to include landscaping to the north, but acknowledged the amended plans had not yet been approved by staff. He emphasized his willingness to work with staff to address the site plan.

COMMISSIONER EVANS observed that the many residential homes that had been converted to office and commercial uses had become examples of serious Code violations and expressed his amazement at how unattractive the buildings had become. He stressed that more efforts need to be made to beautify the City.

MR. RANKIN requested that these items be held for a minimum of 30 days. MR. AVEMARIA agreed to the abeyance and stated he understood the directions given by the Commissioners and staff.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Item 8 [GPA-18776], Item 9 [ZON-18773], Item 10 [SUP-18774] and Item 11 [SDR-19330].

(6:42 – 7:02)



CASE: **GPA-18776**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:
R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)



0 300 600 Feet

CASE: **GPA-18776**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:
R (RURAL DENSITY RESIDENTIAL)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:
SC (SERVICE COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-18776 - APPLICANT/OWNER: CARLOS AVEMARIA

** CONDITIONS **

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

JM

GPA-18776 - Staff Report Page One
March 8, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend a portion of the Southwest Sector Plan of the General Plan from R (Rural Density Residential) to SC (Service Commercial) on 0.61 acres at 5200 Vegas Drive. Staff recommends approval of the General Plan Amendment request as it is compatible with the surrounding land uses. This site meets the intent of the SC (Service Commercial) Land Use category which allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics.

There are three companion items that are associated with this applicant, a Rezoning (ZON-18773) from O (Office) and R-D (Single Family Residential Restricted) to C-1 (Limited Commercial), a Special Use Permit (SUP-18774) and Site Development Plan Review (SDR-19330) for an existing 1,548 square-foot office building.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/01/03	The City Council approved the Annexation [A-0022-01(A)] of property described generally as located on the north side of Vegas Drive, approximately 735 feet east of Michael Way.
12/28/05	Code Enforcement opened a case #37233 citing an inoperable motor home in the backyard. The case was closed.
09/01/06	Code Enforcement opened a case #45987 citing the property owner for illegal storing of trailers, dump trucks and inoperable vehicles in the back yard. In addition, the site is not zoned for a commercial business. The case is still open.
Related Building Permits/Business Licenses	
12/28/06	A Non-work Certificate of Occupancy approved for Nevada First DMV services (Business license #P27-00266) under the Plan Check #L1464-06.
Pre-Application Meeting	
01/12/07	A pre-application conference was held and elements of this development were discussed. It was noted that the proposed use is not permitted within the existing zone, that a General Plan Amendment, Rezoning, Site Development Review would be necessary, and that a Special Use Permit would be required. In addition, the applicant was informed that Waivers for perimeter landscaping would be required if he was to keep the site the same.

GPA-18776 - Staff Report Page Two
March 8, 2007 - Planning Commission Meeting

Neighborhood Meeting	
01/02/07	A neighborhood meeting was held at 5:30 PM at Buenos Aires Air, 5200 Vegas Drive. Seven members of the public attended. The business has been operating business for two years at the site. Questions mentioned at the meeting pertained to the following: • Wall • Access to Marietta • Chemical storage • The storage of heavy equipment would only be vans • Hours of operation are 7:00 AM to 5:00 PM, 10 employees • Trailers to be removed and no on-site manufacturing.

Details of Application Request	
Site Area	
Net Acres	0.61

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial HVAC	R (Rural Density Residential)	O (Office) & R-D (Single Family Residential Restricted)
North	Single Family Residential	R (Rural Density Residential)	R-1 (Low Density Residential)
South	Duplex	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Clark County	R (Rural Density Residential)	Clark County
West	Group Home Facility	R (Rural Density Residential)	R-E (Residence Estates)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	Y
A-O Airport Overlay District (105 feet)	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	20 Feet	37 Feet	
• Side	10 Feet	10 Feet	
• Corner	NA		Y
• Rear	20 Feet	192 Feet	
Max. Lot Coverage	50%	5.8%	Y
Max. Building Height	NA	13 Feet	Y
Trash Enclosure	Yes	25 Feet	N*
Mech. Equipment	Yes, screened	Yes	Y

****A condition has been added to bring this standard to code.***

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree/ 6 Spaces	2 Trees	Zero Trees	N*
Buffer: Min. Trees	1 Trees/20 Linear Feet	34 Trees	7 Trees	N*
TOTAL		36 Trees	7 Trees	N*
Min. Zone Width (Right-of-way)	15 Feet		4 Feet	N*
Min. Zone Width (Interior)	8 Feet		Zero Feet	N*
Wall Height	8 Feet		8 Feet	Y

****Waivers have been requested.***

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	*Required*			*Provided*		*Compliance*
			Parking		*Parking*		
Use		*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Building Maintenance and Supply Establishment	1,548 SF	1 per 300 GFA	5	1	13	1	Y
TOTAL			6		14		Y

JM

Waivers		
Request	**Requirement**	**Staff Recommendation**
Waiver to allow no perimeter landscape buffers along the north and east property lines and a portion of the west property line where eight feet is required and a four-foot wide perimeter landscape buffer along the south property line.	15 Feet	Denial
Zero Parking Lot Landscape Fingers	1 per 6 parking spaces	Denial

ANALYSIS

The request is for a General Plan Amendment from R (Rural Density Residential) to SC (Service Commercial). The subject site has an existing office building on the southern portion of the site. The proposed SC (Service Commercial) Land Use designation allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, bowling alleys and other places of public assembly and public and semi-public uses. This category also includes offices either individually or grouped as office centers with professional and business services.

Although there is residential to the north and east of the property, the property gains access from Vegas Drive, an 80-foot Secondary Collector as designated by the Master Plan Streets and Highways, which is an adequate thoroughfare for the commercial zone requested.

FINDINGS

Section 19.18.030.1 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 General Plan Amendment is compatible with the surrounding land uses. This site meets the intent of the SC (Service Commercial) Land Use category which allows low to medium intensity retail, office, or other commercial uses that serve primarily the local area patrons and do not include more intense general commercial characteristics. The property gains access from Vegas Drive, an 80-foot Secondary Collector as designated by the Master Plan Streets and Highways, which is an adequate thoroughfare for the commercial zone requested.

In regard to "2":

The proposed rezoning to C-1 (Limited Commercial) would be consistent with the existing office establishment and proposed SC (Service Commercial) General Plan designation.

In regard to "3":

The transportation and utility facilities to this site are adequate enough to accommodate the use proposed by this general plan amendment.

In regard to "4":

This request conforms to the applicable, adopted plans and policies for this area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 370

APPROVALS 1

PROTESTS 0

JM

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-18776** APN: 138-24-801-027

Name of Property Owner: CARLOS AVEMARIA

Name of Applicant: CARLOS AVEMARIA

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: _____

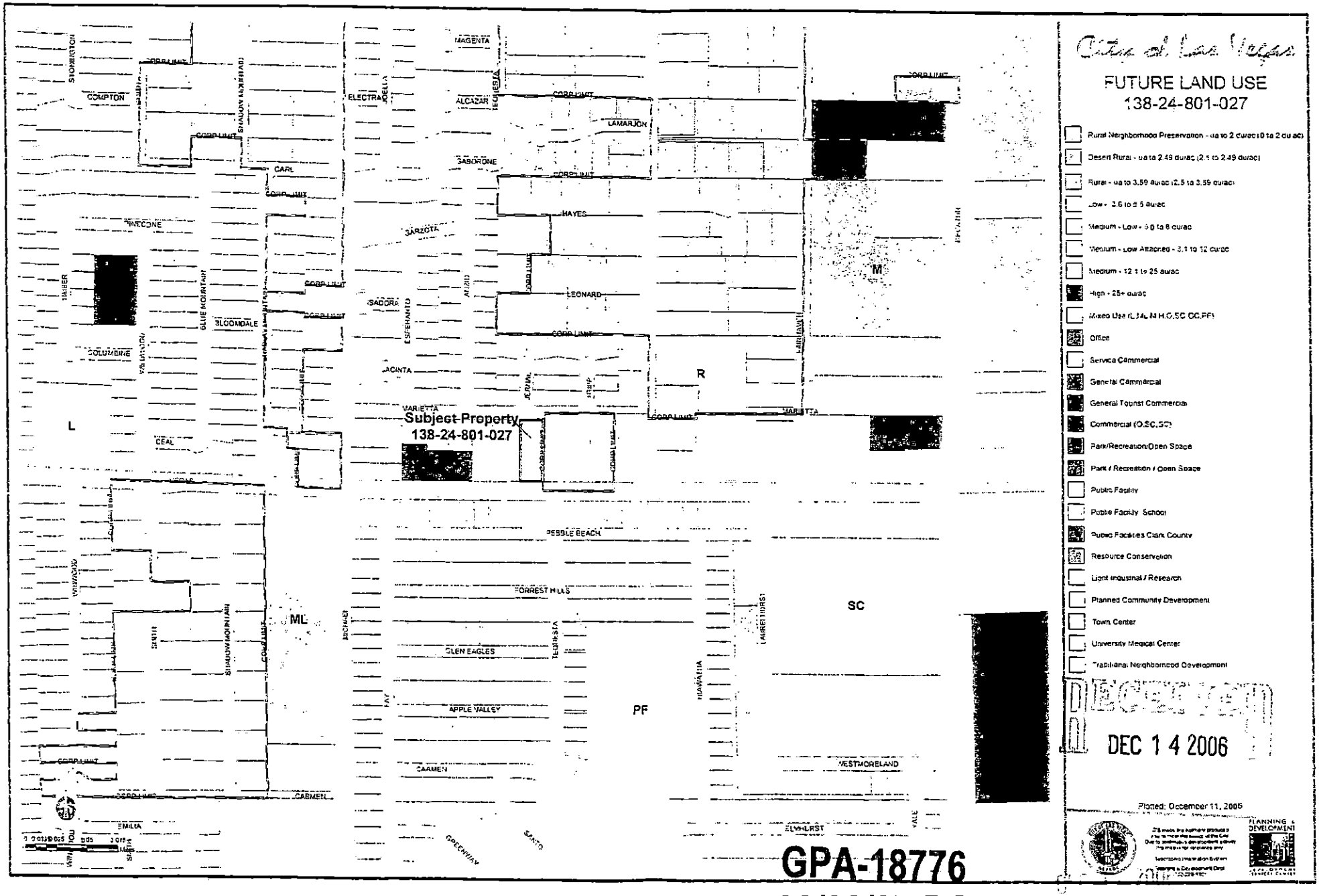
Print Name: CARLOS AVEMARIA

Subscribed and sworn before me

This 12 day of November, 2006

_____
Notary Public in and for said County and State

JACQUELINE POLIMENI
Notary Public, State of Nevada
Appointment No. 99-50362-1
My Appt. Expires Dec 18, 2007



City of Las Vegas

FUTURE LAND USE
138-24-801-027

- Rural Neighborhood Preservation - up to 2 du/ac (0 to 2 du/ac)
- Desert Rural - up to 2.49 du/ac (2.1 to 2.49 du/ac)
- Rural - up to 3.59 du/ac (2.5 to 3.59 du/ac)
- Low - 3.6 to 5.5 du/ac
- Medium - Low - 5.6 to 8 du/ac
- Medium - Low Attached - 8.1 to 12 du/ac
- Medium - 12.1 to 25 du/ac
- High - 25+ du/ac
- Mixed Use (L,M,H,O,SC,GC,PF)
- Office
- Service Commercial
- General Commercial
- General Tourist Commercial
- Commercial (O,SC,GC)
- Park/Recreation/Open Space
- Park / Recreation / Open Space
- Public Facility
- Public Facility School
- Public Facilities Clark County
- Resource Conservation
- Light Industrial / Research
- Planned Community Development
- Town Center
- University Medical Center
- Traditional Neighborhood Development

RECEIVED
DEC 14 2006

Plotted: December 11, 2006

PLANNING & DEVELOPMENT

GPA-18776
03/08/07 PC

MARIETTA AVENUE

SUBD BOUNDARY

100'

100'

Jurisdiction
Clark County

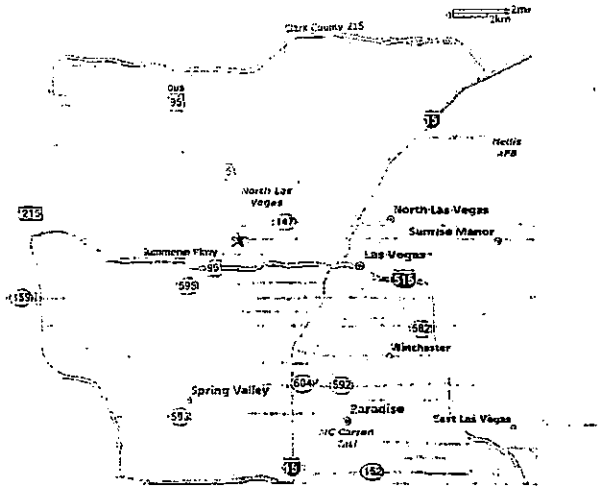
Jurisdiction
Clark County

GENERAL PLAN
EXISTING RURAL

Jurisdiction
Las vegas

Institutional Use

Zone - R-E



EXISTING WALL

EXISTING GATE

GENERAL PLAN
EXISTING RURAL

Jurisdiction
Las Vegas

Existing Zoning R-D

Total Parcel Estimated Size .61 Acres

LAND TO REMAIN "AS IS" NO CHANGES)

Proposed C-1

GENERAL PLAN DESIGNATION
PROPOSED SERVICE COMMERCIAL

ZONE DIVISION LINE

GENERAL PLAN
EXISTING RURAL
STRUCTURE TO REMAIN THE SAME. NO CHANGES)

EXISTING
CEMENTED PARKING

Existing Zoning - "D"

Shaded area
landscape

52'

Exit

EXISTING GATE

30'

TE

Exit

Proposed C-1

Shaded area
Landscape

GENERAL PLAN DESIGNATION
PROPOSED SERVICE COMMERCIAL

265'

GENERAL PLAN
EXISTING RURAL

Zone - R-E

Single Family Home

Single Family Home

SITE INFORMATION	
Parcel Area:	.61 Acres
Bldg Area:	1548sf
Lot Coverage:	5.80%
Parking required:	1/300sf (6)
Parking Provided	14
HC required	1
HC provided	1
Set Backs:	
Front:	37'
Rear:	192'
Side (west):	10'
Side (east):	36'

Lot Coverage:
1548' / .61acres
1548' / 26,571.6'= .058 = 5.8%

OWNER
CARLOS AVENARIA

PARCEL NUMBER
138-24-801-027

ADRESS
5200 VEGAS DRIVE
LAS VEGAS
NEVADA

COUNTY
CLARK

RECEIVED
DEC 14 2006

NORTH

SITE PLAN

Scale Size 1/32

DATE
12/12/06

VEGAS DRIVE

GPA-18776
03/08/07 PC

Buenos Aires
Air Conditioning & Heating, Inc.

JUSTIFICATION LETTER

December 12, 2006

Planning & Development
731 South Forth Street
Las Vegas, NV 89101
Tel: (702) 229-4714
Fax: (702) 385-7268

Att: Steve Swanton
Re: Property at 5200 Vegas Drive
Parcel # 138-24-801-027
To: whom it may concern

My name is Carlos Avemaria, I am the property owner located at 5200 Vegas drive, Las Vegas, Nevada 89108. Stephanie Demoleas (inspector 17) came by the mentioned property on 9/6/06 and noticed some problems complying with the codes for the zones assigned to this location which brought up to my attention that zone changes will need to be made. The situation is the following ,This property has one parcel yet it has two different zones, the front is Office ("O") and the back half is zoned as residential (R-D) , this is how the property was obtained when bought from the previous owner, who also like my self had an Air conditioning company in this location, before and after the annexation where the jurisdiction was changed from Clark County to City of Las Vegas, I have been in this property for two years now in which I have grown my Business, we are up to 6 company vehicles, where they need to be parked in the back of the office, since I have such a big lot (around ½ acre) in the back of the office with no building structure. I have talked to a planner reviewer from the city of Las Vegas and he has inform me about codes for this property under the current zones, which disables my business to operate properly, stating that after 9 p.m. there is no vehicles to be parked any where, neither in the residential or office area of my property (5200 Vegas Drive Las Vegas , NV 89108) , also that after 9 p.m. there couldn't be any personal inside the building structure. I need a place to park some company vehicles during slow seasons, there is no space in the apartment complex where I live to park more than one vehicle , I was not aware of this situation since the previous owner of this property had no problems from Clark County or city of Las Vegas, when he had his Air Conditioning Company working out of this property.

I need to have the existing zones changed ("R-D" and "o" to one zone C-1 to be able to comply with the city codes and requirements for being able to operate my Air Conditioning & Heating business at this mentioned location, to be able to dispatch, also park the company vehicles after 9:00pm , To change it to C-1 zoning I will also need to apply for changing the General Plans, from "Rural" to "Service commercial", applying

GPA-18776
03/08/07 PC

for a Special use permit for building maintenance , service and sales will also be required, to operate my HVAC business to its full capacity. I believe that this zone/general plan change will support existing city policies and regulations due to very near locations are already converted to C-1 (five lots east & four lots west are C-1 properties). There will be no changes made to this site as part of this application, any future changes will be done through a site development plan review. If there is any questions or concerns please do not hesitate to get a hold of me at either my e-mail address buenosairesacand01@sprintpcs.com or directly to my cellular number (702) 491-7076 or via mail at 5200 Vegas Drive, Las Vegas, Nevada 89108and thank you for taking this justification letter in consideration.

Sincerely yours ,

Carlos Avemaria
President
Buenos Aires A/C & Heating, Inc.

GPA-18776
03/08/07 PC

Telephone Protest/ Approval Log

Meeting Date: 1/25/07 **Case Number:** GPA 18776

Date: 1/24/07
Name: Diana Albiston
Address: 1721 Leonard

Phone: 338-3670
☐ **PROTEST** ☐ **APPROVE**
* See attachment

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
me:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Re: 5200 Vegas Drive Las Vegas, NV APN 138-24-801-027

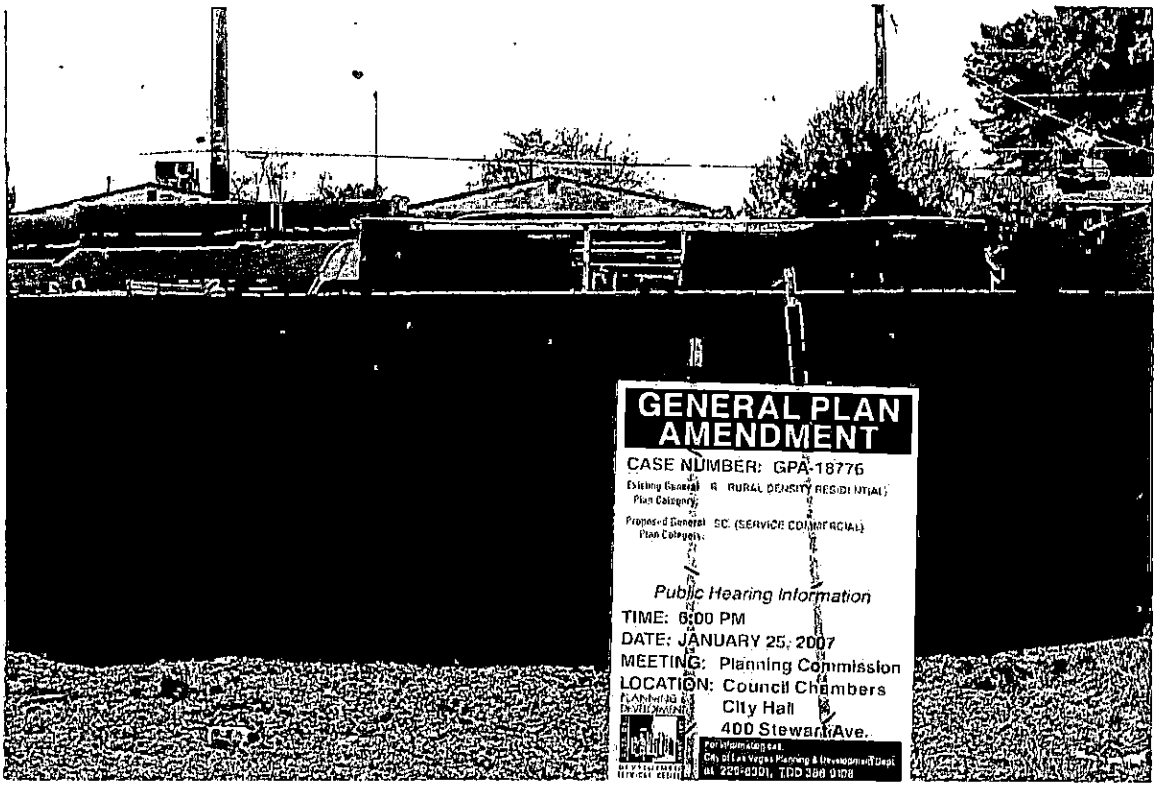
I am a homeowner in the adjacent area and my objection is not to the rezoning but to the condition of the property, which is a violation.

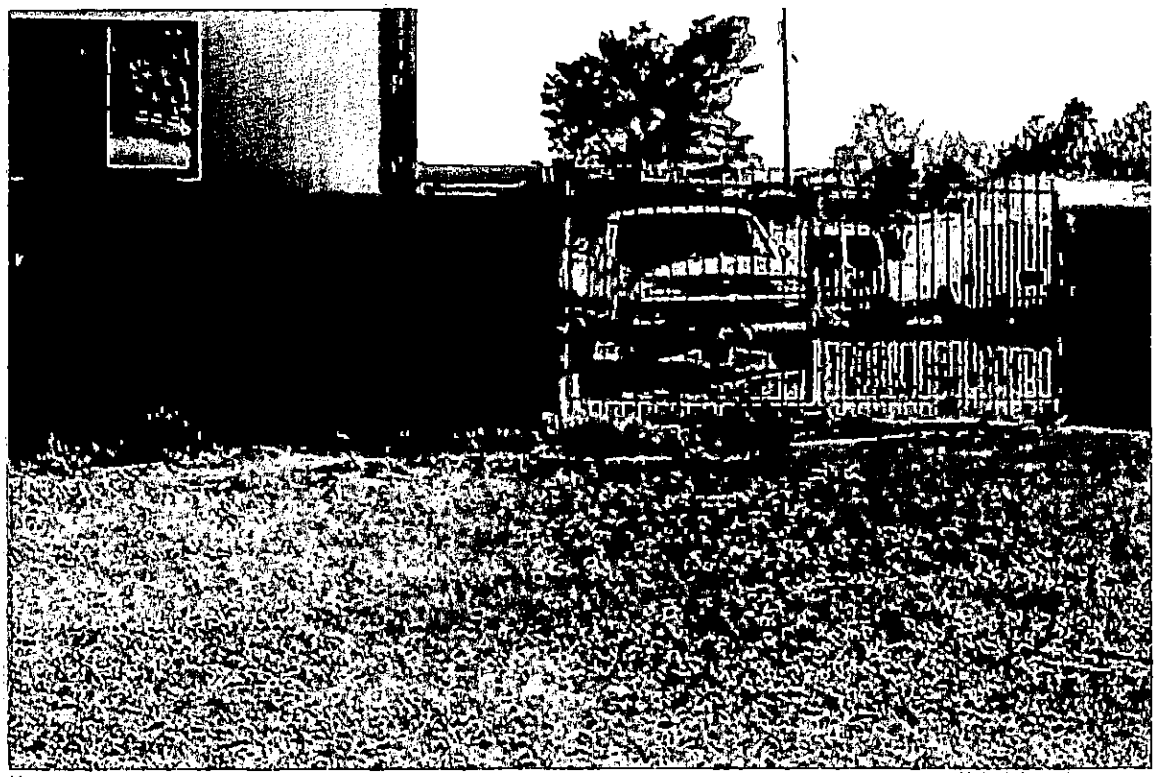
The back of the property facing Marietta Drive, which is a residential street, has junk trailers, debris and non working vehicles in the back which are unsightly and a violation of NRS.

There is a small block wall on a portion of it but not all of it and not nearly tall enough. Enclosed are some photos from Marietta Drive.

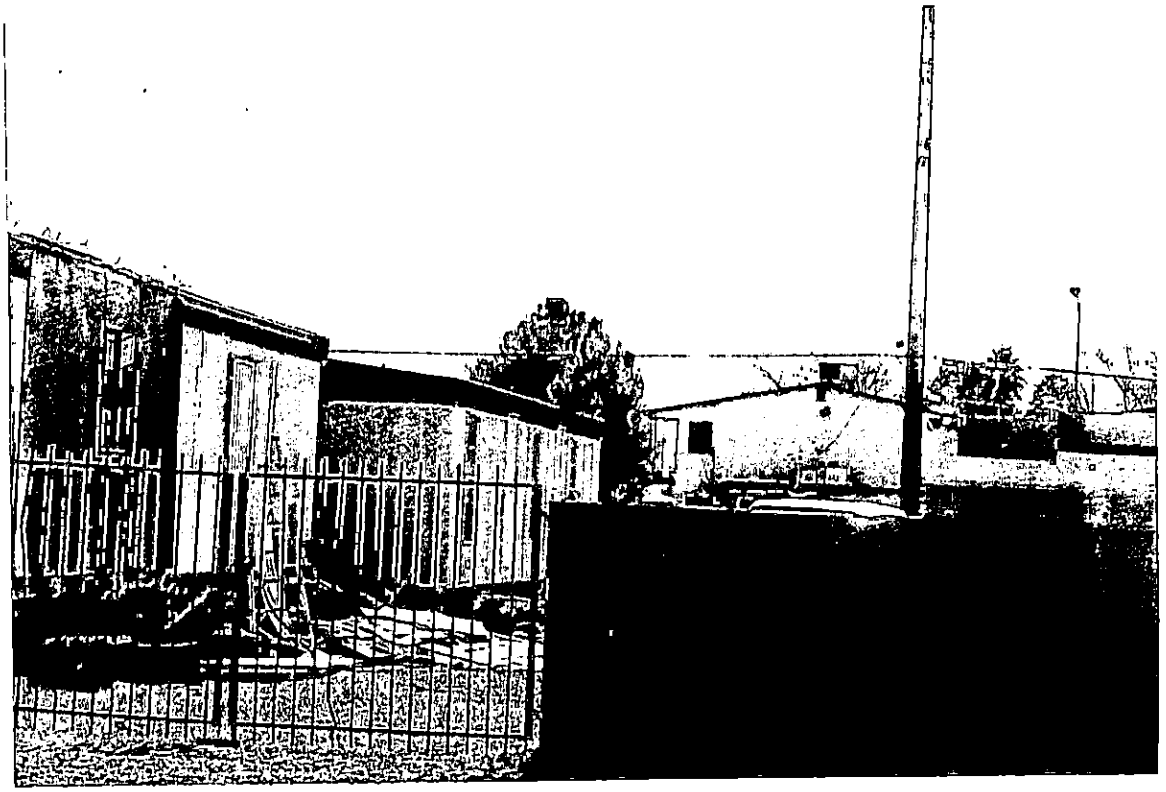
Thank you

Dr. 7.


GENERAL PLAN AMENDMENT
CASE NUMBER: GPA-18776
Existing General Plan Category: R (RURAL DENSITY RESIDENTIAL)
Proposed General Plan Category: SC (SERVICE COMMERCIAL)
Public Hearing Information
TIME: 6:00 PM
DATE: JANUARY 25, 2007
MEETING: Planning Commission
LOCATION: Council Chambers
City Hall
400 Stewart Ave.
For information call:
City of Las Vegas Planning & Development Dept.
at 229-6301, TDD 386 9108







February 27, 2007

Planning and Development Commission
Current Planning Division
Development Services Center
731 Fourth Street
Las Vegas NV 89101

Attn: John Korkosz

Dear Mr. Korkosz:

This will let you know that I favor the application of Carlos Abenroth for Rezoning from O and R-D to C-1 at 5200 Vegas Drive, and have no objection to it.

Yours truly,
Mary Allie Vaughn
owner: 5174 Vegas Drive
Las Vegas NV, 89108

ITEM # 8
CASE # GPA-18776
PC MTG 3-8-07

A

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:

ZON-18773 - REZONING RELATED TO GPA-18776 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA - Request for a Rezoning FROM: O (OFFICE) AND R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) TO: C-1 (LIMITED COMMERCIAL) on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), Ward 5.

C.C.: 04/04/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	2
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

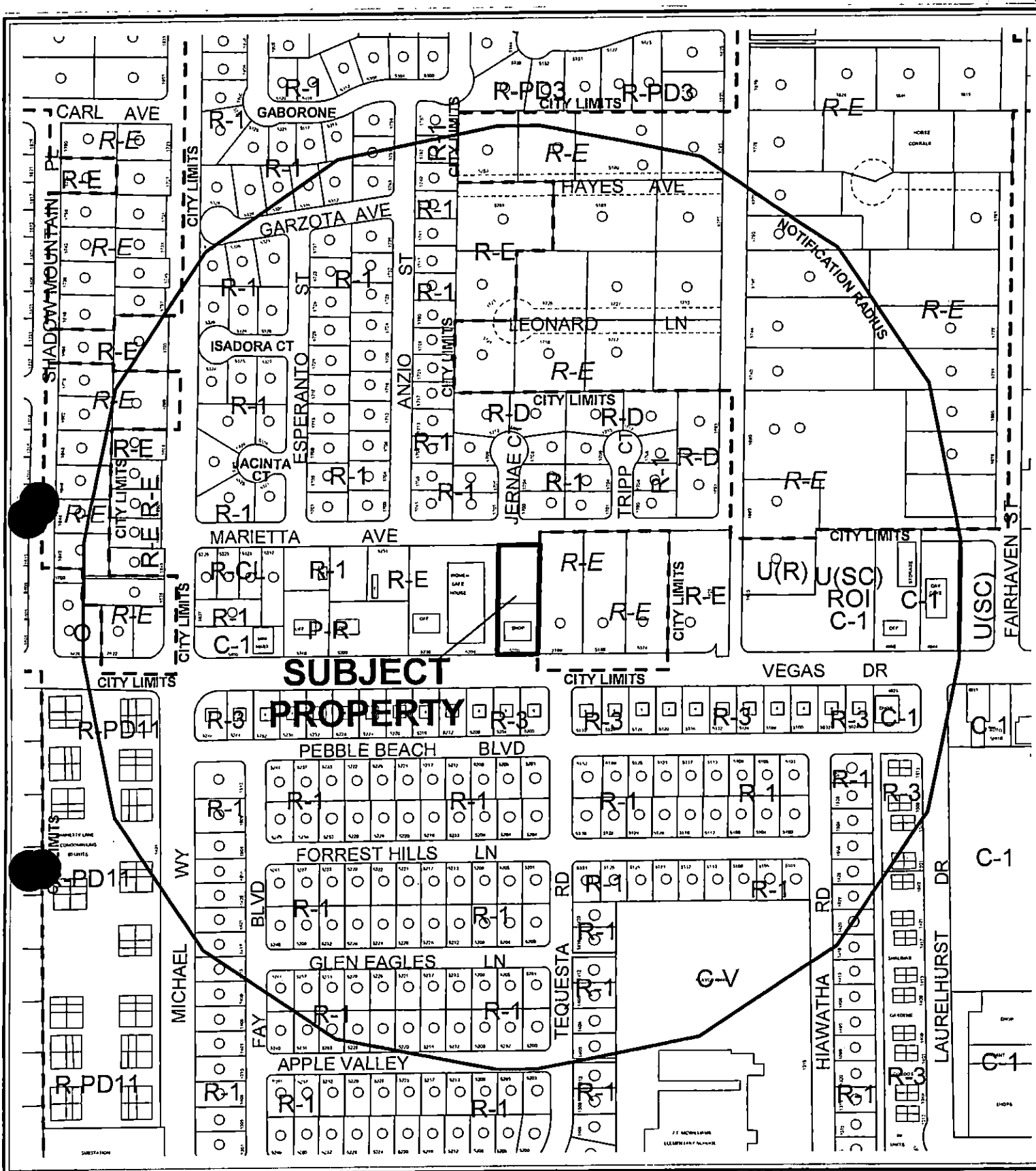
EVANS – ABEYANCE to the 4/12/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

See Item 8 for related discussion.

(6:42 – 7:02)

1-1359

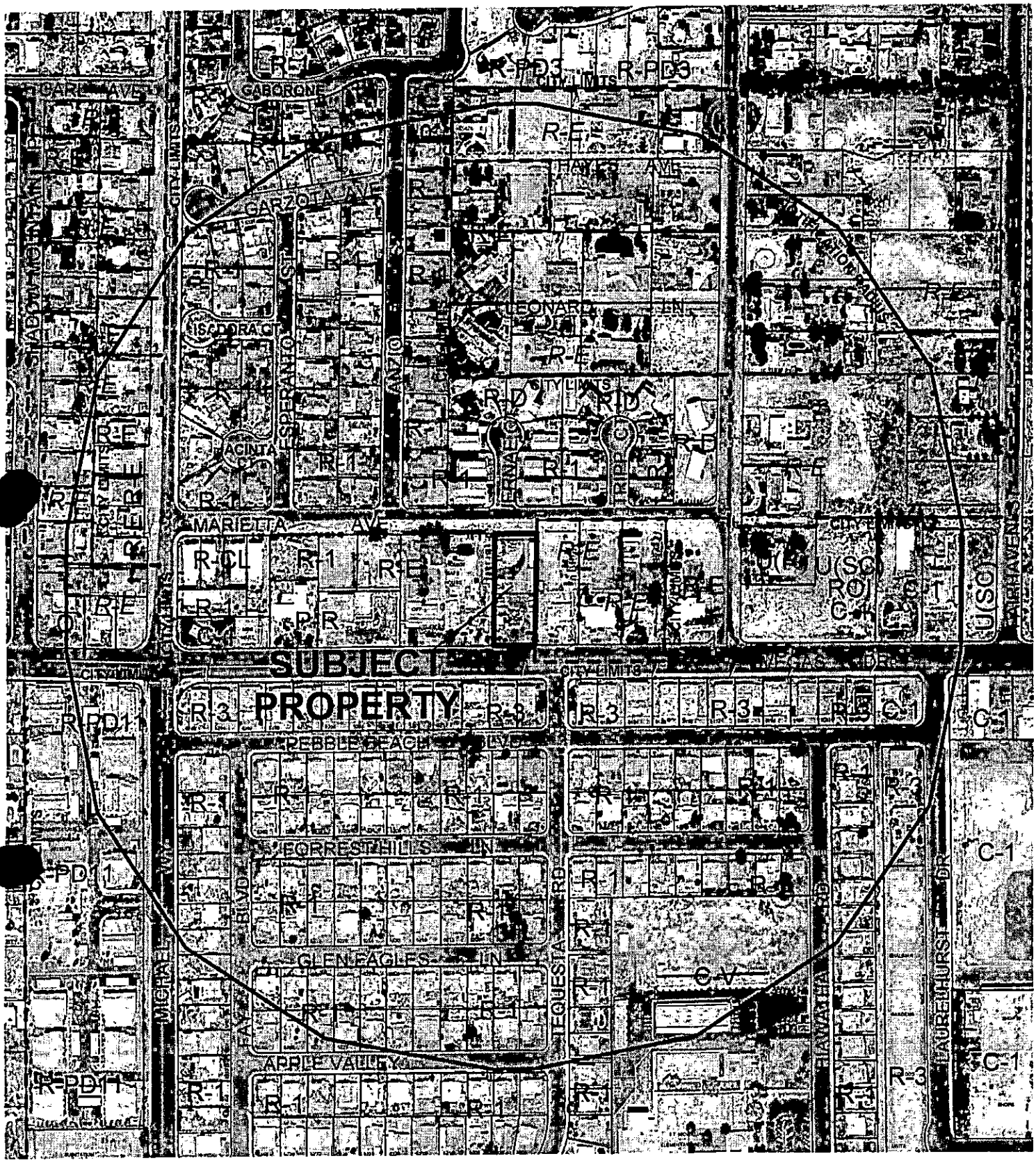


CASE: **ZON-18773**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
O (OFFICE) AND R-D (SINGLE FAMILY-RESTRICTED)

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



CASE: **ZON-18773**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
O (OFFICE) AND R-D (SINGLE FAMILY-RESTRICTED)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-18773 - APPLICANT/OWNER: CARLOS AVEMARIA

** CONDITIONS **

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

Planning and Development

1. A General Plan Amendment (GPA-18776) to a SC (Service Commercial) 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-19330) 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. Contact the City Engineer's Office to coordinate the development of this project with the "Coran Rancho Vegas Sewer Rehabilitation" project and the "Vegas Drive, Michael Way to Rancho Drive" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

5. Construct half-street improvements including appropriate transition paving on Marietta Avenue adjacent to this site concurrent with on-site development activities.

6. Remove and replace all substandard public street improvements, if any, adjacent to this site on Vegas Drive 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. Coordinate with the Land Development section of the Department of Public Works to determine what improvements are substandard.

7. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

ZON-18773 - Staff Report Page One
March 8, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Rezoning from O (Office) and R-D (Single Family Residential - Restricted) to C-1 (Limited Commercial) on 0.61 acres at 5200 Vegas Drive.

Staff finds the Rezoning to be appropriate as it would bring the zoning into conformance with the proposed SC (Service Commercial) General Plan designation, and the uses allowed with the proposed C-1 (Limited Commercial) zoning district are compatible with the density in the area.

A related General Plan Amendment (GPA-18776), Special Use Permit (SUP-18774), and Site Development Plan Review (SDR-19330) will be considered concurrently.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/01/03	The City Council approved the Annexation [A-0022-01(A)] of property described generally as located on the north side of Vegas Drive, approximately 735 feet east of Michael Way.
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Related Building Permits/Business Licenses	
12/28/06	A Non-work Certificate of Occupancy approved for Nevada First DMV services (Business license #P27-00266) under the Plan Check #L1464-06.
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01/12/07	A pre-application conference was held and elements of this development were discussed. It was noted that the proposed use is not permitted within the existing zone, that a General Plan Amendment, Rezoning, Site Development Review would be necessary, and that a Special Use Permit would be required. In addition, the applicant was informed that Waivers for perimeter landscaping would be required if he was to keep the site the same.

ZON-18773 - Staff Report Page Two
March 8, 2007 - Planning Commission Meeting

Neighborhood Meeting	
01/02/07	A neighborhood meeting was held at 5:30 PM at Buenos Aires Air, 5200 Vegas Drive. Seven members of the public attended. The business has been operating business for two years at the site. Questions mentioned at the meeting pertained to the following: • Wall • Access to Marietta • Chemical storage • The storage of heavy equipment would only be vans • Hours of operation are 7:00 AM to 5:00 PM, 10 employees • Trailers to be removed and no on-site manufacturing.

Details of Application Request	
Site Area	
Net Acres	0.61

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial HVAC	R (Rural Density Residential)	O (Office) & R-D (Single Family Residential Restricted)
North	Single Family Residential	R (Rural Density Residential)	R-1 (Low Density Residential)
South	Duplex	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Clark County	R (Rural Density Residential)	Clark County
West	Group Home Facility	R (Rural Density Residential)	R-E (Residence Estates)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	Y
A-O Airport Overlay District (105 feet)	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
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Min. Setbacks			
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• Rear	20 Feet	192 Feet	
Max. Lot Coverage	50%	5.8%	Y
Max. Building Height	NA	13 Feet	Y
Trash Enclosure	Yes	25 Feet	N*
Mech. Equipment	Yes, screened	Yes	Y

****A condition has been added to bring this standard to code.***

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
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Buffer: Min. Trees	1 Trees/20 Linear Feet	34 Trees	7 Trees	N*
TOTAL		36 Trees	7 Trees	N*
Min. Zone Width (Right-of-way)	15 Feet		4 Feet	N*
Min. Zone Width (Interior)	8 Feet		Zero Feet	N*
Wall Height	8 Feet		8 Feet	Y

****Waivers have been requested.***

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	*Required Parking*			*Provided Parking*		*Compliance*
Use		*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Building Maintenance and Supply Establishment	1,548 SF	1 per 300 GFA	5	1	13	1	Y
TOTAL			6		14		Y

JM

Waivers		
Request	**Requirement**	**Staff Recommendation**
Waiver to allow no perimeter landscape buffers along the north and east property lines and a portion of the west property line where eight feet is required and a four-foot wide perimeter landscape buffer along the south property line.	15 Feet	Denial
Zero Parking Lot Landscape Fingers	1 per 6 parking spaces	Denial

ANALYSIS

The applicant has requested a Rezoning from O (Office) and R-D (Single Family - Residential Restricted) to a C-1 (Limited Commercial) District. The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan.

Although there is residential to the north and east of the property, the property gains access from Vegas Drive, an 80-foot Secondary Collector as designated by the Master Plan Streets and Highways, which is an adequate thoroughfare for the commercial zone requested. As this development proposal is located on the periphery of residential neighborhoods, and Vegas Drive is a secondary collector, it is compatible with the surrounding land uses and zoning districts.

In addition to the rezoning, the applicant has requested additional applications. The applicant has requested a General Plan Amendment (GPA-18776) to SC (Service Commercial). A Special Use Permit (SUP-18774) has been requested as the proposed Building Maintenance Service and Sales use in a C-1 (Limited Commercial Zone) requires one.

FINDINGS

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

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

   The proposed C-1 (Limited Commercial) zone would be in conformance with the proposed SC (Service Commercial) General Plan Amendment (GPA-18776).

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 C-1 (Limited Commercial) zoning district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. As this development proposal is located on the periphery of residential neighborhoods and Vegas Drive is a Secondary Collector as designated by the Master Plan Streets and Highways, it is compatible with the surrounding land uses and zoning districts.

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

   The growth and development factors indicate a need for commercial development. The property gains access from Vegas Drive, an 80-foot Secondary Collector as designated by the Master Plan Streets and Highways, which is an adequate thoroughfare for the commercial zone requested.

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."**

   Vegas Drive is an 80-foot wide Secondary Collector as designated by the Master Plan Streets and Highways which will not be adversely impacted by the proposed C-1 (Limited Commercial) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 370 [Mailed with SUP-18774 and SDR-19330]

APPROVALS 0

PROTESTS 0

JM

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-18773** APN: 138-24-801-027

Name of Property Owner: CARLOS AVEMARIA

Name of Applicant: CARLOS AVEMARIA

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: CARLOS AVEMARIA

Subscribed and sworn before me

This 12 day of December, 2006.

_____
Notary Public in and for said County and State

JACQUELINE POLIMENI
Notary Public, State of Nevada
Appointment No. 99-50362-1
My Appt. Expires Dec 18, 2006

MARIETTA AVENUE

SUBD BOUNDARY

100'

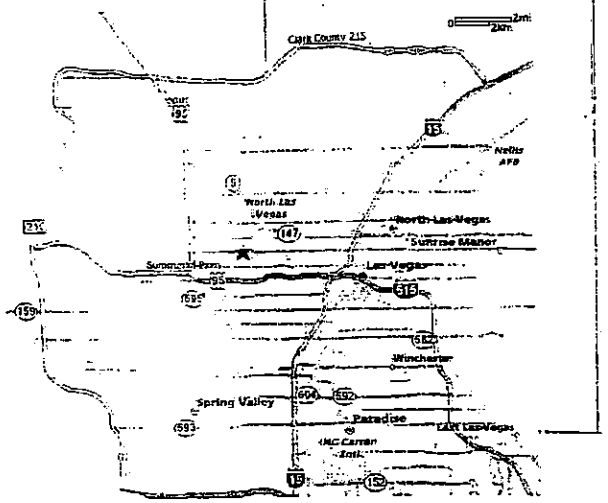
100'

GENERAL PLAN
EXISTING RURAL

Jurisdiction
Las vegas

Institutional Use

Zone - R-E



EXISTING WALL

EXISTING GATE

GENERAL PLAN
EXISTING RURAL

Jurisdiction
Las Vegas

Existing Zoning R-D

Total Parcel Estimated Size .61 Acres

(LAND TO REMAIN "AS IS", NO CHANGES,

265'

Proposed C-1

GENERAL PLAN DESIGNATION
PROPOSED SERVICE COMMERCIAL

ZONE DIVISION LINE

GENERAL PLAN
EXISTING RURAL
(STRUCTURE TO REMAIN THE SAME, NO CHANGES)

EXISTING
CEMENTED PARKING

Existing Zoning - "C"

Exit

EXISTING GATE

Exit

Proposed C-1

GENERAL PLAN DESIGNATION
PROPOSED SERVICE COMMERCIAL

Shared area
Landscape

265'

GENERAL PLAN
EXISTING RURAL

Jurisdiction
Clark County

Jurisdiction
Clark County

Zone - R-E

Single Family Home

Single Family Home

SITE INFORMATION	
Parcel Area:	.61 Acres
Bldg Area:	1548s'
Lot Coverage:	5.80%
Parking required	1/300sf (6)
Parking Provided	14
HC required	1
HC provided	1
Set Backs:	
Front:	37'
Rear	192'
Side (west):	10'
Side (east):	36'

Lot Coverage:
1548' / .61acres
1548' / 26,571.6'= .058 = 5.8%

OWNER
CARLOS AVEMARIA

PARCEL NUMBER
138-24 801-027

ADRESS
5200 VEGAS DRIVE
LAS VEGAS
NEVADA

COUNTY
CLARK



SITE PLAN

Scale Size 1:

DATE
12/12/0

VEGAS DRIVE

ZON-18773
03/08/07 PC

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DEC 14 2006

NORTH

EXISTING WALL

EXISTING GATE

GENERAL PLAN
EXISTING RURAL

Jurisdiction
Las Vegas

Existing Zoning R-D

Total Parcel Estimated Size .61 Acres

(LAND TO REMAIN "AS IS", NO CHANGES)

Proposed C-1

GENERAL PLAN DESIGNATION
PROPOSED SERVICE COMMERCIAL

ZONE DIVISION LINE

GENERAL PLAN
EXISTING RURAL
(STRUCTURE TO REMAIN THE SAME. NO CHANGES)

EXISTING
CEMENTED PARKING

Existing Zoning - "O"

Shaded area
Landscape

52'

Exit

EXISTING GATE

30'

36'

Exit

Proposed C-1

Shaded area
Landscape

GENERAL PLAN DESIGNATION
PROPOSED SERVICE COMMERCIAL

265'

GENERAL PLAN
EXISTING RURAL

Zone - R-E

Single Family Home

Single Family Home

SITE INFORMATION	
Parcel Area:	.61 Acres
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Lot Coverage:
1548' / .61acres
1548' / 26,571.6'= .058 = 5.8%

ZON-18773
03/08/07 PC

RECEIVED
DEC 14 2006

CARLO

PARCEL NUMBER
138-24-801-027

ADRESS
5200 VEGAS DRIVE
LAS VEGAS
NEVADA

COUNTY
CLARK

Buenos Aires
Air Conditioning & Heating, Inc.

JUSTIFICATION LETTER

December 12, 2006

Planning & Development
731 South Forth Street
Las Vegas, NV 89101
Tel: (702) 229-4714
Fax: (702) 385-7268

Att: Steve Swanton
Re: Property at 5200 Vegas Drive
Parcel # 138-24-801-027
To: whom it may concern

My name is Carlos Avemaria, I am the property owner located at 5200 Vegas drive, Las Vegas, Nevada 89108. Stephanie Demoleas (inspector 17) came by the mentioned property on 9/6/06 and noticed some problems complying with the codes for the zones assigned to this location which brought up to my attention that zone changes will need to be made. The situation is the following ,This property has one parcel yet it has two different zones, the front is Office ("O") and the back half is zoned as residential (R-D) , this is how the property was obtained when bought from the previous owner, who also like my self had an Air conditioning company in this location, before and after the annexation where the jurisdiction was changed from Clark County to City of Las Vegas, I have been in this property for two years now in which I have grown my Business, we are up to 6 company vehicles, where they need to be parked in the back of the office, since I have such a big lot (around ½ acre) in the back of the office with no building structure. I have talked to a planner reviewer from the city of Las Vegas and he has inform me about codes for this property under the current zones, which disables my business to operate properly, stating that after 9 p.m. there is no vehicles to be parked any where, neither in the residential or office area of my property (5200 Vegas Drive Las Vegas , NV 89108) , also that after 9 p.m. there couldn't be any personal inside the building structure. I need a place to park some company vehicles during slow seasons, there is no space in the apartment complex where I live to park more than one vehicle , I was not aware of this situation since the previous owner of this property had no problems from Clark County or city of Las Vegas, when he had his Air Conditioning Company working out of this property.

I need to have the existing zones changed ("R-D" and "o" to one zone C-1 to be able to comply with the city codes and requirements for being able to operate my Air Conditioning & Heating business at this mentioned location, to be able to dispatch, also park the company vehicles after 9:00pm , To change it to C-1 zoning I will also need to apply for changing the General Plans, from "Rural" to "Service commercial", applying

ZON-18773
03/08/07 PC

for a Special use permit for building maintenance , service and sales will also be required, to operate my HVAC business to its full capacity. I believe that this zone/general plan change will support existing city policies and regulations due to very near locations are already converted to C-1 (five lots east & four lots west are C-1 properties). There will be no changes made to this site as part of this application, any future changes will be done through a site development plan review. If there is any questions or concems please do not hesitate to get a hold of me at either my e-mail address buenosairesacand01@sprintpcs.com or directly to my cellular number (702) 491-7076 or via mail at 5200 Vegas Drive, Las Vegas, Nevada 89108and thank you for taking this justification letter in consideration.

Sincerely yours ,

Carlos Avemaria
President
Buenos Aires A/C & Heating, Inc.

ZON-18773
03/08/07 PC

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:

SUP-18774 – SPECIAL USE PERMIT RELATED TO GPA-18776 AND ZON-18773 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA - Request for a Special Use Permit FOR AN EXISTING BUILDING MAINTENANCE SERVICE AND SUPPLY ESTABLISHMENT at 5200 Vegas Drive (APN 138-24-801-027), O (Office) and R-D (Single Family Residential - Restricted) Zones [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5.

C.C.: 04/04/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	2
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest by Nicandro Gallegos

MOTION:

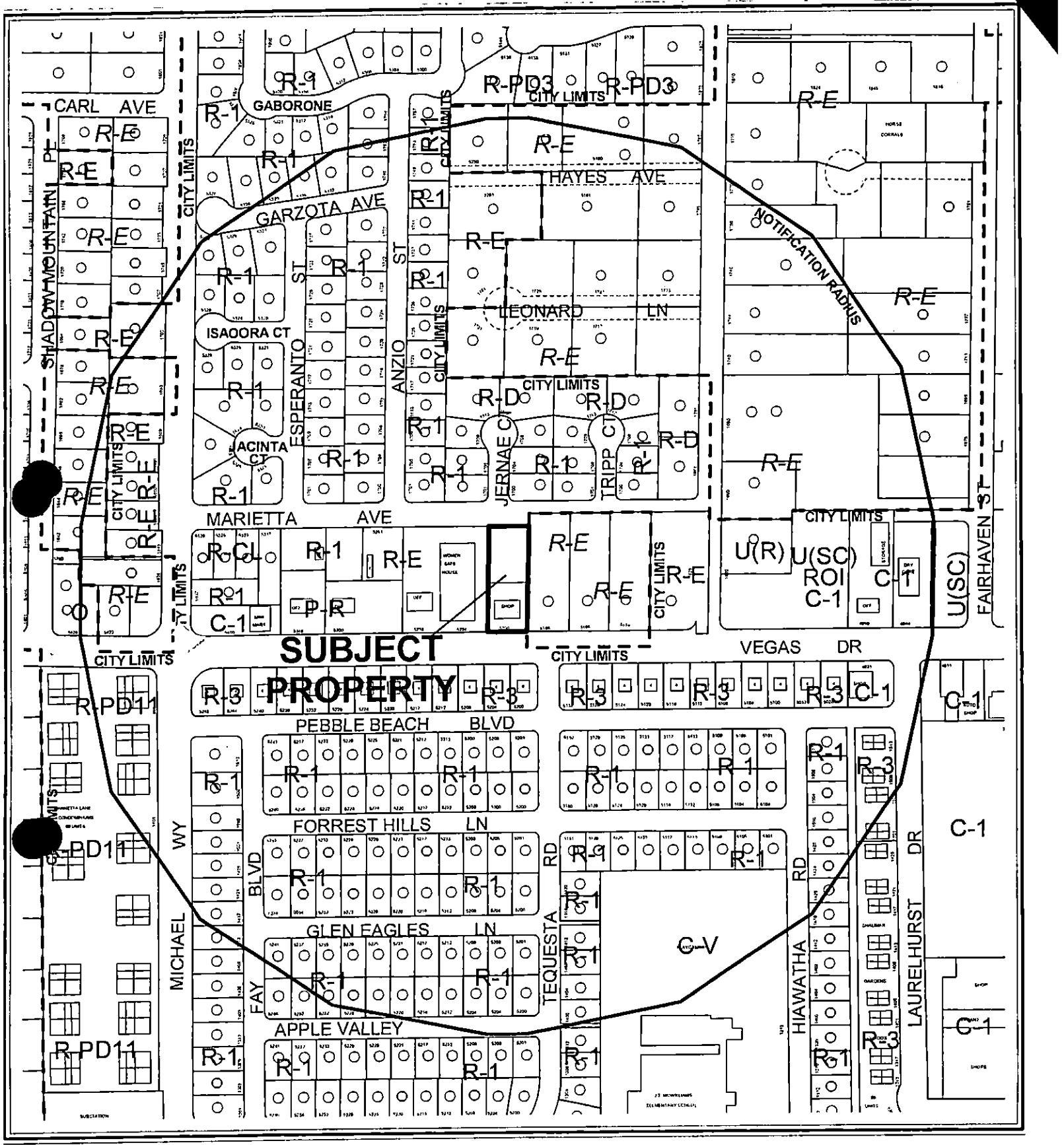
EVANS – ABEYANCE to the 4/12/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:

See Item 8 for related discussion.

(6:42 – 7:02)

1-1359



0 300 600 Feet

CASE: **SUP-18774**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
O (OFFICE) AND R-D (SINGLE FAMILY-RESTRICTED)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-18774 - APPLICANT/OWNER: CARLOS AVEMARIA

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-18773) and Site Development Plan Review (SDR-19330) 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.

4. Outside storage shall be screened from view from adjacent properties and streets.

SUP-18774 - Staff Report Page One
March 8, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for an existing Building Maintenance Service and Sales establishment at 5200 Vegas Drive.

A related General Plan Amendment (GPA-18776), Rezoning (ZON-18773), and Site Development Plan Review (SDR-19330) will be considered concurrently.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/01/03	The City Council approved the Annexation [A-0022-01(A)] of property described generally as located on the north side of Vegas Drive, approximately 735 feet east of Michael Way.
12/28/05	Code Enforcement opened a case #37233 citing an inoperable motor home in the backyard. The case was closed.
09/01/06	Code Enforcement opened a case #45987 citing the property owner for illegal storing of trailers, dump trucks and inoperable vehicles in the back yard. In addition, the site is not zoned for a commercial business. The case is still open.
Related Building Permits/Business Licenses	
12/28/06	A Non-work Certificate of Occupancy approved for Nevada First DMV services (Business license #P27-00266) under the Plan Check #L1464-06.
Pre-Application Meeting	
01/12/07	A pre-application conference was held and elements of this development were discussed. It was noted that the proposed use is not permitted within the existing zone, that a General Plan Amendment, Rezoning, Site Development Review would be necessary, and that a Special Use Permit would be required. In addition, the applicant was informed that Waivers for perimeter landscaping would be required if he was to keep the site the same.

JM

SUP-18774 - Staff Report Page Two
March 8, 2007 - Planning Commission Meeting

Neighborhood Meeting	
01/02/07	A neighborhood meeting was held at 5:30 PM at Buenos Aires Air, 5200 Vegas Drive. Seven members of the public attended. The business has been operating business for two years at the site. Questions mentioned at the meeting pertained to the following: • Wall • Access to Marietta • Chemical storage • The storage of heavy equipment would only be vans • Hours of operation are 7:00 AM to 5:00 PM, 10 employees • Trailers to be removed and no on-site manufacturing.

Details of Application Request	
Site Area	
Net Acres	0.61

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial HVAC	R (Rural Density Residential)	O (Office) & R-D (Single Family Residential Restricted)
North	Single Family Residential	R (Rural Density Residential)	R-1 (Low Density Residential)
South	Duplex	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Clark County	R (Rural Density Residential)	Clark County
West	Group Home Facility	R (Rural Density Residential)	R-E (Residence Estates)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	Y
A-O Airport Overlay District (105 feet)	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

JM

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	20 Feet	37 Feet	
• Side	10 Feet	10 Feet	
• Corner	NA		Y
• Rear	20 Feet	192 Feet	
Max. Lot Coverage	50%	5.8%	Y
Max. Building Height	NA	13 Feet	Y
Trash Enclosure	Yes	25 Feet	N*
Mech. Equipment	Yes, screened	Yes	Y

****A condition has been added to bring this standard to code.***

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree/ 6 Spaces	2 Trees	Zero Trees	N*
Buffer: Min. Trees	1 Trees/20 Linear Feet	34 Trees	7 Trees	N*
TOTAL		36 Trees	7 Trees	N*
Min. Zone Width (Right-of-way)	15 Feet		4 Feet	N*
Min. Zone Width (Interior)	8 Feet		Zero Feet	N*
Wall Height	8 Feet		8 Feet	Y

****Waivers have been requested.***

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Parking Ratio*	*Required Parking*		*Provided Parking*		*Compliance*
			Regular	Handi-capped	Regular	Handi-capped	
Building Maintenance and Supply Establishment	1,548 SF	1 per 300 GFA	5	1	13	1	Y
TOTAL			6		14		Y

JM

(For Landscaping or Special Use Permits)

Waivers		
Request	Requirement	Staff Recommendation
Waiver to allow no perimeter landscape buffers along the north and east property lines and a portion of the west property line where eight feet is required and a four-foot wide perimeter landscape buffer along the south property line.	15 Feet	Denial
Zero Parking Lot Landscape Fingers	1 per 6 parking spaces	Denial

ANALYSIS

The proposed Building Maintenance Service and Sales establishment use is allowed with the approval of a special use permit in the C-1 (Service Commercial) zoning district. Building Maintenance Service and Sales is defined in Title 19 as a facility or area for contracting services such as building repair and maintenance, the installation of plumbing, electrical, air conditioning and heating equipment, janitorial services, and exterminating services. The retail sale of supplies is permitted as an accessory use. There is one base condition for approval of a Special Use Permit for a Building Maintenance Service and Sales establishment. The condition states that outside storage shall be screened from view from adjacent properties and streets.

This is an existing office development that was annexed into the City of Las Vegas from Clark County in 10/01/03. The office was operating as a Building Maintenance Service and Sales establishment without proper zoning and permits. The applicant is proposing to acquire the sufficient permits and approvals to legally operate a Building Service and Sales establishment.

The proposed Building Maintenance Service and Sales use requires six parking spaces, including one handicap accessible space. The submitted site plan indicates 13 parking spaces will be provided, including the one handicap space depicted as van accessible. Therefore, the site exceeds Title 19 parking standards.

The proposed C-1 (General Commercial) zoning on the site is appropriate for this use and compatible with other commercial uses along Vegas Drive. Staff is recommending approval of this application. However, staff is recommending denial of companion site development plan review case, SDR-19330, due to the applicant's request for waivers to the code requirements for perimeter landscape buffering widths, materials and parking lot landscaping.

FINDINGS

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

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

   Although there is residential to the north and east of the property, the property gains access from Vegas Drive, an 80-foot Secondary Collector as designated by the Master Plan Streets and Highways, which is an adequate thoroughfare for the commercial zone requested. As this development proposal is located on the periphery of residential neighborhoods and Vegas Drive is a secondary collector, it is compatible with the surrounding land uses and zoning districts.

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

   The subject site contains an existing building; however the Building Maintenance Service and Sales use requires a Special Use Permit. The site is physically suitable for this proposed use.

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

   The site gains access to Vegas Drive, an 80-foot secondary collector as designated by the Master Plan Streets and Highways. These roadways will be adequate to meet the demand of the uses on the site.

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

   The businesses on the subject site are routinely inspected for compliance to applicable codes; therefore, the public health, safety, and general welfare will be safeguarded.

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

   The use meets the applicable condition for the Building Maintenance Service and Sales use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 370 [Mailed with ZON-18773 and SDR-19330]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18774** APN: 138-24-801-027

Name of Property Owner: CARLOS ALEMARIA

Name of Applicant: CARLOS ALEMARIA

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: CARLOS ALEMARIA

Subscribed and sworn before me

This 12 day of November, 2006

_____

Notary Public in and for said County and State

JACQUELINE POLIMENI
Notary Public, State of Nevada
Appointment No. 99-60362-1
My Appt. Expires Dec 18, 2006

EXISTING WALL

EXISTING GATE

GENERAL PLAN
EXISTING RURAL

Jurisdiction
Las Vegas

Existing Zoning R-D

Total Parcel Estimated Size .61 Acres

(LAND TO REMAIN "AS IS". NO CHANGES)

Proposed C-1

GENERAL PLAN DESIGNATION
PROPOSED SERVICE COMMERCIAL

ZONE DIVISION LINE

GENERAL PLAN
EXISTING RURAL
(STRUCTURE TO REMAIN THE SAME, NO CHANGES)

EXISTING
CEMENTED PARKING

Existing Zoning - "O"

Shaded area landscape

52'

Exit

EXISTING GATE

30'

36'

Exit

TE

Proposed C-1

Shaded area Landscape

GENERAL PLAN DESIGNATION
PROPOSED SERVICE COMMERCIAL

265'

GENERAL PLAN
EXISTING RURAL

Zone - R-E

SITE INFORMATION	
Parcel Area:	.61 Acres
Bldg Area:	1548sf
Lot Coverage:	5.80%
Parking required:	1/300sf (6)
Parking Provided	14
HC required	1
HC provided	1
Set Backs:	
Front:	37'
Rear:	192'
Side (west):	10'
Side (east):	36'

Lot Coverage:
1548' / .61acres
1548' / 26,571.6'= .058 = 5.8%

Single Family Home

Single Family Home

ADRESS
5200 VEGAS DRIVE
LAS VEGAS
NEVADA

PARCEL NUMBER
138-24-801-027

COUNTY
CLARK

SUP-18774
03/08/07 PC

RECEIVED
DEC 14 2006

MARIETTA AVENUE

SUBD BOUNDARY

100'

100'

GENERAL PLAN
EXISTING RURAL

Jurisdiction
Las vegas

Institutional Use

Zone - R-E

263'

100'

EXISTING WALL

EXISTING GATE

GENERAL PLAN
EXISTING RURAL

Jurisdiction
Las Vegas

Existing Zoning R-D

Total Parcel Estimated Size .61 Acres

(LAND TO REMAIN "AS IS" NO CHANGES)

Proposed C-1

GENERAL PLAN DESIGNATION
PROPOSED SERVICE COMMERCIAL

ZONE DIVISION LINE

GENERAL PLAN
EXISTING RURAL
(STRUCTURE TO REMAIN THE SAME, NO CHANGES)

EXISTING
CEMENTED PARKING

Existing Zoning - "O"

EXISTING GATE

Proposed C-1

GENERAL PLAN DESIGNATION
PROPOSED SERVICE COMMERCIAL

Shaded area
Landscape

396'

Jurisdiction
Clark County

Jurisdiction
Clark County

GENERAL PLAN
EXISTING RURAL

Zone - R-E

SITE INFORMATION	
Parcel Area:	.61 Acres
Bldg Area:	1548sf
Lot Coverage:	5.80%
Parking required:	1/300sf (6)
Parking Provided	14
HC required	1
HC provided	1
Set Backs:	
Front:	37'
Rear:	192'
Side (west):	0'
Side (east):	36'

Lot Coverage:
1548' . 61acres
1548' / 26,571.3'= .058 = 5.8%

Single Family Home

Single Family Home

OWNER
CARLOS AVEMARIA

PARCEL NUMBER
138-24 801 027

ADRESS
5200 VEGAS DRIVE
LAS VEGAS
NEVADA

COUNTY
CLARK

SITE PLAN

Scale Size 1/3

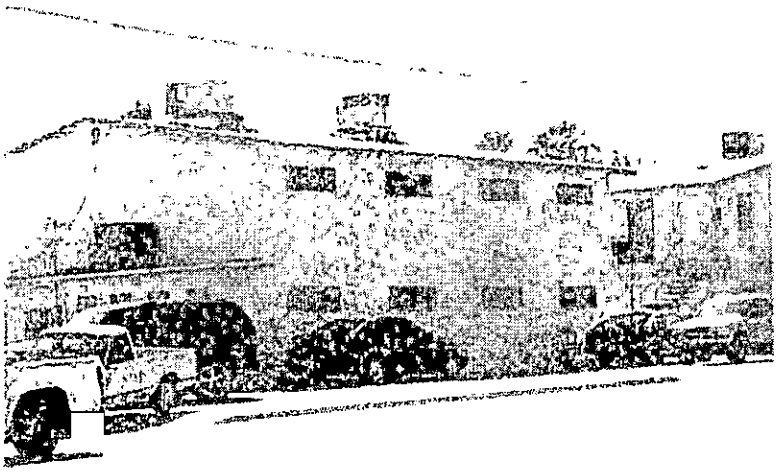
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12/12/06

VEGAS DRIVE

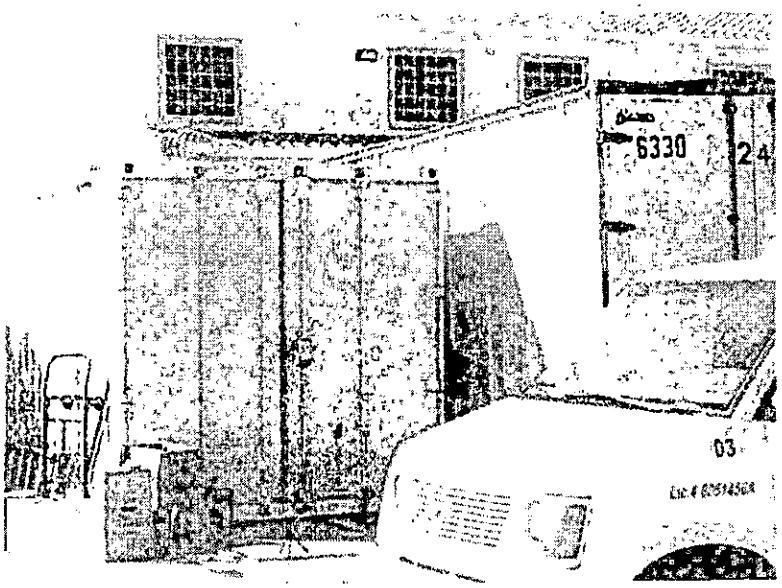
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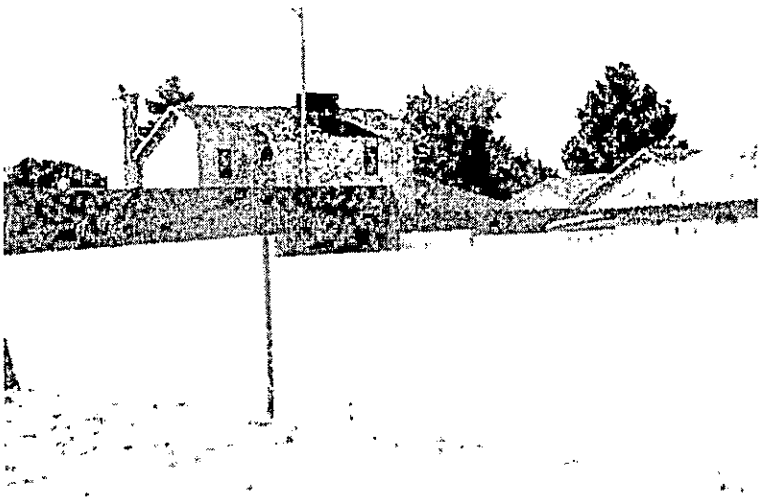
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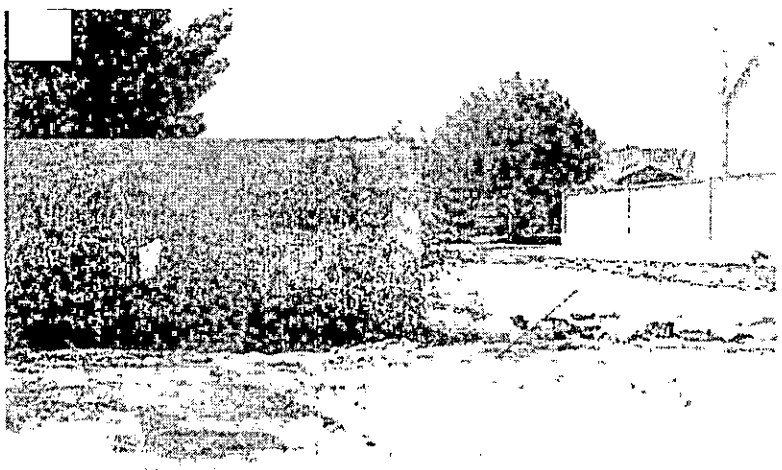
SUP-18774
03/08/07 PC

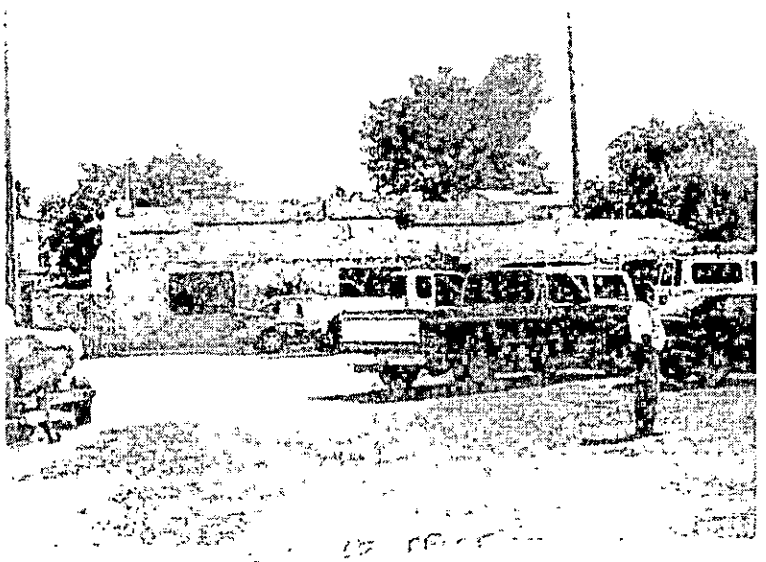


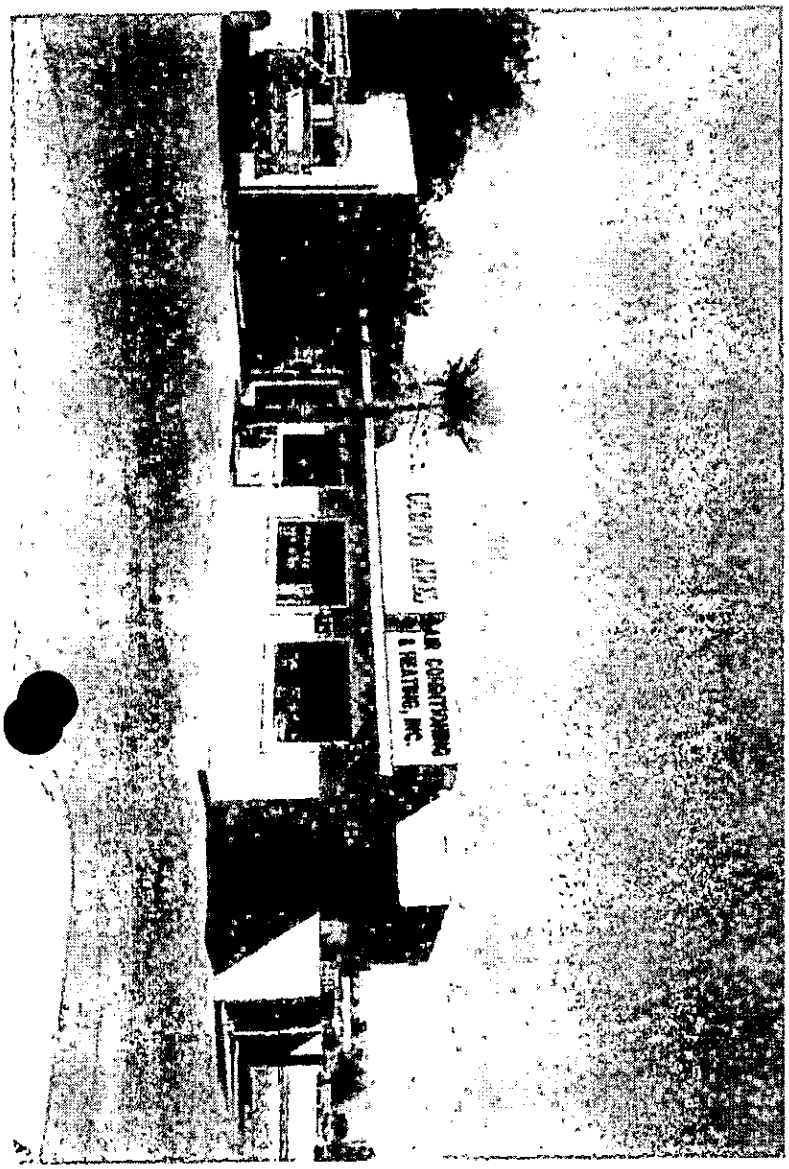



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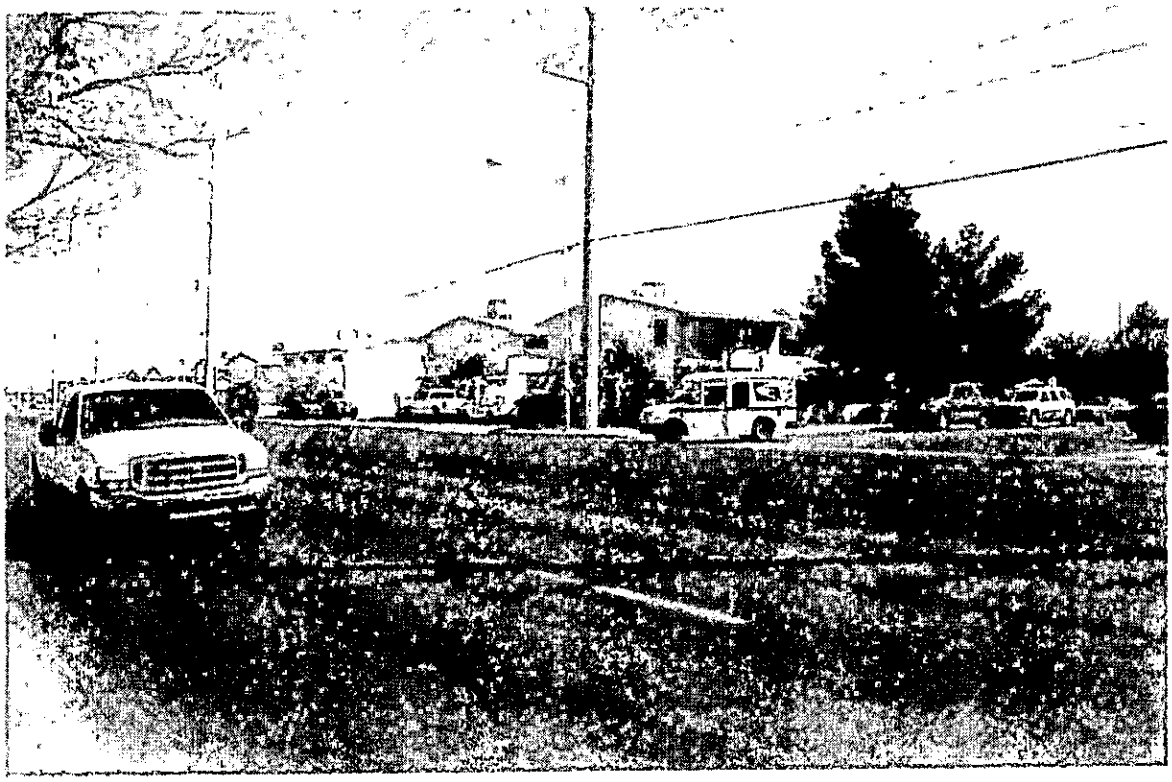
















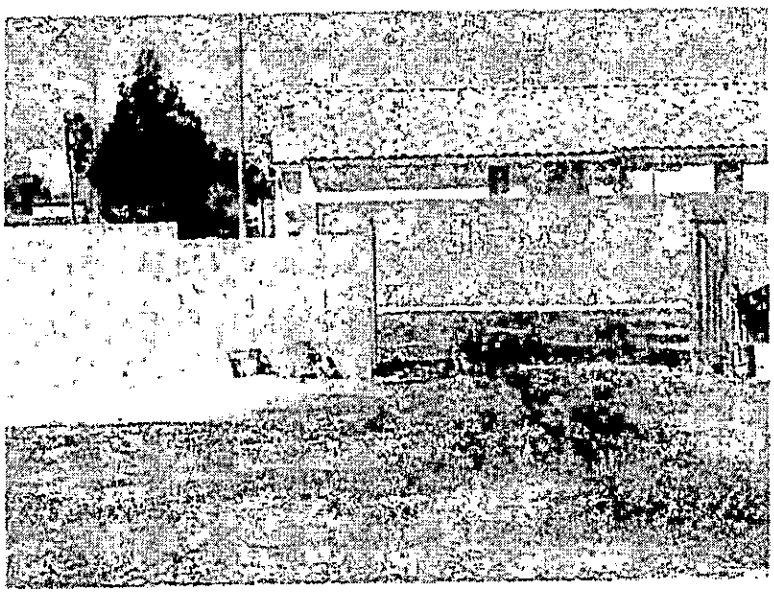
OFFICE AND BUILDING
NEXT TO IT.



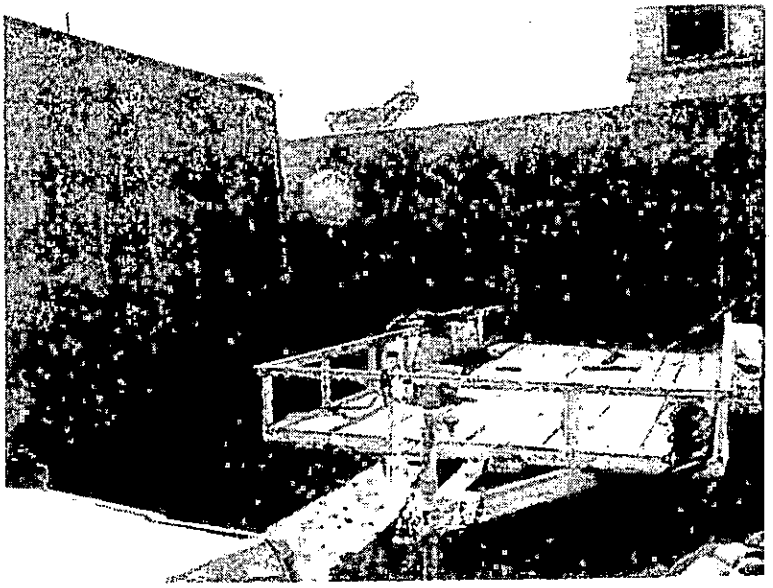
DUMPSTERS NEXT TO OFFICE



THE COMPANY VEHICLE PARKED IN FRONT OF OFFICE



BACK GATE



TRAILER USED TO

Buenos Aires
Air Conditioning & Heating, Inc.

JUSTIFICATION LETTER

December 12, 2006

Planning & Development
731 South Forth Street
Las Vegas, NV 89101
Tel: (702) 229-4714
Fax: (702) 385-7268

Att: Steve Swanton
Re: Property at 5200 Vegas Drive
Parcel # 138-24-801-027
To: whom it may concern

My name is Carlos Avemaria, I am the property owner located at 5200 Vegas drive, Las Vegas, Nevada 89108. Stephanie Demoleas (inspector 17) came by the mentioned property on 9/6/06 and noticed some problems complying with the codes for the zones assigned to this location which brought up to my attention that zone changes will need to be made. The situation is the following ,This property has one parcel yet it has two different zones, the front is Office ("O") and the back half is zoned as residential (R-D) , this is how the property was obtained when bought from the previous owner, who also like my self had an Air conditioning company in this location, before and after the annexation where the jurisdiction was changed from Clark County to City of Las Vegas, I have been in this property for two years now in which I have grown my Business, we are up to 6 company vehicles, where they need to be parked in the back of the office, since I have such a big lot (around ½ acre) in the back of the office with no building structure. I have talked to a planner reviewer from the city of Las Vegas and he has inform me about codes for this property under the current zones, which disables my business to operate properly, stating that after 9 p.m. there is no vehicles to be parked any where, neither in the residential or office area of my property (5200 Vegas Drive Las Vegas , NV 89108) , also that after 9 p.m. there couldn't be any personal inside the building structure. I need a place to park some company vehicles during slow seasons, there is no space in the apartment complex where I live to park more than one vehicle , I was not aware of this situation since the previous owner of this property had no problems from Clark County or city of Las Vegas, when he had his Air Conditioning Company working out of this property.

I need to have the existing zones changed ("R-D" and "o" to one zone C-1 to be able to comply with the city codes and requirements for being able to operate my Air Conditioning & Heating business at this mentioned location, to be able to dispatch, also park the company vehicles after 9:00pm , To change it to C-1 zoning I will also need to apply for changing the General Plans, from "Rural" to "Service commercial", applying

SUP-18774
03/08/07 PC

for a Special use permit for building maintenance , service and sales will also be required, to operate my HVAC business to its full capacity. I believe that this zone/general plan change will support existing city policies and regulations due to very near locations are already converted to C-1 (five lots east & four lots west are C-1 properties). There will be no changes made to this site as part of this application, any future changes will be done through a site development plan review. If there is any questions or concerns please do not hesitate to get a hold of me at either my e-mail address buenosairesacand01@sprintpcs.com or directly to my cellular number (702) 491-7076 or via mail at 5200 Vegas Drive, Las Vegas, Nevada 89108and thank you for taking this justification letter in consideration.

Sincerely yours ,

Carlos Avemaria
President
Buenos Aires A/C & Heating, Inc.

SUP-18774
03/08/07 PC

DO YOU WANT VEGAS DRIVE TO BECOME COMMERCIAL?

BY MARCH 7, PROTEST REZONING 5200 VEGAS DRIVE TO COMMERCIAL **SUP-18774**

YOU CAN PHONE, FAX, OR MAIL YOUR PROTEST.

CONTACT CURRENT PLANNING
PHONE 229-6301
FAX 474-0352
MAIL
CURRENT PLANNING
731 SOUTH FOURTH STREET
LAS VEGAS 89101

RE	CITY OF LAS VEGAS PLANNING COMMISSION MEETING MARCH 8, 2007 6 PM CITY COUNCIL CHAMBERS
CASE	SUP-18774
ADDRESS	5200 VEGAS DRIVE
CURRENT ZONING	O OFFICE AND R-D SINGLE FAMILY RESTRICTED
PROPOSED ZONING	C-1 LIMITED COMMERCIAL

I HEREBY **PROTEST** PROPOSED REZONING SUP-18774 TO C-1 COMMERCIAL.

NAME	Nicandro Gallegos
ADDRESS	1701 Jernae Ct. Las Vegas NV. 89108
PHONE	(702) 631-6754

Submitted after final agenda
Date 3/8/07 Item #10
ITEM # 10
CASE # SUP-18774
PC MTG 3-8-07
P

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:

SDR-19330 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18776, ZON-18773 AND SUP-18774 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVEMARIA - Request for a Site Development Plan Review FOR A 1,548 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFERS ALONG THE NORTH AND EAST PROPERTY LINES AND A PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A FOUR-FOOT WIDE PERIMETER LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), O (Office) and R-D (Single Family Residential-Restricted) Zones [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5.

C.C.: 04/04/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

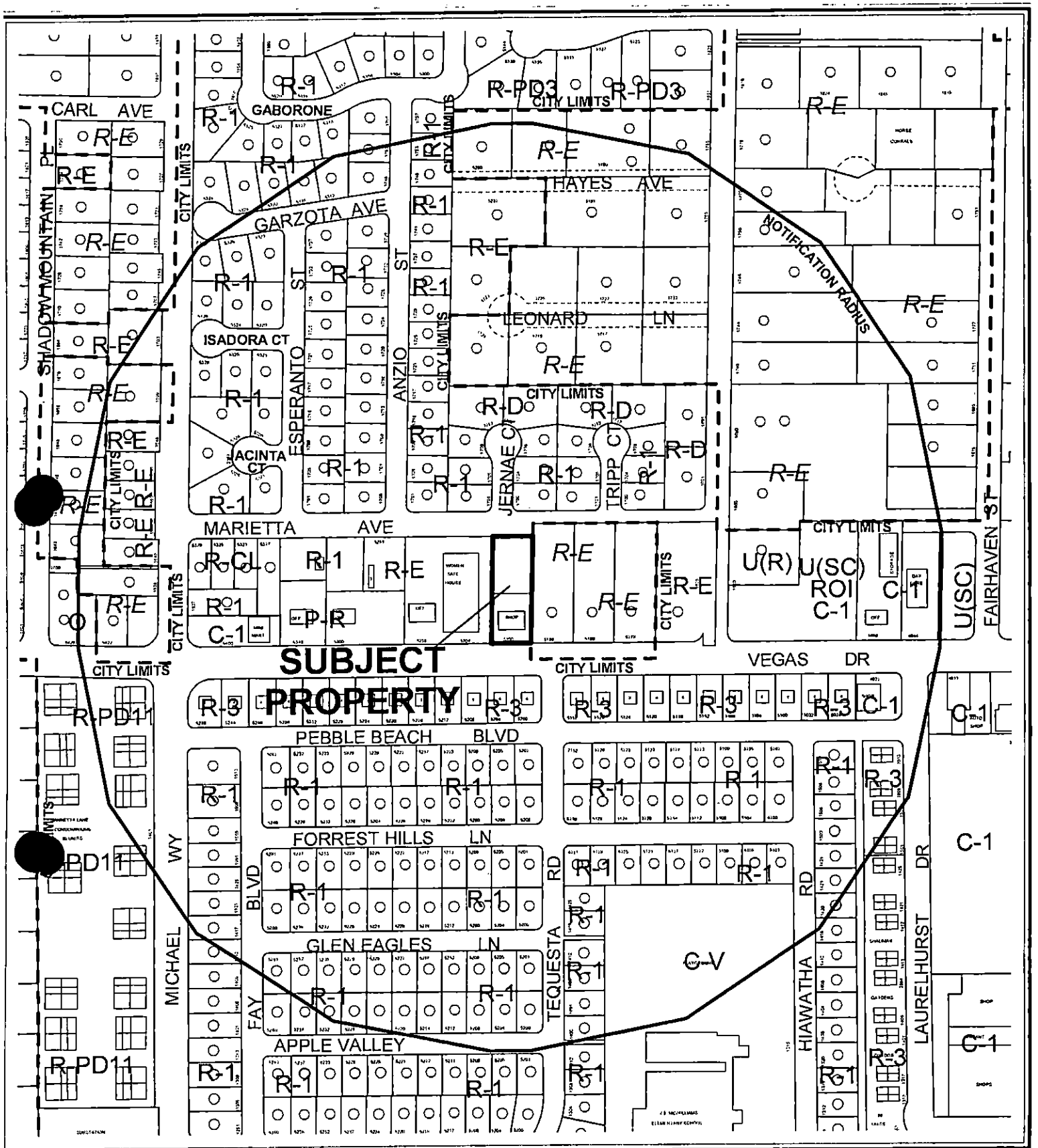
RECOMMENDATION:
Staff recommends **DENIAL**

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

MOTION:
EVANS – ABEYANCE to the 4/12/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:
See Item 8 for related discussion.

(6:42 – 7:02)



0 300 600 Feet

CASE: **SDR-19330**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
O (OFFICE) AND R-D (SINGLE FAMILY-RESTRICTED)

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-19330 - APPLICANT/OWNER: CARLOS AVEMARIA

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-18923), and Special Use Permit (SUP-18774) 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 1/22/07, except as amended by conditions herein.

4. A Waiver from Title 19.12.040A Landscape, Wall and Buffer Standards is hereby approved to allow a zero foot perimeter landscape buffer along the east, north and portion of the west side yards where eight feet is required.

5. A Waiver from Title 19.12.040A Landscape, Wall and Buffer Standards is hereby approved to allow a four foot perimeter landscape buffer along the front yard where 15 feet is required.

6. A Waiver from Title 19.12.040B Landscape, Wall and Buffer Standards is hereby approved to allow 10 landscape buffer trees where 14 landscape buffer trees are required

7. A Waiver from Title 19.10.010 J11 Parking, Loading, and Traffic Standards is hereby approved, to allow zero parking lot finger where two parking lot fingers are required.

8. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein. The trash enclosure shall be located a minimum of 50 feet from any property line of a protected property in accordance with 19.08.060G.

9. This development shall pave the rear yard to be in conformance with material acceptable to the Clark County Air Quality management office.

JM

10. The applicant shall remove the gate on the rear property line, replacing and enclosing it with similar existing block wall.

11. 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.

12. 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.

13. 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).

14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

16. 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.

17. 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.

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

SDR-19330 - Conditions Page Three
March 8, 2007 - Planning Commission Meeting

Public Works

19. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Vegas Drive.

20. 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.

21. Meet with the Flood Control Section of the Department of Public Works for assistance with 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.

22. Site development to comply with all applicable conditions of approval for ZON-18773 and all other site-related actions.

SDR-19330 - Staff Report Page One
March 8, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a 1,548 square-foot office development with a Waiver to allow no perimeter landscape buffers along the north and east property lines and a portion of the west property line where eight feet is required and a four-foot wide perimeter landscape buffer along the south property line where 15 feet is required on 0.61 acres.

Although the proposed use would be compatible with others in the immediate area, the multiple deviations from standards indicate that the applicant is intending to overbuild the site. Therefore, denial is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/01/03	The City Council approved the Annexation [A-0022-01(A)] of property described generally as located on the north side of Vegas Drive, approximately 735 feet east of Michael Way.
12/28/05	Code Enforcement opened a case #37233 citing an inoperable motor home in the backyard. The case was closed.
09/01/06	Code Enforcement opened a case #45987 citing the property owner for illegal storing of trailers, dump trucks and inoperable vehicles in the back yard. In addition, the site is not zoned for a commercial business. The case is still open.
Related Building Permits/Business Licenses	
12/28/06	A Non-work Certificate of Occupancy approved for Nevada First DMV services (Business license #P27-00266) under the Plan Check #L1464-06.
Pre-Application Meeting	
01/12/07	A pre-application conference was held and elements of this development were discussed. It was noted that the proposed use is not permitted within the existing zone, that a General Plan Amendment, Rezoning, Site Development Review would be necessary, and that a Special Use Permit would be required. In addition, the applicant was informed that Waivers for perimeter landscaping would be required if he was to keep the site the same.

SDR-19330 - Staff Report Page Two
March 8, 2007 - Planning Commission Meeting

Neighborhood Meeting	
01/02/07	A neighborhood meeting was held at 5:30 PM at Buenos Aires Air, 5200 Vegas Drive. Seven members of the public attended. The business has been operating business for two years at the site. Questions mentioned at the meeting pertained to the following: • Wall • Access to Marietta • Chemical storage • The storage of heavy equipment would only be vans • Hours of operation are 7:00 AM to 5:00 PM, 10 employees • Trailers to be removed and no on-site manufacturing.
Details of Application Request	
Site Area	
Net Acres	0.61

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial HVAC	R (Rural Density Residential)	O (Office) & R-D (Single Family Residential Restricted)
North	Single Family Residential	R (Rural Density Residential)	R-1 (Low Density Residential)
South	Duplex	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Clark County	R (Rural Density Residential)	Clark County
West	Group Home Facility	R (Rural Density Residential)	R-E (Residence Estates)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	Y
A-O Airport Overlay District (105 feet)	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance		X	Y

JM

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	20 Feet	37 Feet	
• Side	10 Feet	10 Feet	
• Corner	NA		Y
• Rear	20 Feet	192 Feet	
Max. Lot Coverage	50%	5.8%	Y
Max. Building Height	NA	13 Feet	Y
Trash Enclosure	Yes	25 Feet	N*
Mech. Equipment	Yes, screened	Yes	Y

A condition has been added to bring this standard to code.

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree/ 6 Spaces	2 Trees	Zero Trees	N*
Buffer: Min. Trees	1 Trees/20 Linear Feet	34 Trees	7 Trees	N*
TOTAL		36 Trees	7 Trees	N*
Min. Zone Width (Right-of-way)	15 Feet		4 Feet	N*
Min. Zone Width (Interior)	8 Feet		Zero Feet	N*
Wall Height	8 Feet		8 Feet	Y

Waivers have been requested.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Parking Ratio*	*Required Parking*		*Provided Parking*		*Compliance*
			Regular	Handi-capped	Regular	Handi-capped	
Building Maintenance Service and Sales Establishment	1,548 SF	1 per 300 GFA	5	1	13	1	Y
TOTAL			6		14		Y

JM

(For Landscaping or Special Use Permits)

Waivers		
Request	Requirement	Staff Recommendation
Waiver to allow no perimeter landscape buffers along the north and east property lines and a portion of the west property line where eight feet is required and a four-foot wide perimeter landscape buffer along the south property line.	15 Feet	Denial
Zero Parking Lot Landscape Fingers	1 per 6 parking spaces	Denial

ANALYSIS

- Zoning

  The applicant has requested a Rezoning (ZON-18733) to a C-1 (Limited Commercial) District. The C-1 District is intended to provide most retail shopping and personal services, and may be appropriate for mixed use developments. This district should be located on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors. The C-1 District is consistent with the Service Commercial and the Neighborhood Center categories of the General Plan. In addition, the applicant has requested a General Plan Amendment (GPA-18776) to SC (Service Commercial).

  The site does accommodate the development standards of the Limited Commercial District. Additionally, the proposed Building Maintenance Service and Sales use in a C-1 (Limited Commercial District) requires a Special Use Permit (SUP-18774).

  Although there is residential to the north and east of the property, the property gains access from Vegas Drive, an 80-foot Secondary Collector, which is an adequate thoroughfare for the commercial zone requested.

- Site Plan

  The site plan shows an existing 1,548 square foot office building. The building is situated in the south end of the 0.61 acre parcel. Of the 0.61 acre parcel approximately half of the parcel is paved and developed. The northern half is undeveloped and vacant. The parking is located on the southern half of the parcel gaining access from Vegas Drive, an 80-foot Secondary Collector. A gate partitions the south side of the development from the north side. A condition has been added to eliminate this gate denying access from the south property onto the north.

- Waivers

  The applicant has requested a Waiver of perimeter landscaping requirements. A five-foot landscape buffer is provided in the side yard areas where an eight-foot buffer is required. Additionally the applicant is providing less than the required number of trees along the perimeter of the site. Staff recommends denial of this waiver as the provision of trees would buffer the commercial development from the adjacent residential uses and contribute aesthetically to the area.

- Landscape Plan

  The landscape plan shows a fair amount of landscaping in the front yard area; however, the applicant provides no landscaping on the north and east property lines. The applicant has requested a Waiver of perimeter landscaping requirements. There are trees along the west side, spaced between 20 to 30 feet on center.

- Elevation

  Elevations depict a structure that is 13 feet tall. The building is very basic with little architectural embellishment.

- Floor Plan

  The layout is a typical office establishment with five rooms designated for offices.

FINDINGS

The following findings must be made for an SDR:

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

   Although the proposed use would be compatible with others in the immediate area, the multiple deviations from standards indicate that the applicant is intending to overbuild the site. Therefore, denial is recommended.

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 does not meet many of the requirements of Title 19. Deviations include issues related to lack of a trash enclosure and perimeter landscaping requirements. The large number of deviations is an indication that the development is too intense for this location; therefore, denial of this request is recommended.

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

   The site gains access to Vegas Drive, an 80-foot secondary collector. For the northern half of the site, a condition has been added that states that the applicant shall pave the rear yard to be in conformance with material acceptable to the Clark County Air Quality management office.

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;**

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

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

   Elevations and design characteristics are not unsightly and are harmonious and compatible with development in the vicinity.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 6

SENATE DISTRICT	4	
NOTICES MAILED	370	(Mailed with ZON-18773 and SUP-18774)
APPROVALS	0	
PROTESTS	0	

JM

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-19330 APN: 138-34-501-027

Name of Property Owner: Carlos Alcantara

Name of Applicant: Carlos Alcantara

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: _____

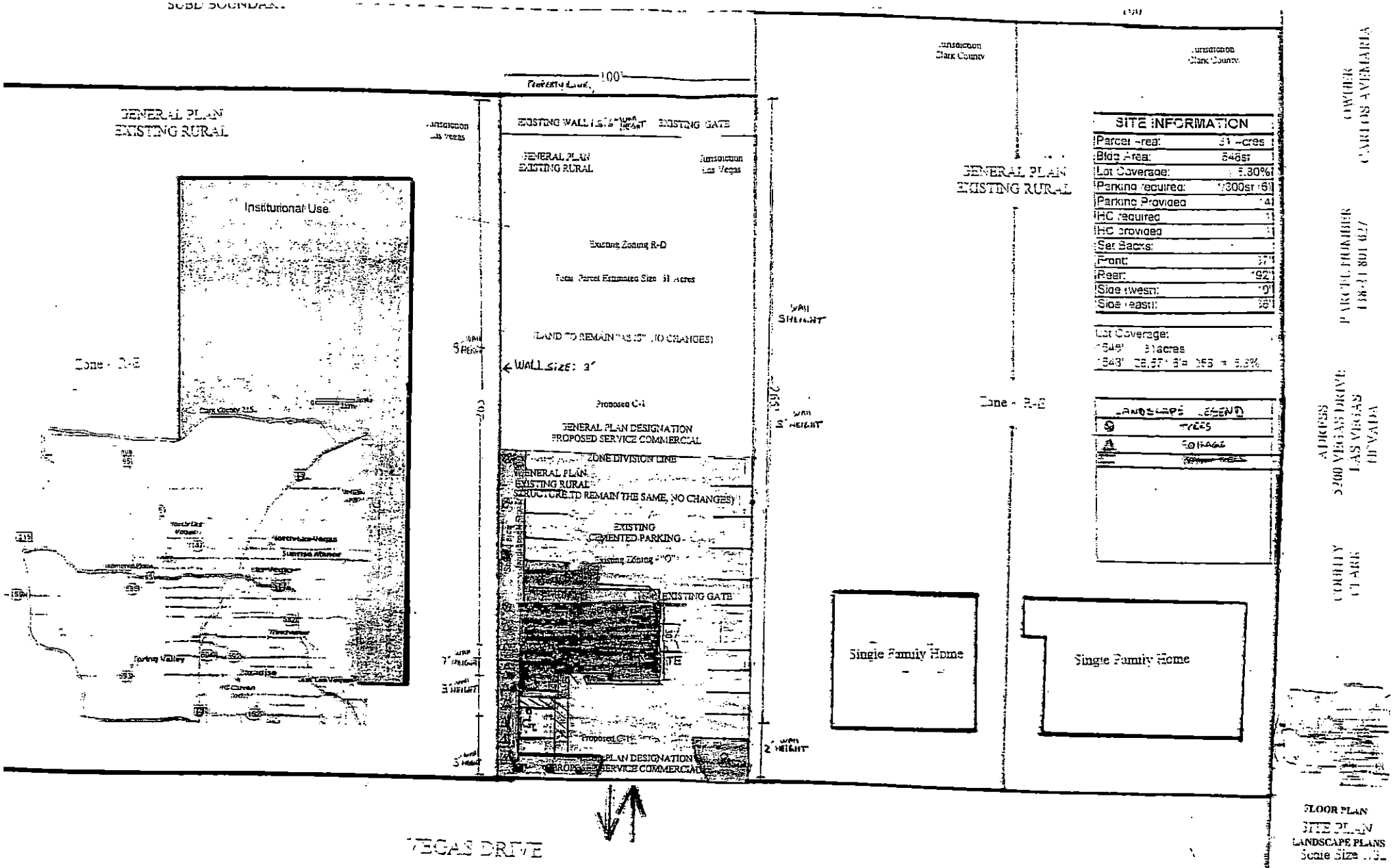
Print Name: Carlos Alcantara

Subscribed and swom before me

This 11 day of Dec, 2006

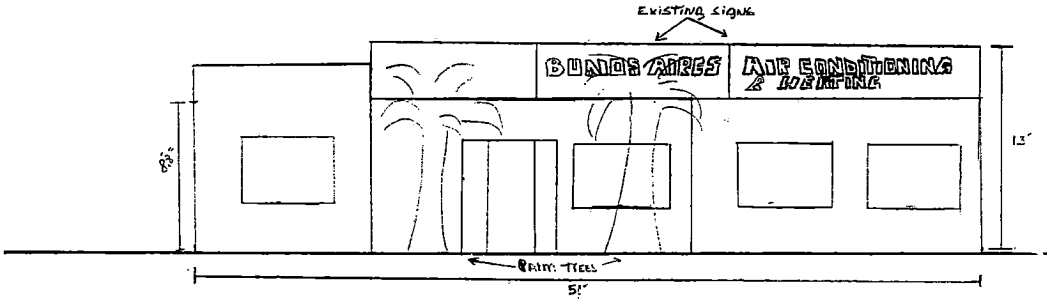
Notary Public in and for said County and State

JACQUELINE POLIMENI
Notary Public, State of Nevada
Appointment No. 99-60362-1
My Appt. Expires Dec 18, 2006



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03/08/07 PC

OUTSIDE MATERIAL: STUCCO
BUILDING COLOR: TAN



BUILDING ELEVATION PLAN

PROJECT: 5200 VEGAS DRIVE

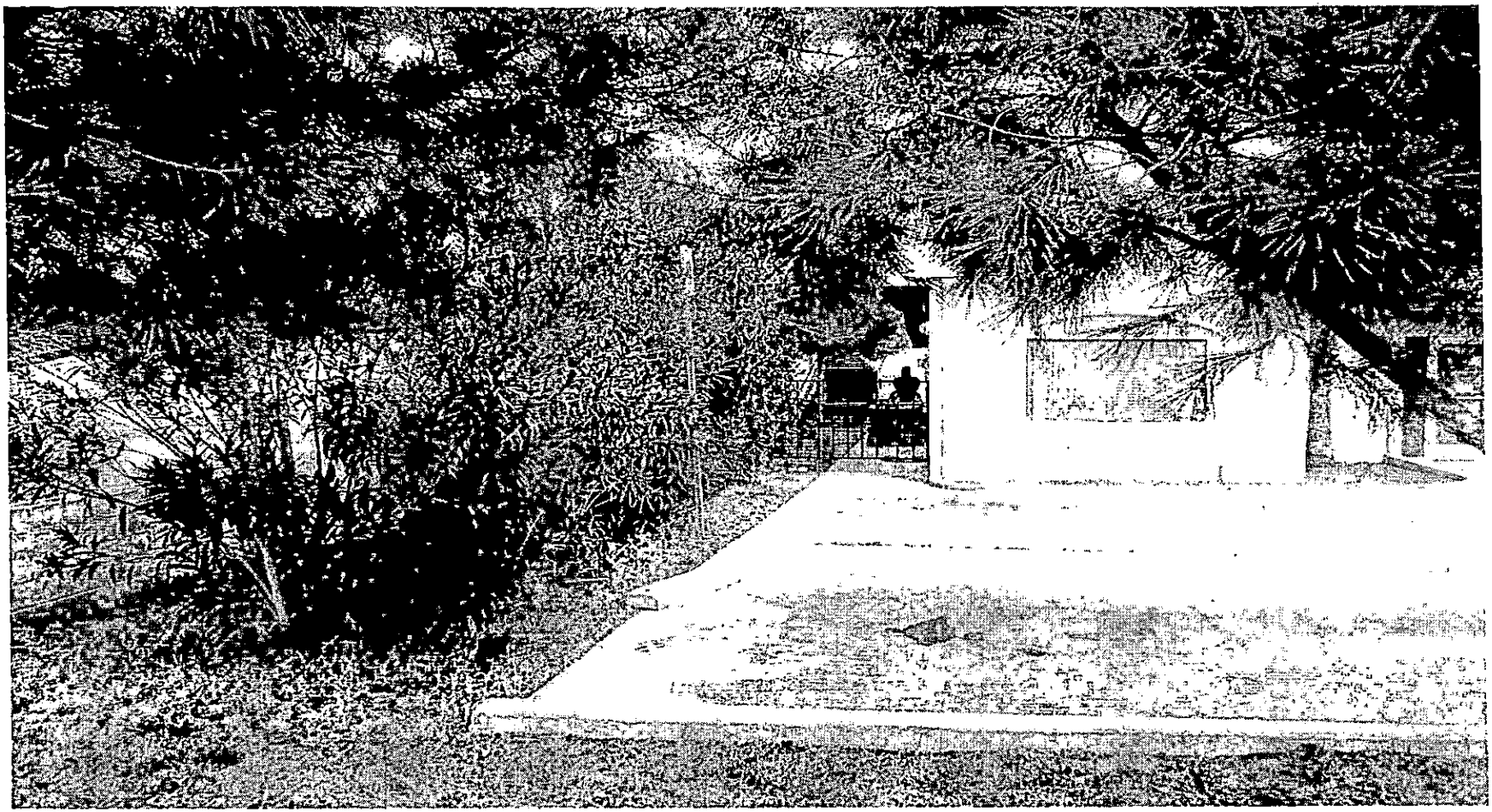
(Mechanical Equipment Existing Building)

SCALE: 3/16

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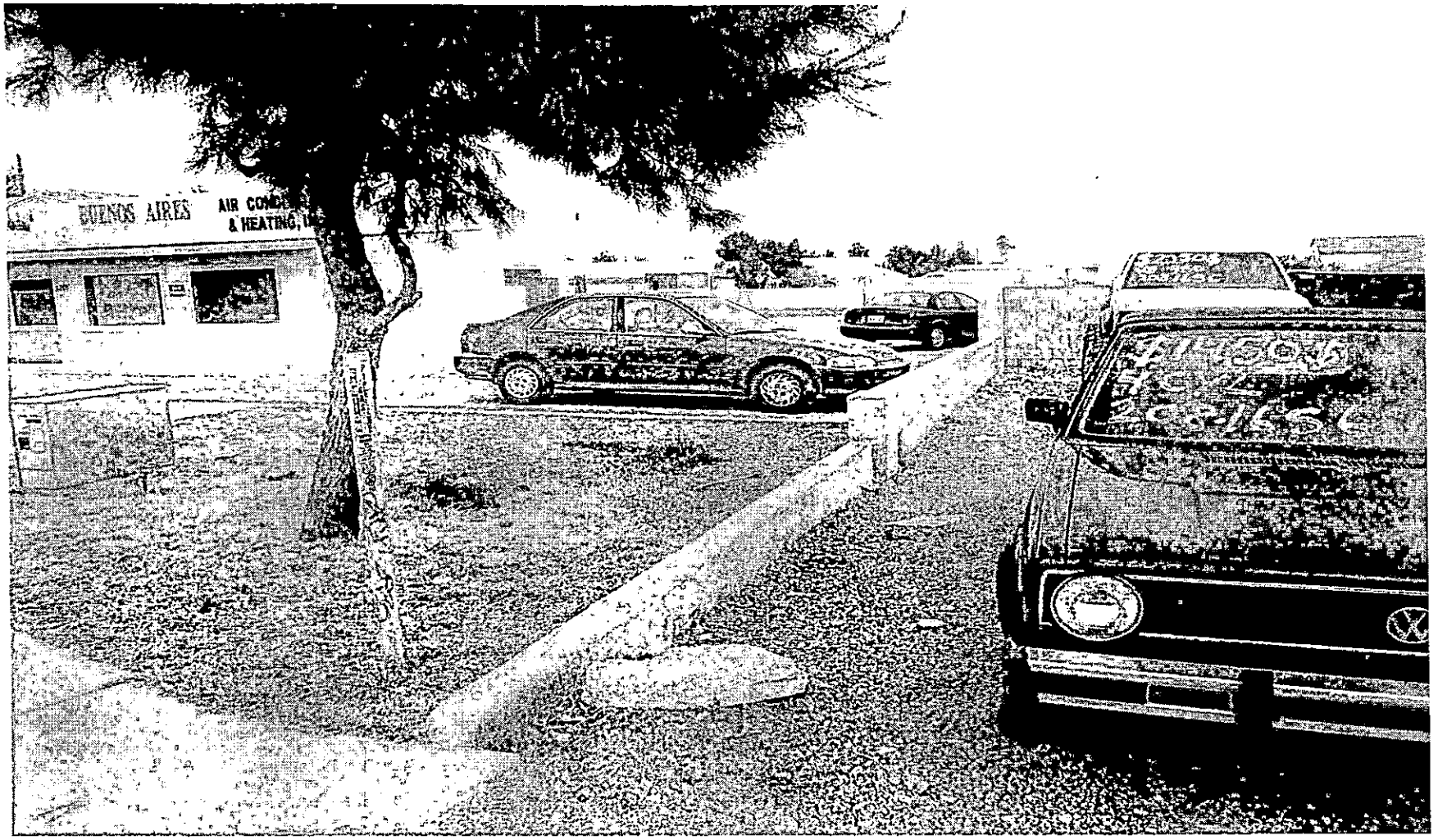
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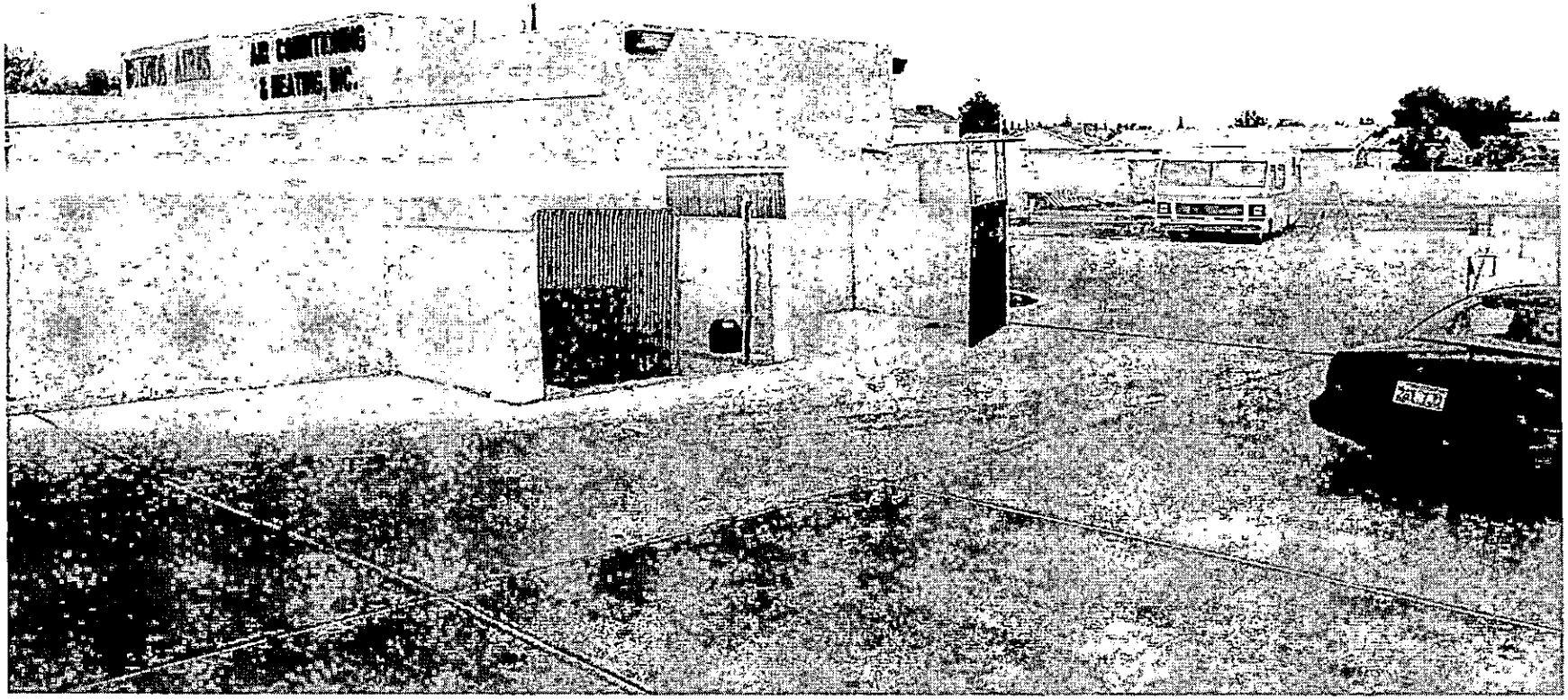
GPA-18776, ZON-18773, SUP-18774 AND SDR-19330 - APPLICANT/OWNER: CARLOS AVEMARIA
5200 VEGAS DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



GPA-18776, ZON-18773, SUP-18774 AND SDR-19330 - APPLICANT/OWNER: CARLOS AVEMARIA
5200 VEGAS DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



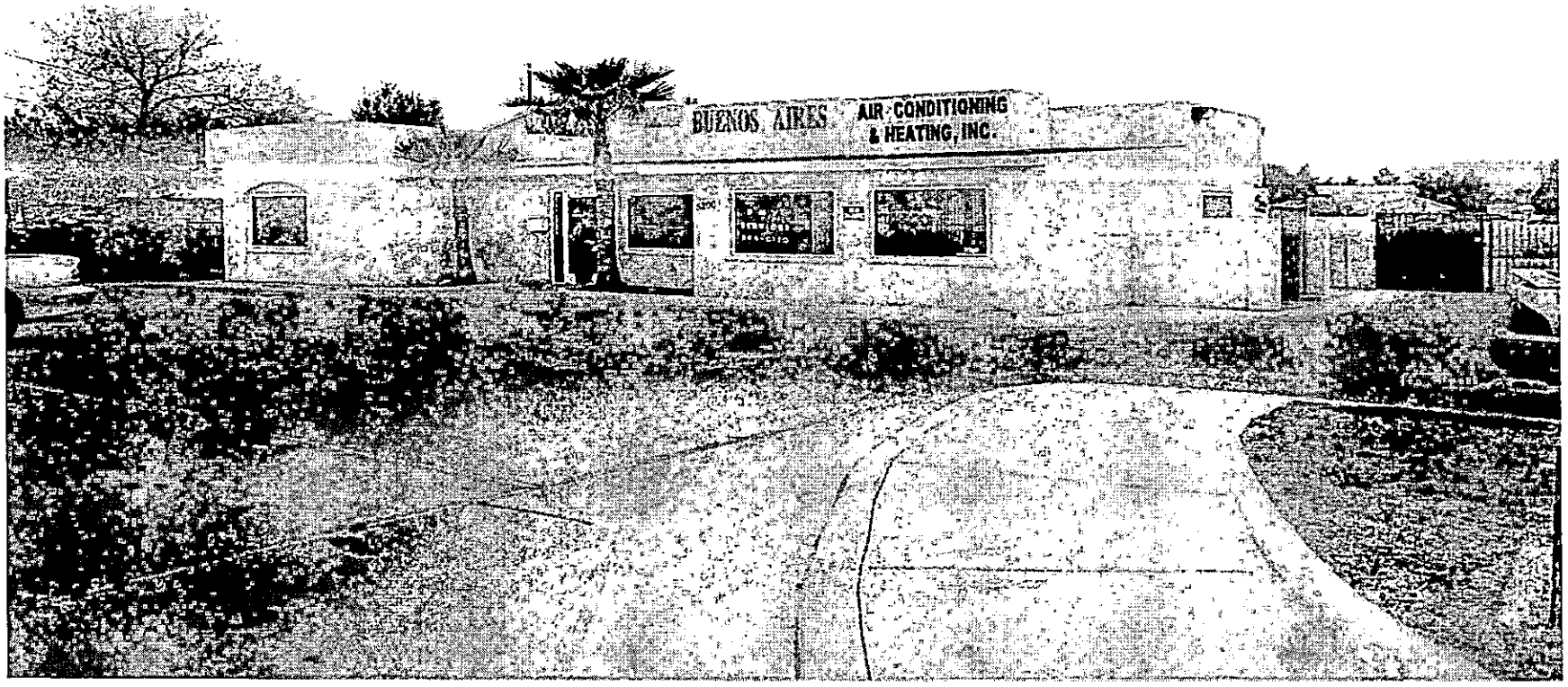
GPA-18776, ZON-18773, SUP-18774 AND SDR-19330 - APPLICANT/OWNER: CARLOS AVEMARIA
5200 VEGAS DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



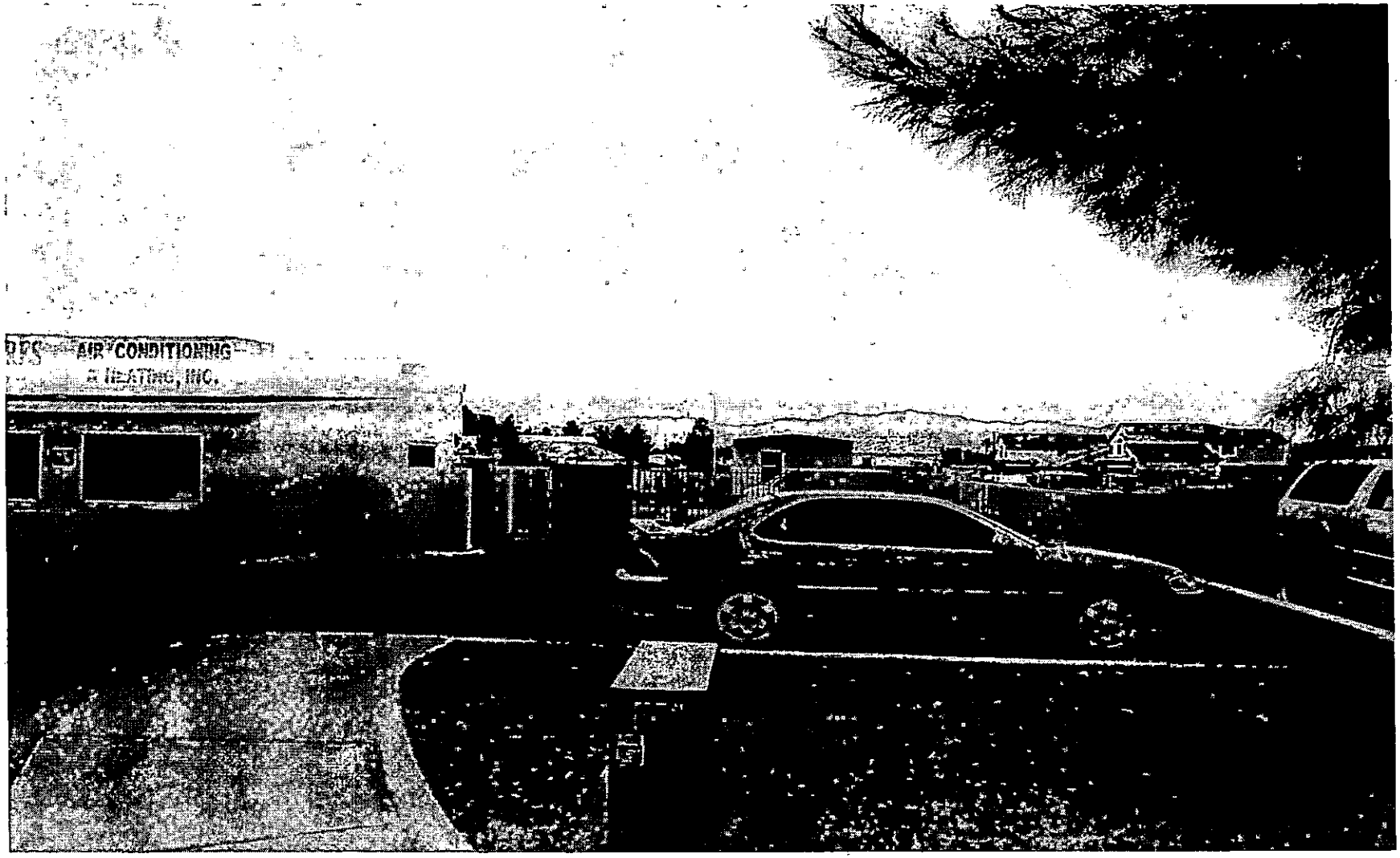
GPA-18776, ZON-18773, SUP-18774 AND SDR-19330 - APPLICANT/OWNER: CARLOS AVEMARIA
5200 VEGAS DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/31/07



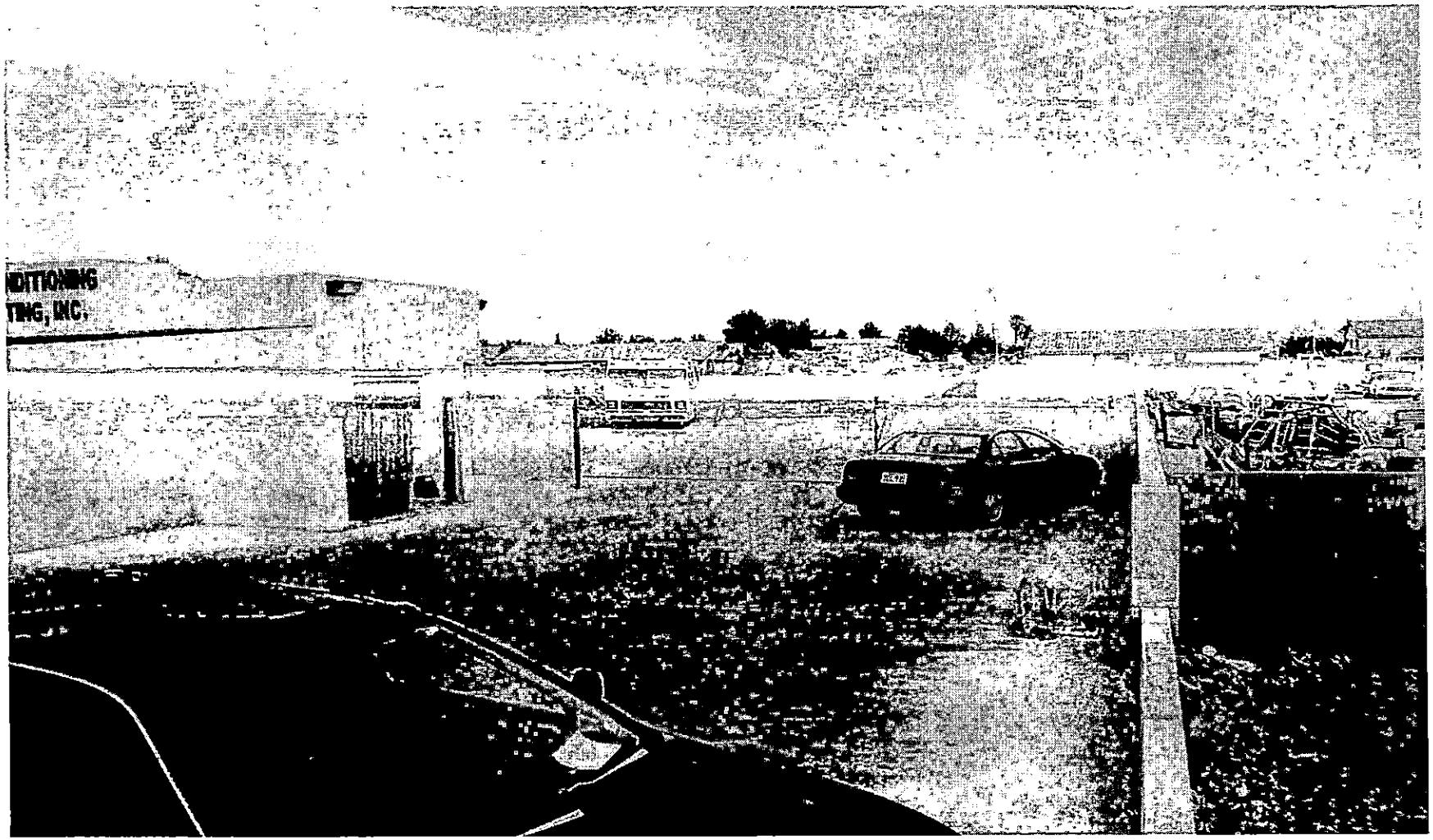
GPA-18776, ZON-18773, SUP-18774 AND SDR-19330 - APPLICANT/OWNER: CARLOS AVEMARIA
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12/26/06



GPA-18776, ZON-18773, SUP-18774 AND SDR-19330 - APPLICANT/OWNER: CARLOS AVEMARIA
5200 VEGAS DRIVE
MARCH 8, 2007 PLANNING COMMISSION

12/26/06



GPA-18776, ZON-18773, SUP-18774 AND SDR-19330 - APPLICANT/OWNER: CARLOS AVEMARIA
5200 VEGAS DRIVE
MARCH 8, 2007 PLANNING COMMISSION

01/31/07

Buenos Aires
Air Conditioning & Heating, Inc.

JUSTIFICATION LETTER

December 12, 2006

Planning & Development
731 South Forth Street
Las Vegas, NV 89101
Tel: (702) 229-4714
Fax: (702) 385-7268

Att: Steve Swanton
Re: Property at 5200 Vegas Drive
Parcel # 138-24-801-027
To: whom it may concern

My name is Carlos Avemaria, I am the owner of the property located at 5200 Vegas drive, Las Vegas, Nevada 89108, Which was annexed from Clark county to City of Las Vegas in 2002. Stephanie Demoleas (inspector 17) came by the mentioned property on 9/6/06 and noticed some problems complying with the codes for the zones assigned to this location. The situation is the following ,This property has one parcel yet it has two different zones, the front is Office ("O") and the back half is zoned as residential (R-D) , this is how the property was obtained when bought from the previous owner, who also like my self had an Air conditioning company in this location, before and after the annexation where the jurisdiction was changed from Clark County to City of Las Vegas, I have been in this property for two years now in which I have grown my Business, we are up to 6 company vehicles, where they need to be parked in the back of the office, since I have such a big lot (around ½ acre) in the back of the office with no building structure. I have talked to a planner reviewer from the city of Las Vegas and he has inform me about codes for this property under the current zones, which disables my business to operate properly, stating that after 9 p.m. there is no vehicles to be parked any where, neither in the residential or office area of 5200 Vegas Drive Las Vegas , NV 89108 , also that after 9 p.m. there couldn't be any personal inside the building structure. I need a place to park some company vehicles during slow seasons, there is no space in the apartment complex where I live to park more than one vehicle , I was not aware of this situation since the previous owner of this property had no problems from Clark County or the city of Las Vegas in record, when he had his Air Conditioning Company working out of this property.

SDR-19330
03/08/07 PC

I need to have the existing zones changed at this property (R-D) and (o) to one zone C-1 to be able to comply with the city codes and requirements for being able to operate my Air Conditioning & Heating business at this mentioned location, to be able to dispatch and park the company vehicles not in use after 9:00pm , To change it to C-1 zoning I will also need to apply for changing the General Plans, from "Rural" to "Service commercial", also I will need to apply for a Special use permit, that will allow my HVAC business to operate in This location. I believe that this zone/general plan change will support existing city policies and regulations due to very near locations are already converted to C-1 (five lots east & four lots west are C-1 properties).

After turning in paper work needed to make a General Plan Amendment, Zone change and special use permit, it was brought to my attention on 1/12/07 after having a meeting with Mr. Jim Marshall (AICP Planner II) that I will also need a Site Development Plan Review, after reviewing my property and its landscape, I have decided to request a landscape waiver. One of the reasons for my request is because at the east property line there would not be any room for parking spaces. The reasoning behind this determination is due to not having a proper turning radius needed for vehicles to turn and park. From the east wall of the building to the east property line there is 35 feet and from the Garbage enclosure (located on the outside wall of the building) to the east wall on the property line there is 28 feet. Another reason is because the back half of the property is undeveloped land, and no changes were needed when it was part of Clark County and also during the annexation or when the property became part of City of Las Vegas, and since there will not be any changes made to the existing building or the landscape at this time, I believe that it will be fair if this waiver was granted, in the landscape plan it shows the locations of landscape inside the existing buffers on the west property line and around the building, where it should meet the city requirements.

If there are any questions or concerns please do not hesitate to get in touch with me at either my e-mail address buenosairesacand01@sprintpcs.com you could also call me at (702) 491-7076 or write me back at 5200 Vegas Drive, Las Vegas, Nevada 89108. Thank you very much for your taking this justification letter in consideration.

Sincerely yours,

Carlos Avemaria
President
Buenos Aires A/C & Heating, Inc.

SDR-19330
03/08/07 PC

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:
ABEYANCE - GPA-19066 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to adopt an updated Parks Element and revise the 2020 Master Plan.

C.C.: 04/04/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:
Staff recommends this item be **HELD IN ABEYANCE** to the April 12, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:
1. Location Map – Not Applicable
2. Conditions and Staff Report – Not Applicable
3. Supporting Documentation – Not Applicable
4. Justification Letter – Not Applicable
5. Abeyance request by City of Las Vegas

MOTION:
GOYNES – TABLE Item 4 [SDR-19357]; HOLD IN ABEYANCE Item 1 [ANX-19110], Item 20 [WVR-19784], Item 21 [SUP-19359], Item 22 [SDR-19363], Item 28 [SDR-19352] and Item 29 [TXT-19240] to 3/22/2007; and HOLD IN ABEYANCE Item 12 [GPA-19066], Item 13 [ZON-18923], Item 14 [VAR-18924], Item 15 [VAR-19609] and Item 16 [SDR-18925] to 4/12/2007 – UNANIMOUS

MINUTES:
According to JOHN KORKOSZ, Planning and Development Department, Item 12 [GPA-19066], Item 13 [ZON-18923], Item 14 [VAR-18924], Item 15 [VAR-19609] and Item 16 [SDR-18925] had been requested to be held to the 4/12/2007 Planning Commission Meeting.

(6:02 – 6:06)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA 19066 - APPLICANT/OWNER: CITY OF LAS VEGAS

APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE APRIL 12, 2007 PLANNING COMMISSION MEETING

ALJ

February 22, 2007

731 S. 4th Street
Las Vegas, NV 89101

RE: GPA-19066

Dear Mr. Rankin:

Please accept this request to abey GPA-19066 from the March 8th to the April 12th, 2007 Planning Commission meeting.

Please feel free to contact me at 229-4717 with any questions.

Respectfully,

Adrienne Low Joly

Adrienne Low Joly
Planning Supervisor
City of Las Vegas

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:

ZON-18923 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC - Request for a Rezoning FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), Ward 3 (Reese).

C.C.: 04/04/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	0	Planning Commission Mtg.	1
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Approval Letter from Marlene Walshin
6. Submitted after final agenda – Abeyance request for Items 13 – 16 by Wayward Properties

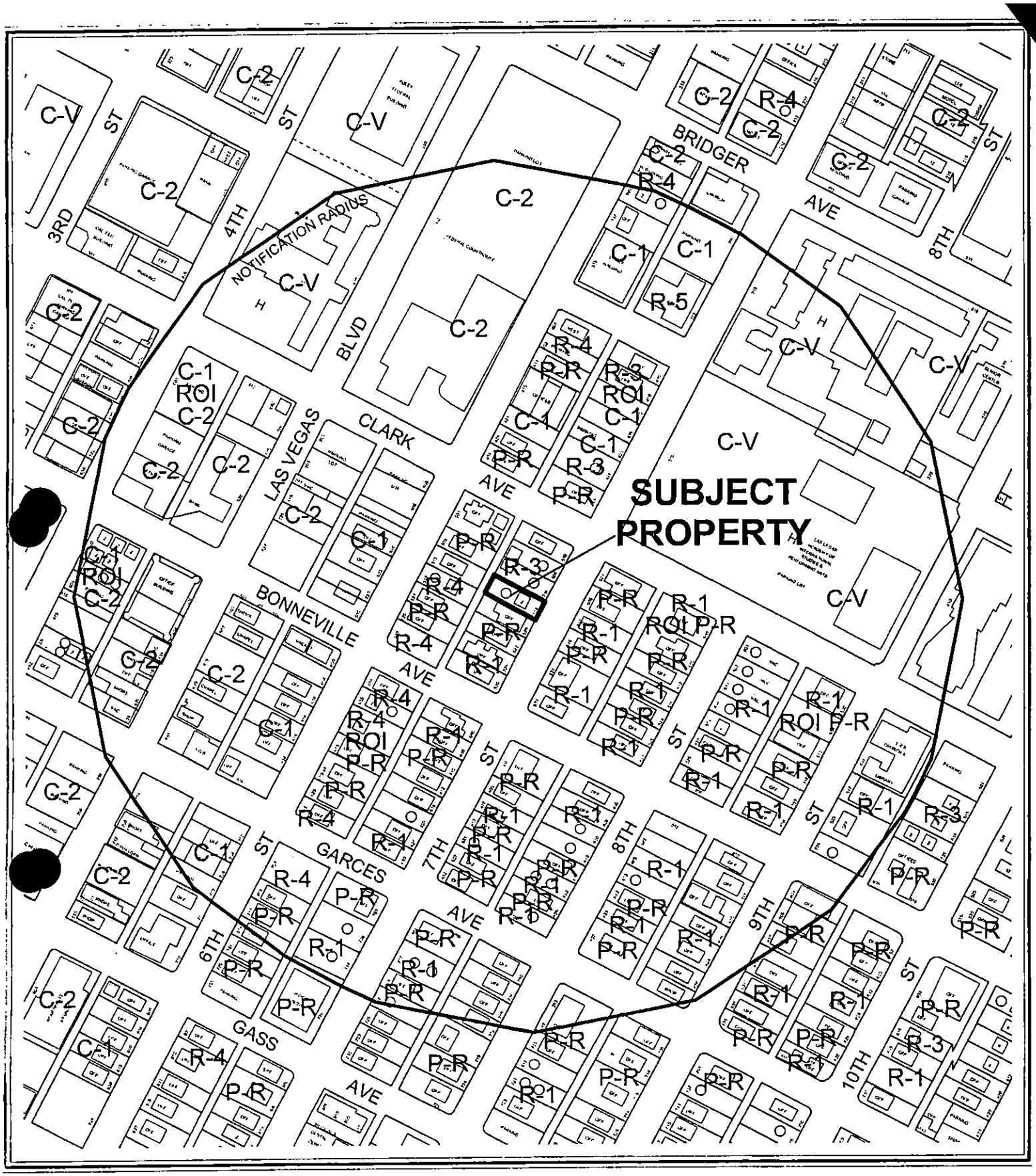
MOTION:

GOYNES – TABLE Item 4 [SDR-19357]; HOLD IN ABEYANCE Item 1 [ANX-19110], Item 20 [WVR-19784], Item 21 [SUP-19359], Item 22 [SDR-19363], Item 28 [SDR-19352] and Item 29 [TXT-19240] to 3/22/2007; and HOLD IN ABEYANCE Item 12 [GPA-19066], Item 13 [ZON-18923], Item 14 [VAR-18924], Item 15 [VAR-19609] and Item 16 [SDR-18925] to 4/12/2007 – UNANIMOUS

MINUTES:

According to JOHN KORKOSZ, Planning and Development Department, Item 12 [GPA-19066], Item 13 [ZON-18923], Item 14 [VAR-18924], Item 15 [VAR-19609] and Item 16 [SDR-18925] had been requested to be held to the 4/12/2007 Planning Commission Meeting.

(6:02 – 6:06)

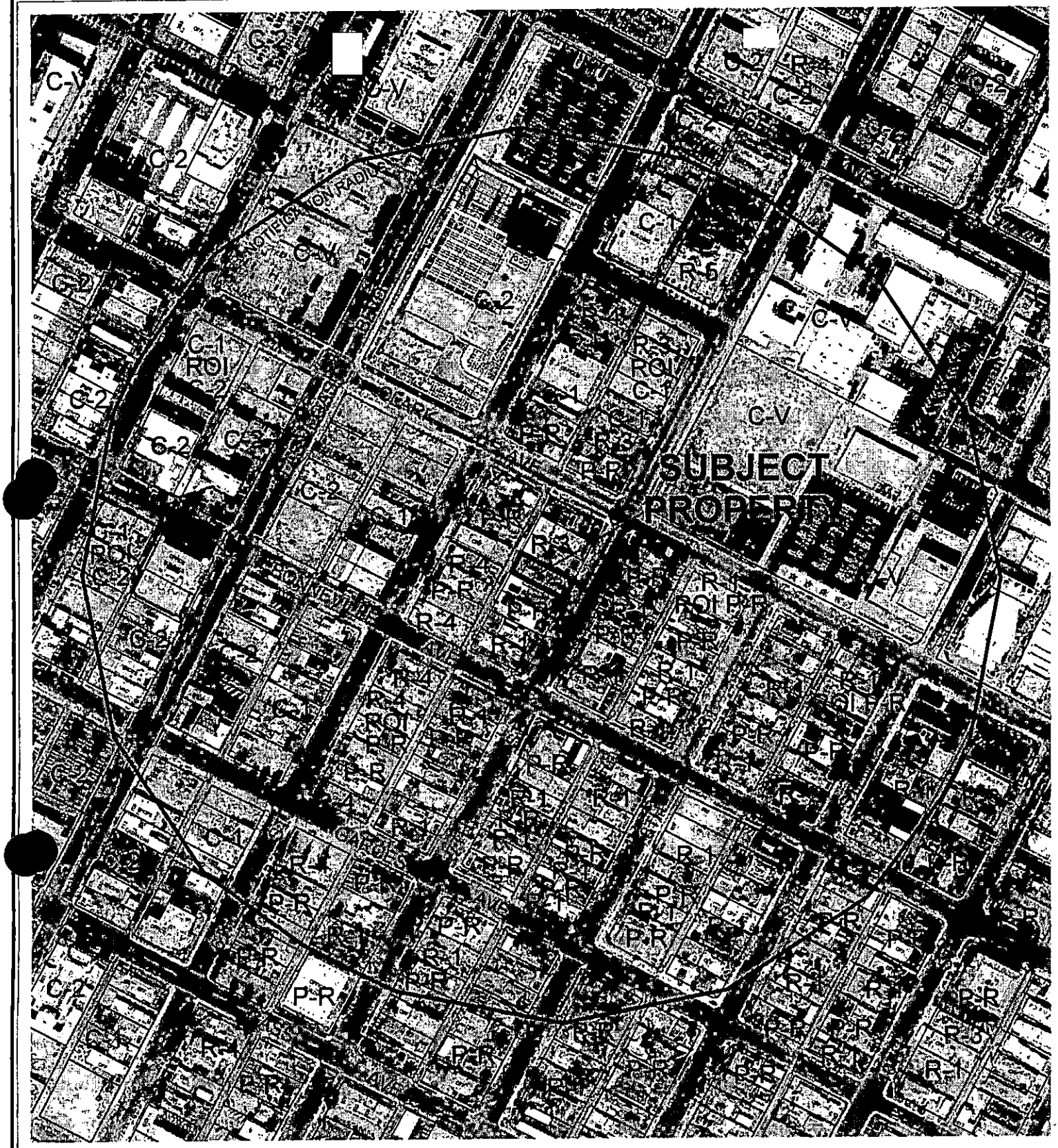


CASE: **ZON-18923**

RADIUS: 1000 ft

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)



CASE: **ZON-18923**

RADIUS: 1000 ft

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-18923 - APPLICANT/OWNER: WAYWARD PROPERTIES, INC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, 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-18925) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.

4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

5. Landscape and maintain all unimproved rights-of-way, if any, on Seventh Street adjacent to this site.

6. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Seventh Street public right-of-way adjacent to this site prior to occupancy of this site.

7. 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.

ZON-18923 - Staff Report Page One
March 8, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single Family Residential) to P-R (Professional Office and Parking) on 0.16 acres at 514 South Seventh Street.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
Month/date/year	Action
03/08/07	Companion items for a Rezoning (ZON-18923) and two Variances (VAR-18924 and VAR-19069) will be heard concurrently with this item.
Pre-Application Meeting	
12/05/06	A pre-application meeting was held. Title 19 Landscaping and Parking standards were discussed. It was noted by Public Works that parking spaces cannot back directly onto a public street. In addition, submittal requirements for a variance, site development review and rezoning were discussed.
Neighborhood Meeting	
A neighborhood meeting was not held, nor was one required.	

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Duplex	MXU (Mixed Use)	R-1 (Single Family Residential)
North	Apartment	MXU (Mixed Use)	R-3 (Medium Density Residential)
South	Office	MXU (Mixed Use)	P-R (Professional Office and Parking)
East	Office	MXU (Mixed Use)	R-1 (Single Family Residential)
West	Office	MXU (Mixed Use)	P-R (Professional Office and Parking)

JM

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		Y
Redevelopment Plan Area	X		Y
Special Purpose and Overlay Districts			
Historic Las Vegas High School Neighborhood 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

Pursuant to Title 19.08, the following development standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	60 Feet	50 Feet	N*
Min. Setbacks			
• Front	20 Feet	17 Feet	N*
• Side	5 Feet	4 Feet	N*
• Corner	15 Feet	NA	NA
• Rear	15 Feet	79 Feet	Y
Max. Lot Coverage	50%	24%	Y
Max. Building Height	2 stories or 35 Feet	32 Feet	Y
Trash Enclosure	Yes	Curb	Y
Mech. Equipment	Yes	Yes	Y

** A Variance (VAR-19609) application is required.*

Pursuant Title 19.12, the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree/ 6 Spaces	2 Trees	Zero Trees	N*
Buffer: Min. Trees (South, East, West)	1 Tree/ 30 Linear Feet	9 Trees	5 Trees	N*
Buffer: Min. Trees (North)	1 Tree/ 20 Linear Feet	8 Trees	7 Trees	N*
TOTAL		19 Trees	12 Trees	N*

JM

Min. Zone Width (Right-of-Way)	15 Feet	15 Feet	Y
Min. Zone Width (Interior-north)	8 Feet	4 Feet	N*
(Interior-south)	8 Feet	Zero Feet	N*
Wall Height	8 Feet	NA	NA

** Waivers from Title 19.12.040A and 19.12.040B Landscape, Wall and Buffer Standards and a Title 19.10.010 J11 Parking, Loading, and Traffic Standards have been requested by the applicant.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units		***Required Parking***		***Provided Parking***		***Compliance***
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Office	3,284 GF	1 per 300 SF	10	1	6	1	N*
TOTAL			11	1	7	1	
Percent Deviation					36%		N*

A Variance (VAR-18924) application is required

Waivers		
Request	**Requirement**	**Staff Recommendation**
Zero Parking Lot Landscape Fingers	1 per 6 parking spaces	Denial
A Waiver to allow a perimeter landscape buffer width of four feet on the north and zero feet on south property lines where eight feet is the minimum required.	8 feet	Denial

ANALYSIS

The applicant is requesting a Rezoning from R-1 (Single Family Residential) to a P-R (Professional Office and Parking) District. The P-R District is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional

zone to allow low intensity administrative and professional offices. These uses are characterized by a low volume of direct daily client and customer contact. To decrease the impact to adjacent residential uses, single family structures should be retained or new development in the P-R District should be constructed to maintain a residential character. The P-R District is consistent with the Office category of the General Plan.

The applicant proposes to demolish an existing historic structure and construct a two-story, 3,218 square-foot office building. As shown on the site plan, the configuration of the proposed building will require a Variance (VAR-19609) to allow the building to be four feet from the north property line where five feet is the minimum side-yard setback required and 17 feet from the east property line where 20 feet is the minimum front yard setback required.

As the proposed development does not meet the lot width requirement for a P-R (Professional Office and Parking) District, a companion Variance (VAR-19609) has been requested. The lot width requirement for a P-R (Professional Office and Parking) is 60 feet. The lot-width of the parcel is 50 feet; therefore, the applicant is requesting a Variance to allow a 50-foot lot width where 60 feet is the minimum lot width required.

In addition, the applicant has requested a Variance (VAR-17741) to allow seven parking spaces on this site where 11 are required. Because the site plan could be redesigned to include a less-intense use which would allow compliance with the city's setback standards, staff is recommending denial of these setback variances.

FINDINGS

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

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

   The proposed P-R (Professional Office and Parking) zone request would be in conformance with the MXU (Mixed-Use) General Plan designation. However, the multiple deviations from standards indicate that the applicant is intending to overbuild the site. Therefore, denial 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 proposed office use for the site is appropriate for this area as it is surrounded by compatible and comparable land uses and zoning districts. However, the proposed development requires several deviations from standards as designed. The project requires waivers of the perimeter landscape buffer and parking lot landscaping requirements. Variances are required for setback and parking deficiencies. Due to these multiple deviations denial of this request is recommended.

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

Although the proposed use as an office is compatible with surrounding development and appropriate for a rezoning, the excessive deviations from Title 19 make this request inappropriate.

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 an alley way to the west of the parcel with access to Clark Avenue to the north and Bonneville Avenue to the south. These streets provide adequate access to the property.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 162 (Mailed with VAR-18924, VAR-19609 and SDR-18925)

APPROVALS 1

PROTESTS 0

JM

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-18923** APN: #139-34-710-024

Name of Property Owner: Wayward Properties, Inc.

Name of Applicant: Wayward Properties, Inc.

Name of Representative: Bradley Hofland, President

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: Bradley Hofland, President

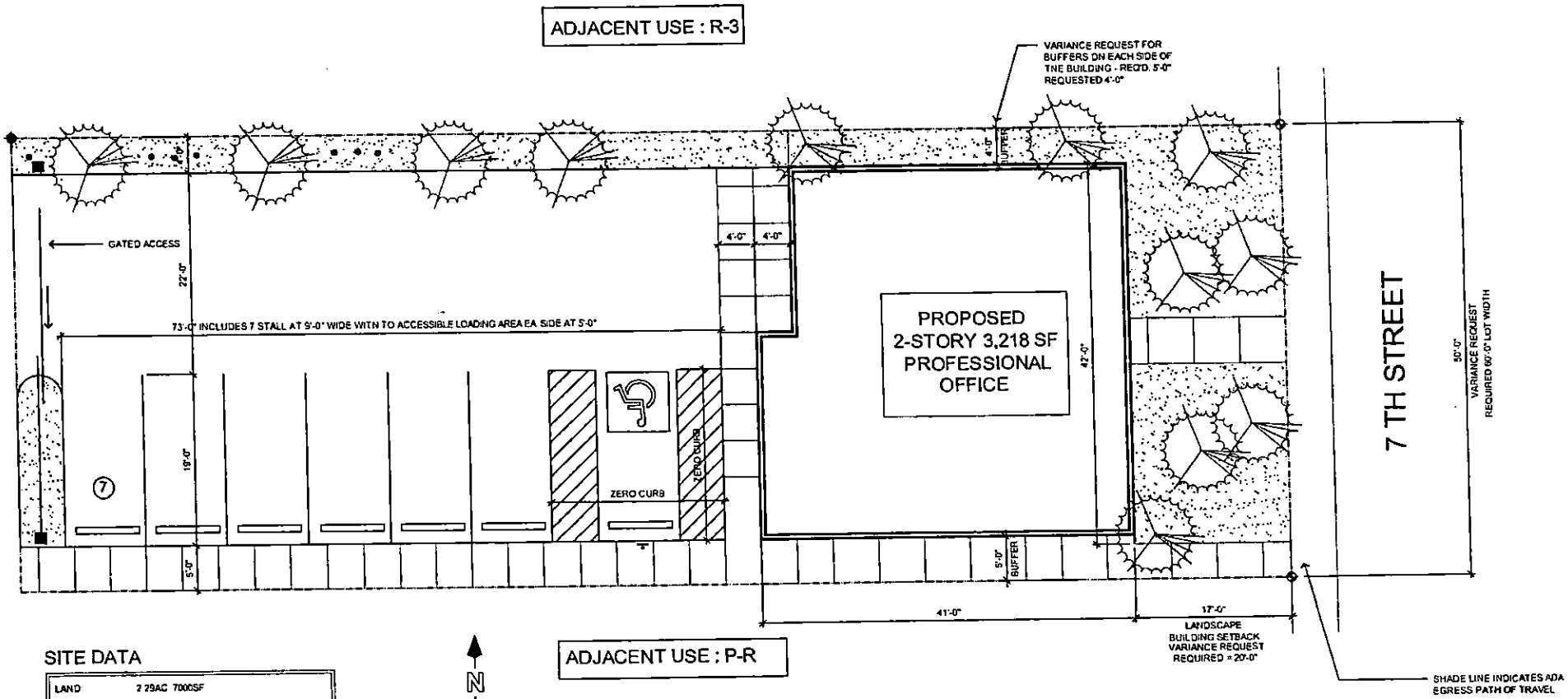
Subscribed and sworn before me

This 26th day of December, 2006

_____

Notary Public in and for said County and State

Notary Public
County
H BEAN
My Appointment
June 14



SITE DATA

LAND:	2.29AC 7000SF
BLDG:	3218 SF, 2-STORY (1609 SF FOOTPRINT)
LAND/BLDG:	2.11/1000 COVERAGE 46%
PARKING:	
REQUIRED:	1/300 per CLV Zoning Ordinance 19.10 3218/300=10.72 = 11 SPACES REQ'D.
PROVIDED:	7 SPACES INCL. (1) ACCESSIBLE SPACE

(A) PROPOSED PROFESSIONAL OFFCIE BUILDING (APN # 139-34-71-0024)
1/16"=1'-0"

WAYWARD PROPERTIES
514 SOUTH SEVENTH STREET, LAS VEGAS, NV

RECEIVED
FEB 0 5 2007

ZON-18923 VAR-18924
VAR-19609 SDR-18925
REVISED 03/08/07 PC

December 19, 2006

City of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas. NV 89101

RE: Justification Letter - APN# 139-34-71-0024

To Whom It May Concern:

The proposed development on a property located about the streets of Clark and 7th in the downtown sector of the City of Las Vegas, is currently zoned "R-1". We respectfully request the zoning to be amended to allow a development that will utilize a "Commercial / Office " use. (C-2 per title 19 CLV Zoning Code)

We feel this establishment will not adversely affect any of the surrounding infrastructure and will architecturally enhance the neighborhood. The structure itself will emulate a "modern office" motif. We will use a combination of materials aesthetically comparable to other modern office properties in the area. Wayward Properties, LLC feels that the building will contribute to the re-vitalization movement in the downtown sector.

Included in the proposed development will be Law Offices / Professional Offices. The operational hours of this building will be 8am - 5pm. There are 8 parking stalls provided on-site including 1 accessible stall for this proposed use.

Other recently approved conversions to P-R in the area are as follows:

1. 611 S. 6th Street, VAR-12265, parking Variance approved to allow 18 stalls where 19 were required (6/7/6 City Council).
2. 500 S. 8th St, VAR-6030, parking Variance approved to allow 14 stalls where 18 were required (4/6/5 City Council).
3. 504 S. 9th Street, VAR-10432, parking Variance approved to allow 6 stalls where 7 were required (2/15/6 City Council).

Proper drainage, and fire exiting and access are accounted for on-site. The building will adhere to all applicable building and local zoning codes. Please see attached site plan for more information. If there are any questions, feel free to contact us at 702.895.6760

Sincerely,

Bradley J. Hofland, Managing Member
Wayward Properties, LLC.

ZON-18923 VAR-18924
SDR-18925 03/08/07 PC

5 pages

MARLENE WALSHIN
2812 Botticelli Dr., Henderson, NV 89052
702-897-8255; fax 702-897-8655; cell 702-274-3866
email: mjwalshin@yahoo.com

February 26, 2007

Meeting March 8, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101 **Re: Attached Notices**

I own the property at 520 South Seventh Street, just south and adjacent to 514 South Seventh Street.

APPROVAL: ZON-18923 – Rezone to Professional

I approve of this request for rezoning.

OBJECTION: VAR-18924 – Variance to allow seven parking spaces instead of 11

I OBJECT to this variance as I feel it would result in more cars using the free parking on both sides of the street along Seventh. Right now, the street parking is needed for the clients who come to the offices along that street. I have the same-sized lot as 514 and I have two structures on my property with approximately a 2,325 footprint and I have room for 11 parking spaces on my property, so I believe there should be room at 514 for 11 parking spaces. (A further problem is now being caused by the Traffic Department as they have marked the street and allow only one vehicle to park in front of each property where two could actually be parking without any problem.)

OBJECTION: SDR-18925 – Waiver of an eight foot landscape buffer on north and south side of building

I OBJECT to this waiver of zero feet on SOUTH PROPERTY LINE as my property is just south of 514 and I feel a zero foot buffer does not allow enough room between my building on my property and the building being proposed. If the 3,218 square foot building being proposed will have a 1,609 footprint, there should be enough square feet remaining on the lot that the waiver will not be necessary.

OBJECTION: VAR-19609 - Variance for a 50 ft lot width, 4-ft and 17-ft setback

I OBJECT to the 4-foot side setback where 5-feet is required, and I OJBECT to a 17-foot setback where 20 feet is required. I feel the existing structures and any new structures along Seventh Street will be enhanced by maintaining the existing 5-foot and 20-foot setbacks. I feel the goal of the City Council should be to maintain the integrity of Seventh Street as it is now. The lot at 514 South Seventh should be adequate to allow for the 3,218 square foot building being proposed without the necessity of the variances.

I have enclosed copies of your notices for your reference.

Marlene Walshin

Marlene Walshin

Please contact me with any

ITEM # Walshin 13-16
CASE # See above
PC MTG 3-8-07 RC

WAYWARD PROPERTIES

4495 SOUTH PECOS ROAD
LAS VEGAS, NEVADA 89121
(702) 895-6760
FACSIMILE: (702) 731-6923

March 6, 2007

Via Facsimile Only

City of Las Vegas
Planning & Development Department
Current Planning Division
ATTN: John Korkosz
731 S. Fourth Street
Las Vegas, Nevada 89101

Re: *Wayward Properties*

Dear Mr. Korkosz:

Please allow this letter to serve as notice that our office would like to abey the following matters on calendar for March 8, 2007:

SDR-18925 – SITE DEVELOPMENT PLAN REVIEW
ZON-18923 – REZONING
VAR-19609 – VARIANCE
VAR-18924 – VARIANCE

Alternatively, please re-schedule these items to be heard at the next available Planning Commission hearing, on or about four (4) weeks from this date.

Please contact our office if you have any questions. Thank you in advance for your assistance.

Sincerely,

Bradley J. Hofland

Encl.
hb:\wayward\correspondence\cityoflv030607

Submitted after final agenda.

Date 3/8/07 Item # 13-16

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:

VAR-18924 - VARIANCE RELATED TO ZON-18923 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 11 ARE REQUIRED FOR A PROPOSED TWO STORY, 3,218 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

C.C.: 04/04/07

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	1	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends **DENIAL**

BACKUP DOCUMENTATION:

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

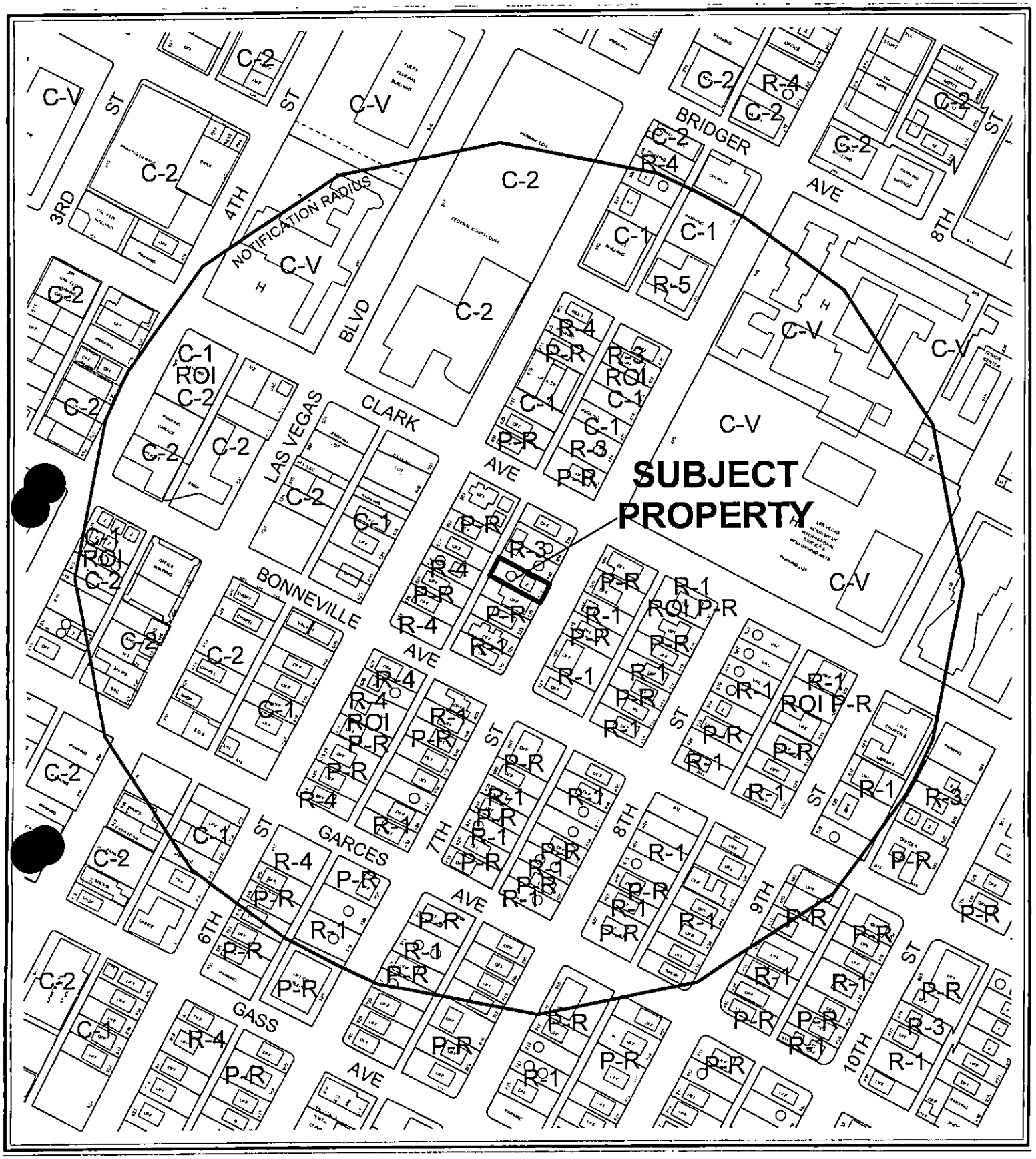
MOTION:

GOYNES – TABLE Item 4 [SDR-19357]; HOLD IN ABEYANCE Item 1 [ANX-19110], Item 20 [WVR-19784], Item 21 [SUP-19359], Item 22 [SDR-19363], Item 28 [SDR-19352] and Item 29 [TXT-19240] to 3/22/2007; and HOLD IN ABEYANCE Item 12 [GPA-19066], Item 13 [ZON-18923], Item 14 [VAR-18924], Item 15 [VAR-19609] and Item 16 [SDR-18925] to 4/12/2007 – UNANIMOUS

MINUTES:

See Item 13 for related discussion and backup.

(6:02 – 6:06)



0 400 800 Feet

CASE: **VAR-18924**

RADIUS: 1000 ft

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

PROPOSED ZONING OF SUBJECT PROPERTY: P-R (PROFESSIONAL OFFICE AND PARKING)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 8, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-18924 - APPLICANT/OWNER: WAYWARD PROPERTIES, INC

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-18923) and Site Development Plan Review (SDR-18925) 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.

JM

VAR-18924 - Staff Report Page One
March 8, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

Request for a Variance to allow seven parking spaces where 11 are required for a proposed two story, 3,284 square-foot office building on 0.16 acres at 514 South Seventh Street.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
Month/date/year	Action
03/08/07	Companion items for a Rezoning (ZON-18923), a Site Development Plan Review (SDR-18925) and a Variance (VAR-19609) will be heard concurrently with this item.
Pre-Application Meeting	
12/05/06	A pre-application meeting was held. Title 19 Landscaping and Parking standards were discussed. It was noted by Public Works that parking spaces cannot back directly onto a public street. In addition, submittal requirements for a variance, site development review and rezoning were discussed.
Neighborhood Meeting	
A neighborhood meeting was not held, nor was one required.	

Details of Application Request	
Site Area	
Net Acres	0.16

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Duplex	MXU (Mixed Use)	R-1 (Single Family Residential)
North	Apartment	MXU (Mixed Use)	R-3 (Medium Density Residential)
South	Office	MXU (Mixed Use)	P-R (Professional Office and Parking)
East	Office	MXU (Mixed Use)	R-1 (Single Family Residential)
West	Office	MXU (Mixed Use)	P-R (Professional Office and Parking)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		Y
Redevelopment Plan Area	X		Y
Special Purpose and Overlay Districts			
Historic Las Vegas High School Neighborhood 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

Pursuant to Title 19.08, the following development standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	60 Feet	50 Feet	N*
Min. Setbacks			
• Front	20 Feet	17 Feet	N*
• Side	5 Feet	4 Feet	N*
• Corner	15 Feet	NA	NA
• Rear	15 Feet	79 Feet	Y
Max. Lot Coverage	50%	24%	Y
Max. Building Height	2 stories or 35 Feet	32 Feet	Y
Trash Enclosure	Yes	Curb	Y
Mech. Equipment	Yes	Yes	Y

** A Variance (VAR-19609) application is required.*

Pursuant Title 19.12, the following landscape standards apply:

	Landscaping and Open Space Standards			
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree/ 6 Spaces	2 Trees	Zero Trees	N*
Buffer: Min. Trees (South, East, West)	1 Tree/ 30 Linear Feet	9 Trees	5 Trees	N*
Buffer: Min. Trees (North)	1 Tree/ 20 Linear Feet	8 Trees	7 Trees	N*
TOTAL		19 Trees	12 Trees	N*

JM

Min. Zone Width (Right-of-Way)	15 Feet	15 Feet	Y
Min. Zone Width (Interior-north)	8 Feet	4 Feet	N*
(Interior-south)	8 Feet	Zero Feet	N*
Wall Height	8 Feet	NA	NA

** Waivers from Title 19.12.040A and 19.12.040B Landscape, Wall and Buffer Standards and a Title 19.10.010 J11 Parking, Loading, and Traffic Standards have been requested by the applicant.*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
		Required			***Provided***		***Compliance***
			Parking		*Parking*		
Use	***Gross Floor Area or Number of Units***	***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Office	3,284 GF	1 per 300 SF	10	1	6	1	N*
TOTAL			11	1	7	1	
Percent Deviation					36%		N*

A Variance (VAR-18924) application is required

Waivers		
Request	**Requirement**	**Staff Recommendation**
Zero Parking Lot Landscape Fingers	1 per 6 parking spaces	Denial
A Waiver to allow a perimeter landscape buffer width of four feet on the north and zero feet on south property lines where eight feet is the minimum required.	8 feet	Denial

ANALYSIS

The applicant proposes to demolish an existing historic structure and construct a two-story, 3,218 square-foot office building. The applicant has requested a Variance (VAR-17741) to allow seven parking spaces on this site where 11 are required. Because there is no hardship associated with this site, and because staff finds that this proposed development is too intense for the subject property, staff is recommending denial of this parking variance.

In addition, this will require a Variance (VAR-19609) to allow the building to be four feet from the north property line where five feet is the minimum side-yard setback required and 17 feet from the east property line where 20 feet is the minimum front yard setback required. Because the site plan could be redesigned to include a smaller structure which would allow compliance with the city's setback standards, staff is recommending denial of these setback variances.

FINDINGS

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

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

Additionally, Title 19.18.070L states:
"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 162 (Mailed with ZON-18923, VAR-19609 and SDR-18925)

APPROVALS 0

PROTESTS 1

JM

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18924** APN: #139-34-710-024

Name of Property Owner: Wayward Properties, Inc.

Name of Applicant: Wayward Properties, Inc.

Name of Representative: Bradley Hofland, President

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: Bradley Hofland, President

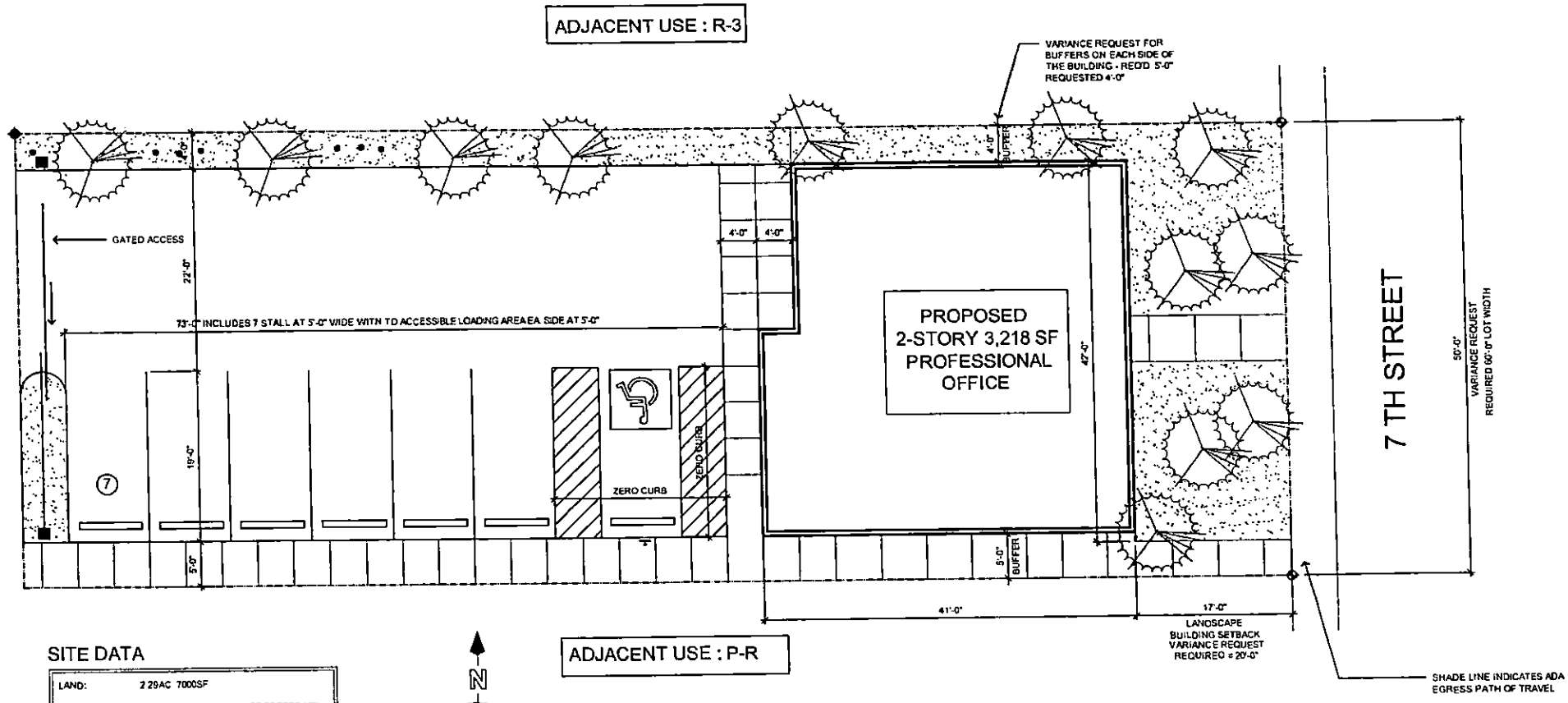
Subscribed and sworn before me

This 26th day of December, 2006

_____

Notary Public in and for said County and State

State of Nevada
County of Clark
My Appt. Expires



SITE DATA

LAND:	2.29AC 7000SF
BLDG:	3218 SF, 2-STORY (1609 SF FOOTPRINT)
LAND/BLDG:	2.11/1000 COVERAGE 46%
PARKING:	
REQUIRED:	1/300 per CLV Zoning Ordinance 19.10 3218/300=10.22 = 11 SPACES REQ'D.
PROVIDED:	7 SPACES INCL (1) ACCESSIBLE SPACE

A PROPOSED PROFESSIONAL OFFCIE BUILDING (APN # 139-34-71-0024)
1/10"=1'-0"

WAYWARD PROPERTIES
514 SOUTH SEVENTH STREET, LAS VEGAS, NV

RECEIVED
FEB 05 2007

ZON-18923 VAR-18924
VAR-19609 SDR-18925
REVISED 03/08/07 PC

December 19, 2006

City of Las Vegas
Planning & Development
731 South Fourth Street
Las Vegas. NV 89101

RE: Justification Letter - APN# 139-34-71-0024

To Whom It May Concern:

The proposed development on a property located about the streets of Clark and 7th in the downtown sector of the City of Las Vegas, is currently zoned "R-1". We respectfully request the zoning to be amended to allow a development that will utilize a "Commercial / Office " use. (C-2 per title 19 CLV Zoning Code)

We feel this establishment will not adversely affect any of the surrounding infrastructure and will architecturally enhance the neighborhood. The structure itself will emulate a "modern office" motif. We will use a combination of materials aesthetically comparable to other modern office properties in the area. Wayward Properties, LLC feels that the building will contribute to the re-vitalization movement in the downtown sector.

Included in the proposed development will be Law Offices / Professional Offices. The operational hours of this building will be 8am - 5pm. There are 8 parking stalls provided on-site including 1 accessible stall for this proposed use.

Other recently approved conversions to P-R in the area are as follows:

1. 611 S. 6th Street, VAR-12265, parking Variance approved to allow 18 stalls where 19 were required (6/7/6 City Council).
2. 500 S. 8th St, VAR-6030, parking Variance approved to allow 14 stalls where 18 were required (4/6/5 City Council).
3. 504 S. 9th Street, VAR-10432, parking Variance approved to allow 6 stalls where 7 were required (2/15/6 City Council).

Proper drainage, and fire exiting and access are accounted for on-site. The building will adhere to all applicable building and local zoning codes. Please see attached site plan for more information. If there are any questions, feel free to contact us at 702.895.6760

Sincerely,

Bradley J. Hofland, Managing Member
Wayward Properties, LLC.

ZON-18923 VAR-18924
SDR-18925 03/08/07 PC

5 pages

MARLENE WALSHIN
2812 Botticelli Dr., Henderson, NV 89052
702-897-8255; fax 702-897-8655; cell 702-274-3866
email: mjwalshin@yahoo.com

February 26, 2007

Meeting March 8, 2007

Planning and Development Department
Current Planning Division
Development Services Center
731 South Fourth Street
Las Vegas, NV 89101 **Re: Attached Notices**

I own the property at 520 South Seventh Street, just south and adjacent to 514 South Seventh Street.

APPROVAL: ZON-18923 – Rezone to Professional

I approve of this request for rezoning.

OBJECTION: VAR-18924 – Variance to allow seven parking spaces instead of 11

I OBJECT to this variance as I feel it would result in more cars using the free parking on both sides of the street along Seventh. Right now, the street parking is needed for the clients who come to the offices along that street. I have the same-sized lot as 514 and I have two structures on my property with approximately a 2,325 footprint and I have room for 11 parking spaces on my property, so I believe there should be room at 514 for 11 parking spaces. (A further problem is now being caused by the Traffic Department as they have marked the street and allow only one vehicle to park in front of each property where two could actually be parking without any problem.)

OBJECTION: SDR-18925 – Waiver of an eight foot landscape buffer on north and south side of building

I OBJECT to this waiver of zero feet on SOUTH PROPERTY LINE as my property is just south of 514 and I feel a zero foot buffer does not allow enough room between my building on my property and the building being proposed. If the 3,218 square foot building being proposed will have a 1,609 footprint, there should be enough square feet remaining on the lot that the waiver will not be necessary.

OBJECTION: VAR-19609 - Variance for a 50 ft lot width, 4-ft and 17-ft setback

I OBJECT to the 4-foot side setback where 5-feet is required, and I OJBECT to a 17-foot setback where 20 feet is required. I feel the existing structures and any new structures along Seventh Street will be enhanced by maintaining the existing 5-foot and 20-foot setbacks. I feel the goal of the City Council should be to maintain the integrity of Seventh Street as it is now. The lot at 514 South Seventh should be adequate to allow for the 3,218 square foot building being proposed without the necessity of the variances.

I have enclosed copies of your notices for your reference.

Marlene Walshin

Marlene Walshin

ITEM # 13-16
CASE # See above
PC MTG 3-8-07 RC

Please contact me with any