

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: CITY CLERK

DIRECTOR: BEVERLY K. BRIDGES, ACTING

☐ Consent ☒ Discussion

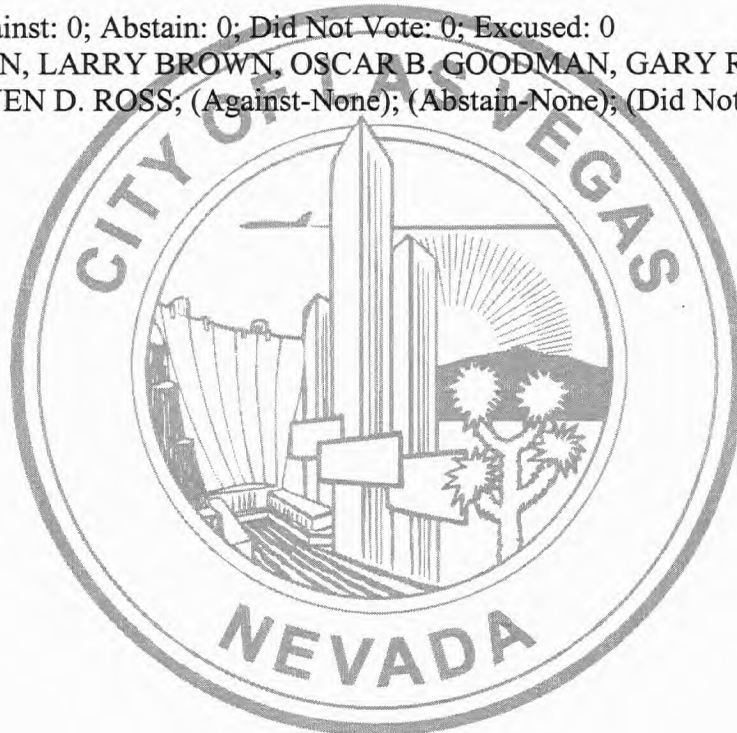
SUBJECT:

Any items from the afternoon session that the Council, staff and /or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

Motion made by GARY REESE to Hold in Abeyance Items 89-91, Item 96, Item 101, Items 104-107 to 4/04/2007; Items 94 and 95 to 4/18/2007; and TABLE Items 97-100

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

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



AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

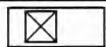
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

Public hearing on annexation report for the proposed annexation area generally located within the area bounded by Clark County Highway 215 of the east, Washburn Road on the south, Puli Road on the west, and Centennial Parkway on the north (ANX-10156) - Ward 6 (Ross)

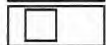
Fiscal Impact



No Impact



Augmentation Required



Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

NRS Sections 268.588 and 268.590 require a public hearing in connection with the annexation of property when the long form annexation process is utilized. By previous action, the City Council, in accordance with NRS, has adopted a resolution of intent to annex, set the date for the public hearing, and approved an annexation report regarding the proposed annexation. Notice of this March 21, 2007, public hearing has been provided in accordance with NRS. Those who wish to be heard regarding the annexation will have the opportunity.

RECOMMENDATION:

Public hearing only; no action required

BACKUP DOCUMENTATION:

1. Annexation Report
2. Public Hearing Notice

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

TOM PERRIGO, Deputy Director of Planning and Development, stated this report was previously approved by Council and filed with the City Clerk's office. This agenda item will allow the opportunity for public comment; the report is in order and no action is required.

TOM McGOWAN, Las Vegas resident, was informed by the Mayor that the annexation report is included in the backup documentation and is also available in the City Clerk's office.

MAYOR GOODMAN declared the Public Hearing closed.

ANX-10156

ANNEXATION REPORT

This annexation area is generally bounded on the east by CC215, Puli Road to the west, Centennial Pkwy to the north, and Washburn Road to the south.

ANX-10156

Contents

Summary of Municipal Services to be provided

Statement of Eligibility for Annexation

Boundary Map/ General Land Use Maps

Location Map

Accurate Map with Legal Description

Map of Conceptual Rights-of-Way

Map of Existing and Proposed Sewer Facilities

Map of Existing and Proposed Electric Transmission and Distribution Lines [For information purposes only]

Maps of Existing Flood Control Facilities and Flow Rates [For information purposes only]

Map of Gas Facilities [For information purposes only]

Map of Existing and Proposed Water Facilities [For information purposes only]

SUMMARY OF MUNICIPAL SERVICES TO BE PROVIDED
BY THE CITY OF LAS VEGAS

The City of Las Vegas will provide fire protection, street maintenance, street sweeping, and street lighting maintenance in the territory proposed to be annexed on the effective date of such annexation, on substantially the same basis and in the same manner as such services are provided by the City to the property owners and residents within the remainder of the City. Police protection and garbage collection provided by other agencies will also be provided on substantially the same basis and in the same manner as such services are provided by the City to the property owners and residents within the remainder of the City immediately prior to the effective date of the annexation.

Water

The proposed annexation area is located within the 3205, 3090 and 2975 pressure zones. The LVVWD provides water service in each of these zones and has planned for the future development in the annexation area by requiring additional facilities to be constructed.

The 3090 pressure zone will be serviced from an existing 30" water line in Shaumber Road. This line is fed from the 3205 pressure zone via a pressure reducing valve (PRV). The 3205 pressure zone will be serviced from the existing 3205 pressure zone interim reservoir. The LVVWD will typically take 3 years to construct the required facilities and 18 months for oversized main extensions. The District's policy is to allow development demands to dictate construction schedules. The proposed system as outlined is shown on the attached exhibit.

Drainage

This text and the attached exhibit have been prepared to outline the anticipated drainage system improvements required in the development of this project. This information has been taken from the Clark County Regional Flood Control District (CCRFCD) "2002 Las Vegas Valley Flood Control Master Plan Update" (MPU).

The storm sewer system outlined on the attached exhibit (CCRFCD MPU Figure F-7) illustrates both existing and proposed CLV local and CCRFCD facilities. According to the CCRFCD MPU, CCRFCD facility designated as GOAN 0061 (CAM-10 Detention Basin) will help protect the project site by detaining flow generated west of the project site. The tributary CCRFCD facilities to the CAM-10 Detention Basin as well as the outfall facilities may need to be constructed as part of this development in order to adequately flood protect the project site and surrounding parcels.

Any improvements necessary to provide adequate flood protection to this area will be constructed by this project, which may include but are not limited to CCRFCD facilities.

Sewer Service

The City of Las Vegas will provide sewer service to the future annexation area to the west of the I-215 Beltway between Centennial Pkwy and Washburn Road in accordance with the existing Wastewater Collection System Master Plan. Collection System Planning has already negotiated with Clark County Public Works to provide future sewer crossings incorporated into the ultimate design of the I-215 Western Beltway. The County has agreed to provide crossings at Centennial, Tropical, Ann, and Washburn.

At Centennial Pkwy, the City already has a 12-inch diameter sewer installed utilizing a 24-inch steel sleeve under the existing Beltway. This crossing is intended to be relocated to the bridge structure once the Ultimate Beltway is completed.

At Tropical Pkwy, the City has an existing 24-inch steel sleeve that was installed with the existing Beltway. At this time, the sleeve is not in use. For the future Ultimate Beltway design, the sleeve needs to be lowered to accommodate the new profile of the road surface. This sleeve is intended to carry a 12-inch sewer interceptor to service the area west of the Beltway and north of Tropical Pkwy. The sewer will need to connect to the existing 12-inch sewer in Tropical Pkwy at Hualapai Way.

The future crossing at Ann Rd is intended to be located within the bridge deck over the Ultimate Beltway. Clark County has agreed to allow a 12-inch sewer to be located within the structure avoiding the need for increased depths under the depressed road profile and drainage structures. The sewer interceptor will need to be extended from the current 15-inch stub provided in Ann Rd just east of Riley Street. Because of the existing terrain in the area, this sewer interceptor will provide service on both the north and south sides of Ann Rd west of the Beltway.

At Washburn Rd, the County has agreed to install a 24-inch steel sleeve under the Ultimate Beltway design to accommodate a future 12-inch sewer interceptor. This sewer will need to be extended from Durango Drive to provide service west of the beltway. Because of the curved section in the Ultimate Beltway, there will be an area just north of Washburn and west of the Beltway that will only be serviceable to this future sewer.

At this time, the City of Las Vegas will be paying Clark County to install the sewer crossings with the Ultimate Western Beltway. The City however does not have any plans to build the sewer interceptors to service this area at this time. Any sewer interceptors to the west side of the Beltway will be designed and constructed as part of the offsite improvements required for any developers in the area. The developers will be responsible for obtaining any easements or right-of-way required to construct sewers to service their developments.

Gas

Two inch gas lines currently extend east of the annexation area, following Azure Drive and Bright Angel Way to Alpine Ridge Way. The Bright Angel Way gas line extends past Alpine Ridge Way to Galileo Drive. Upon development, the line will be extended by the developer.

Electricity

Nevada Power will provide distribution lines along the Moccasin Road alignment as well as along a north-south alignment running approximately 1320 feet east of Puli Road. A substation is located immediately adjacent to the northwest portion of the annexation area. Another substation is proposed for a site adjacent to the southeast corner of the annexation area.

Right-of-Way

The annexation area will be accessed by the CC-215. Internal circulation is provided by the existing Shaumber Road and a proposed 100-foot wide right-of-way extension of Ann Road. The Department of Public Works requests the reservation of 50 feet of right-of-way for the south half of Centennial Parkway, 50 feet for the west side of Puli Road, 40 feet for the north half of Washburn Avenue, and 100 feet for the full width of Ann Road adjacent to and through the subject site. These are the alignments we anticipate will have bridge crossings over the future beltway, and will be required to provide adequate traffic handling within the area proposed to be annexed.

ELIGIBILITY FOR ANNEXATION

In order for territory to be annexed to a city within Clark County, all the territory must meet the general standards of NRS 268.580 (2) and must meet the requirements of NRS 268.580 (3), 268.580 (4), 268.580 (5) or 268.580 (6). The territory proposed for annexation in connection with this report is eligible for annexation under subsections 2 through 6 of NRS 268.580 as follows:

Subsection 2

- (a) The area to be annexed is contiguous to the City's boundaries at the time the annexation proceedings were instituted.
- (b) More than one eighth (1/8) of the aggregate external boundaries of the area are contiguous to the boundaries of the City of Las Vegas.
- (c) The territory proposed to be annexed is not included within the boundaries of another incorporated city or within the boundaries of any unincorporated town as those boundaries existed as of July 1, 1983.

Subsection 3

Not applicable.

Subsection 4

Not applicable.

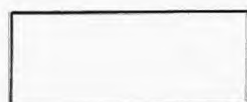
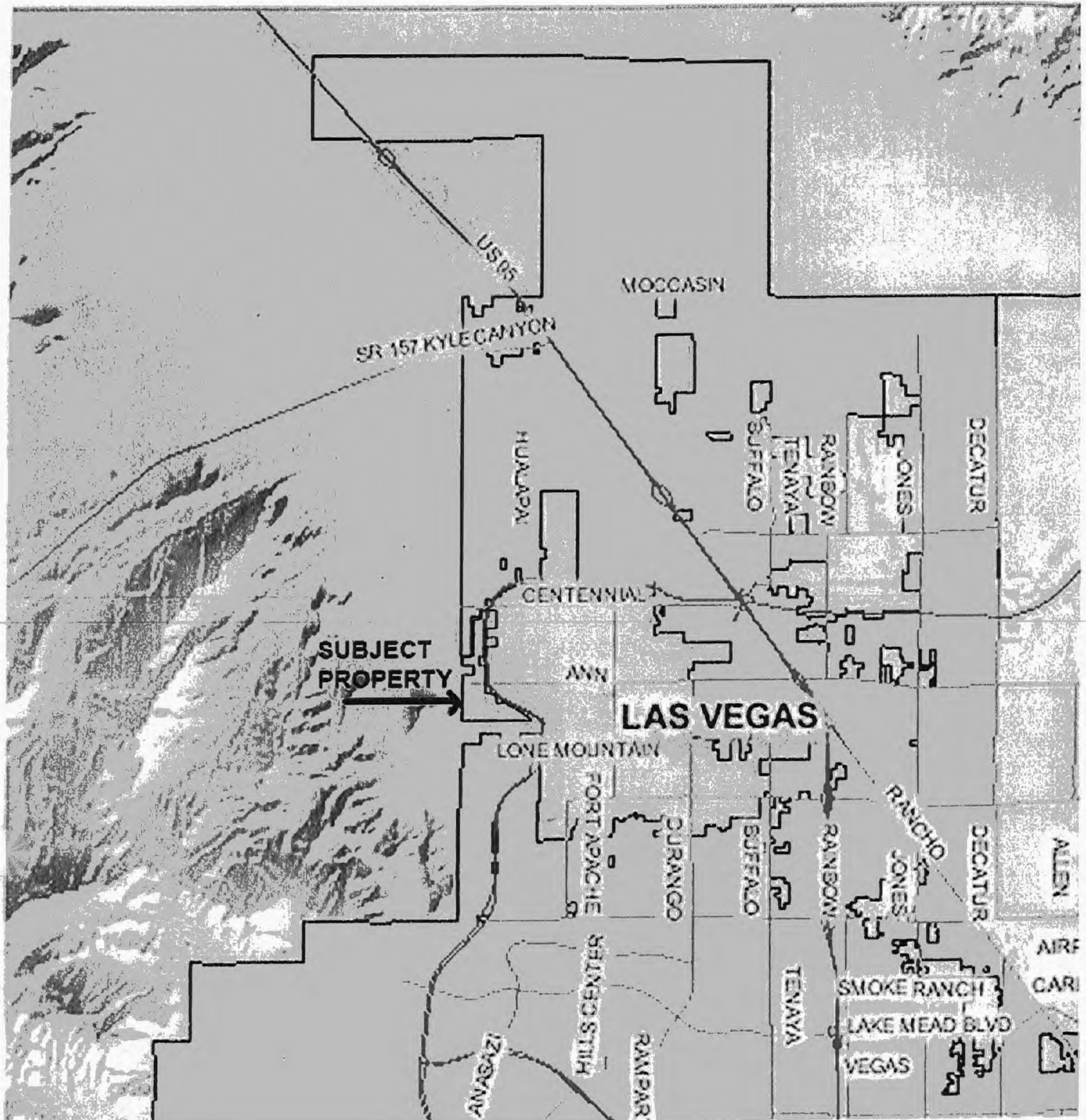
Subsection 5

Not applicable.

Subsection 6

With respect to territory not owned by a governmental entity, as referred to in Paragraph (a), the owners of record of not less than 75 percent of the individual lots or parcels of land within the territory have petitioned the City to annex the territory.

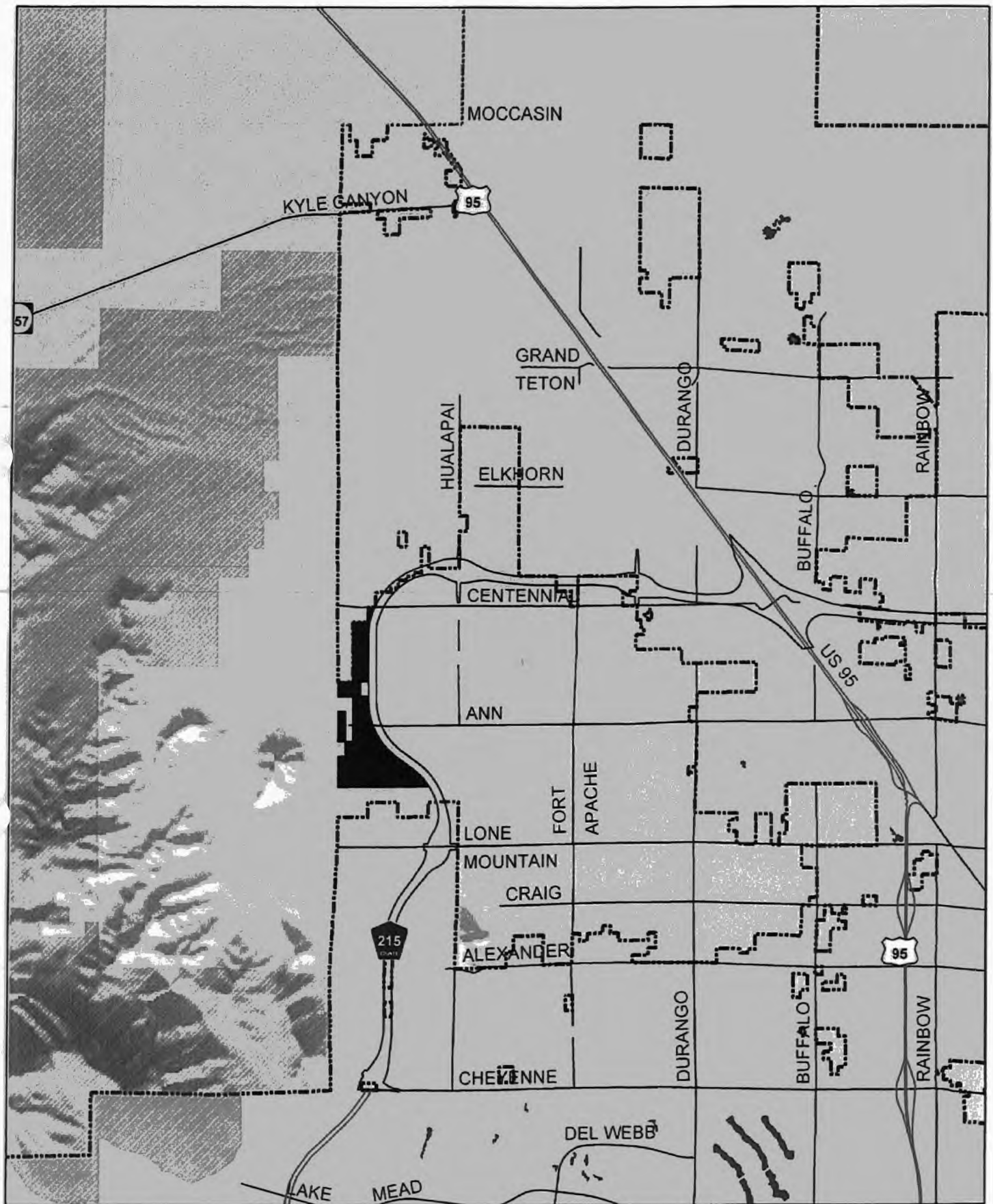
With respect to territory owned by a governmental entity, as referred to in Paragraph (b), the City has received a written statement from the governmental entity indicating that it owns the territory and does not object to the City's annexation of the territory.



SUBJECT PROPERTY

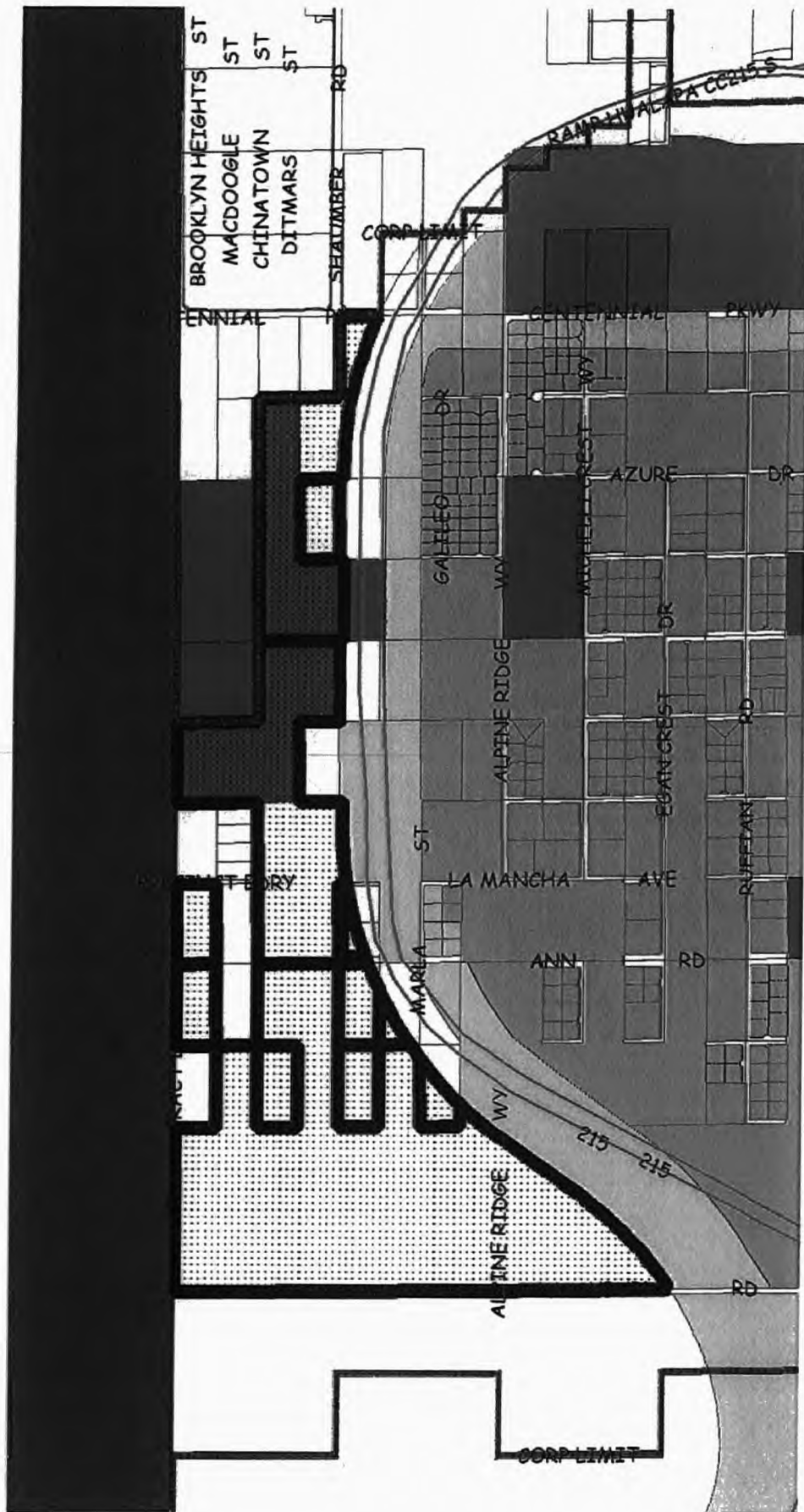


CITY OF LAS VEGAS



-  Subject Area
-  City of Las Vegas

Annexation Area Location Map



City Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Desert Rural - up to 2.49 du/ac
- Rural - up to 3.59 du/ac
- Low - up to 5.49 du/ac
- Medium - Low - up to 8.49 du/ac
- Medium - Low Attached - up to 12.49 du/ac
- Medium - up to 25.49 du/ac
- High - 25.50 or more du/ac
- Office
- Service Commercial
- General Commercial
- Parks/Recreation/Open Space
- Public Facility
- Resource Conservation
- Right-of-Way
- Light Industrial / Research
- Planned Community Development
- Traditional Neighborhood Development
- Town Center

County Land Use Categories

- Rural Neighborhood Preservation - up to 2 du/ac
- Rural Estates - up to 2.5 du/ac
- Rural Density Residential - up to 3.5 du/ac
- Public Facility - Clark County
- Public Lands Management Area
- Planned Community Development

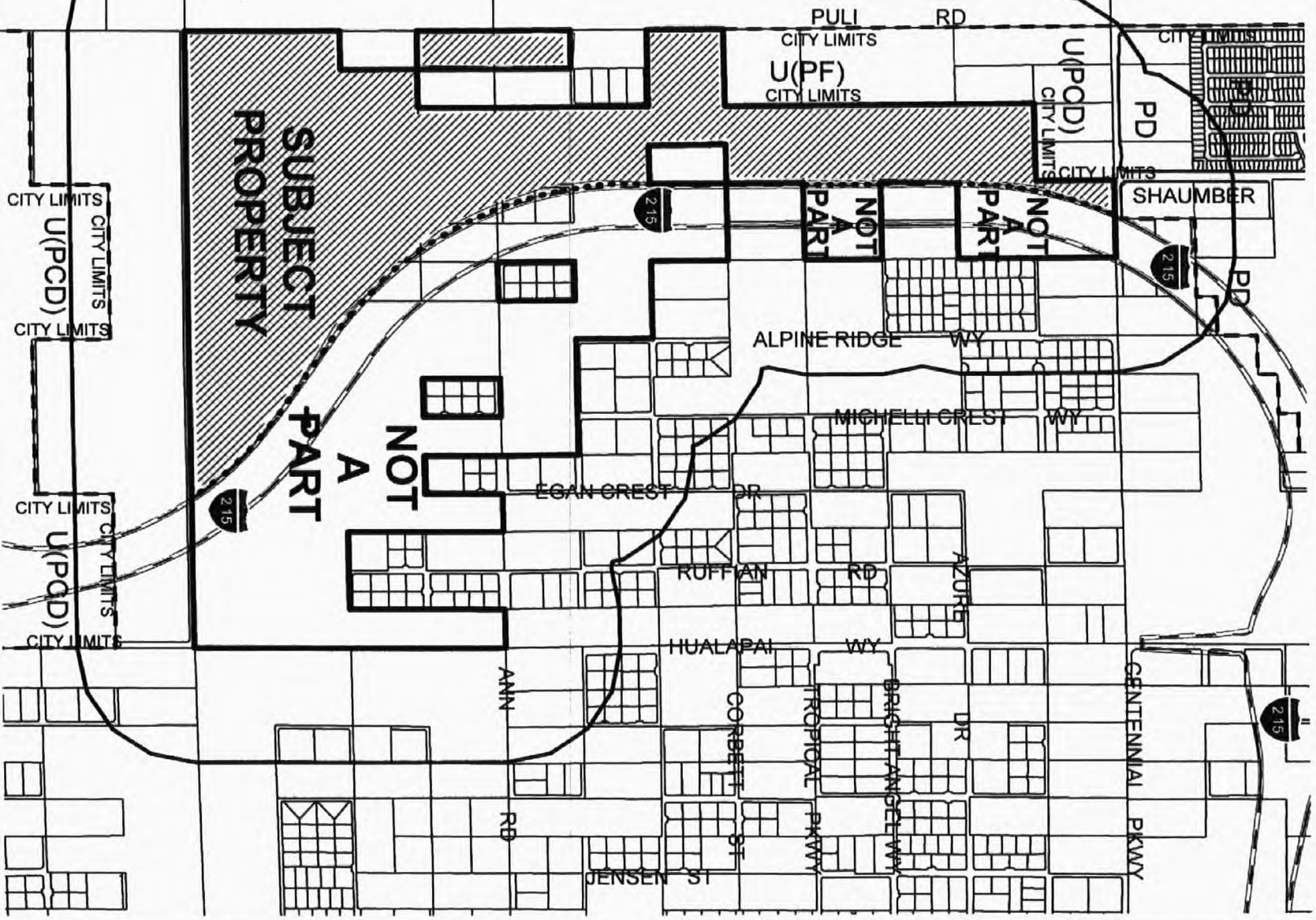


Annexation Area



City of Las Vegas Corporate Limits

Annexation Area
Land Use Designation



CASE: **ANX-10156**
RADIUS: 1000 FT



MEMORANDUM

City of Las Vegas
Department of Public Works
Right-of-Way Design

To: Ed Byrge, Supervisor
Right-of-Way and Real Property Services
Department of Public Works

From: Brian Yu
Right-of-Way Design
Department of Public Works

Date: October 31, 2006

Re: Annexation ANX-10156

1. A legal description for inclusion in the annexation ordinance and an accurate map exhibit for attachment thereto, has been prepared in partial compliance with the requirements of annexation under NRS 268.570 to NRS 268.608, inclusive, and as requested by the Department of Planning and Development for the Annexation ANX-10156.

2. Said map exhibit was prepared under the supervision of a competent surveyor or engineer as required by the provision in NRS 268.600, from the record information in the Office of the County Recorder in Clark County, Nevada and/or the filed information in the Office of the Bureau of Land Management, Department of the Interior of the United States of America, on file in Reno, Nevada and other quasi-public records, as necessary and sufficient to accurately portray the parcels of land to be annexed; said map exhibit does not constitute a Record of Survey as defined by the provisions of NRS 625.340 to NRS 625.380.

**CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
RIGHT OF WAY DESIGN
LEGAL DESCRIPTION**

A.P.N. 126-25-201-002, -003, -009; -301-001; -401-007, -009,
-010, -019; -499-002,
126-36-101-001, -003, -004, -007, -008, -009; -201-001

Reference: Record of Survey in File 160, Page 62 (2006)

Vesting: ANX-10156

Section: W 1/2, SEC 25, AND N 1/2, SEC 36, T19S, R59E, MDM

Street/Subdivision: EAST OF PULI ROAD, WEST OF I-215, SOUTH OF
CENTENNIAL PARKWAY, NORTH OF WASHBURN ROAD

W.A. No. P21400

Cogo:- TM: anx-10156.pro

Requested	eb	Written	byu	Checked	nw	Proofread	nw/byu
			10-23-06		10-30-06		10-31-06

Those portions of the West Half (W 1/2) of Section 25, and the North Half (N 1/2) of Section 36, Township 19 South, Range 59 East, M.D.M., in County of Clark, State of Nevada, as shown on "RECORD OF SURVEY - ANNEXATION PLAT" recorded October 9, 2006 in Survey File 160, Page 62 of Clark County, Nevada Records, described as follows:

BEGINNING at the quarter corner common to Section 35 and Section 36, Township 19 South, Range 59 East, M.D.M.; thence along the west line of the Northwest Quarter (NW 1/4) of said Section 36, North 00°11'22" West 1333.44 feet to the north sixteenth section corner, common to said Section 35 and Section 36; thence departing said west line, North 89°25'29" East 336.75 feet; thence North 00°10'04" West 667.00 feet; thence South 89°22'37" West 337.01 feet returning to said West line; thence along said west line, North 00°11'22" West 666.72 feet to the section corner common to said Section 35 and 36, and to Section 25 and 26; thence along the west line of the Southwest Quarter (SW 1/4) of said Section 25, North 00°25'02" West 665.57 feet; thence departing the west line of said Southwest Quarter (SW 1/4), North 89°16'43" East 337.20 feet; thence South 00°25'23" East 665.87 feet to the south line of the Southwest Quarter (SW 1/4) of said Section 25; thence departing said south line, South 00°10'04" East 667.00 feet; thence North 89°22'37" East

337.01 feet; thence North 00°08'45" West 667.28 feet returning to the south line of the Southwest Quarter (SW 1/4) of said Section 25; thence departing said south line,

No. 06-10-10

Page 2

North 00°25'44" West 1332.33 feet; thence South 89°13'42" West 674.27 feet to the South sixteenth corner common to Section 25 and Section 26; thence along the west line of said Southwest Quarter (SW 1/4), North 00°25'02" West 665.57 feet; thence departing said west line North 89°09'23" East 674.17 feet; thence North 00°25'33" West 666.42 feet to the north line of the Southwest Quarter (SW 1/4) of said Section 25; thence departing said north line, North 00°34'06" West 1335.26 feet; thence North 00°34'04" West 667.27 feet; thence North 89°00'42" East 676.07 feet; thence North 00°30'37" West 667.32 feet to the west sixteenth section corner common to Section 24 and Section 25, Township 19 South, Range 59 East, M.D.M., on the centerline of CENTENNIAL PARKWAY; thence along said centerline and the north line of the Northwest Quarter (NW 1/4) of said Section 25, North 89°00'28" East 317.75 feet to the intersection with the westerly line of the I-215 LAS VEGAS BELTWAY, being the beginning of a non-tangent curve, concave southeasterly, having a radius of 3175 feet, the radial line through said beginning bears North 66°00'47" West; thence southwesterly departing said north line and along the westerly line of said I-215 through a central angle of 24°25'21" and an arc length of 1353.36 feet; thence continuing along said westerly line, South 00°26'08" East 2028.11 feet; thence departing said westerly line, South 89°09'34" West 30.14 feet; thence South 89°09'23" West 337.09 feet; thence South 00°25'48" East 666.84 feet; thence North 89°13'42" East 337.13 feet to the southwest sixteenth section corner of said Section 25; thence North 89°13'00" East 30.15 feet returning to said westerly line of said I-215; thence along said westerly line, South 00°26'08" East 198.29 feet to the beginning of a curve, concave northeasterly, having a radius of 3175.00 feet; thence southeasterly along said westerly line through a central angle of 54°09'51" and an arc length of 3001.46 feet; thence South 54°35'59" East 844.74 feet to the beginning of a curve, concave southwesterly, having a radius of 2825.00 feet; thence southeasterly along said westerly line through a central angle of 20°45'15" and an arc length of 1023.30 feet to the south line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 36; thence along said south line, South 89°29'03" West 57.14 feet to the east sixteenth center section corner of said Section 36; thence along the south line

of the Southwest Quarter (SW 1/4) of the Northeast Quarter
(NE 1/4) of said Section 36, South 89°29'40" West 1348.00 feet to
the center quarter corner of said Section 36; thence along the
south line of the Southeast Quarter (SE 1/4) of the Northwest
Quarter (NW 1/4) of said Section 36, South 89°29'12" West 1345.71

No. 06-10-10

Page 3

feet to the west sixteenth center section corner of said Section
36; thence along the south line of the Southwest Quarter
(SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 36,
South 89°31'18" West 1344.90 feet to the POINT OF BEGINNING.

The above-described parcel of land contains an area of 10,712,700
square feet or 245.930 acres, more or less.

BASIS OF BEARINGS: South 89°00'28" West being the north line of
the Northwest Quarter (NW 1/4) of Section 25, Township 19 South,
Range 59 East, M.D.M., as shown on Record of Survey in File 124,
Page 94 of Clark County, Nevada Records.

Prepared by:
Brian Yu PLS,
731 S. Fourth Street,
Public Works, City of Las Vegas,
Las Vegas, NV 89101
byu@lasvegasnevada.gov

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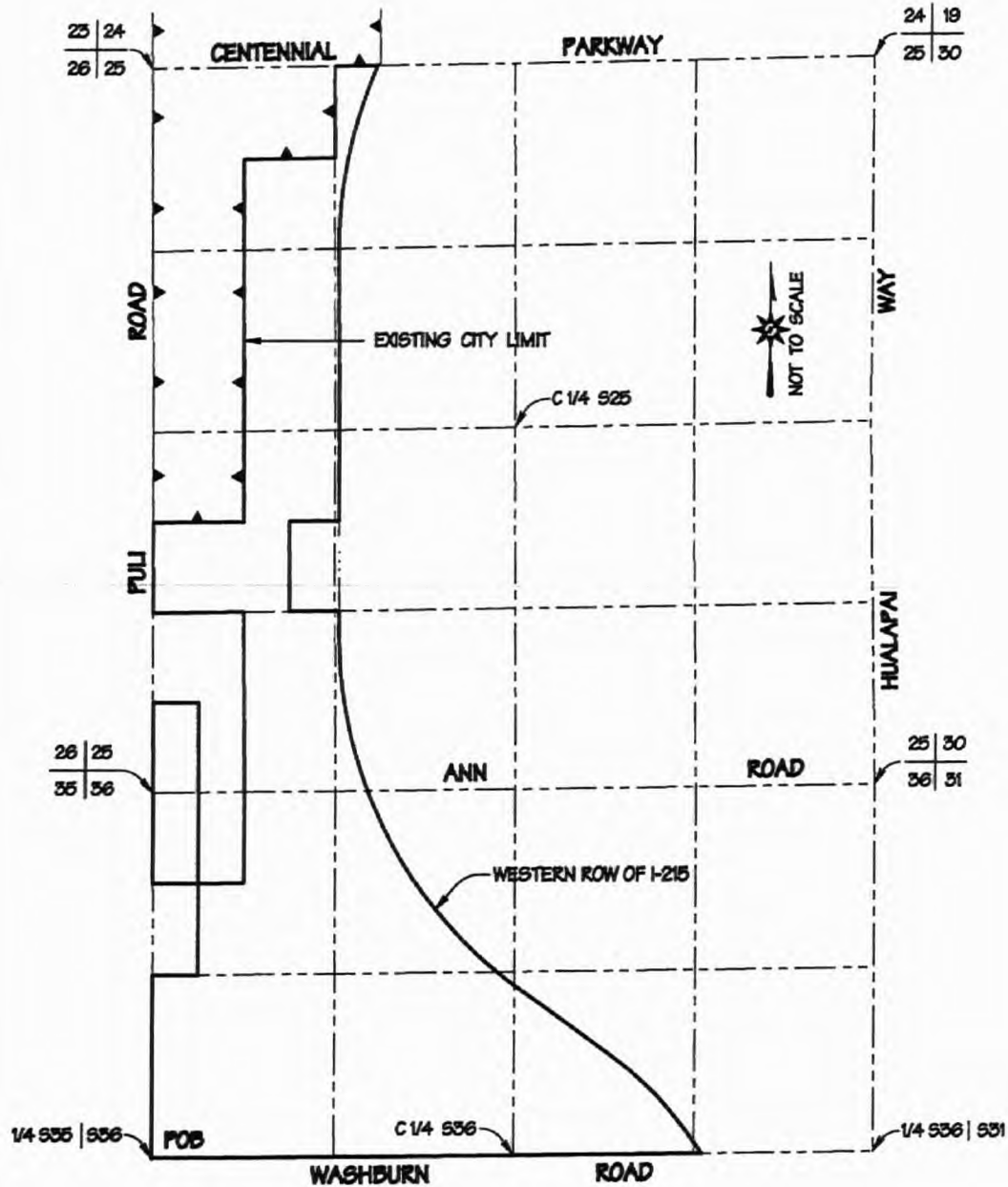
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Las Vegas, NV 89101
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A.P.N. 126-25-201-002, -003, -009; -301-001; -401-007, -009,
-010, -019; -499-002,
126-36-101-001, -003, -004, -007, -008, -009; -201-001
ANX-10156

SEC 25, AND N 1/2, SEC 36, T19S, R59E, M.D.M.,



ANX-10156

ANNEXED TO THE CITY OF LAS VEGAS UNDER ORDINANCE No. _____

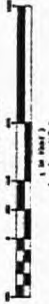
THE MAP EXHIBIT WAS PREPARED PER NRS 268.600 FROM THE DATA ON THE SURVEY MAP IN FILE 160, PAGE 62 OF CLARK COUNTY, NEVADA RECORDS; SAID EXHIBIT IS NOT A RECORD OF SURVEY AS DEFINED BY NRS 625.340 TO 625.380.

RECORD OF SURVEY - ANNEXATION PLAT

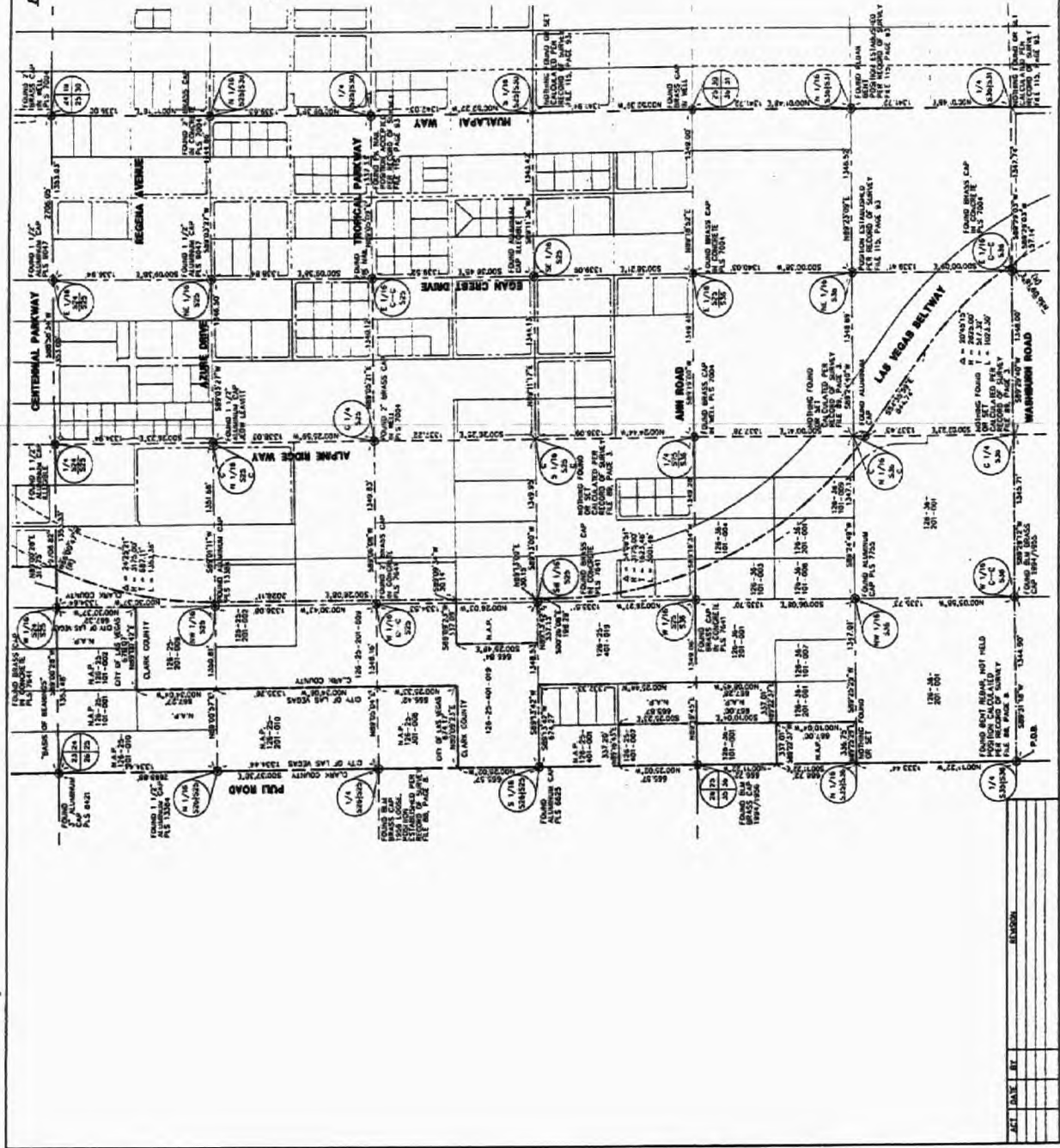
Blair Park Addition to City of Las Vegas, Nevada, 1920.



GRAPHIC SCALE

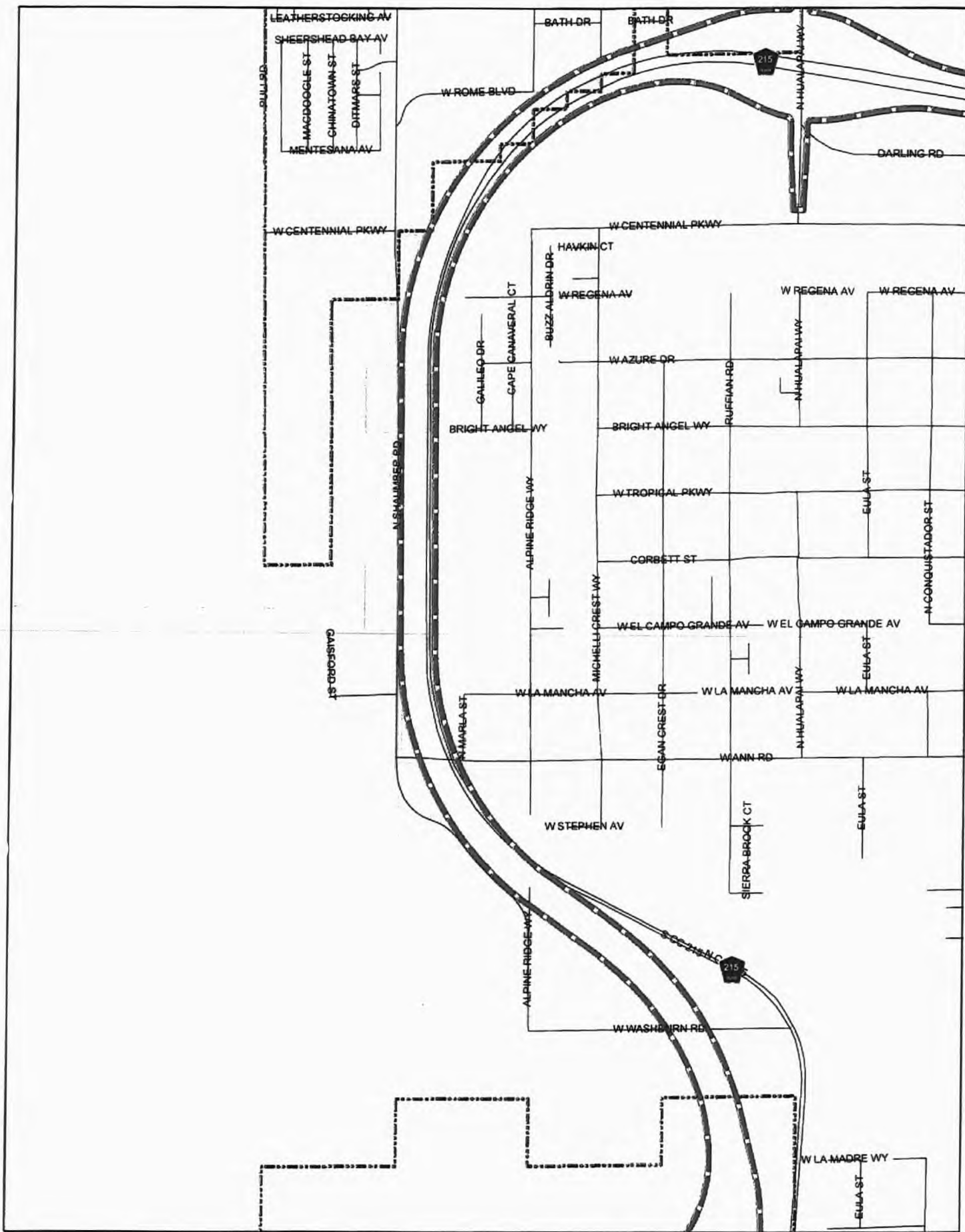


- LEGEND**
- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - SECTION LINE
 - GRADUAL CURVE LINE
 - SECTION CORNER
 - ANNEXATION BOUNDARY
 - EXISTING UPGRADE BOUNDARY
 - LINE OF 1/4 SECTION
 - MINIMUM FOUND AS INDICATED
 - SET MONUMENTS AS INDICATED
 - NOT A PART



W.O. 6756
SHEET 2 OF 2

FILE 100 / P 62



City of Las Vegas  Future Beltway Alignment

Annexation Case # 10156 - Conceptual Rights-of-way

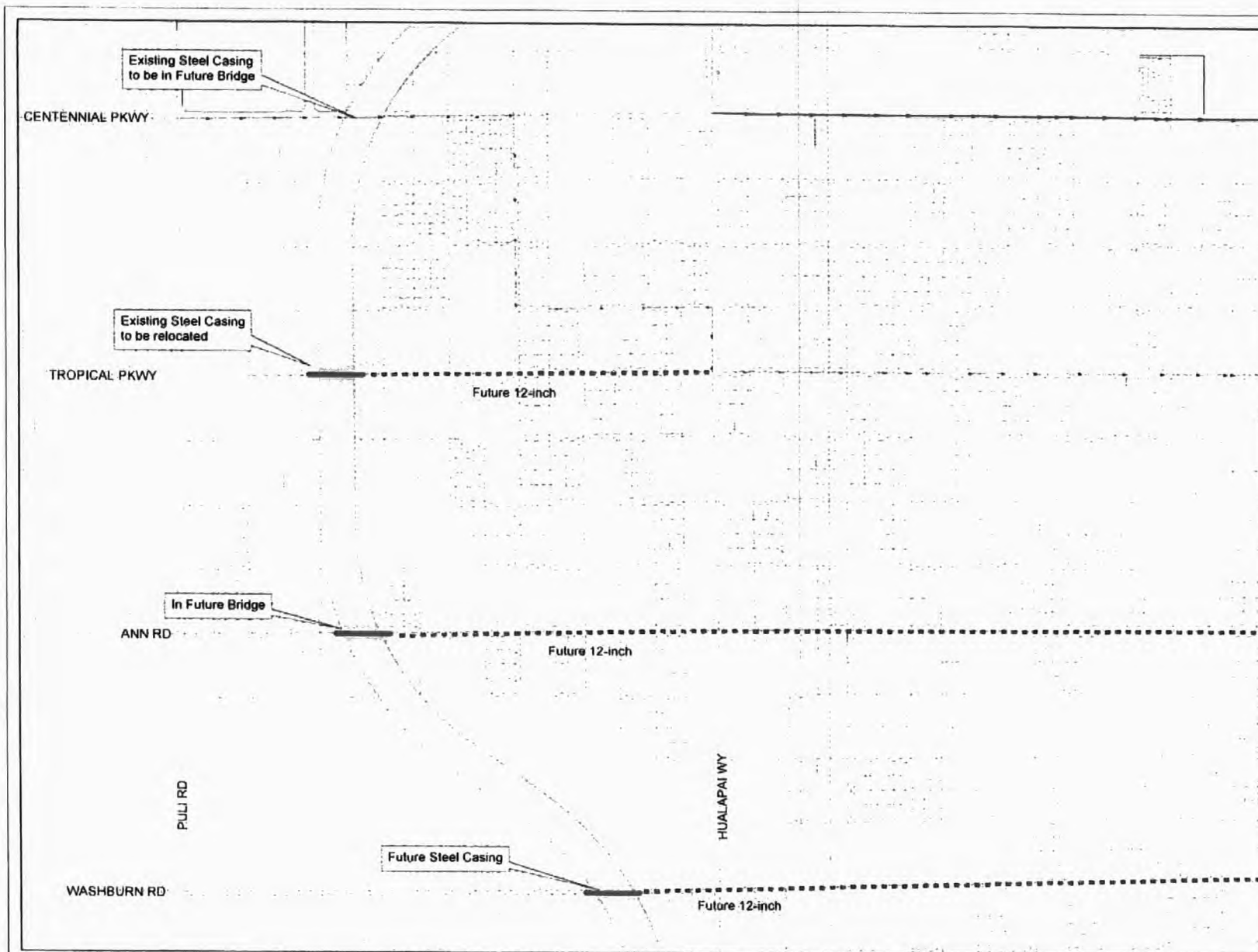
Printed: 11/1/2006



City of Las Vegas
Planning & Development
Due to continuous development activity
this map is for reference only
Geographic Information System
Planning & Development Dept
11/1/2006



E:\Linda\gpa-10156_locmap_nov1st.mxd



Legend **CLV Sewer Mains**

Sanitary Sewers

- Dia. Not Defined
- 10 INCH
- 12 INCH
- 15 INCH
- 18 INCH
- 21 INCH
- 24 INCH
- 27 INCH
- 30 INCH
- 33 INCH
- 36 INCH
- 39 INCH
- 42 INCH
- 45 INCH
- > 45 INCH
- Bellway

--- Proposed Interceptor

— Proposed I-215 Crossing

November 21, 2005

ANNEXATION REPORT AREA
SEWER FACILITIES

3203

CENTENNIAL PARKWAY
(PROPOSED) 12" S

(PROPOSED) 8" S

12" S

8" S

SHAUMBER ROAD

8" S

3090

TROPICAL PARKWAY

(PROPOSED) 12" S

2973

ANN ROAD
(PROPOSED) 12" S

PULI ROAD

NORTH

NOTE:
THIS MAP IS FOR PLANNING PURPOSES ONLY.
NO REPRESENTATION IS MADE CONCERNING THE
ACCURACY OF THE DATA DELINEATED HEREIN.

WASHBURN ROAD

City of Las Vegas

ANX - 10156

Existing and Approved
Power Lines

-  Existing Power Lines
-  Existing Substations
-  Proposed Power Lines
-  Proposed Substations
-  City Of Las Vegas



Revised June 21, 2006 (PA-1227)

Source: Nevada Power Company



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

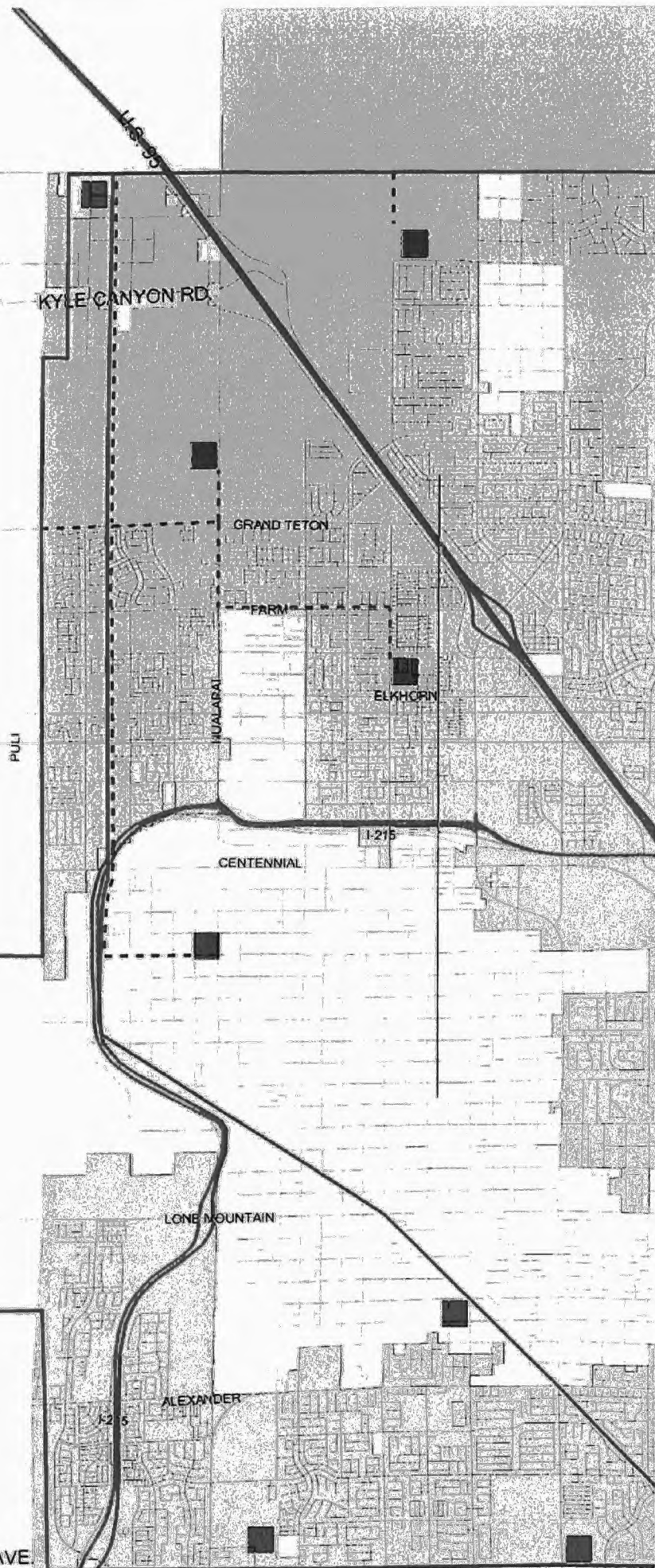
Geographic Information System

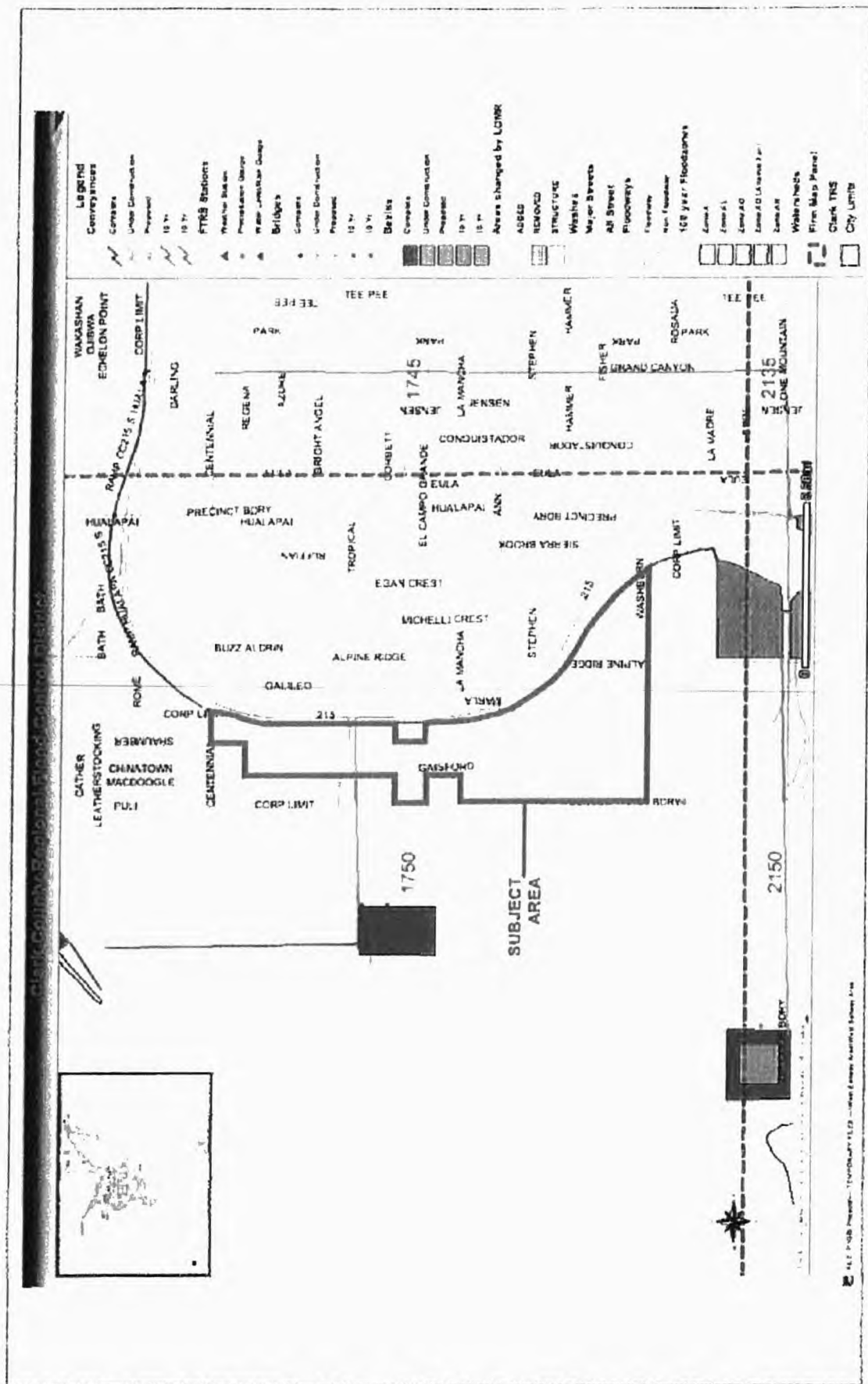
Planning & Development Dept.
702.259.6301

Printed January 10, 2007

CHEYENNE AVE.

\\nas01\geographic\mxd\anx\anx10156.mxd







**2002
LAS VEGAS VALLEY
FLOOD CONTROL
MASTER PLAN UPDATE**

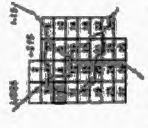
LEGEND

- Ultimate Development Boundary
- Existing Facilities
- Category A Proposed Facilities
- Category B Proposed Facilities
- Local Existing Facilities
- Local Proposed Facilities
- Greenway Basin
- Chert
- Brays
- Riparian
- Levee Channel
- United Channel
- 2000 (ft)
- Natural Wash
- Drift Separator

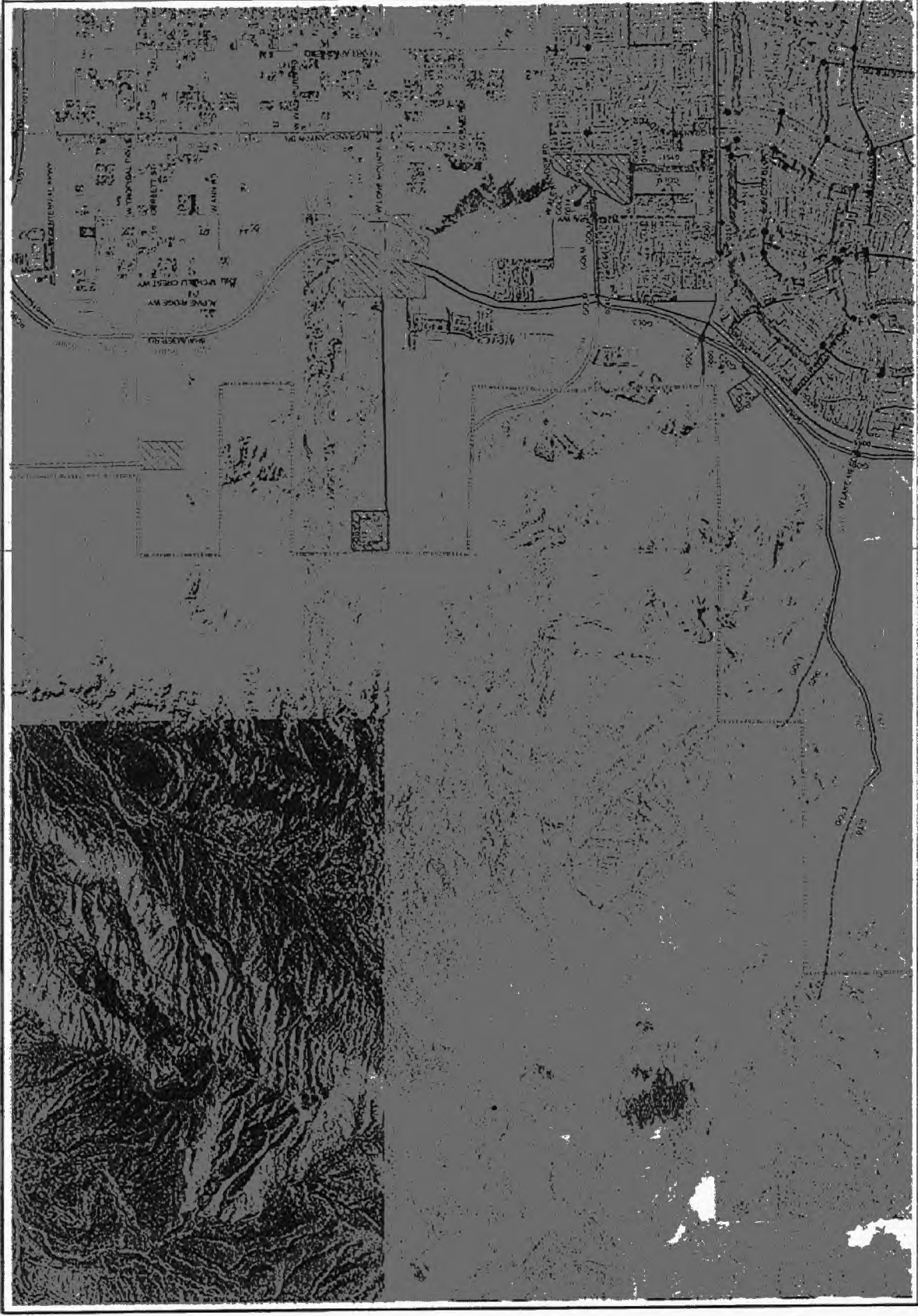


0 1,000 2,000 3,000 4,000 5,000 Feet

SCALE 1 inch = 3000 feet



**FLOOD CONTROL FACILITIES
FIGURE F-7**



City of Las Vegas

ANX - 10156

GAS LINES

Proposed Gas Lines

Existing Gas Lines

4" Existing Gas Line

2" Existing Gas Line

Proposed
Gas Line



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

Geographic Information System

Planning & Development Dept
702-229-4301

Printed January 27, 2007



ANNEXATION REPORT AREA
WATER FACILITIES

3203

(PROPOSED) 24" W

(PROPOSED) 30" W

CENTENNIAL PARKWAY

12" S

(PROPOSED) 12" W

3090

TROPICAL PARKWAY

SHAUMBER ROAD

8" S

2973

48" W

8" W

48" W

PULI ROAD

NORTH

NOTE:
THIS MAP IS FOR PLANNING PURPOSES ONLY.
NO REPRESENTATION IS MADE CONCERNING THE
ACCURACY OF THE DATA DELINEATED HEREIN.

WASHBURN ROAD

**NOTICE OF HEARING ON QUESTION OF ANNEXATION OF TERRITORY
(ANNEXATION ANX-10156)**

NOTICE IS HEREBY GIVEN to the property owners within the area proposed to be annexed into the City of Las Vegas, Nevada, by Annexation ANX-10156 that:

1. The City Council of the City of Las Vegas, Nevada, has by Resolution duly passed, adopted and approved on the 7th day of February, 2007, declared its intention to annex to the City certain territory generally located within the area bounded by Clark County Highway 215 on the East, Washburn Road on the south, Puli Road on the west, and Centennial Parkway on the north.

The territory proposed to be annexed is more particularly described as follows:

Those portions of the West Half (W 1/2) of Section 25, and the North Half (N 1/2) of Section 36, Township 19 South, Range 59 East, M.D.M., in County of Clark, State of Nevada, as shown on "RECORD OF SURVEY - ANNEXATION PLAT" recorded October 9, 2006 in Survey File 160, Page 62 of Clark County, Nevada Records, described as follows:

BEGINNING at the quarter corner common to Section 35 and Section 36, Township 19 South, Range 59 East, M.D.M.; thence along the west line of the Northwest Quarter (NW 1/4) of said Section 36, North 00°11'22" West 1333.44 feet to the north sixteenth section corner, common to said Section 35 and Section 36; thence departing said west line, North 89°25'29" East 336.75 feet; thence North 00°10'04" West 667.00 feet; thence South 89°22'37" West 337.01 feet returning to said West line; thence along said west line, North 00°11'22" West 666.72 feet to the section corner common to said Section 35 and 36, and to Section 25 and 26; thence along the west line of the Southwest Quarter (SW 1/4) of said Section 25, North 00°25'02" West 665.57 feet; thence departing the west line of said Southwest Quarter (SW 1/4), North 89°16'43" East 337.20 feet; thence South 00°25'23" East 665.87 feet to the south line of the Southwest Quarter (SW 1/4) of said Section 25; thence departing said south line, South 00°10'04" East 667.00 feet; thence North 89°22'37" East 337.01 feet; thence North 00°08'45" West 667.28 feet returning to the south line of the Southwest Quarter (SW 1/4) of said Section 25; thence departing said south line, North 00°25'44" West 1332.33 feet; thence South 89°13'42" West 674.27 feet to the South sixteenth corner common to Section 25 and Section 26; thence along the west line of said Southwest Quarter (SW 1/4), North 00°25'02" West 665.57 feet; thence departing said west line North 89°09'23" East 674.17 feet; thence North 00°25'33" West 666.42 feet to the north line of the Southwest Quarter (SW 1/4) of said Section 25; thence departing said north line, North 00°34'06" West 1335.26 feet; thence North 00°34'04" West 667.27 feet; thence North 89°00'42" East 676.07 feet; thence North 00°30'37" West 667.32 feet to the west sixteenth section corner common to Section 24 and Section 25,

Township 19 South, Range 59 East, M.D.M., on the centerline of CENTENNIAL PARKWAY; thence along said centerline and the north line of the Northwest Quarter (NW 1/4) of said Section 25, North 89°00'28" East 317.75 feet to the intersection with the westerly line of the I-215 LAS VEGAS BELTWAY, being the beginning of a non-tangent curve, concave southeasterly, having a radius of 3175 feet, the radial line through said beginning bears North 66°00'47" West; thence southwesterly departing said north line and along the westerly line of said I-215 through a central angle of 24°25'21" and an arc length of 1353.36 feet; thence continuing along said westerly line, South 00°26'08" East 2028.11 feet; thence departing said westerly line, South 89°09'34" West 30.14 feet; thence South 89°09'23" West 337.09 feet; thence South 00°25'48" East 666.84 feet; thence North 89°13'42" East 337.13 feet to the southwest sixteenth section corner of said Section 25; thence North 89°13'00" East 30.15 feet returning to said westerly line of said I-215; thence along said westerly line, South 00°26'08" East 198.29 feet to the beginning of a curve, concave northeasterly, having a radius of 3175.00 feet; thence southeasterly along said westerly line through a central angle of 54°09'51" and an arc length of 3001.46 feet; thence South 54°35'59" East 844.74 feet to the beginning of a curve, concave southwesterly, having a radius of 2825.00 feet; thence southeasterly along said westerly line through a central angle of 20°45'15" and an arc length of 1023.30 feet to the south line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of said Section 36; thence along said south line, South 89°29'03" West 57.14 feet to the east sixteenth center section corner of said Section 36; thence along the south line of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of said Section 36, South 89°29'40" West 1348.00 feet to the center quarter corner of said Section 36; thence along the south line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section 36, South 89°29'12" West 1345.71 feet to the west sixteenth center section corner of said Section 36; thence along the south line of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 36, South 89°31'18" West 1344.90 feet to the POINT OF BEGINNING.

BASIS OF BEARINGS: South 89°00'28" West being the north line of the Northwest Quarter (NW 1/4) of Section 25, Township 19 South, Range 59 East, M.D.M., as shown on Record of Survey in File 124, Page 94 of Clark County, Nevada Records.

Prepared by:
Brian Yu PLS,
731 S. Fourth Street,
Public Works, City of Las Vegas,
Las Vegas, NV 89101
byu@lasvegasnevada.gov

2. At its meeting of Wednesday, March 21, 2007, during the afternoon session commencing at the hour of 1:00 p.m. in the Council Chambers, City Hall, 400 Stewart Avenue, Las Vegas,

Nevada, the City Council will conduct a public hearing on the question of the annexation described in this Notice.

3. A report setting forth the City's plans for the extension into the above-described territory of all major municipal services presently furnished by the City to its residents and citizens will be available for examination by the public in the Office of the City Clerk, City Hall, 400 Stewart Avenue, Las Vegas, Nevada, no later than twenty (20) days prior to the date of the public hearing. The report shall include:

- A. An accurate map or plat of the territory proposed to be annexed, prepared under the supervision of a competent surveyor or engineer;
- B. A map or maps of the City and the adjacent territory to show the following information:
 - (1) The present and proposed boundaries of the City;
 - (2) The present streets and sewer interceptors and outfalls;
 - (3) The proposed extension of the present streets and sewer interceptors and outfalls; and
 - (4) The present and proposed general land use pattern into the territory proposed to be annexed.
- C. A statement showing that the territory proposed to be annexed is eligible for annexation under NRS 268.570 to 268.608, inclusive.

4. The names and addresses of all record owners of real property within the above-described territory proposed to be annexed are as follows:

Southwest Desert Equities, LLC
3455 Cliff Shadows Pkwy #220
Las Vegas, NV 89129-1077

USA
Washington, D.C. 20260

County of Clark (Public Works)
500 S. Grand Central Pkwy

Las Vegas, NV 891555. Any record owner of real property within the above-described territory may:

- A. Appear and be heard either in favor of or in protest of the proposed annexation at the public hearing;
- B. File with the City Clerk a written protest of such annexation at any time within fifteen (15) days after the conclusion of the public hearing; or
- C. Do both.

Unless a majority of the property owners in the territory proposed to be annexed protest the annexation either orally at the public hearing or in writing within fifteen (15) days after the conclusion of such public hearing, the City Council shall have authority to adopt an ordinance

extending the corporate limits of the City of Las Vegas to include all or any part of the territory described in this Notice.

By ORDER of the City Council of the City of Las Vegas, Nevada, dated this 7th day February, 2007.


BEVERLY K. BRIDGES, CMC Acting City Clerk

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ **Consent** ☐ **Discussion**

SUBJECT:

EXTENSION OF TIME - REZONING

EOT-19523 - APPLICANT/OWNER: SILVER DOLLAR LAND COMPANY, LLC - Request for an Extension of Time of an approved Rezoning (ZON-5880) FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO O (OFFICE) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT- 8 UNITS PER ACRE) on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and 014), Ward 6 (Ross). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

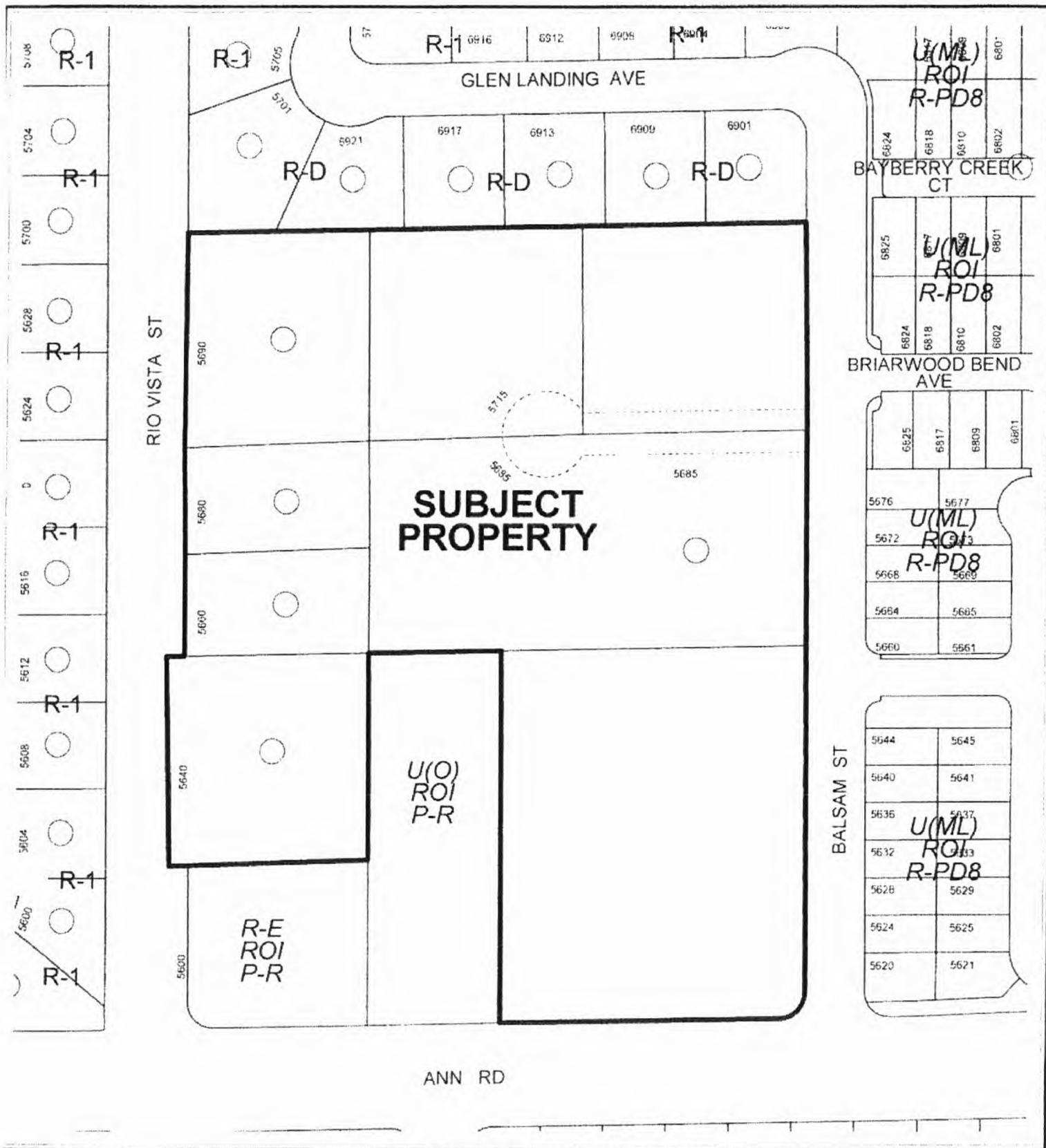
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for ZON-5880

Motion made by GARY REESE to Approve Subject to Conditions Items 75-80

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

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



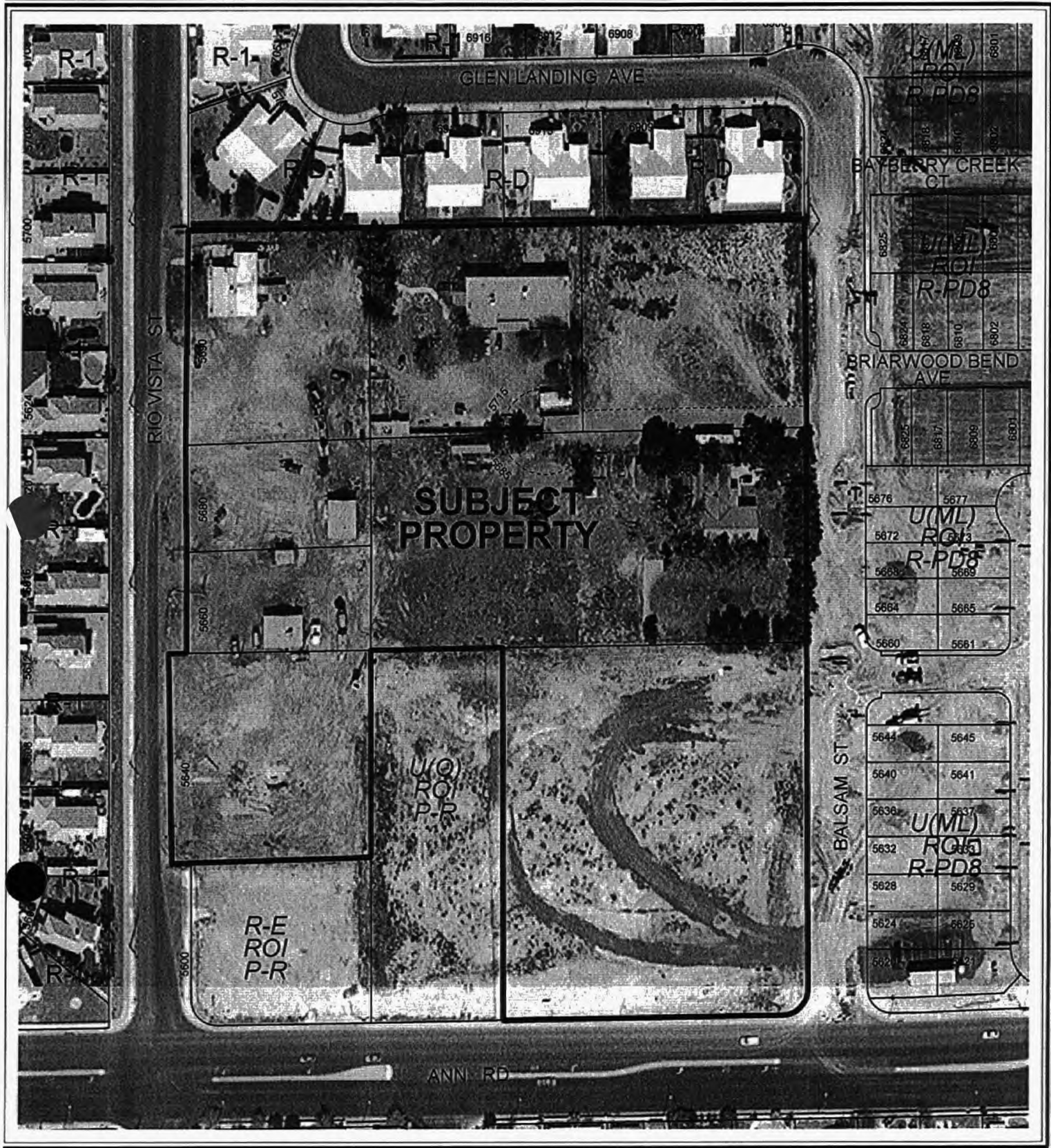
CASE: EOT-19523

0 30 60 Feet

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT- 8 UNITS PER ACRE)





CASE: EOT-19523

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT- 8 UNITS PER ACRE)

0 30 60 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-19523 - APPLICANT/OWNER: SILVER DOLLAR LAND COMPANY, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Rezoning (ZON-5880) shall expire on March 16th, 2008 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Rezoning (ZON-5880) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Rezoning (ZON-5880) from U (Undeveloped) [O (Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) under Resolution of Intent to O (Office) to R-PD8 (Residential Planned Development- 8 Units per Acre) on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road.

The applicant has shown progress on the proposed project. Civil plans have been approved and a Final Map has been submitted. A one year extension of time is deemed appropriate to allow the applicant to obtain building permits for the proposed project. It is noted that a related Extension of Time (EOT-19525) for the related Site Development Plan Review (SDR-5881) will be heard concurrently with this item.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/19/03	The City Council approved an Annexation (A-0037-02) to annex property generally located on the east side of Rio Vista Street, 170 feet north of Ann Road, containing approximately 6.8 acres, APNs: 125-27-802-002, 003, 004, 005, 008, 009, & 012. The Planning Commission and staff recommended approval on October 10, 2002. The effective date was February 28, 2003.
06/18/03	The City Council approved a Rezoning (ZON-1987) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) to O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street. The City Council also approved a General Plan Amendment from R (Rural Density Residential) to O (Office). The Planning Commission and staff recommended denial on May 22, 2003.
03/16/05	The City Council approved General Plan Amendment to amend a portion of the Centennial Hills Sector Plan of the General Plan from O (Office) to ML (Medium-Low Density Residential); a Rezoning (ZON-5880) from U (Undeveloped) [O (Office) General Plan designation] under Resolution Of Intent to O (Office) and R-E (Residence Estates) Under Resolution Of Intent to O (Office) to R-PD8 (Residential Planned Development - 8 Units Per Acre) and a Site Development Plan Review (SDR-5881) for a 93-lot single-family residential development. The Planning Commission and staff recommended approval.
04/14/05	The Planning Commission approved a request for a Tentative Map for a 90-lot residential subdivision on 10.72 acres adjacent to the northwest corner of Ann Road and Balsam Street. Staff recommended approval.

02/22/06	Civil improvement plans for the proposed project were approved.
A Final Map (FMP-10401) has been submitted but has not received final approval at this time.	
Related Building Permits/Business Licenses	
There are no permits or licenses related to this request.	
Pre-Application Meeting	
A pre-application meeting is not required, nor was one held.	
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	10.76

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Single Family Residential	ML (Medium-Low Density Residential)	R-E (Residence Estates) and U (Undeveloped) [ML (Medium-Low Density Residential) land use designation] under Resolution of Intent to R-PD8 (Residential Planned Development – 8 Units per Acre)
North	Single Family Residential	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
South	Single Family Residential	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single Family Residential	ML (Medium-Low Density Residential)	U (Undeveloped) [ML (Medium-Low Density Residential) land use designation] under Resolution of Intent to R-PD8 (Residential Planned Development – 8 Units per Acre)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	N/A
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
R-PD Residential Planned Development District	X		Y
Trails	X		Y
Rural Preservation Overlay District	X		Y

Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is the first extension of time request on the proposed project. There is also an extension of time request to be heard concurrently for the related Rezoning. The applicant has made progress on the proposed project. There are approved civil plans and a Final Map (FMP-10401) has been submitted. The Rezoning is exercised upon issuance of building permits. A one year extension of time is deemed appropriate to give the applicant time to obtain building permits for the proposed project.

Conditions of approval from ZON-5880:

1. A General Plan Amendment (GPA-5820) to an ML (Medium Low Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-5881) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5880), General Plan Amendment (GPA-5820) and a Site Development Plan Review (SDR-5881).
5. Dedicate an additional 20 feet of right-of-way, where such does not exist, for a total half-street width of 30 feet on Rio Vista Street adjacent to this site prior to the issuance of any permits or in conjunction with recordation of a subdivision map.
6. Construct half-street improvements on Rio Vista Street and Balsam Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
7. 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.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be

determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

FINDINGS

Approval of the original Rezoning (ZON-5880) was granted on 03/16/05. This request for an extension of time is deemed appropriate with a one year time limit. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-19523** APN: 125-27-802-002;003;004;005;008;009;012 & 014

Name of Property Owner: Silver Dollar Land Co. LLC

Name of Applicant: Silver Dollar Land Co. LLC

Name of Representative: Judie Collins

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: _____

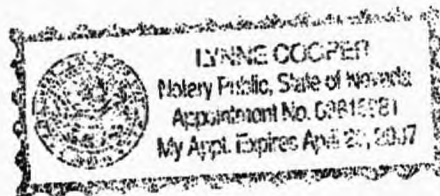
Signature of Property Owner: _____

Print Name: Judie Collins Silver Dollar Land Co. LLC

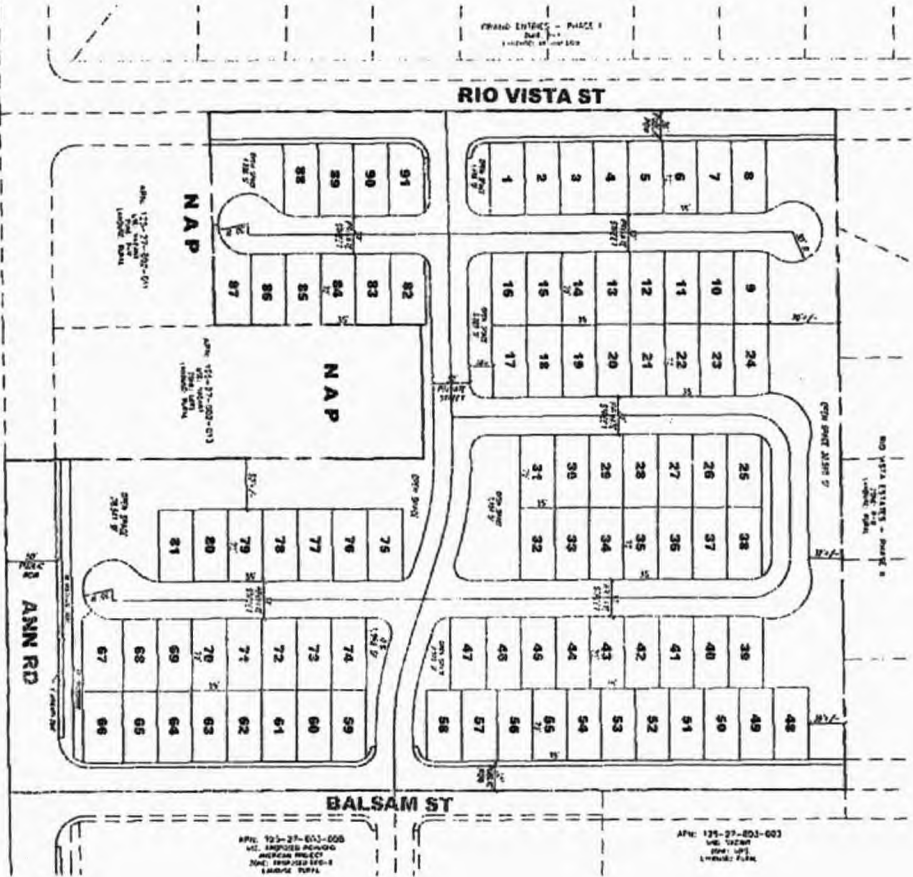
Subscribed and sworn before me

This 24 day of January, 2007

Notary Public in and for said County and State



TOSCANA



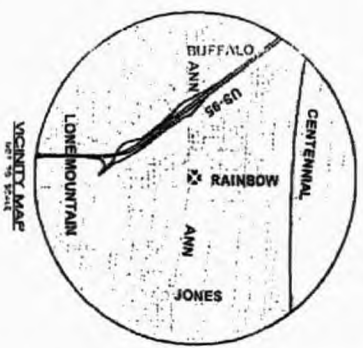
100' PUBLIC STREET HALF-SECTION (ANN RD)
NOT TO SCALE



60' PUBLIC STREET HALF-SECTION (BALSAM ST)
NOT TO SCALE



37' PRIVATE STREET SECTION (INTERIOR)
NOT TO SCALE



EOT-19523
03-21-07 CC

JAN 31 2007

REVISED FEBRUARY 9, 2005

DEVELOPER
RCD HOLDINGS
3800 BALDWIN STREET
LAS VEGAS, NV 89120

OWNER
BRYAN S. SELLINGER
3800 BALDWIN STREET
LAS VEGAS, NV 89120

DESIGNER
RS CONSULTING, INC.
1200 S. 10TH STREET - 2ND
FLOOR
LAS VEGAS, NV 89102

ASSESSORS PARCEL NUMBER
125-27-203-003

OVERALL TABULATIONS
TOTAL AREA: 1.25 ACRES
TOTAL LOT AREA: 1.25 ACRES
TOTAL LOT AREA: 1.25 ACRES

**SITE PLAN TO ACCOMPANY
SITE DEVELOPMENT PLAN REVIEW**

TOSCANA
CITY OF LAS VEGAS, NEVADA

DEVELOPER
RCD HOLDINGS
3800 BALDWIN STREET
LAS VEGAS, NV 89120

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
1200 S. 10TH STREET - 2ND FLOOR
LAS VEGAS, NV 89102

DATE
FEBRUARY 9, 2005

BY
[Signature]

FOR
[Signature]

SCALE
1" = 40'

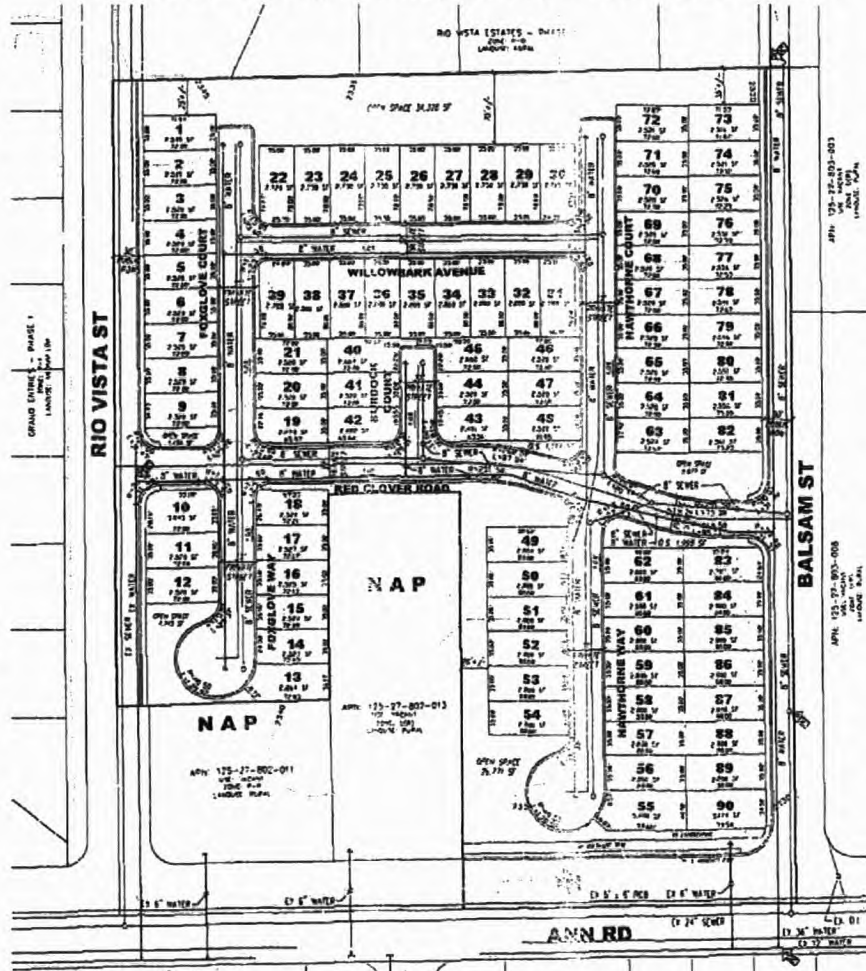
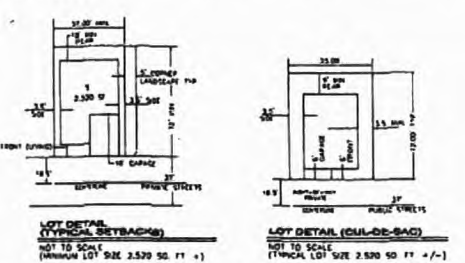
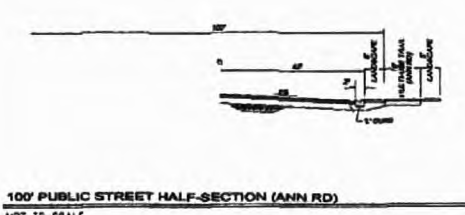
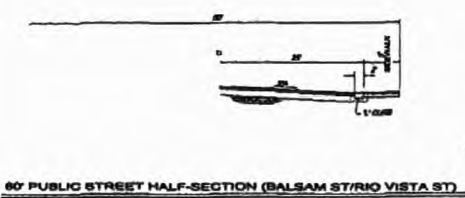
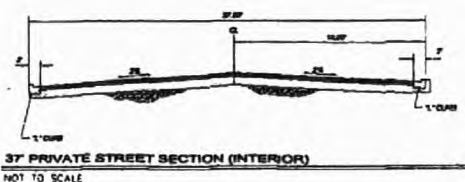
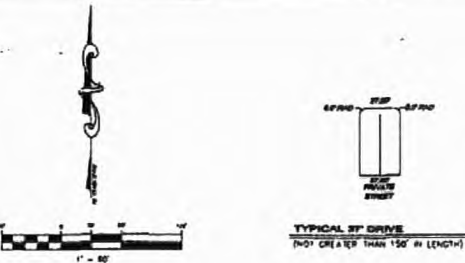
PROJECT NO.
EOT-19523

TRAILING NO.
[Blank]

DATE
JAN 31 2007

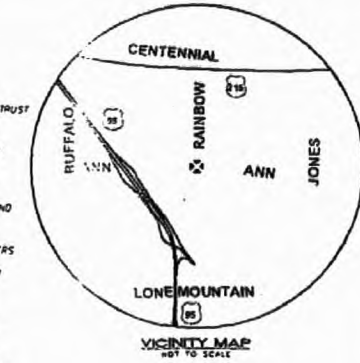
TOSCANA

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT



- LEGEND:**
- EXISTING SEWER LINE AND MANHOLE
 - PROPOSED SEWER LINE AND MANHOLE
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - FIRE HYDRANT
 - LOT NUMBER
 - BOUNDARY LINE
 - LOT LINE
 - BACK OF CURB
 - STREET CENTERLINE
 - 2330 PRESSURE TONE WATER
 - PRESSURE ZONE BOUNDARY
 - EXISTING GROUND CONTOUR LINE

- GENERAL NOTES:**
- THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
 - ALL INTERIOR STREETS ARE TO BE MAINTAINED 10' WIDE.
 - THE BOUNDARY SHOWN HEREON IS FROM AN ACTUAL BOUNDARY SURVEY.
 - THIS PLAN IS ILLUSTRATIVE AND IS TO BE USED FOR PLANNING PURPOSES ONLY.
 - NO PARKING ANALYSIS REQUIREMENTS WILL BE MET BY TWO CAR GARAGES, DRIVEWAYS AND AVAILABLE ON-STREET PARKING.
 - NO LIABILITY IS ASSUMED.
 - THERE ARE NO KNOWN FAULTS OR FISSURES LOCATED ON-SITE.
 - COULDMAN'S DESIGN HAVE NOT BEEN LOCATED WITHIN 30' OF THE EXISTING GROUND SURFACE.
 - THIS SITE IS NOT A PART OF A MASTER PLAN DEVELOPMENT.
 - THIS SITE IS NOT LOCATED WITHIN A FLOOD ZONE AND IS LOCATED IN ZONE 1.
 - ESTIMATED SEWER CONTRIBUTION TO DODD WCD = 80 (DTS) = 0.04 M.G.D.
 - NO RESERVATIONS FOR PARKS, SCHOOLS OR OTHER PUBLIC UTILITIES ADJACENT TO THIS SITE.



OWNERS:

SUSAN SHELLBARGER TRUST
5600 RIO VISTA ST
LAS VEGAS, NV 89130

CONLEY FAMILY TRUST
7405 W. DILMORE
LAS VEGAS, NV 89129

LES & JOAN LLP
320 S. 4TH STREET - 2ND FLOOR
LAS VEGAS, NV 89101

CREATIVE DREAM CATCHERS LLC
4830 W. DESERT HOLLOW
OLENDALE, AZ 85110

JUDE COLLINS TRUST
5605 BALSAM ST
LAS VEGAS, NV 89130

PRICE FAMILY TRUST
202 N. CURRY ST. #214
CARSON CITY, NV 89703

BOSSACK GROUP
4397 W. SUITE RD. #8
LAS VEGAS, NV 89118

DEVELOPER:

RED HOLDINGS
5405 BALSAM STREET
LAS VEGAS, NV 89130

ENGINEER:

THOMAS ENGINEERING
3161 E. WALKER DR. SUITE 200
LAS VEGAS, NEVADA 89120
(702) 932-1111

ASSESSORS PARCEL NUMBERS:

125-27-802-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090

LEGAL DESCRIPTION:

ASSESSOR PARCEL: 125-27-802-014

BEING LOT TWO (2) OF PARCEL MAP, FILE NO. 102, PAGE 29 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA

TOGETHER WITH:

ASSESSOR PARCEL: 125-27-802-004

THE WEST 210 FEET OF THE NORTH 210 FEET OF THE SOUTH 420 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

TOGETHER WITH:

ASSESSOR PARCEL: 125-27-802-003, 007

BEING LOT ONE (1) AND LOT TWO (2) OF PARCEL MAP FILE 49, PAGE 25 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA

TOGETHER WITH:

ASSESSOR PARCEL: 125-27-802-003, 012

BEING LOT ONE (1), LOT TWO (2), LOT THREE (3) AND LOT (4) OF PARCEL MAP, FILE 5, PAGE 39 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA

TOGETHER WITH:

ASSESSOR PARCEL: 125-27-802-002

THE WESTERLY 210 FEET OF THE NORTH 210 FEET OF THE SOUTHERLY 420 FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.B. & M.

OVERALL TABULATIONS

EXISTING ZONING	0
PROPOSED ZONING	R-00B
EXISTING LAND USE	RURAL
PROPOSED LAND USE	MEDIUM-LOW
# OF UNITS	90
GROSS ACREAGE	10.77 ACRES +/-
DENSITY	8.40 D.U./A.
OPEN SPACE REQUIRED	1.80 AC (63,655 SF)
OPEN SPACE PROVIDED	1.72 AC (73,175 SF)

14. ABOVE GROUND UTILITIES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.

15. THERE ARE NO EXISTING OR PROPOSED IRRIGATION OR DRAINAGE EASEMENTS ON THIS SITE.

ALL IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CLARK COUNTY AREA WIDE STANDARDS.

UTILITY SERVICES PROVIDED AS FOLLOWS:

WATER: LAS VEGAS VALLEY WATER DISTRICT

ELECTRIC: NEVADA POWER COMPANY

GAS: SOUTHWEST GAS CORPORATION

SEWER: CLARK COUNTY RECLAMATION DISTRICT

SOLID WASTE DISPOSAL: REPUBLIC SERVICES OF SOUTHERN NEVADA

TELEPHONE: SPRINT CENTRAL - NEVADA

CABLE: COMCAST COMMUNICATIONS

EOT-19523
03-21-07 CC

JAN 31 2007

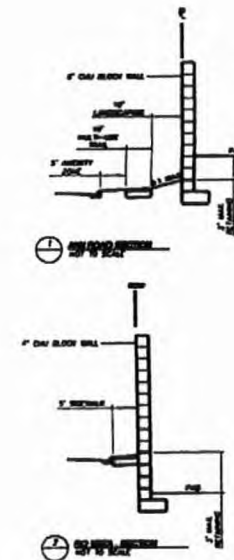
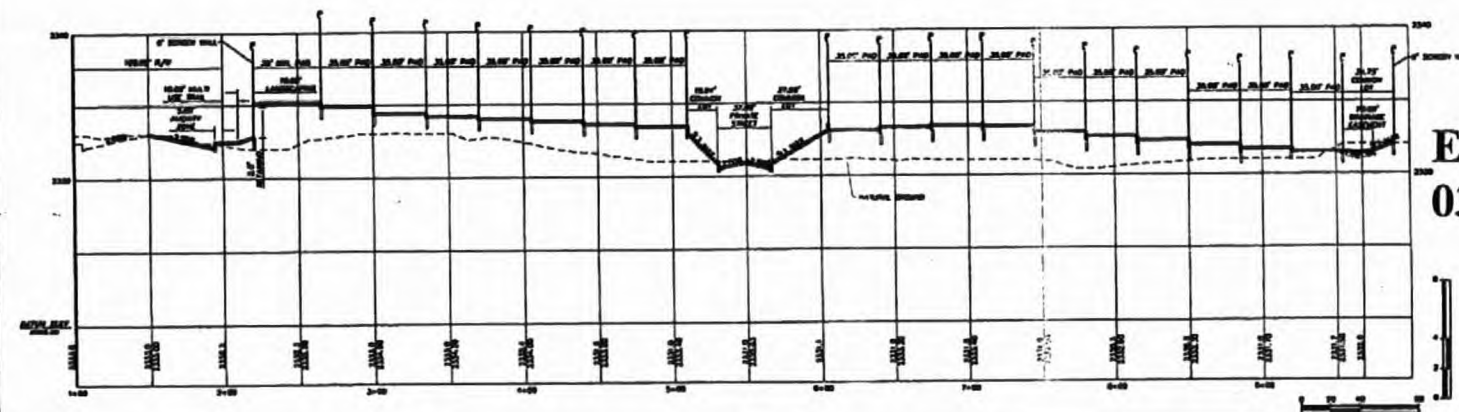
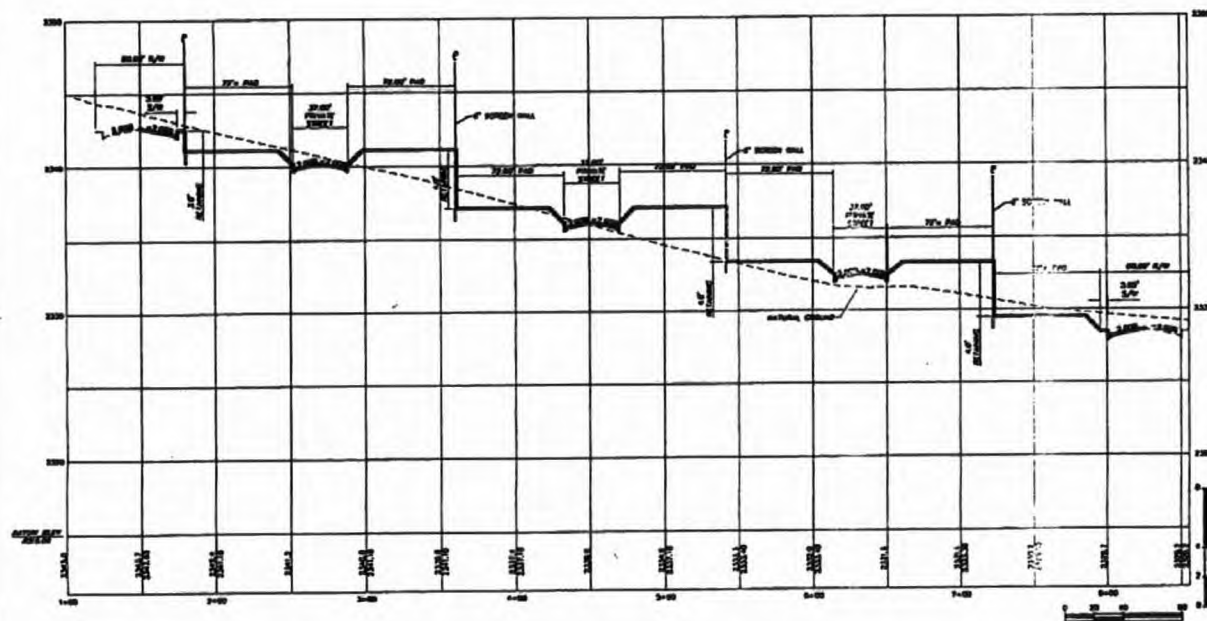
RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
1000 S. LAS VEGAS AVENUE, SUITE 100
LAS VEGAS, NV 89101
(702) 735-1111

RC HOLDINGS
1000 S. LAS VEGAS AVENUE, SUITE 100
LAS VEGAS, NV 89101
(702) 735-1111

TENTATIVE MAP
TOSCANA
CITY OF LAS VEGAS, NEVADA

PROJECT NO: JC-0001
ENGINEERING SEAL:

SHEET: TM-1
DATE: 03-21-07



EOT-19523
03-21-07 CC

JAN 9 2007

CONSULTING, INC. STRATEGIC PLANNING SOLUTIONS 1000 HIGHWAY 100, SUITE 100, LAS VEGAS, NEVADA	
TENTATIVE MAP CROSS SECTIONS TOSCANA CITY OF LAS VEGAS, NEVADA	
DATE: FEB. 2-06	DRAWN BY: SA
DESIGNED BY: SA	CHECKED BY: A. WHE
SCALE: 1/8" = 1'-0"	PROJECT NO: JVC-0001
	ENGINEERING FIRM
SHEET TM-2 OF 2 DESIGNED BY: JVC	

January 30, 2007

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

Reference: **Toscana**
 Extension of Time ZON-5880
 APN #125-27-802-004, 005, 008, 009, 012, 014; 125-27-802-002, 003

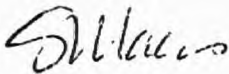
On behalf of Silver Dollar Land Company, we respectfully request your consideration of the attached extension of time for ZON-5880.

Location: The proposed site is located on Rio Vista Street and Ann Road within Section 27, Township 19 South, Range 60 East.

The above-listed zone change was originally prepared and submitted by R/S Consulting and is related to SDR-5881, TMP-6215 which was approved by City Council on March 16, 2005.

If you need additional information or have any questions, please feel free to call me either at the office 932-6125

Sincerely,



Sonia Macias
Project Coordinator

EOT-19523
03-21-07 CC

0085001



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIANDOUGLAS A. SELBY
CITY MANAGER

we
Mark
Dustin
Sonia
File

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

VOICE 702.229.6011

March 17, 2005

Mr. Donald Borsack, etal
4397 West Sunset Road, Suite #8
Las Vegas, Nevada 89118RE: ZON-5880 - REZONING
CITY COUNCIL MEETING OF MARCH 16, 2005
Related to GPA-5820 and SDR-5881

Dear Mr. Borsack:

The City Council at a regular meeting held March 16, 2005 APPROVED the request for a Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO O (OFFICE) TO: R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT- 8 UNITS PER ACRE) on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and 014). The Notice of Final Action was filed with the Las Vegas City Clerk on March 17, 2005. This approval is subject to:

Planning and Development

1. A General Plan Amendment—(GPA-5820) to an ML (Medium Low Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-5881) application approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
4. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-5880), General Plan Amendment (GPA-5820) and a Site Development Plan Review (SDR-5881).

Public Works

5. Dedicate an additional 20 feet of right-of-way, where such does not exist, for a total half-street width of 30 feet on Rio Vista Street adjacent to this site prior to the issuance of any permits or in conjunction with recordation of a subdivision map.

EOT-19523
03-21-07 CC

Mr. Donald Borsack, etal
ZON-5880 - Page Two
March 17, 2005

6. Construct half-street improvements on Rio Vista Street and Balsam Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
7. 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.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



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

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

Ms. Judie Collins
RCD Holdings, LLC
5685 Balsam Street
Las Vegas, Nevada 89130

Mr. Rich Moreno
Moreno & Associates
300 South Fourth Street
Las Vegas, Nevada 89101

EOT-19523
03-21-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ Consent ☐ Discussion

SUBJECT:

EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW

EOT-19525 - APPLICANT/OWNER: SILVER DOLLAR LAND COMPANY, LLC - Request for an Extension of Time of an approved Site Development Plan Review (SDR-5881) FOR A 93-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and, 014), U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation] and R-E (Residence Estates) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units per Acre) Zone, Ward 6 (Ross). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SDR-5881

Motion made by GARY REESE to Approve Subject to Conditions Items 75-80

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

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



U (UNDEVELOPED) [ML (MEDIUM LOW DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT- 8 UNITS PER ACRE)



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-19525 - APPLICANT/OWNER: SILVER DOLLAR LAND COMPANY, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-5881) shall expire on March 16th, 2008 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-5881) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-5881) for a 93-lot single-family residential development on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road.

The applicant has shown progress on the proposed project. Civil plans have been approved and a Final Map has been submitted. A one year extension of time is deemed appropriate to allow the applicant to obtain building permits for the proposed project. It is noted that a related Extension of Time (EOT-19523) for the related Rezoning (ZON-5880) will be heard concurrently with this item.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/19/03	The City Council approved an Annexation (A-0037-02) to annex property generally located on the east side of Rio Vista Street, 170 feet north of Ann Road, containing approximately 6.8 acres, APNs: 125-27-802-002, 003, 004, 005, 008, 009, & 012. The Planning Commission and staff recommended approval on October 10, 2002. The effective date was February 28, 2003.
06/18/03	The City Council approved a Rezoning (ZON-1987) from U (Undeveloped) [R (Rural Density Residential) General Plan Designation] [Proposed: O (Office) General Plan Designation] and R-E (Residence Estates) to O (Office) on 9.39 acres adjacent to the northwest corner of Ann Road and Balsam Street. The City Council also approved a General Plan Amendment from R (Rural Density Residential) to O (Office). The Planning Commission and staff recommended denial on May 22, 2003.
03/16/05	The City Council approved General Plan Amendment to amend a portion of the Centennial Hills Sector Plan of the General Plan from O (Office) to ML (Medium-Low Density Residential); a Rezoning (ZON-5880) from U (Undeveloped) [O (Office) General Plan designation] under Resolution Of Intent to O (Office) and R-E (Residence Estates) Under Resolution Of Intent to O (Office) to R-PD8 (Residential Planned Development - 8 Units Per Acre) and a Site Development Plan Review (SDR-5881) for a 93-lot single-family residential development. The Planning Commission and staff recommended approval.
04/14/05	The Planning Commission approved a request for a Tentative Map for a 90-lot residential subdivision on 10.72 acres adjacent to the northwest corner of Ann Road and Balsam Street. Staff recommended approval.
02/22/06	Civil improvement plans for the proposed project were approved.
A Final Map (FMP-10401) has been submitted but has not received final approval at this time.	

Related Building Permits/Business Licenses
There are no permits or licenses related to this request.
Pre-Application Meeting
A pre-application meeting is not required, nor was one held.
Neighborhood Meeting
A neighborhood meeting is not required, nor was one held.

Details of Application Request
Site Area
Gross Acres 10.76

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped Single Family Residential	ML (Medium-Low Density Residential)	R-E (Residence Estates) and U (Undeveloped) [ML (Medium-Low Density Residential) land use designation] under Resolution of Intent to R-PD8 (Residential Planned Development – 8 Units per Acre)
North	Single Family Residential	R (Rural Density Residential)	R-D (Single Family Residential-Restricted)
South	Single Family Residential	ML (Medium-Low Density Residential)	R-CL (Single Family Compact-Lot)
East	Single Family Residential	ML (Medium-Low Density Residential)	U (Undeveloped) [ML (Medium-Low Density Residential) land use designation] under Resolution of Intent to R-PD8 (Residential Planned Development – 8 Units per Acre)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

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

ANALYSIS

This is the first extension of time request on the proposed project. There is also an extension of time request to be heard concurrently for the related Rezoning. The applicant has made progress on the proposed project. There are approved civil plans and a Final Map (FMP-10401) has been submitted. The Site Development Plan Review is exercised upon issuance of building permits. A one year extension of time is deemed appropriate to give the applicant time to obtain building permits for the proposed project.

Conditions of approval from SDR-5881:

1. All development shall be in conformance with the site plan and building elevations, submitted at the 02/10/05 Planning Commission meeting, with the removal of the northern most lot (numbered 48) for a maximum of 90 single-family lots.
2. A revised site plan including a Multi-Use Non-Equestrian Trail located on the southern property shall be included prior to issuance of civil plans.
3. A Rezoning [(ZON-5880)] to RPD-8 (Residential Planned Development - 8 units per acre) Zoning District approved by the City Council.
4. The setbacks for this development shall be a minimum of five feet to the front of the house, three feet on the side, three feet on the corner side, and 10 feet in the rear.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied.
7. Homeowners Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

12. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
16. All active gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. Site development to comply with all applicable conditions of approval for ZON-5880 and all other site-related actions.
20. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site plan presents nonstandard knuckles and a deviation must be obtained or the knuckles redesigned to meet adopted City Standards.

FINDINGS

Approval of the original Site Development Plan Review (SDR-5881) was granted on 03/16/05. This request for an extension of time is deemed appropriate with a one year time limit. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **EOT-19525** APN: 125-27-802-002;003;004;005;008;009;012 & 014

Name of Property Owner: Silver Dollar Land Co. LLC

Name of Applicant: Silver Dollar Land Co. LLC

Name of Representative: Judie Collins

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: _____

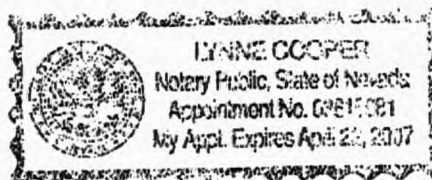
Signature of Property Owner: _____

Print Name: Judie Collins Silver Dollar Land Co. LLC

Subscribed and sworn before me

This 24 day of January, 2007

Lynne Cooper
Notary Public in and for said County and State



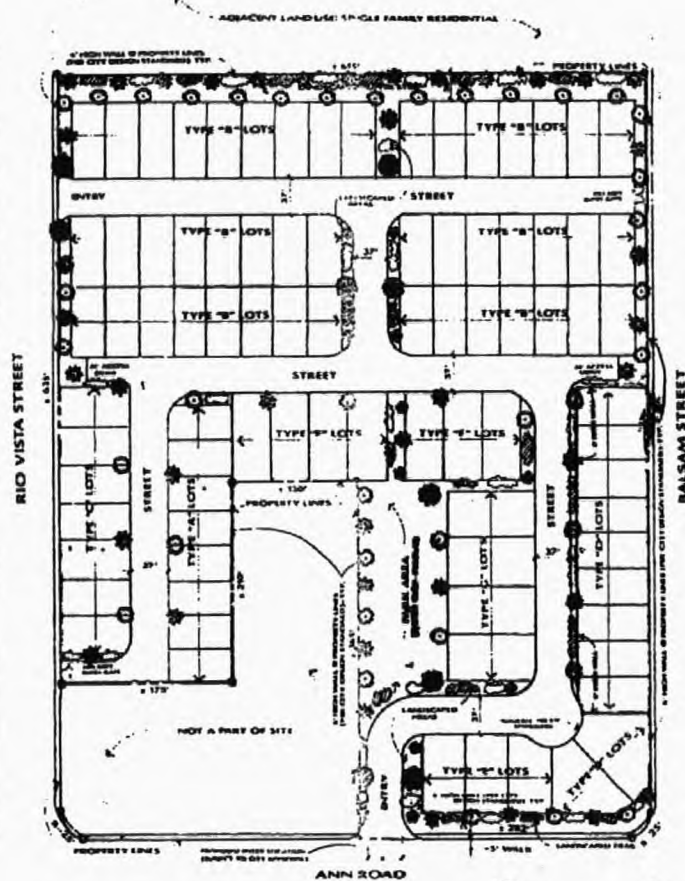
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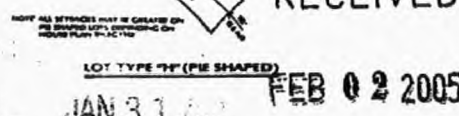
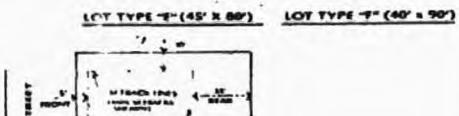
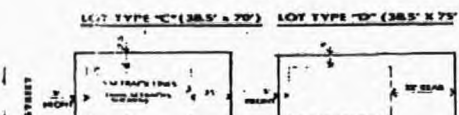
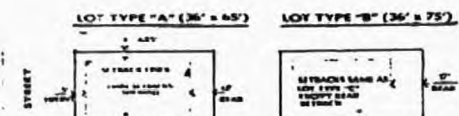
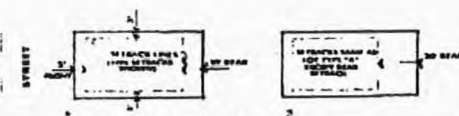
Revised	Q

[illegible]**VICINITY MAP**

SITE PLAN



EOT-19525
03-21-07 CC

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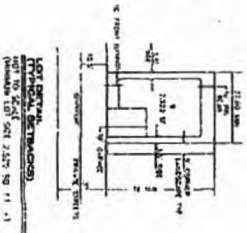
LOT TYPE "H" (PIE SHAPE)
JAN 31 2005 FEB 02 2005



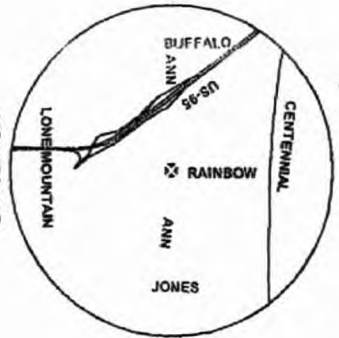
International Society for the Study of Behavioral Change

SITE PLAN

State	
County	
City	
Address	
Phone	
Signature	
Date	



REVISED FEBRUARY 9, 2005

[illegible]

MINORITY MAP
NOT TO SCALE

SUGGESTED SURVIVAL LIST

SWT	NOTICE/REMARKS
5-12-76	NOISE 22:00 - 23:00 HOURS
5-13-76	NOISE 22:00 - 23:00 HOURS
5-14-76	NOISE 22:00 - 23:00 HOURS
5-15-76	NOISE 22:00 - 23:00 HOURS
5-16-76	NOISE 22:00 - 23:00 HOURS
5-17-76	NOISE 22:00 - 23:00 HOURS
5-18-76	NOISE 22:00 - 23:00 HOURS
5-19-76	NOISE 22:00 - 23:00 HOURS
5-20-76	NOISE 22:00 - 23:00 HOURS
5-21-76	NOISE 22:00 - 23:00 HOURS
5-22-76	NOISE 22:00 - 23:00 HOURS
5-23-76	NOISE 22:00 - 23:00 HOURS
5-24-76	NOISE 22:00 - 23:00 HOURS
5-25-76	NOISE 22:00 - 23:00 HOURS
5-26-76	NOISE 22:00 - 23:00 HOURS
5-27-76	NOISE 22:00 - 23:00 HOURS
5-28-76	NOISE 22:00 - 23:00 HOURS
5-29-76	NOISE 22:00 - 23:00 HOURS
5-30-76	NOISE 22:00 - 23:00 HOURS
5-31-76	NOISE 22:00 - 23:00 HOURS

TREE LEGEND

Symbol	Material / Description	Size
	1/2" x 1/2" x 1/2" x 1/2"	2" x 2"
	1/2" x 1/2" x 1/2" x 1/2"	2" x 2"
	1/2" x 1/2" x 1/2" x 1/2"	2" x 2"
	1/2" x 1/2" x 1/2" x 1/2"	2" x 2"
	1/2" x 1/2" x 1/2" x 1/2"	2" x 2"
	1/2" x 1/2" x 1/2" x 1/2"	2" x 2"
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	1/2" x 1/2" x 1/2" x 1/2"	2" x 2"
	1/2" x 1/2" x 1/2" x 1/2"	2" x 2"

**SITE PLAN TO ACCOMPANY
SITE DEVELOPMENT PLAN REVIEW**

TOSCANA
CITY OF LAS VEGAS, NEVADA

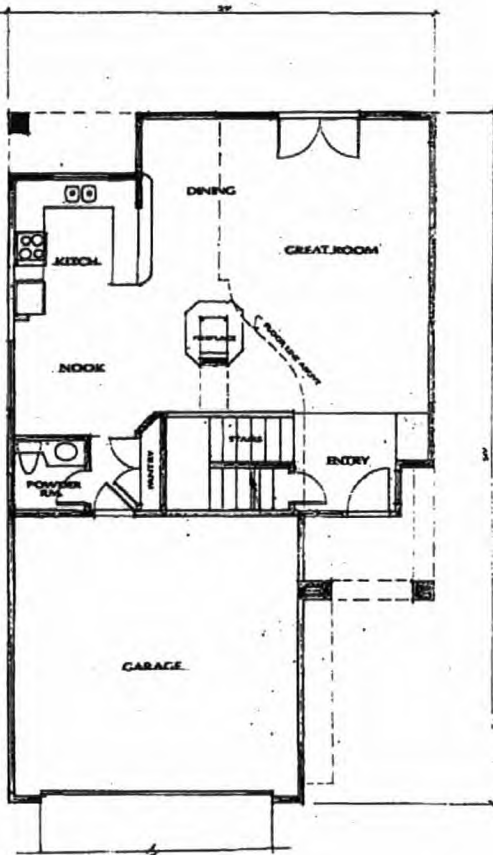
RCD HOLDINGS
5085 BALMAIN STREET
LAS VEGAS, NEVADA 89130

RS CONSULTING, INC.
STRATEGIC PLANNING SOLUTIONS
7335 Northgate Boulevard, Las Vegas, NV 89124 Office 702.381.7701 Fax 702.381.7799

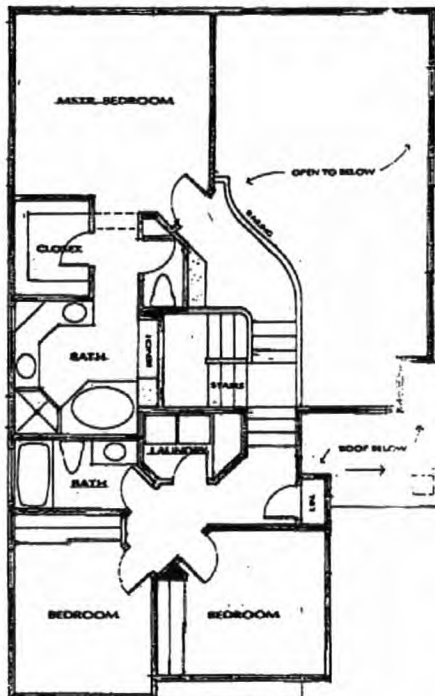
DATE
RELEASED BY
SERIAL #
SEARCHED
INDEXED
CHECKED
FILED
APPROVED
SPECIAL AGENT IN CHARGE
1
1
DEPT. OF JUSTICE

TOSCANA MODEL "A"

1730 SQ. FT.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

EOT-19525
03-21-07 CC

JAN 31 2005

[illegible]

Toscana

Lee Valley, Nevada

A master-planned single family residential development.

Toscana is 55 single family residences.

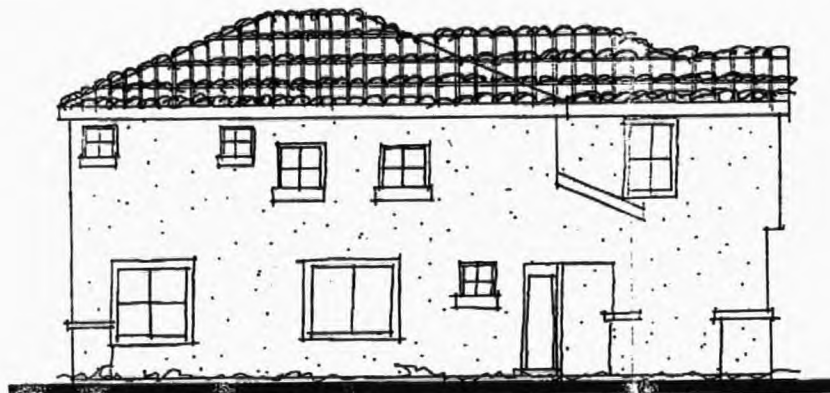
- Active open space in a park-like setting
- Private streets throughout
- Landscaped courtyards
- Landscaped buffers
- Private utilities
- High quality finishes in each model
- Full sized front bedrooms available throughout
- Master suite with walk-in closet
- Fully landscaped back yards throughout
- All models include rear yards

METRO

Development Group, LLC
400 West Sahara Avenue Suite 101
Las Vegas, Nevada 89117



**Toscana Villa Roma
Model 'B'
Front elevation**



Left elevation



Right elevation



Rear elevation

METRO

TOSCANA MODEL 'B'

DATE	1/21/07
SCALE	1/4" = 1'-0"
DRAWN	[Signature]
CHECKED	[Signature]
BY	A-2

**EOT-19525
03-21-07 CC**

Toscana **A-2**

JAN 31 2007

MODEL "B"
1915 SQ. FT.



JAN 31 2001

[illegible]

Toscana

San Diego, Florida

A single-planned single family residential development

Toscana is a 50 single family residences.

- Single open space in a park like setting
- Mature plants throughout
- Landscaped perimeter
- Landscaped buffers
- Private drives
- 100% outdoor lighting throughout
- Full depth stone masonry accents throughout
- Stone veneer exterior cladding
- Fully landscaped trails and sidewalks
- All models include rear porch

METRO Development Group, LLC
1400 West Sahara Avenue Suite 100
Las Vegas, Nevada 89102



Toscana Villa Luna
Model 'C'
Front elevation



Left elevation



Right elevation



Rear elevation

METRO

TOSCANA MODEL 'C'

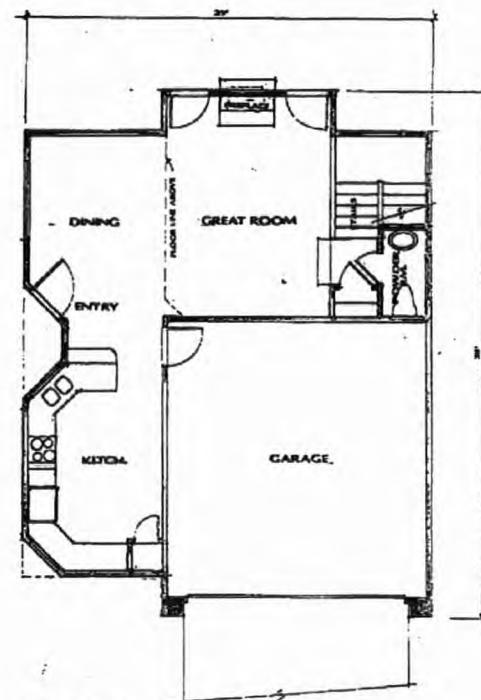
Toscana A-3

EOT-19525
03-21-07 CC

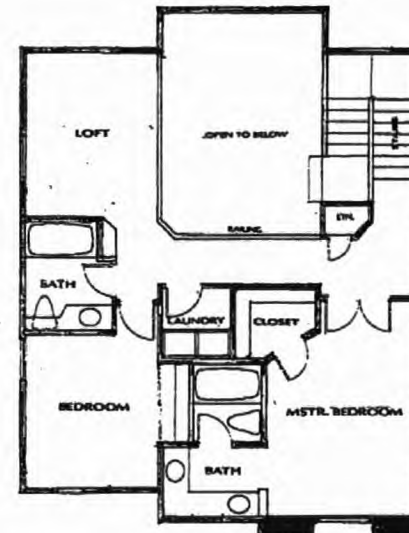
JAN 31 2007

DATE	12/24/04
BY	H-10
CHK	Toscana
APP	A-3
BY	DATE

TOSCANA
MODEL "C"
1370 SQ. FT.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

EOT-19525
03-21-07 CC

[illegible]

JAN 31 1957

TOSCANA
MODEL "D"
1594 SQ. FT.



EOT-19525
03-21-07 CC

JAN 31 2007

[illegible]

Toscana

Las Vegas, Nevada

A master planned single family residential development

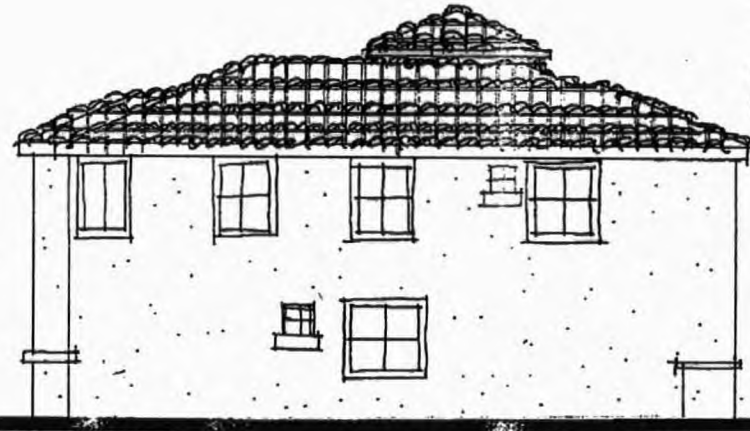
Toscana is a 55 single family residential development

- master plan to a park like setting
- finished granite countertops
- landscaped pathways
- landscaped lawns
- finished ceilings
- front entrance designed as walk in closet
- full sized tile bathroom master's bathroom
- full size master's bedroom
- full size master's bedroom
- full size master's bedroom
- full size master's bedroom

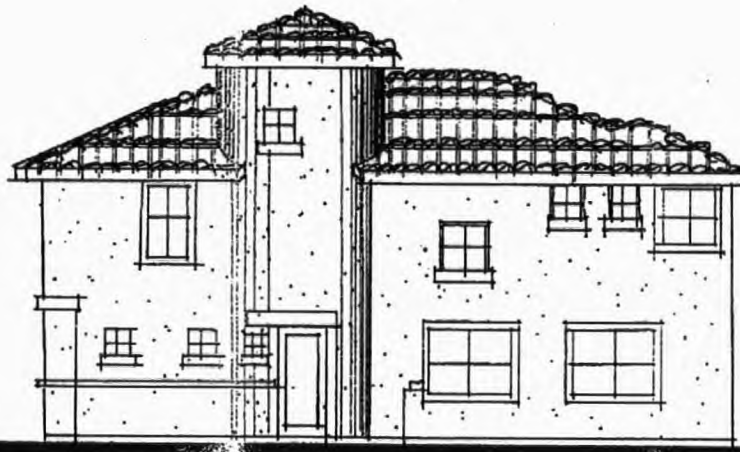
METRO Development Group, LLC
1401 West Sahara Avenue Suite 101
Las Vegas, Nevada 89117



Toscana Villa Del Rey
Model 'E'
Front elevation



Left elevation



Right elevation



Rear elevation

METRO

TOSCANA MODEL 'E'

Toscana **A-5**

EOT-19525
03-21-07 CC

JAN 31 2007

REVISIONS	BY



JAN 31 2007

Architectural Design and Development

1020 S. Main • Suite 1
San Diego, CA 92101

Name _____
 Title _____
 E-mail _____
 Job _____
 Company _____
 City _____ State _____ Zip _____

January 30, 2007

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

Reference: Toscana
Extension of Time SDR-5881
APN #125-27-802-004, 005, 008, 009, 012, 014; 125-27-802-002, 003

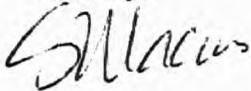
On behalf of Silver Dollar Land Company, we respectfully request your consideration of the attached extension of time for SDR-5881.

Location: The proposed site is located on Rio Vista Street and Ann Road within Section 27, Township 19 South, Range 60 East.

The above-listed zone change was originally prepared and submitted by R/S Consulting and is related to TMP-6215, ZON-5880 which was approved by City Council on March 16, 2005.

If you need additional information or have any questions, please feel free to call me either at the office 932-6125

Sincerely,



Sonia Macias
Project Coordinator

**EOT-19525
03-21-07 CC**

MAY-26-2005 01:01A FROM:

7023963054

TO: 9326129

P.2/4



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIANDOUGLAS A. SELBY
CITY MANAGER

Joe
Mark
Dustin
Soma
File

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101VOICE 702.228.8011
TTY 702.228.8108

May 10, 2005

Mr. Donald Borsack, et al
4397 West Sunset Road, Suite #8
Las Vegas, Nevada 89118RE: SDR-5881 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 16, 2005
Related to GPA-5820 and ZON-5880

Dear Mr. Borsack:

The City Council at a regular meeting held March 16, 2005 APPROVED the request for a Site Development Plan Review FOR A 93-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.76 acres adjacent to the northeast corner of Rio Vista Street and Ann Road (APN 125-27-802-002 through 005, 008, 009, 012 and, 014), U (Undeveloped) Zone [O (Office) General Plan Designation] under Resolution of Intent to O (Office) and R-E (Residence Estates) Zone under Resolution of Intent to O (Office) Zone, [PROPOSED: R-PD8 (Residential Planned Development - 8 Units per Acre) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 17, 2005. This approval is subject to:

Planning and Development

1. All development shall be in conformance with the site plan and building elevations, submitted at the 02/10/05 Planning Commission meeting, with the removal of the northern most lot (numbered 48) for a maximum of 90 single-family lots. The Site Plan is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the Planning Director prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.
2. A revised site plan including a Multi-Use Non-Equestrian Trail located on the southern property shall be included prior to issuance of civil plans.
3. A Rezoning ([ZON-5880]) to RPD-8 (Residential Planned Development - 8 units per acre) Zoning District approved by the City Council.

EOT-19525
03-21-07 CC

MAY-26-2005 01:02A FROM:

7023963054

TO: 9326129

P. 3/4

Mr. Donald Borsack, et al
SDR-5881 - Page Two
May 10, 2005

4. The setbacks for this development shall be a minimum of five feet to the front of the house, three feet on the side, three feet on the corner side, and 10 feet in the rear.
5. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
6. All City Code requirements and design standards of all City departments must be satisfied.
7. Homeowners Association shall be established to maintain all perimeter walls, private streets, including all common areas created by this action.
8. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
9. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
10. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
12. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 10.12.050.
15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

16. All active gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.

**EOT-19525
03-21-07 CC**

MAY-26-2005 01:02A FROM:

7023963054

TO: 9326129

P. 4/4

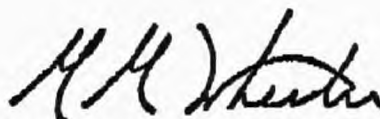
Mr. Donald Borsack, etal
SDR-5881 - Page Three
May 10, 2005

17. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. Site development to comply with all applicable conditions of approval for ZON-5880 and all other site-related actions.
20. The approval of all Public Works related Improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of Improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site plan presents nonstandard knuckles and a deviation must be obtained or the knuckles redesigned to meet adopted City Standards.

Sincerely,



Ydileena Yurralde
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development

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

Ms. Judie Collins
RCD Holdings, LLC
6685 Balsam Street
Las Vegas, Nevada 89130

Mr. Rich Moreno
Moreno & Associates
300 South Fourth Street
Las Vegas, Nevada 89101

EOT-19525
03-21-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ Consent ☐ Discussion

SUBJECT:

EXTENSION OF TIME - VARIANCE

EOT-19773 - APPLICANT/OWNERS: PROJECT ALTA LLC - Request for an Extension of Time of an approved Variance (VAR-6283) TO ALLOW A 20.5 FOOT SETBACK FROM THE WEST PROPERTY LINE WHERE 336 FEET IS THE MINIMUM REQUIRED; TO ALLOW A 20.1 FOOT SETBACK FROM THE NORTH PROPERTY LINE WHERE 336 FEET IS THE MINIMUM REQUIRED; AND TO ALLOW A 71.2-FOOT SETBACK FROM MARTIN L KING BOULEVARD WHERE 77 FEET IS THE MINIMUM REQUIRED on 16.78 acres adjacent to the northwest corner of Alta Drive and Martin L King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

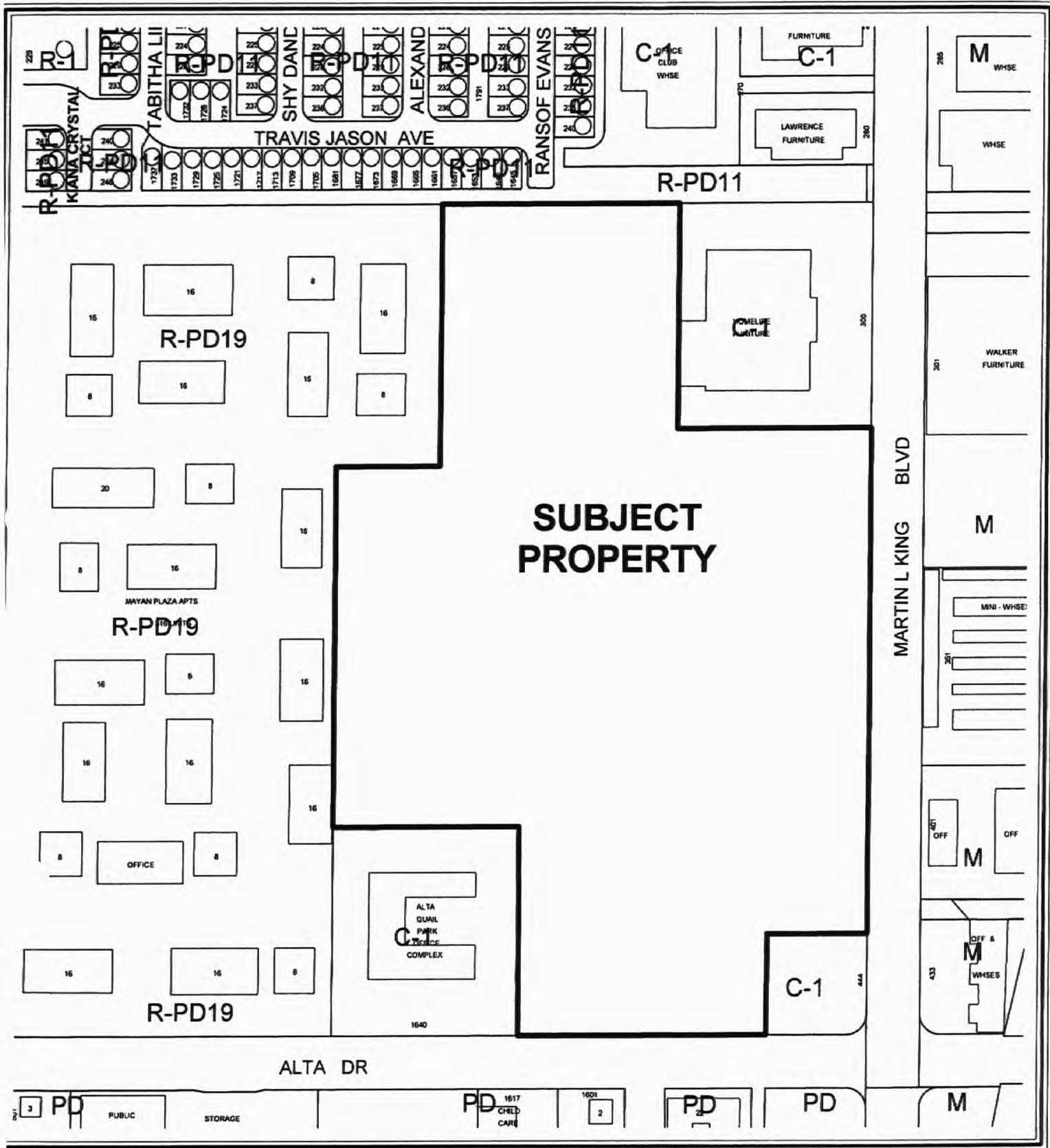
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for VAR-6283

Motion made by GARY REESE to Approve Subject to Conditions Items 75-80

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

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



CASE: EOT-19773

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





0 50 100 Feet



CASE: EOT-19773

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-19773 - APPLICANT/OWNERS: PROJECT ALTA LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Variance (VAR-6283) shall expire on June 1st, 2008 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Variance (VAR-6283) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Variance (VAR-6283) to allow a 20.5 foot setback from the west property line where 336 feet is the minimum required; to allow a 20.1 foot setback from the north property line where 336 feet is the minimum required; and to allow a 71.2-foot setback from Martin L King Boulevard where 77 feet is the minimum required on 16.78 acres adjacent to the northwest corner of Alta Drive and Martin L King Boulevard.

The applicant has not made any significant progress on the proposed project in the form of an application of a Tentative Map or other applications. Therefore; a one year extension of time is deemed appropriate to give the applicant time to proceed with the proposed project. It is noted that companion Extensions of Time (EOT-19774 and EOT-19775) shall be heard concurrently with this item.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/15/04	The City Council denied a General Plan Amendment (GPA-5034) application to amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to H (High Density Residential), a Rezoning (ZON-4941) application for the proposed reclassification of property from C-1 (Limited Commercial) to R-PD50 (Residential Planned Development – 50 units per acre), a Variance (VAR-5035) application to allow a 20-foot setback where 1,212 feet is required, a Variance (VAR-5479) application to allow 153,879 square feet of open space where 606,678 square feet is required for an 854-unit multi-family development, and a Site Development Plan Review (SDR-5155) application for a proposed 21-story, 840 unit condominium development in three buildings on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission recommended approval on 11/04/04; staff also recommended approval of the application.
06/01/05	The City Council approved a Site Development Plan Review (SDR-6282) application, a Special Use Permit (SUP-6284) application to allow Mixed-Use development on the site, and a Variance (VAR-6283) application to address height and Residential Adjacency issues related to the proposed development. The Planning Commission and staff had recommended approval of the requests.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	

Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

Details of Application Request

Site Area

Gross Acres	16.78
-------------	-------

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	C-1 (Limited Commercial)
North	Commercial Single-family Residential	M (Medium Density Residential) MXU (Mixed-Use)	R-PD11 (Residential Planned Development – 11 Units per Acre) C-1 (Limited Commercial)
South	Commercial	UMC (Medical District)	PD (Planned Development)
East	Commercial	C (Commercial)	M (Industrial)
West	Multi-family Residential	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units per Acre)

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

DEVELOPMENT STANDARDS

A1) Residential Adjacency Standards

Pursuant to Title 19.08, the following Residential Adjacency Standards apply to the subject proposal:

- a) Proximity slope. The north tower building (identified as Building 200 on the site plan) is located approximately 105 feet from the recently-approved R-PD11 development to the north, where a 336-foot setback would be required under the Residential Adjacency Standards based on the height of the proposed structure. The west tower building (identified as Building 300 on the site plan) is located 20.5 feet from the west property line and 20.1 feet from the north property line, but is approximately 550 feet away from the nearest single-family property to the west and is approximately 420 feet from the R-PD11 development that is to be located to the north. The easternmost buildings comply with the Residential Adjacency Standards.
- b) Building setback. The proposed structures will exceed the minimum required 15-foot setback.

ANALYSIS

This is the first extension of time request for the proposed project. The applicant has not made any significant progress on the proposed project in the form of an application of a Tentative Map or other applications. The Variance would be exercised upon the issuance of a building permit. A one year extension of time is deemed appropriate to give the applicant time to proceed with the proposed project. It is noted that companion Extensions of Time (EOT-19774 and EOT-19775) shall be heard concurrently with this item.

Conditions of approval from VAR-6283:

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-6284) and Site Development Plan Review (SDR-6282).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

FINDINGS

Approval of the original Variance (VAR-6283) was granted on 06/01/05. This request for an extension of time is deemed appropriate with a one year time limit. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

ASSEMBLY DISTRICT

N/A

SENATE DISTRICT

N/A

<u>NOTICES MAILED</u>	N/A
------------------------------	-----

<u>APPROVALS</u>	0
-------------------------	---

<u>PROTESTS</u>	0
------------------------	---



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-19773 APN: 139-33-202-005

Name of Property Owner: Project Alta, LLC

Name of Applicant: Project Alta, LLC

Name of Representative: Bob Genzer

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

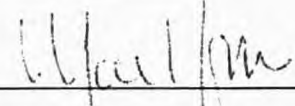
☐ No

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: Oscar B Goodman

Partner(s): Mark L Fine

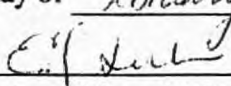
APN: 164-04-112-010

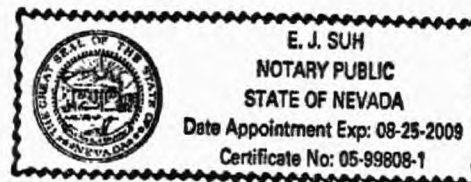
Signature of Property Owner: 

Print Name: Mark L Fine

Subscribed and sworn before me

This 3rd day of January, 2007


Notary Public in and for said County and State



SITE DATA

NET AREA = 16.76 ACROSS (730000.00)

BLDG 100 - 5 STORIES
210 UNITS (100) 100
2 LEVEL PARKING DECK
210 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)
1 STORY RETAIL IN PARKING DECK

AREA CALCULATIONS
BUILDING FOOTPRINT 44,767 SQ

TOTAL BUILDING 479,873 SQ (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SQ
TOTAL RETAIL 12,800 SQ

BLDG 200 - 5 STORIES
210 UNITS (100) 100
2 LEVEL PARKING DECK
210 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT 44,767 SQ

TOTAL BUILDING 479,873 SQ (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SQ
TOTAL RETAIL 12,800 SQ

BLDG 300 - 5 STORIES
210 UNITS (100) 100
2 LEVEL PARKING DECK
210 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT 44,767 SQ

TOTAL BUILDING 479,873 SQ (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SQ
TOTAL RETAIL 12,800 SQ

BLDG 400 - 5 STORIES
210 UNITS (100) 100
2 LEVEL PARKING DECK
210 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT 44,767 SQ

TOTAL BUILDING 479,873 SQ (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SQ
TOTAL RETAIL 12,800 SQ

BLDG 500 - 5 STORIES
210 UNITS (100) 100
2 LEVEL PARKING DECK
210 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT 44,767 SQ

TOTAL BUILDING 479,873 SQ (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SQ
TOTAL RETAIL 12,800 SQ

BLDG 600 - 5 STORIES
210 UNITS (100) 100
2 LEVEL PARKING DECK
210 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT 44,767 SQ

TOTAL BUILDING 479,873 SQ (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SQ
TOTAL RETAIL 12,800 SQ

BLDG 700 - 5 STORIES
210 UNITS (100) 100
2 LEVEL PARKING DECK
210 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT 44,767 SQ

TOTAL BUILDING 479,873 SQ (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SQ
TOTAL RETAIL 12,800 SQ

BLDG 800 - 5 STORIES
210 UNITS (100) 100
2 LEVEL PARKING DECK
210 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT 44,767 SQ

TOTAL BUILDING 479,873 SQ (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SQ
TOTAL RETAIL 12,800 SQ

BLDG 900 - 5 STORIES
210 UNITS (100) 100
2 LEVEL PARKING DECK
210 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT 44,767 SQ

TOTAL BUILDING 479,873 SQ (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SQ
TOTAL RETAIL 12,800 SQ

BLDG 1000 - 5 STORIES
210 UNITS (100) 100
2 LEVEL PARKING DECK
210 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT 44,767 SQ

TOTAL BUILDING 479,873 SQ (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SQ
TOTAL RETAIL 12,800 SQ

BLDG 1100 - 5 STORIES
210 UNITS (100) 100
2 LEVEL PARKING DECK
210 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)

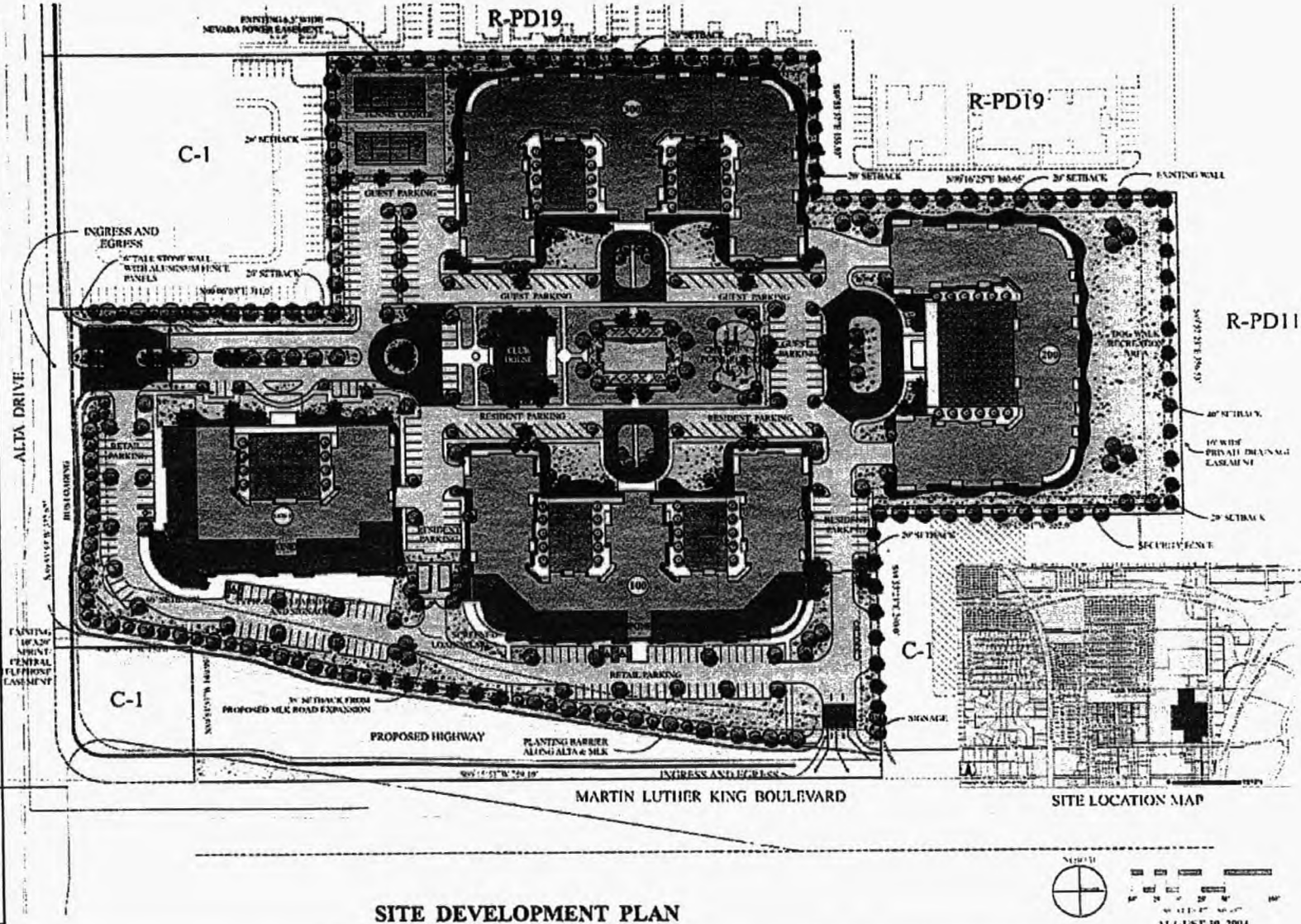
AREA CALCULATIONS
BUILDING FOOTPRINT 44,767 SQ

TOTAL BUILDING 479,873 SQ (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SQ
TOTAL RETAIL 12,800 SQ

BLDG 1200 - 5 STORIES
210 UNITS (100) 100
2 LEVEL PARKING DECK
210 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS
BUILDING FOOTPRINT 44,767 SQ

TOTAL BUILDING 479,873 SQ (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SQ
TOTAL RETAIL 12,800 SQ



SITE DEVELOPMENT PLAN

ALTA DRIVE PROPOSED DEVELOPMENT LAS VEGAS, NEVADA

February 22, 2005

Edwin R. Kinsey Jr., AIA
Registered Professional Architect
1900 Peachtree Street, N.E.
Atlanta, Georgia 30309
404.525.1234
www.edwinrkinsey.com

RECEIVED

EOT-19773
03-21-07 CC

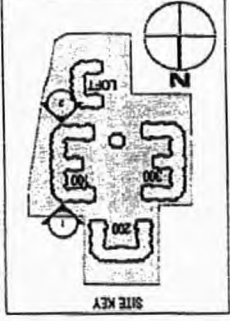


ALTA DRIVE PROPOSED DEVELOPMENT LAS VEGAS, NEVADA February 22, 2015

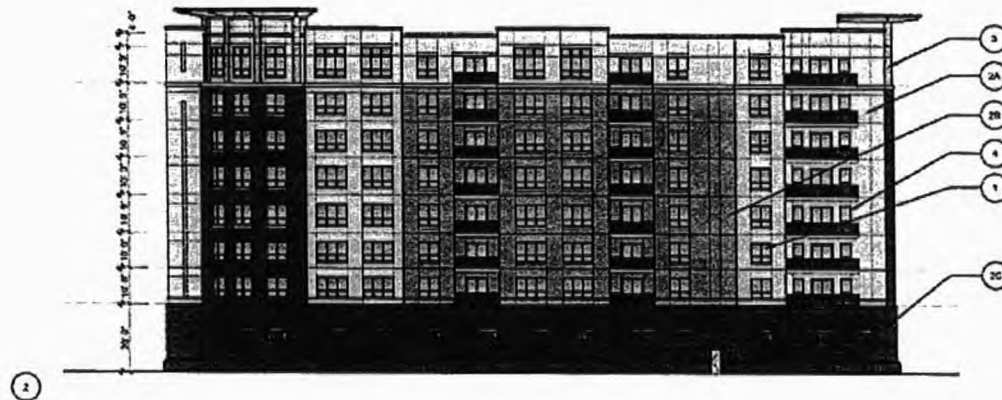
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OFFICE OF THE CITY CLERK
CITY OF LAS VEGAS
February 22, 2015
Edwin R. Kimsey Jr., AIA
Architect

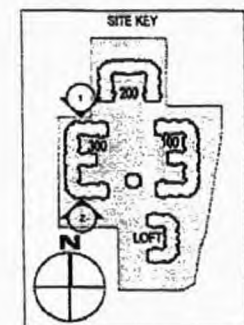
BUILDING 100 SIDE (NORTH & SOUTH) ELEVATIONS
1/16"=1'-0"



- MATERIAL KEY**
- 1 TINTED EXTERIOR GLAZING
 - 2 EPS STUCCO SYSTEM FIELD COLOR #1
 - 3 EPS STUCCO SYSTEM COLOR #2
 - 4 EPS STUCCO SYSTEM COLOR #3
 - 5 METAL TRIM
 - 6 CLEAR ANODIZED WINDOW FRAMES
 - 7 FABRIC AWNING



MATERIAL KEY	
1	TINTED EXTERIOR GLAZING
3A	EFS STUCCO SYSTEM FIELD COLOR #1
3B	EFS STUCCO SYSTEM COLOR #2
3C	EFS STUCCO SYSTEM COLOR #3
3	METAL TRIM
4	CLEAR ANODIZED WINDOW FRAMES
5	FABRIC AWNING



BUILDING 300 SIDE (NORTH & SOUTH) ELEVATIONS - BUILDING 200 SIMILAR
1/16"=1'-0"

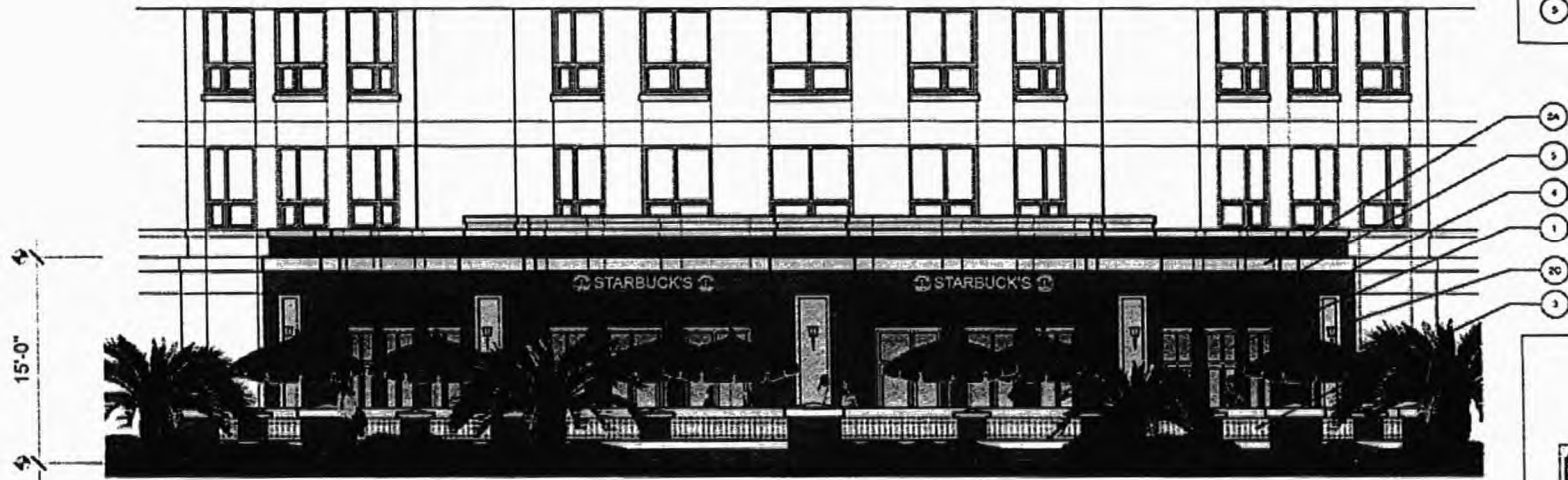
AMBLING
DEVELOPMENT PARTNERS, L.L.C.
ATLANTA, GEORGIA

ALTA DRIVE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA
TITANUS 22, 2X0

Edwin R. Kimsey Jr., AIA
Architect - 11111 Las Vegas Blvd. S., Suite 1000
Las Vegas, NV 89135
702.735.1111
www.edwinrkimsey.com

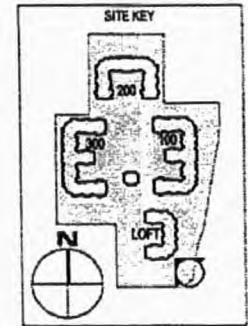
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EOT-19773
03-21-07 CC



LOFT BUILDING CAFE ELEVATION
1/4"=1'-0"

MATERIAL KEY	
1	TINTED EXTERIOR GLAZING
2A	EFS STUCCO SYSTEM FIELD COLOR #1
2B	EFS STUCCO SYSTEM COLOR #2
2C	EFS STUCCO SYSTEM COLOR #3
3	METAL TRIM
4	CLEAR ANODIZED WINDOW FRAMES
5	FABRIC AWNING



AMBLING
DEVELOPMENT PARTNERS, L.L.C.
ATLANTA, GEORGIA

ALTA DRIVE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA
February 22, 2006

Edwin R. Kinsey Jr., AIA
Architect
1000 Peachtree Street, N.E.
Atlanta, GA 30309
(404) 525-1100
www.edwinrkinsey.com

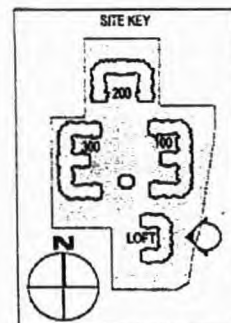
RECEIVED

EOT-19773
03-21-07 CC



MATERIAL KEY	
1	TINTED EXTERIOR GLAZING
2A	EIFS STUCCO SYSTEM FIELD COLOR #1
2B	EIFS STUCCO SYSTEM COLOR #2
3C	EIFS STUCCO SYSTEM COLOR #3
4	METAL TRIM
5	CLEAR ANODIZED WINDOW FRAMES
6	FABRIC AWNING

LOFT BUILDING SIDE ELEVATION
3/32"=1'-0"



ALTA DRIVE **PROPOSED DEVELOPMENT** LAS VEGAS, NEVADA

February 22, 2006

Edwin R. Kimsey Jr., AIA
Architect
1000 West 10th Street
Suite 100
Las Vegas, NV 89102
702.735.1111
www.edwinrkimsey.com

RECEIVED

EOT-19773
03-21-07 CC

January 31, 2007

Ms. Margo Wheeler, Director
City of Las Vegas
Planning and Development Department
731 S. Fourth St.
Las Vegas, NV 89101

Re: SDR-6282, VAR-6283 and SUP-6284
APN: 139-33-202-005

Dear Ms. Wheeler:

This letter is submitted as justification for extensions of time for the above listed applications. The property owner, Project Alta, LLC, purchased this 16.78 acre site on the west side of Martin L King Boulevard and the north side of Alta Drive in January 2006 and immediately began reviewing the approved entitlements while considering other options for the property. To this end the current property owner has had discussions with representatives of the surrounding neighborhood as well as with members of the City Council, and is continuing in this effort. It should be noted that two additional adjacent parcels have been purchased for possible inclusion on any future mixed-use development plan.

At this time the applicant is requesting a two year extension of time for each application. It is our understanding that the city has recently begun imposing a condition on major projects that requires a one year review in order to update the City Council on the status of the project. The applicant has no objection to the inclusion of this type of condition should it be required.

As the applicants representative on these applications I will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Respectfully,



Robert S Genzer
Genzer Consulting
9612 Hawksbill Ct.
Las Vegas, NV
89117-0646
702-256-6022

EOT-19773
03-21-07 CC



054161



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIANDOUGLAS A. SELBY
CITY MANAGER

June 3, 2005

Mr. Rhett Holmes
Nevada Alta, LLC
7000 Central Parkway, Suite #1100
Atlanta, Georgia 30328RE: VAR-6283 - VARIANCE
CITY COUNCIL MEETING OF JUNE 1, 2005
RELATED TO SUP-6284 and SDR-6282

Dear Mr. Holmes:

The City Council at a regular meeting held June 1, 2005 APPROVED the request for a Variance TO ALLOW A 20.5 FOOT SETBACK FROM THE WEST PROPERTY LINE WHERE 336 FEET IS THE MINIMUM REQUIRED; TO ALLOW A 20.1 FOOT SETBACK FROM THE NORTH PROPERTY LINE WHERE 336 FEET IS THE MINIMUM REQUIRED; AND TO ALLOW A 71.2-FOOT SETBACK FROM MARTIN L KING BOULEVARD WHERE 77 FEET IS THE MINIMUM REQUIRED on 10.78 acres adjacent to the northwest corner of Alta Drive and Martin L King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 2, 2005. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-6284) and Site Development Plan Review (SDR-6282).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

Sincerely,

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

Cc: See Attached List

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101VOICE 702.229.8011
TTY 702.386.9108
www.lasvegasnevada.govEOT-19773
03-21-07 CC

Mr. Rhett Holmes
VAR-6283 -- Page Two
June 3, 2005

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

Mr. Eddy Benoit
Ambling Development Partners, LLC
7000 Central Parkway, Suite #1100
Atlanta, Georgia 30328

Mr. Lance Earl
Hale Lane
2300 West Sahara Avenue, 8th Floor
Las Vegas, Nevada 89102

EOT-19773
03-21-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ Consent ☐ Discussion

SUBJECT:

EXTENSION OF TIME - SPECIAL USE PERMIT

EOT-19774 - APPLICANT/OWNERS: PROJECT ALTA LLC - Request for an Extension of Time of an approved Special Use Permit (SUP-6284) TO ALLOW A PROPOSED MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT AND A WAIVER FROM THE PRIMARY ENTRYWAY BEING DIRECTLY FROM AND ORIENTED TO A STREET adjacent to the northwest corner of Alta Drive and Martin L King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

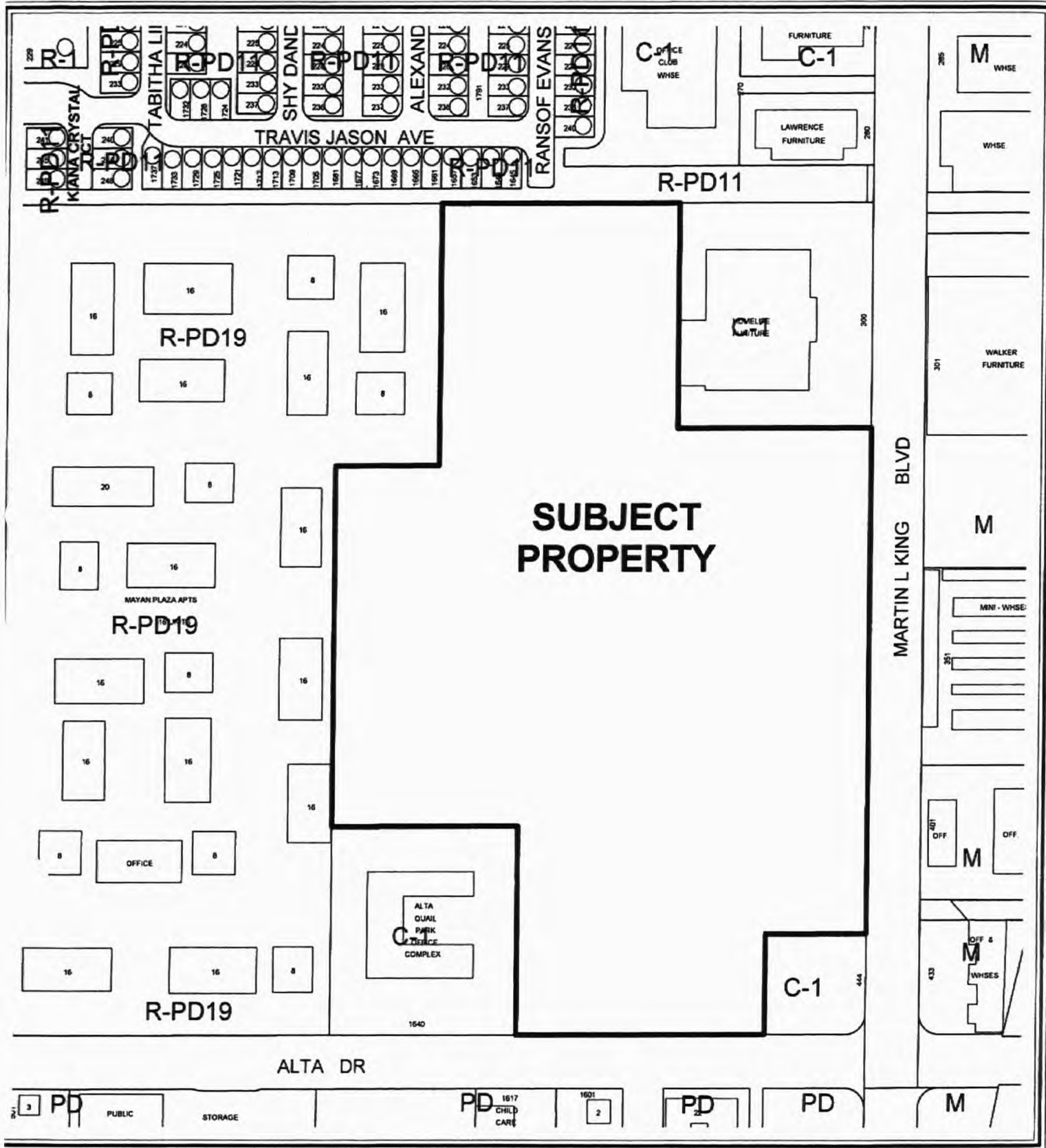
BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter for SUP-6284

Motion made by GARY REESE to Approve Subject to Conditions Items 75-80

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

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



CASE: EOT-19774

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-19774 - APPLICANT/OWNERS: PROJECT ALTA LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-6284) shall expire on June 1st, 2008 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-6284) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-6284) to allow a proposed mixed use commercial and residential development and a waiver from the primary entryway being directly from and oriented to a street adjacent to the northwest corner of Alta Drive and Martin L King Boulevard.

The applicant has not made any significant progress on the proposed project in the form of an application of a Tentative Map or other applications. Therefore; a one year extension of time is deemed appropriate to give the applicant time to proceed with the proposed project. It is noted that companion Extensions of Time (EOT-19773 and EOT-19775) shall be heard concurrently with this item.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/15/04	The City Council denied a General Plan Amendment (GPA-5034) application to amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to H (High Density Residential), a Rezoning (ZON-4941) application for the proposed reclassification of property from C-1 (Limited Commercial) to R-PD50 (Residential Planned Development – 50 units per acre), a Variance (VAR-5035) application to allow a 20-foot setback where 1,212 feet is required, a Variance (VAR-5479) application to allow 153,879 square feet of open space where 606,678 square feet is required for an 854-unit multi-family development, and a Site Development Plan Review (SDR-5155) application for a proposed 21-story, 840 unit condominium development in three buildings on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission recommended approval on 11/04/04; staff also recommended approval of the application.
06/01/05	The City Council approved a Site Development Plan Review (SDR-6282) application, a Special Use Permit (SUP-6284) application to allow Mixed-Use development on the site, and a Variance (VAR-6283) application to address height and Residential Adjacency issues related to the proposed development. The Planning Commission and staff had recommended approval of the requests.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	16.78

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	C-1 (Limited Commercial)
North	Commercial Single-family Residential	M (Medium Density Residential) MXU (Mixed-Use)	R-PD11 (Residential Planned Development – 11 Units per Acre) C-1 (Limited Commercial)
South	Commercial	UMC (Medical District)	PD (Planned Development)
East	Commercial	C (Commercial)	M (Industrial)
West	Multi-family Residential	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units per Acre)

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

ANALYSIS

This is the first extension of time request for the proposed project. The applicant has not made any significant progress on the proposed project in the form of an application of a Tentative Map or other applications. The Special Use Permit would be exercised upon the issuance of a building permit. A one year extension of time is deemed appropriate to give the applicant time to proceed with the proposed project. It is noted that companion Extensions of Time (EOT-19773 and EOT-19775) shall be heard concurrently with this item.

Conditions of approval from SUP-6284:

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Mixed-Use development.

2. A waiver of the nonresidential use not being located at ground level fronting the primary public right-of-way, and the primary entryway to that use not being directly from and oriented to a street, is hereby granted.
3. Approval of and conformance to the Conditions of Approval for applications submitted for a Variance (VAR-6283) and a Site Development Plan Review (SDR-6282).
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.

FINDINGS

Approval of the original Special Use Permit (SUP-6284) was granted on 06/01/05. This request for an extension of time is deemed appropriate with a one year time limit. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EST-19774 APN: 139-33-202-005

Name of Property Owner: Project Alta, LLC

Name of Applicant: Project Alta, LLC

Name of Representative: Bob Genzer

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

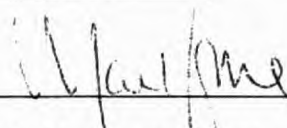
☐ No

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: Oscar B Goodman

Partner(s): Mark L Fine

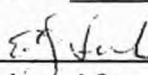
APN: 164-04-112-010

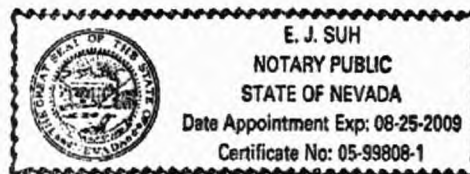
Signature of Property Owner: 

Print Name: Mark L Fine

Subscribed and sworn before me

This 8th day of February, 2007


Notary Public in and for said County and State



SITE DATA

SITE AREA = 16.78 ACRES (730,960 S.F.)

BUILDING - 3 STORIES

21,515 S.F. BUILDING
2 LEVEL PARKING DECK
20 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 16 STANDARD SPACES)
1 VEHICLE RAMP IN PARKING DECK

AREA CALCULATIONS

BUILDING FOOTPRINT 54,797 S.F.
TOTAL BUILDING 270,018 S.F. (INCLUDES BALCONIES)
TOTAL PARKING DECK 107,000 S.F.
TOTAL AREA 12,400 S.F.

BUILDING - 2 STORIES

20,000 S.F. BUILDING
2 LEVEL PARKING DECK
20 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 16 STANDARD SPACES)

AREA CALCULATIONS

BUILDING FOOTPRINT 42,777 S.F.
TOTAL BUILDING 160,888 S.F. (INCLUDES BALCONIES)
TOTAL PARKING DECK 107,000 S.F.

BUILDING - 2 STORIES

20,000 S.F. BUILDING
2 LEVEL PARKING DECK
20 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 16 STANDARD SPACES)

AREA CALCULATIONS

BUILDING FOOTPRINT 60,392 S.F.
TOTAL BUILDING 247,307 S.F. (INCLUDES BALCONIES)
TOTAL PARKING DECK 125,000 S.F.

LOFT BUILDING - 2 STORIES

20,000 S.F. BUILDING
2 LEVEL PARKING DECK
20 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 16 STANDARD SPACES)
1 VEHICLE RAMP IN PARKING DECK

AREA CALCULATIONS

BUILDING FOOTPRINT 70,000 S.F.
TOTAL BUILDING 140,000 S.F. (INCLUDES BALCONIES)
TOTAL AREA 12,770 S.F.

ABSTRACTS

CORPORATE AREA OF THE
TOTAL DEVELOPMENT AS
BUILDING AREA (TOTAL
BUILDING AREA)
1,114,400 S.F.

CURBHOUSE - 1 STORY

3,500 S.F.

RETAIL

24,000 S.F.

PARKING DECK

107,000 S.F.

LANDSCAPE - 1 STORY

1,000 S.F.

LANDSCAPE - 2 STORY

1,000 S.F.

LANDSCAPE - 3 STORY

1,000 S.F.

LANDSCAPE - 4 STORY

1,000 S.F.

LANDSCAPE - 5 STORY

1,000 S.F.

LANDSCAPE - 6 STORY

1,000 S.F.

LANDSCAPE - 7 STORY

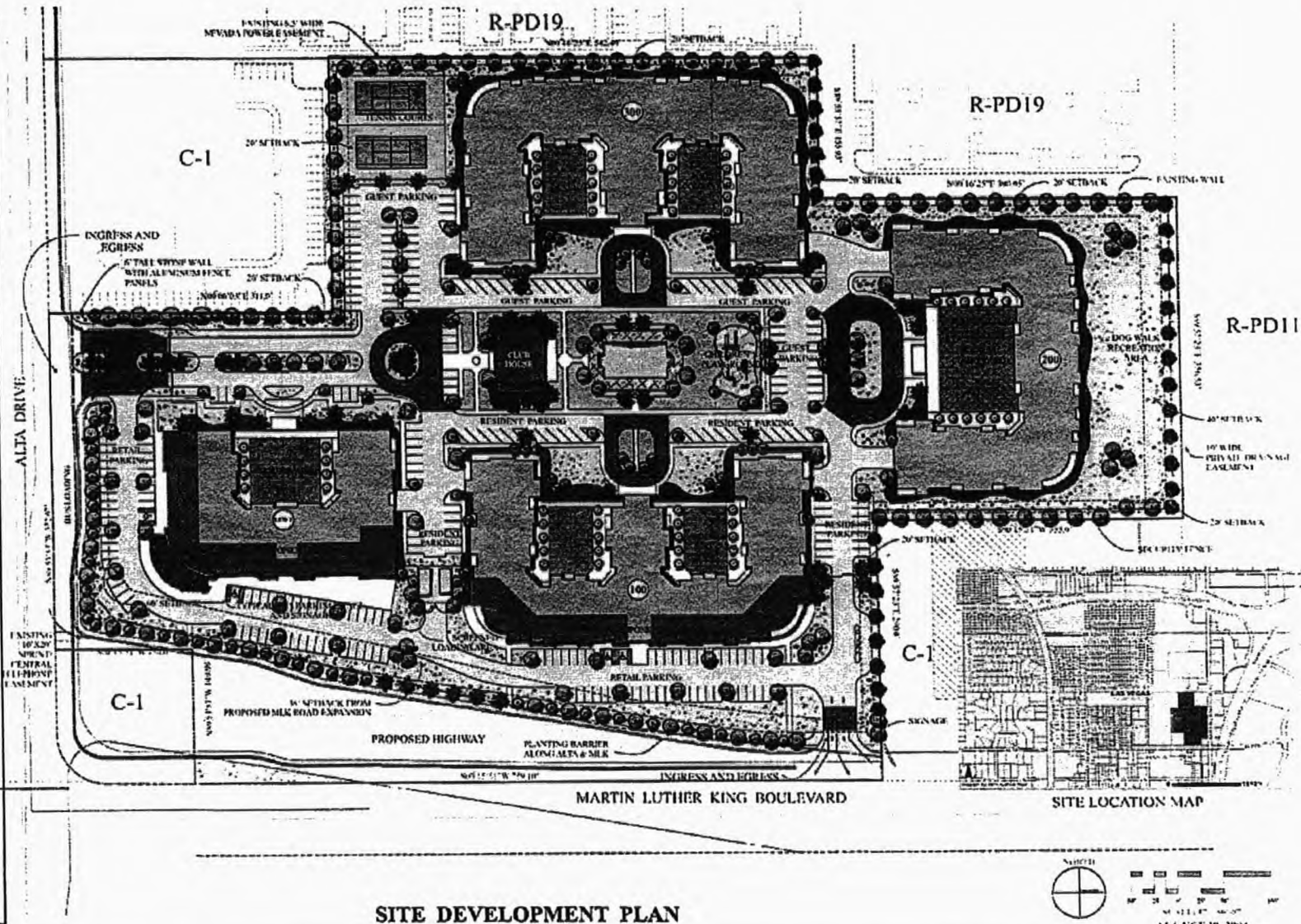
1,000 S.F.

LANDSCAPE - 8 STORY

1,000 S.F.

LANDSCAPE - 9 STORY

1,000 S.F.



SITE DEVELOPMENT PLAN

AMBLING
DEVELOPMENT PARTNERS, L.L.C.
ATLANTA, GEORGIA

ALTA DRIVE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA
February 22, 2005

Edwin R. Kimsey Jr., AIA
Architect of Record

10000 E. Flamingo Ave., Suite 100
Las Vegas, NV 89119

Phone: (702) 735-1111
Fax: (702) 735-1112

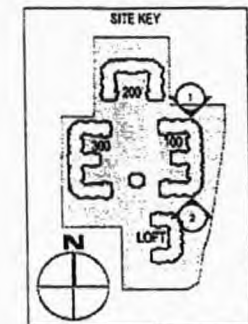
Internet: www.edwinrkimsey.com

NOT RECORDED FOR CONSTRUCTION

EOT-19774
03-21-07 CC



MATERIAL KEY	
1	TINTED EXTERIOR GLAZING
2A	EFS STUCCO SYSTEM FIELD COLOR #1
2B	EFS STUCCO SYSTEM COLOR #2
2C	EFS STUCCO SYSTEM COLOR #3
3	METAL TRIM
4	CLEAR ANODIZED WINDOW FRAMES
5	FABRIC AWNING



BUILDING 100 SIDE (NORTH & SOUTH) ELEVATIONS

1/16"=1'-0"



ALTA DRIVE **PROPOSED DEVELOPMENT** LAS VEGAS, NEVADA

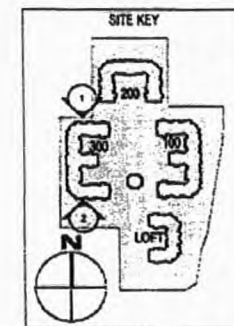
February 22, 2006

Edwin R. Kimsey Jr., AIA
 Architect
 1000 Peachtree Road, N.E.
 Suite 1000
 Atlanta, GA 30309
 Phone: 404.525.1000
 Fax: 404.525.1001
 www.edwinrkimsey.com

EOT-19774
03-21-07 CC



- MATERIAL KEY**
- ① TINTED EXTERIOR GLAZING
 - ②a EIFS STUCCO SYSTEM FIELD COLOR #1
 - ②b EIFS STUCCO SYSTEM COLOR #2
 - ③c EIFS STUCCO SYSTEM COLOR #3
 - ③ METAL TRIM
 - ④ CLEAR ANODIZED WINDOW FRAMES
 - ⑤ FABRIC AWNING



BUILDING 300 SIDE (NORTH & SOUTH) ELEVATIONS - BUILDING 200 SIMILAR
1/16"=1'-0"



ALTA DRIVE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

February 22, 2006

Edwin R. Kimsey Jr., AIA
 Architectural & Design Services, Inc.
 5500 Peachtree Road, N.E.
 Suite 100
 Atlanta, GA 30340
 Tel: (404) 251-1000
 Fax: (404) 251-1001
 e-mail: edkimsey@aia.com

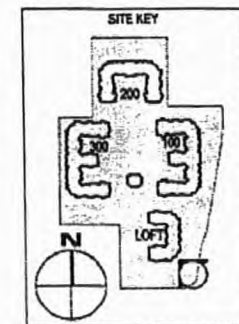
NOT RELEASED FOR CONSTRUCTION

EOT-19774
03-21-07 CC



LOFT BUILDING CAFE ELEVATION
1/4"=1'-0"

MATERIAL KEY	
1	TINTED EXTERIOR GLAZING
2A	EPS STUCCO SYSTEM FIELD COLOR #1
2B	EPS STUCCO SYSTEM COLOR #2
2C	EPS STUCCO SYSTEM COLOR #3
3	METAL TRIM
4	CLEAR ANODIZED WINDOW FRAMES
5	FABRIC AWNING



A AMBLING
DEVELOPMENT PARTNERS, L.L.C.
ATLANTA, GEORGIA

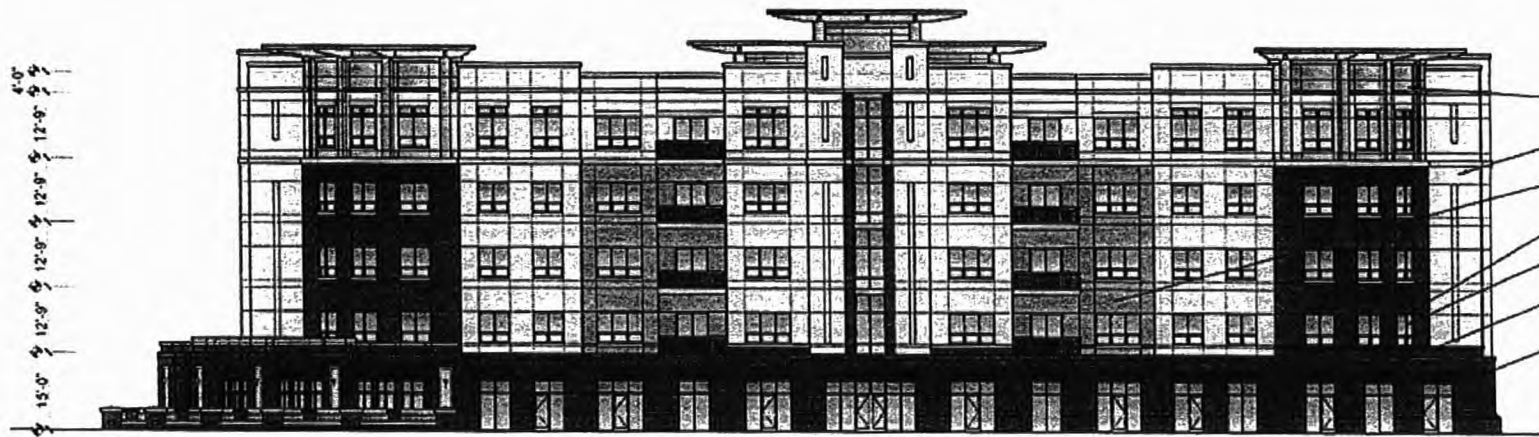
ALTA DRIVE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA

February 22, 2006

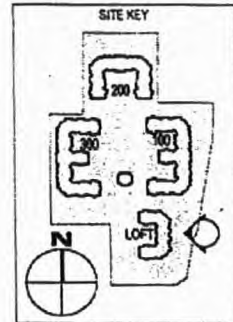
Edwin R. Kimsey Jr., AIA
Architect - 15000 E. Flamingo Ave., Suite 100
Las Vegas, NV 89119
702.735.1000
www.edwinrkimsey.com

NOT BE PASSED FOR CONSTRUCTION

EOT-19774
03-21-07 CC



MATERIAL KEY	
1	TINTED EXTERIOR GLAZING
2A	EFS STUCCO SYSTEM FIELD COLOR #1
2B	EFS STUCCO SYSTEM COLOR #2
2C	EFS STUCCO SYSTEM COLOR #3
3	METAL TRIM
4	CLEAR ANODIZED WINDOW FRAMES
5	FABRIC AWNING



LOFT BUILDING SIDE ELEVATION
3/32"=1'-0"



ALTA DRIVE **PROPOSED DEVELOPMENT** LAS VEGAS, NEVADA

February 22, 2006

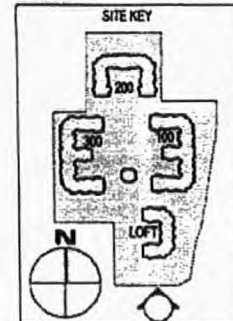
Edwin R. Kimsey Jr., AIA
Architect
1000 Las Vegas Blvd. N.
Suite 1000
Las Vegas, NV 89101
Phone: 702.734.1234
Fax: 702.734.1235
www.edwinrkimsey.com

NOT SCALE FOR CONSTRUCTION

EOT-19774
03-21-07 CC



MATERIAL KEY	
1	TINTED EXTERIOR GLAZING
2A	EFS STUCCO SYSTEM FIELD COLOR #1
2B	EFS STUCCO SYSTEM COLOR #2
2C	EFS STUCCO SYSTEM COLOR #3
3	METAL TRIM
4	CLEAR ANODIZED WINDOW FRAMES
5	FABRIC AWNING



LOFT BUILDING (SOUTH) SIDE ELEVATION
3/32"=1'-0"



ALTA DRIVE PROPOSED DEVELOPMENT LAS VEGAS, NEVADA

February 22, 2010

Edwin R. Kimsey Jr., AIA
Architect - 1100 Peachtree Road, N.E.
Atlanta, GA 30309
(404) 525-1100
www.edwinrkimsey.com

NOT RELEASED FOR CONSTRUCTION

EOT-19774
03-21-07 CC

January 31, 2007

Ms. Margo Wheeler, Director
City of Las Vegas
Planning and Development Department
731 S. Fourth St.
Las Vegas, NV 89101

Re: SDR-6282, VAR-6283 and SUP-6284
APN: 139-33-202-005

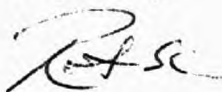
Dear Ms. Wheeler:

This letter is submitted as justification for extensions of time for the above listed applications. The property owner, Project Alta, LLC, purchased this 16.78 acre site on the west side of Martin L King Boulevard and the north side of Alta Drive in January 2006 and immediately began reviewing the approved entitlements while considering other options for the property. To this end the current property owner has had discussions with representatives of the surrounding neighborhood as well as with members of the City Council, and is continuing in this effort. It should be noted that two additional adjacent parcels have been purchased for possible inclusion on any future mixed-use development plan.

At this time the applicant is requesting a two year extension of time for each application. It is our understanding that the city has recently begun imposing a condition on major projects that requires a one year review in order to update the City Council on the status of the project. The applicant has no objection to the inclusion of this type of condition should it be required.

As the applicants representative on these applications I will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Respectfully,



Robert S Genzer
Genzer Consulting
9612 Hawksbill Ct.
Las Vegas, NV
89117-0646
702-256-6022

EOT-19774
03-21-07 CC



054182



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYORGARY REESE
MAYOR PRO TEMLARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIANDOUGLAS A. SELBY
CITY MANAGER

June 3, 2005

Mr. Rhett Holmes
Nevada Alta, LLC
7000 Central Parkway, Suite #1100
Atlanta, Georgia 30328RE: SUP-6284 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF JUNE 1, 2005
RELATED TO VAR-6283 and SDR-6282

Dear Mr. Holmes:

The City Council at a regular meeting held June 1, 2005 APPROVED the request for a Special Use Permit FOR A PROPOSED MIXED USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT AND A WAIVER FROM THE PRIMARY ENTRYWAY BEING DIRECTLY FROM AND ORIENTED TO A STREET adjacent to the northwest corner of Alta Drive and Martin L King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 2, 2005. This approval is subject to:

Planning and Development

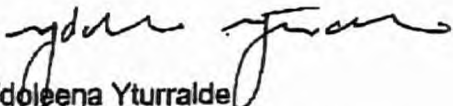
1. Conformance to all Minimum Requirements under Title 19.04.050 for a Mixed-Use development.
2. A waiver of the nonresidential use not being located at ground level fronting the primary public right-of-way, and the primary entryway to that use not being directly from and oriented to a street, is hereby granted.
3. Approval of and conformance to the Conditions of Approval for applications submitted for a Variance (VAR-6283) and a Site Development Plan Review (SDR-6282).
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101VOICE 702.229.6011
TTY 702.386.0108
www.lasvegasnevada.govEOT-19774
03-21-07 CC

Mr. Rhett Holmes
SUP-6284 – Page Two
June 3, 2005

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

Sincerely,


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

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

Mr. Eddy Benoit
Ambling Development Partners, LLC
7000 Central Parkway, Suite #1100
Atlanta, Georgia 30328

Mr. Lance Earl
Hale Lane
2300 West Sahara Avenue, 8th Floor
Las Vegas, Nevada 89102

EOT-19774
03-21-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ **Consent** ☐ **Discussion**

SUBJECT:

EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW

EOT-19775 - APPLICANT/OWNERS: PROJECT ALTA LLC - Request for an Extension of Time of an approved Site Development Plan Review (SDR-6282) FOR A PROPOSED MIXED USE DEVELOPMENT CONSISTING OF THREE (3) NINE-STORY TOWERS AND ONE (1) FIVE-STORY TOWER CONTAINING 664 RESIDENTIAL UNITS AND 24,970 SQUARE FEET OF COMMERCIAL SPACE on 16.78 acres adjacent to the northwest corner of Alta Drive and Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone, Ward 5. Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

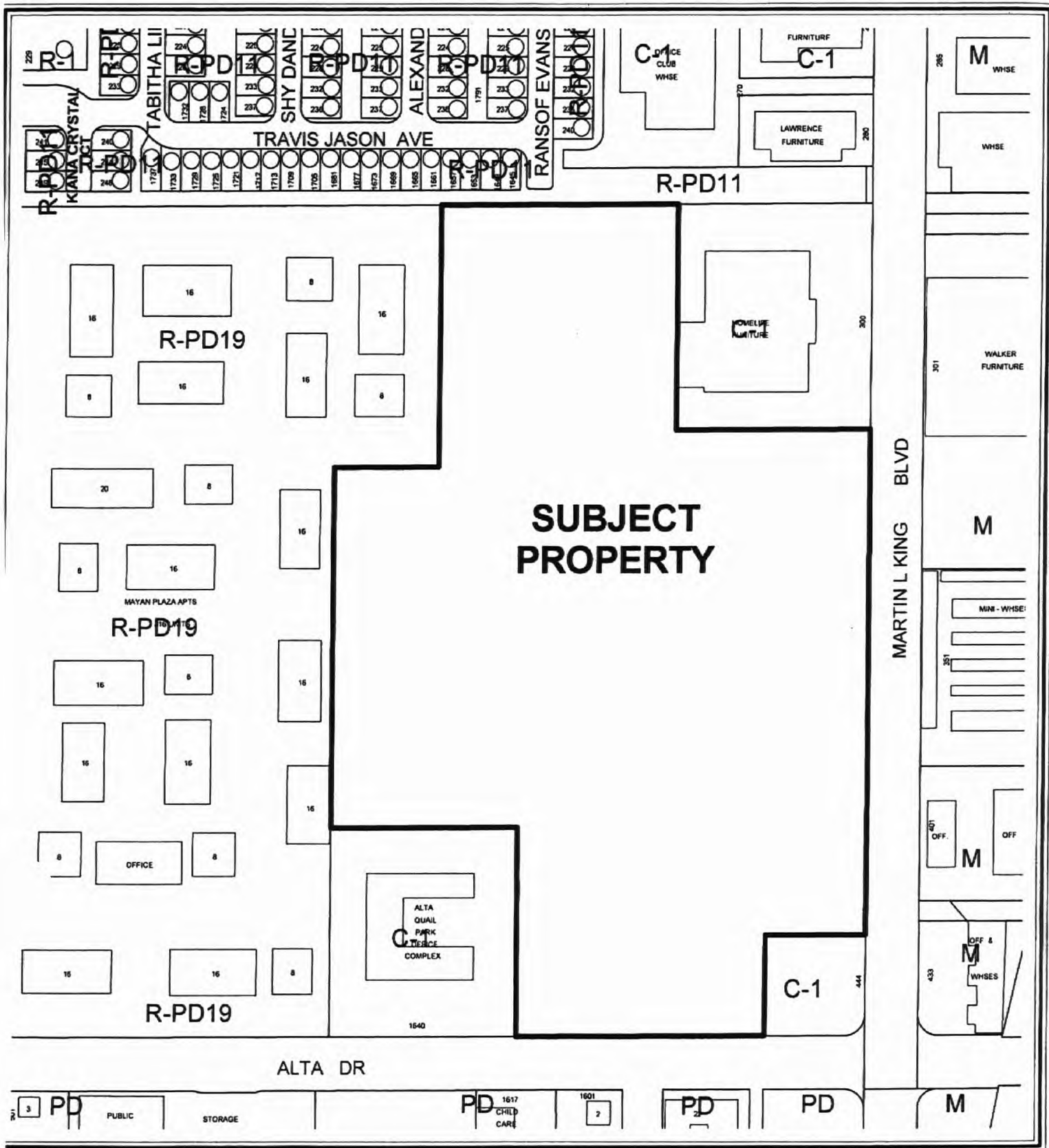
BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. City Council approval letter for SDR-6282

Motion made by GARY REESE to Approve Subject to Conditions Items 75-80

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

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



CASE: EOT-19775

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



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-19775 - APPLICANT/OWNERS: PROJECT ALTA LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Site Development Plan Review (SDR-6282) shall expire on June 1st, 2008 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-6282) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Site Development Plan Review (SDR-6282) for a proposed mixed use development consisting of three (3) nine-story towers and one (1) five-story tower containing 664 residential units and 24,970 square feet of commercial space on 16.78 acres adjacent to the northwest corner of Alta Drive and Martin L. King Boulevard.

The applicant has not made any significant progress on the proposed project in the form of an application of a Tentative Map or other applications. Therefore; a one year extension of time is deemed appropriate to give the applicant time to proceed with the proposed project. It is noted that companion Extensions of Time (EOT-19773 and EOT-19774) shall be heard concurrently with this item.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/15/04	The City Council denied a General Plan Amendment (GPA-5034) application to amend a portion of the Southeast Sector Plan of the General Plan from SC (Service Commercial) to H (High Density Residential), a Rezoning (ZON-4941) application for the proposed reclassification of property from C-1 (Limited Commercial) to R-PD50 (Residential Planned Development – 50 units per acre), a Variance (VAR-5035) application to allow a 20-foot setback where 1,212 feet is required, a Variance (VAR-5479) application to allow 153,879 square feet of open space where 606,678 square feet is required for an 854-unit multi-family development, and a Site Development Plan Review (SDR-5155) application for a proposed 21-story, 840 unit condominium development in three buildings on 16.78 acres north of Alta Drive and west of Martin L. King Boulevard. The Planning Commission recommended approval on 11/04/04; staff also recommended approval of the application.
06/01/05	The City Council approved a Site Development Plan Review (SDR-6282) application, a Special Use Permit (SUP-6284) application to allow Mixed-Use development on the site, and a Variance (VAR-6283) application to address height and Residential Adjacency issues related to the proposed development. The Planning Commission and staff had recommended approval of the requests.
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this request.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	16.78

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	MXU (Mixed-Use)	C-1 (Limited Commercial)
North	Commercial Single-family Residential	M (Medium Density Residential) MXU (Mixed-Use)	R-PD11 (Residential Planned Development – 11 Units per Acre) C-1 (Limited Commercial)
South	Commercial	UMC (Medical District)	PD (Planned Development)
East	Commercial	C (Commercial)	M (Industrial)
West	Multi-family Residential	M (Medium Density Residential)	R-PD19 (Residential Planned Development – 19 Units per Acre)

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

DEVELOPMENT STANDARDS

Standards	Required	Provided	Compliance
Min. Lot Size	N/A	16.78 acres	N/A
Min. Lot Width	100 Feet	350 Feet	Y
Min. Setbacks			
• Front	20 Feet	95 Feet	Y
• Side	10 Feet	20 Feet	Y
• Corner	15 Feet	70 Feet	Y
• Rear	20 Feet	20 Feet	Y
Max. Lot Coverage	50%	31%	Y
Max. Building Height	N/A	9 stories/112'	N/A
Trash Enclosure	Walled and roofed	Interior	Y
Loading Zone	Screened	Screened	Y
Mech. Equipment	Screened	Not indicated	Not indicated

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		<i>Provided</i>
	Ratio	Trees	
Parking Area (Res.)	1 Tree/6 Spaces	24 Trees	40 Trees
Parking Area (Comm.)	1 Tree/6 Spaces	18 Trees	24 Trees
Buffer:	1 Tree/30 Linear Feet	135 Trees	154 Trees
• Min. Trees	15 Feet		15 Feet
• Min. Zone Width: Front	8 Feet		8 Feet
• Min. Zone Width: Side	6 Feet		6 Feet
• Wall height			

Pursuant to Title 19.10, the following parking standards apply:

Uses	GFA	Required			<i>Provided</i>	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Residential						
1-bedroom	214 units	1.25/unit	268			
2-bedroom	450 units	1.75/unit	788			
Guest spaces		1/6 units	111			
Retail	24,970 SF	1/250 GFA	100	4		
Total:			1,267	4	1,267	4

ANALYSIS

This is the first extension of time request for the proposed project. The applicant has not made any significant progress on the proposed project in the form of an application of a Tentative Map or other applications. The Variance would be exercised upon the issuance of a building permit. A one year extension of time is deemed appropriate to give the applicant time to proceed with the proposed project. It is noted that companion Extensions of Time (EOT-19773 and EOT-19774) shall be heard concurrently with this item.

Conditions of approval from SDR-6282:

1. Coordinate with the City Traffic Engineer regarding the design and construction of traffic calming measures on Shadow Lane and Mesquite Avenue. Construct such traffic calming devices as are approved by the traffic Engineer concurrent with development of this site.
2. A Special Use Permit (SUP-6284) to allow Mixed-Use development, and a Variance (VAR-6283) from Residential Adjacency Standards and the height limits listed in Title 19.08.030(C), approved by the City Council.

3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped 03/15/05, except as amended by conditions herein.
5. The applicant shall be required to develop a Multi-Use Transportation Trail along the Alta Drive frontage in compliance with the Transportation Trails Element of the General Plan. The trail may be located within the perimeter buffer area, provided that five-foot landscape amenity zones are located on both sides of the trail in accordance with the Transportation Trails Element of the Las Vegas 2020 Master Plan.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development. Turf shall not exceed a maximum of 12.5% of the total landscaped area.
7. Parking lot landscaping shall conform to the minimum requirements listed in Title 19.12.040.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
9. Glazing shall conform to the Commercial Development Standards listed in Title 19.08.045.
10. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
12. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. All 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 of the Planning Commission prior to the issuance of a Certificate of Occupancy for any building on the site.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

15. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
16. All City Code requirements and design standards of all City departments must be satisfied.
17. Coordinate the right-of-way requirements and construction requirements for Martin L. King Boulevard and Alta Drive with the City Engineer's Office and the Nevada Department of Transportation (N.D.O.T.) prior to the issuance of any permits or the submittal of a Tentative Map for this site, whichever may occur first.
18. Dedicate an additional 20 feet of right-of-way adjacent to this site for Alta Drive and Martin L. King Boulevard concurrent with development of this site. Also dedicate the appropriate right-of-way required for a bus turnout/deceleration lane on Alta Drive and rights-of-way per standard drawing 201.1 for the intersection of Martin L. King Boulevard and Alta Drive unless specifically noted as not required by the updated Traffic Impact Analysis.
19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards. Construct all incomplete half-street improvements on Alta Drive and Martin L. King Boulevard adjacent to this site concurrent with development of this site.
20. All new gated driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
21. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
24. Landscape and maintain all unimproved rights-of-way on Alta Drive and Martin L. King Boulevard adjacent to this site.
25. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Martin L. King Boulevard public right-of-way adjacent to this site prior to the issuance of any permits. Submit an Encroachment Agreement for all landscaping and private improvements located in the Alta Drive public right-of-way adjacent to this site prior to issuance of any permits for this site.

26. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
27. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
28. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

FINDINGS

Approval of the original Site Development Plan Review (SDR-6282) was granted on 06/01/05. This request for an extension of time is deemed appropriate with a one year time limit. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number EOT-19775 APN: 139-33-202-005

Name of Property Owner: Project Alta, LLC

Name of Applicant: Project Alta, LLC

Name of Representative: Bob Genzer

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: Oscar B Goodman

Partner(s): Mark L Fine

APN: 164-04-112-010

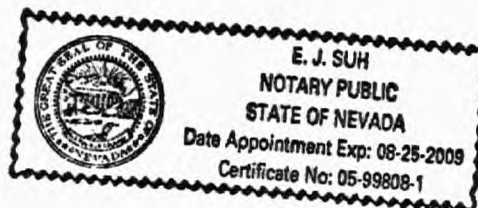
Signature of Property Owner: [Signature]

Print Name: Mark L Fine

Subscribed and sworn before me

This 8th day of January, 2007

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



SITE DATA

SITE AREA = 16.79 ACRES (729,840 SF)

PLUNGING 3-STORIES

216 UNITS (PT. 100000)
2 LEVEL PARKING DECK
200 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)
1 STORY RETAIL IN PARKING DECK

AREA CALCULATIONS

BUILDING FOOTPRINT 64,707 SF
TOTAL BUILDING 4,700 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SF
TOTAL RETAIL 12,470 SF

PLUNGING 3-STORIES

154 UNITS (PT. 100000)
2 LEVEL PARKING DECK
200 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS

BUILDING FOOTPRINT 57,775 SF
TOTAL BUILDING 4,700 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SF

PLUNGING 3-STORIES

154 UNITS (PT. 100000)
2 LEVEL PARKING DECK
200 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)

AREA CALCULATIONS

BUILDING FOOTPRINT 64,707 SF
TOTAL BUILDING 4,700 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SF

LOFT BUILDING 3-STORIES

154 UNITS (PT. 100000)
2 LEVEL PARKING DECK
200 SPACES TOTAL
(INCLUDES 4 ACCESSIBLE SPACES
AND 1 VAN ACCESSIBLE SPACE)
1 STORY RETAIL IN PARKING DECK

AREA CALCULATIONS

BUILDING FOOTPRINT 57,775 SF
TOTAL BUILDING 4,700 SF (INCLUDES BALCONIES)
TOTAL PARKING DECK 102,400 SF
TOTAL RETAIL 12,470 SF

AREA TOTALS:

GROSS AREA OF THE
ENTIRE DEVELOPMENT
BUILDING + PARKING DECK
+ RETAIL = 1,514,200 SF

CLUBHOUSE 3-STORY

5,500 SF
RETAIL
INCLUDES IN GROSS AREA
PARKING DECK
INCLUDES IN GROSS AREA

FOR BUILDING AREA/MILE AREA = 2.00

FOR RESIDENTIAL AREA/MILE AREA = 1.00
(INCLUDES PARKING DECK & RETAIL)
TOTAL UNITS = 604
TOTAL ROOMS = 1114
DENSITY = 36.07 UNITS/ACRE

PARKING DECK RESIDENTIAL SPACES = 200

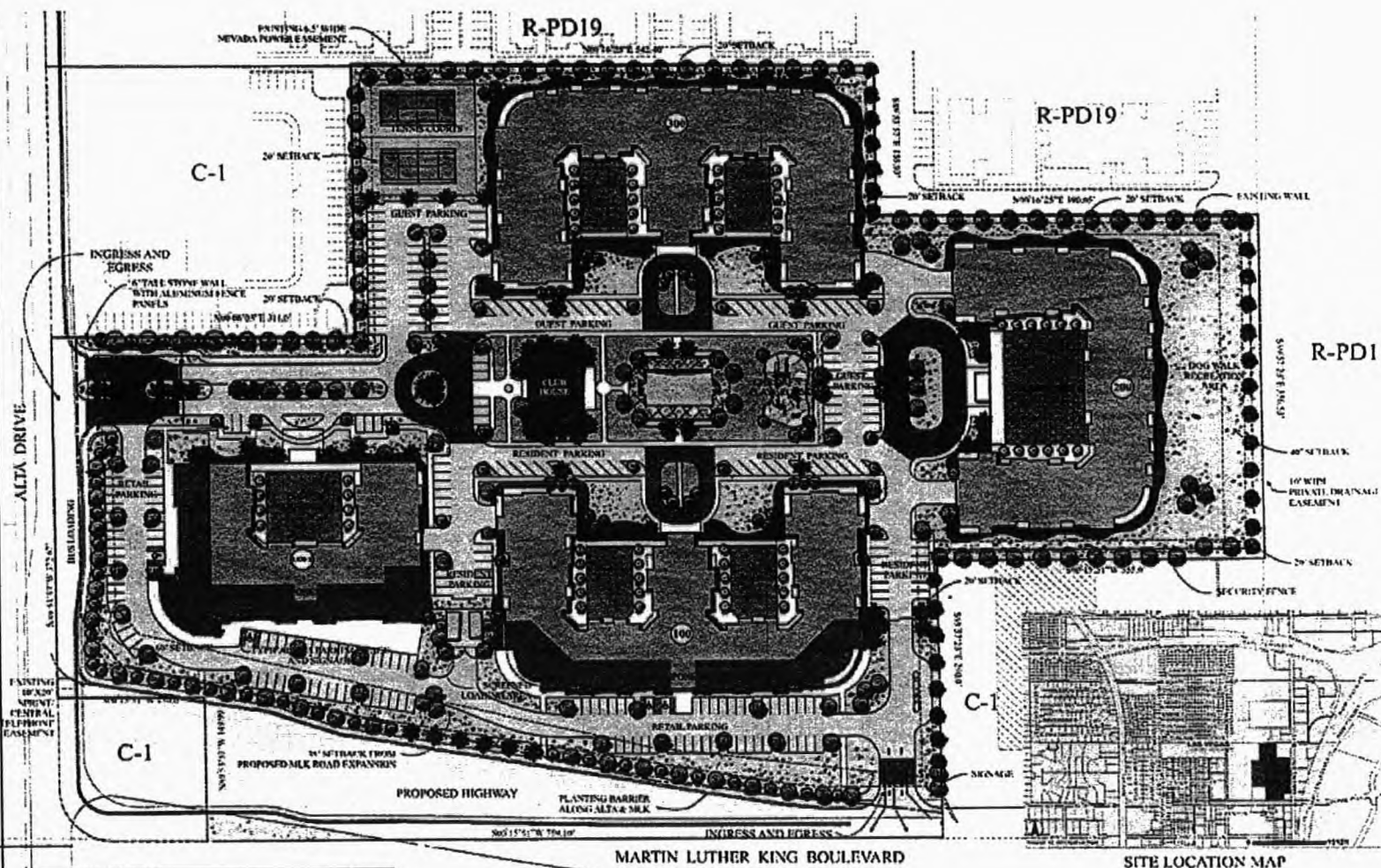
STREET + RESIDENTIAL SPACES = 27
STREET + VAN ACCESSIBLE SPACES = 20
TOTAL RESIDENTIAL PARKING SPACES = 227
= 1.4 SPACES/UNIT

RETAIL SPACES = 107 (AREAS + 100000)

= 4 SPACES/1000 SF

NOTE:

STANDARD PARKING SPACE = 320 SF
STREET + VAN ACCESSIBLE SPACES = 27
STREET + VAN ACCESSIBLE SPACES = 20



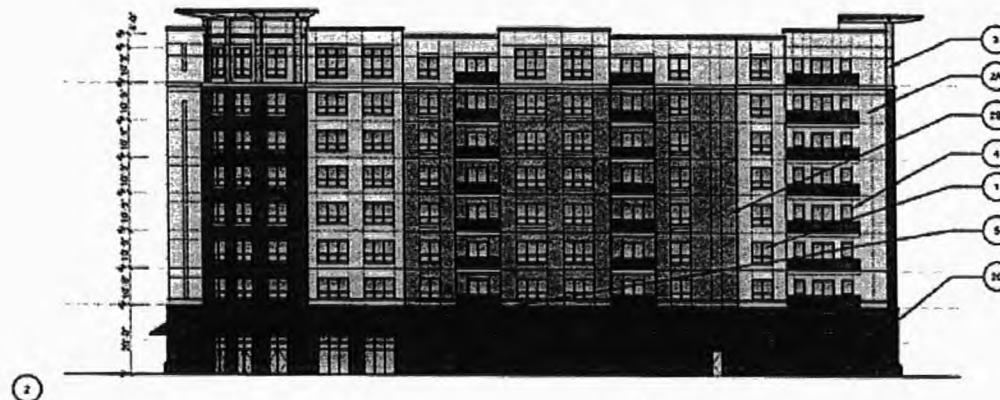
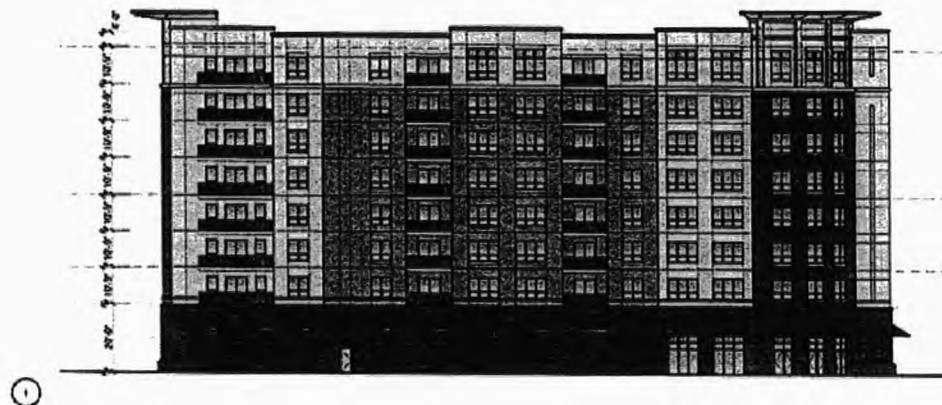
SITE DEVELOPMENT PLAN



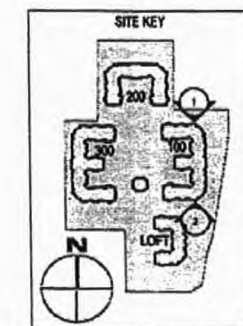
ALTA DRIVE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA
February 22, 2005

EOT-19775
03-21-07 CC

Edwin R. Kinsley Jr., AIA
Architect, P.E. and Design Professional
1000 Peachtree Street, N.E.
Atlanta, Georgia 30309
Phone: 404.525.1100
Fax: 404.525.1101
www.edwinrkinsley.com
RECEIVED



MATERIAL KEY	
1	TINTED EXTERIOR GLAZING
2A	EIFS STUCCO SYSTEM FIELD COLOR #1
2B	EIFS STUCCO SYSTEM COLOR #2
2C	EIFS STUCCO SYSTEM COLOR #3
4	METAL TRIM
5	CLEAR ANODIZED WINDOW FRAMES
5	FABRIC AWNING



BUILDING 100 SIDE (NORTH & SOUTH) ELEVATIONS
1/16"=1'-0"

AMBLING
DEVELOPMENT PARTNERS, L.L.C.
ATLANTA, GEORGIA

ALTA DRIVE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA
February 22, 2006

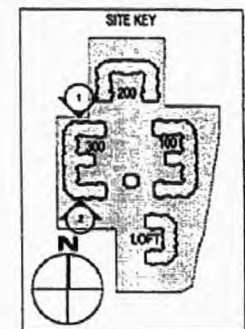
EOT-19775
03-21-07 CC

Edwin R. Kimsey Jr., AIA
Architect - 11000 E. 11th Ave. Suite 100
North Platte, NE 68101
Phone: 402.641.1100
Fax: 402.641.1101
www.edwinrkimsey.com
NOT RELEASED FOR CONSTRUCTION

03-21-07



MATERIAL KEY	
1	TINTED EXTERIOR GLAZING
2A	EIFS STUCCO SYSTEM FIELD COLOR #1
2B	EIFS STUCCO SYSTEM COLOR #2
2C	EIFS STUCCO SYSTEM COLOR #3
3	METAL TRIM
4	CLEAR ANODIZED WINDOW FRAMES
5	FABRIC AWNING



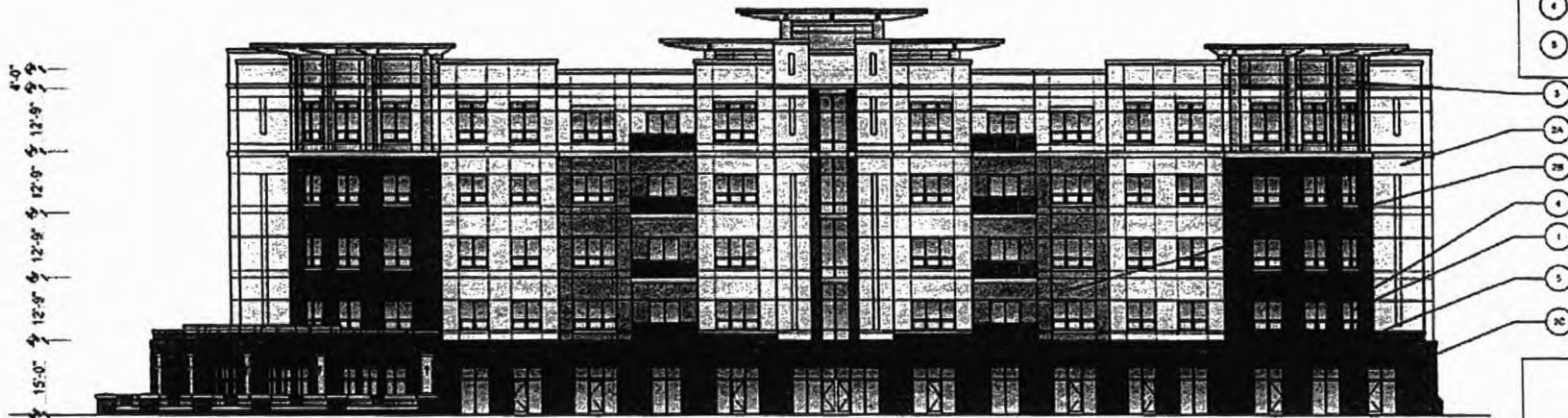
BUILDING 300 SIDE (NORTH & SOUTH) ELEVATIONS - BUILDING 200 SIMILAR
1/16"=1'-0"

AMBLING
DEVELOPMENT PARTNERS, L.L.C.
ATLANTA, GEORGIA

ALTA DRIVE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA
February 22, 2005

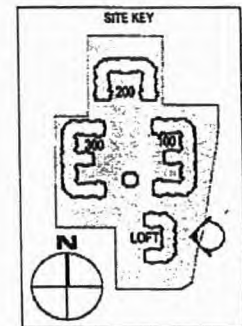
EOT-19775
03-21-07 CC

Edwin R. Kimsey Jr., AIA
Architect - Licensed Professional
10000 E. 10th Avenue, Suite 100
Denver, CO 80231
Phone: 303.755.7000 Fax: 303.755.7001
www.kimsey-jr.com
NOT RELEVANT FOR THIS PROJECT



LOFT BUILDING SIDE ELEVATION
3/32"=1'-0"

MATERIAL KEY	
1	TINTED EXTERIOR GLAZING
2A	EFS STUCCO SYSTEM FIELD COLOR #1
2B	EFS STUCCO SYSTEM COLOR #2
2C	EFS STUCCO SYSTEM COLOR #3
3	METAL TRIM
4	CLEAR ANODIZED WINDOW FRAMES
5	FABRIC AWNING



AMBLING
DEVELOPMENT PARTNERS, L.L.C.
ATLANTA, GEORGIA

ALTA DRIVE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA
February 22, 2007

EOT-19775
03-21-07 CC

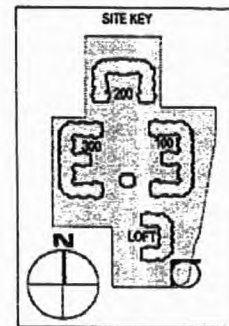
Edwin R. Kimsey Jr., AIA
Architect
10000 Las Vegas Blvd. S.
Suite 1000
Las Vegas, NV 89149
Phone: 702.735.1111
Fax: 702.735.1112
www.edwinrkimsey.com

RECEIVED
JAN 24 2007



LOFT BUILDING CAFE ELEVATION
1/4"=1'-0"

MATERIAL KEY	
1	TINTED EXTERIOR GLAZING
24	EFS STUCCO SYSTEM FIELD COLOR #1
20	EFS STUCCO SYSTEM COLOR #2
20	EFS STUCCO SYSTEM COLOR #3
3	METAL TRIM
4	CLEAR ANODIZED WINDOW FRAMES
5	FABRIC AWNING



AMBLING
DEVELOPMENT PARTNERS, L.L.C.
ATLANTA, GEORGIA

ALTA DRIVE
PROPOSED DEVELOPMENT
LAS VEGAS, NEVADA
February 22, 2010

EOT-19775
03-21-07 CC

Edwin R. Kimsey Jr., AIA
Architect - Interior Design - Planning
1001 Park View Road, Suite 100
Las Vegas, NV 89169
702.735.1000
www.edwinrkimsey.com
NOT BE LOANED OR REPRODUCED

January 31, 2007

Ms. Margo Wheeler, Director
City of Las Vegas
Planning and Development Department
731 S. Fourth St.
Las Vegas, NV 89101

Re: SDR-6282, VAR-6283 and SUP-6284
APN: 139-33-202-005

Dear Ms. Wheeler:

This letter is submitted as justification for extensions of time for the above listed applications. The property owner, Project Alta, LLC, purchased this 16.78 acre site on the west side of Martin L King Boulevard and the north side of Alta Drive in January 2006 and immediately began reviewing the approved entitlements while considering other options for the property. To this end the current property owner has had discussions with representatives of the surrounding neighborhood as well as with members of the City Council, and is continuing in this effort. It should be noted that two additional adjacent parcels have been purchased for possible inclusion on any future mixed-use development plan.

At this time the applicant is requesting a two year extension of time for each application. It is our understanding that the city has recently begun imposing a condition on major projects that requires a one year review in order to update the City Council on the status of the project. The applicant has no objection to the inclusion of this type of condition should it be required.

As the applicants representative on these applications I will be happy to provide any additional information you may require or respond to any questions you may have. Thank you for your consideration.

Respectfully,



Robert S Genzer
Genzer Consulting
9612 Hawksbill Ct.
Las Vegas, NV
89117-0646
702-256-6022

EOT-19775
03-21-07 CC



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER



054840

July 25, 2005

Mr. Rhett Holmes
Nevada Alta, LLC
7000 Central Parkway, Suite #1100
Atlanta, Georgia 30328

RE: SDR-6282 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 1, 2005
RELATED TO VAR-6283 and SUP-6284

Dear Mr. Holmes:

The City Council at a regular meeting held June 1, 2005 APPROVED the request for a Site Development Plan Review FOR A PROPOSED MIXED USE DEVELOPMENT CONSISTING OF THREE (3) NINE STORY TOWERS AND ONE (1) FIVE STORY TOWER CONTAINING 664 RESIDENTIAL UNITS AND 24,970 SQUARE FEET OF COMMERCIAL SPACE on 16.78 acres adjacent to the northwest corner of Alta Drive and Martin L. King Boulevard (APN 139-33-202-005), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 2, 2005. This approval is subject to:

Planning and Development

1. Coordinate with the City Traffic Engineer regarding the design and construction of traffic calming measures on Shadow Lane and Mesquite Avenue. Construct such traffic calming devices as are approved by the Traffic Engineer concurrent with development of this site.
2. A Special Use Permit (SUP-6284) to allow Mixed-Use development, and a Variance (VAR-6283) from Residential Adjacency Standards and the height limits listed in Title 19.08.030(C), approved by the City Council.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
4. All development shall be in conformance with the site plan and building elevations, date stamped 03/15/05, and the parking layout plans dated 04/25/05, except as amended by conditions herein.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

EOT-19775
03-21-07 CC

Mr. Rhett Holmes
SDR-6282 - Page Three
July 25, 2005

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

Public Works

17. Coordinate the right-of-way requirements and construction requirements for Martin L. King Boulevard and Alta Drive with the City Engineer's Office and the Nevada Department of Transportation (N.D.O.T.) prior to the issuance of any permits or the submittal of a Tentative Map for this site, whichever may occur first.
18. Dedicate an additional 20 feet of right-of-way adjacent to this site for Alta Drive and Martin L. King Boulevard concurrent with development of this site. Also dedicate the appropriate right-of-way required for a bus turnout/deceleration lane on Alta Drive and rights-of-way per standard drawing 201.1 for the intersection of Martin L. King Boulevard and Alta Drive unless specifically noted as not required by the updated Traffic Impact Analysis.
19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards. Construct all incomplete half-street improvements on Alta Drive and Martin L. King Boulevard adjacent to this site concurrent with development of this site.
20. All new gated driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
21. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
23. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
24. Landscape and maintain all unimproved rights-of-way on Alta Drive and Martin L. King Boulevard adjacent to this site.

EOT-19775
03-21-07 CC

Mr. Rhett Holmes
SDR-6282 - Page Four
July 25, 2005

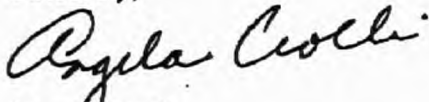
25. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Martin L. King Boulevard public right-of-way adjacent to this site prior to the issuance of any permits. Submit an Encroachment Agreement for all landscaping and private improvements located in the Alta Drive public right-of-way adjacent to this site prior to issuance of any permits for this site.
26. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
27. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
28. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City

EOT-19775
03-21-07 CC

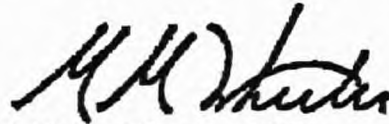
Mr. Rhett Holmes
SDR-6282 - Page Five
July 25, 2005

Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

Sincerely,



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



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Eddy Benoit
Ambling Development Partners, LLC
7000 Central Parkway, Suite #1100
Atlanta, Georgia 30328

Mr. Lance Earl
Hale Lane
2300 West Sahara Avenue, 8th Floor
Las Vegas, Nevada 89102

EOT-19775
03-21-07 CC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☒ **Consent** ☐ **Discussion**

SUBJECT:

EXTENSION OF TIME - SPECIAL USE PERMIT

EOT-19572 - APPLICANT/OWNER: MAGIC HAND, LLC - Request for an Extension of Time of an approved Special Use Permit (SUP-10459) Permit FOR GENERAL BUSINESS RELATED GAMING WITHIN AN EXISTING CAR WASH at 4450 East Washington Avenue (APN 140-29-212-002), C-1(Limited Commercial) Zone, Ward 3 (Reese). Staff recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions.

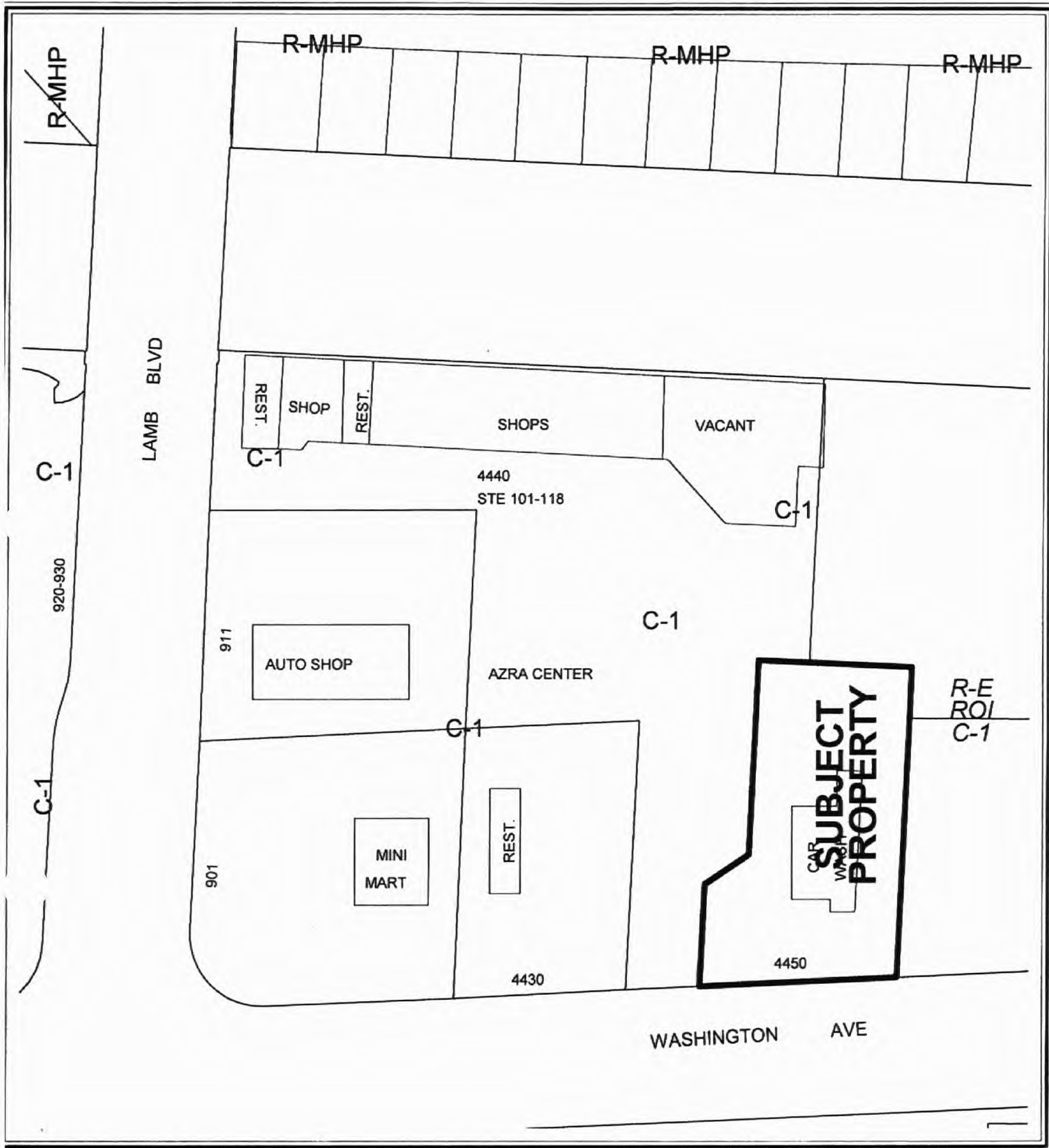
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. City Council approval letter from SUP-10459

Motion made by GARY REESE to Approve Subject to Conditions Items 75-80

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

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



CASE: EOT-19572

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

0 30 60 Feet





CASE: EOT-19572

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

0 30 60 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: EOT-19572 - APPLICANT/OWNER: MAGIC HAND, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. This Special Use Permit (SUP-10459) shall expire on December 15th, 2007 unless another Extension of Time is approved.
2. Conformance to the Conditions of Approval for Special Use Permit (SUP-10459) and all other subsequent related cases and as required by the Planning and Development Department and Department of Public Works.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for an Extension of Time of an approved Special Use Permit (SUP-10459) Permit for general business related gaming within an existing car wash at 4450 East Washington Avenue.

The applicant has not made any progress toward obtaining the proper permits or licenses for the proposed use at this time. This is an existing facility and obtaining a business license is required to be accomplished in a one year time frame in order to exercise the Special Use Permit. A one year extension of time to obtain the proper licensing is deemed appropriate.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/08/97	The City Council approved a request to Rezone the west portion of this property from R-E (Residence Estates) Zone to C-1 (Limited Commercial) (Z-75-97).
01/26/98	The City Council approved a request to Rezone the east portion of this property from R-E (Residence Estates) Zone and R-1 (Single-Family Residential) to C-1 (Limited Commercial) (Z-105-97).
04/08/98	The Planning Commission approved a Site Development Plan review of a shopping center on this site [Z-75-97(1) and Z-105-97(1)].
11/04/99	The Planning Commission approved a request for a Tentative Subdivision Map on this site (TM-47-99).
12/15/99	The City Council approved a request for a Site Development Plan Review on this property for a proposed commercial center [Z-75-97(2) & Z-105-97(2)], a request for a Special Use Permit on this property for a proposed 12,500 square foot, two-story Assisted Living facility (U-114-99), and a Special Use Permit (U-115-99) for a 3,500 square foot car wash.
02/15/06	The City Council approved a Special Use Permit (SUP-10459) for general business related gaming within an existing car wash at 4450 East Washington Avenue. The Planning Commission and staff recommended approval.
<i>Related Building Permits/Business-Licenses</i>	
The applicant has several business licenses on the subject property related to the car wash use; however, none are related to the proposed gaming use.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required, nor was one held.	
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	0.69

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Car Wash	SC (Service Commercial)	C-1 (Limited Commercial)
North	Undeveloped	SC (Service Commercial)	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
South	Single-family Residential	M (Medium Density Residential)	R-PD15 (Residential Planned Development – 15 Units per Acre)
East	Undeveloped	SC (Service Commercial)	R-E (Residence Estates) under Resolution of Intent to C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		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

ANALYSIS

This is the first extension of time request for the proposed addition of general business related gaming to an existing car wash. The applicant has not made any progress toward obtaining the proper permits or licenses for the proposed use at this time. The Special Use Permit (SUP-10459) would be exercised upon the issuance of a business license for the proposed use. This is an existing facility and obtaining a business license is required to be accomplished in a one year time frame. A one year extension of time to obtain the proper licensing is deemed appropriate.

Conditions of approval from SUP-10459:

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [Z-105-97(1)] and Site Development Plan Review (U-115-99). This includes landscaping.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied.

FINDINGS

Approval of the original Special Use Permit (SUP-10459) was granted on 12/15/06. This request for an extension of time is deemed appropriate with a one year time limit. Approval of this request is recommended.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: EOT-19572 APN: 140-29-212-002
Name of Property Owner: MR. MAHER HAYQAWI
Name of Applicant: MR. MAHER HAYQAWI
Name of Representative: Same

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: _____

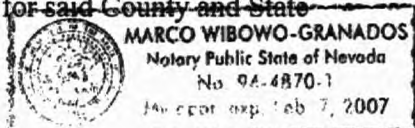
Print Name: _____

MAHER HAYQAWI

Subscribed and sworn before me

This 2 day of Feb, 2007

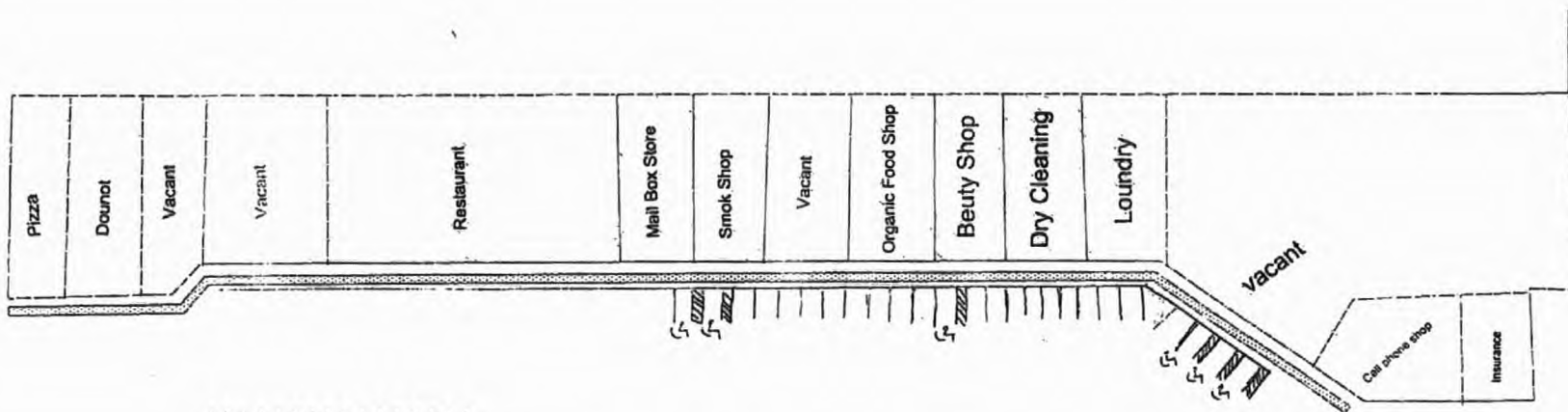
Notary Public in and for said County and State



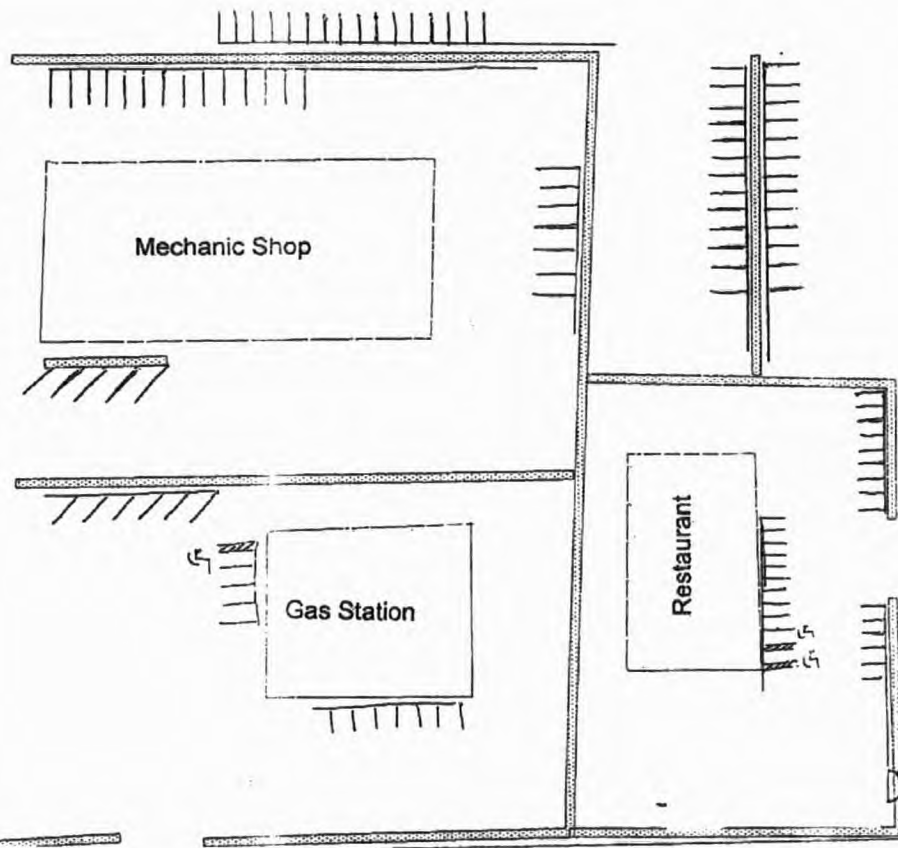
RECEIVED



LAMB



179 Regular parking spaces
+ 11 handycap parking spaces
WALL 1:200
All colored Building are of particular



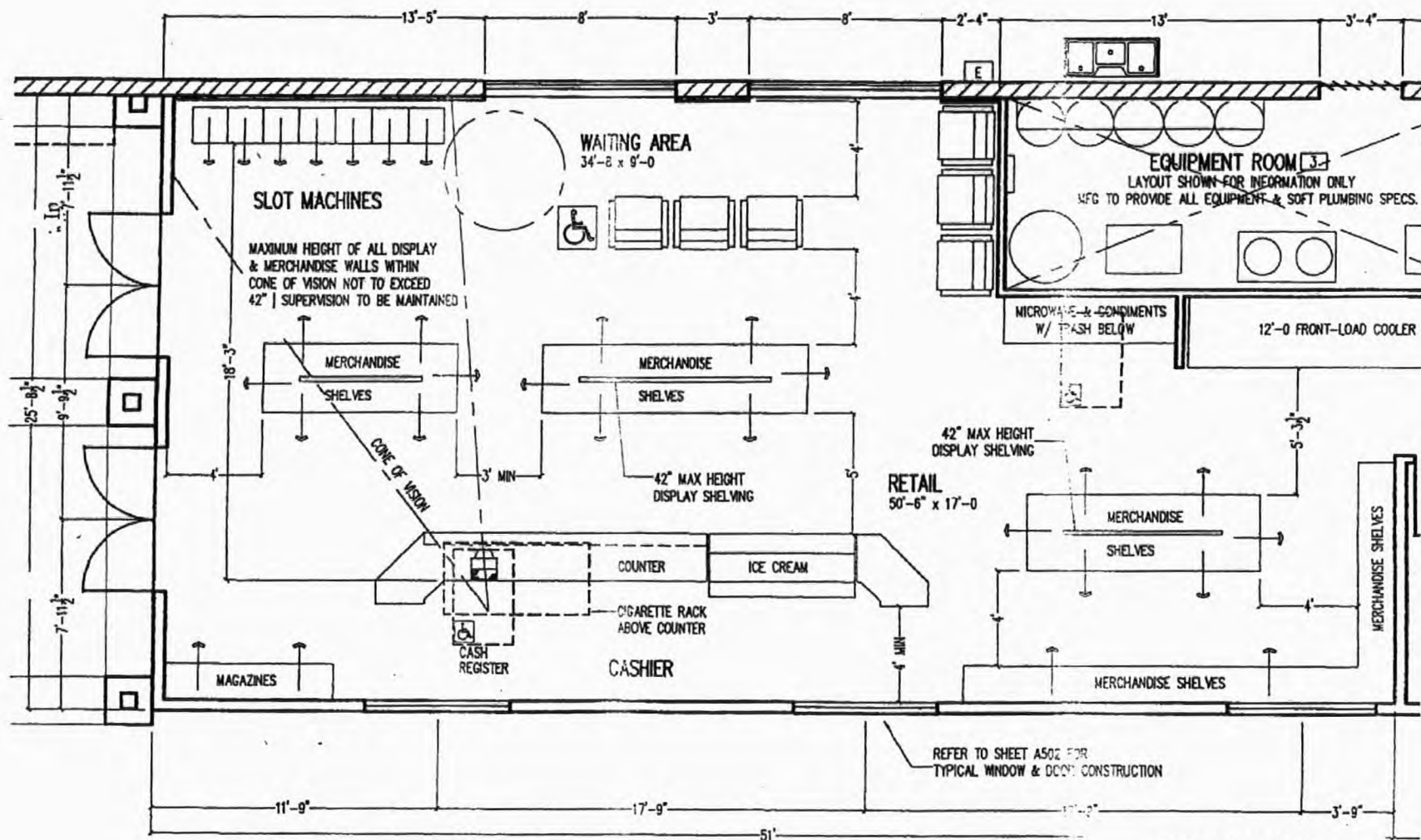
EOT-19572
03-21-07 CC

RECEIVED

FEB 22 2007

Lot area: 30000 sq ft
Building Area: 3000 sq ft

WASHINGTON



EOT-19572
03-21-07 CC

RECEIVED

FEB 22 2007

DIAGRAM 2

MAGIC HAND ,LLC
4450 E.WASHINGTON
LAS VEGAS ,NV 89110

FEBRUARY 2,2007

MAHER HAYAWI
I REQUEST FOR EXTENSION OF TIME FOR SPECIAL USE PERMINT FOR GAMING

EOT-19572
03-21-07 CC

RECEIVED
FEB 0 2 2007



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

February 21, 2006

Mr. Maher Hayawi
Magic Hand, LLC
4450 East Washington
Las Vegas, Nevada 89110

RE: SUP-10459 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF FEBRUARY 15, 2006

Dear Mr. Hayawi:

The City Council at a regular meeting held February 15, 2006 APPROVED the request for a Special Use Permit FOR GENERAL BUSINESS RELATED GAMING WITHIN AN EXISTING CAR WASH at 4450 East Washington Avenue (APN 140-29-212-002), C-1(Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review [Z-105-97(1)] and Site Development Plan Review (U-115-99). This includes landscaping.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied.

Sincerely,

Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

EOT-19572
03-21-07 CC

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

18112-001-06-05
CLV 7009

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FEB 22 2007

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-19068 - PUBLIC HEARING - APPLICANT: ACELERO LEARNING - OWNER: LUZ MARIE SANCHEZ - Request for a Special Use Permit FOR A CHILD CARE CENTER at 4301 Stewart Avenue (APN 140-31-602-009), R-E (Residence Estates) Zone, Ward 3 (Reese). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 02-22-07 Planning Commission Meeting Item 7

Motion made by GARY REESE to Approve Subject to Conditions

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

MELISSA SHERRILL, employee of applicant, stated that the site was formally a child care center and the desire is to re-open as a child care facility, serving the low-income residents in the area.

MAYOR GOODMAN declared the Public Hearing closed.





CASE: **SUP-19068**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

0 500 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-19068 - APPLICANT: ACELERO LEARNING - OWNER:
LUZ MARIE SANCHEZ**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Prior to the issuance of a business license the removal of all graffiti from doors and walls and repair of the chain link fencing, including slating, must be completed.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a proposed Child Care Center use on property at 4301 Stewart Avenue. An approved Special Use Permit (SUP-5392) expired in October 2006 for this site due to the activity ceasing for more than a year.

The applicant intends the proposed childcare center use to provide day care services and preschool activities that will compliment the neighborhood. The use is compatible with the surrounding area. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/28/80	The Board of Zoning Adjustment approved a request for a Variance (V-0003-80) to allow a commercial child care facility (Kinder Care Learning Center) on the subject property.
04/02/80	The Board of City Commissioners denied an appeal of the Board of Zoning Adjustment's approval of the Variance (V-0003-80) to allow a commercial child care facility on the subject property.
11/14/03	The Child Care Facility use on the subject site ceased business operations.
11/14/04	The Variance (V-0003-80) to allow the Child Care Facility use became void.
12/15/04	The City Council approved a request for a Special Use Permit (SUP-5392) to allow a commercial child care facility (Whiz Kidz Elite Pre-school) on the subject property. The Planning Commission and staff had recommended approval.
10/24/05	The Child Care Facility use on the subject site ceased business operations.
10/24/06	The Special Use Permit (SUP-5392) to allow the Child Care Facility use became void.
02/22/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #7/rts).
<i>Related Building Permits/Business Licenses</i>	
01/03/05	A building permit application, plan check L-592-05, was submitted for the site. This was for a Non-work Certificate of Occupancy. This permit (05000012) was reviewed by the Planning and Development Department and issued by the Building and Safety Department the same day as submitted.
02/28/05	A business license for a N15 (Child Care Center - Preschool - Combination of a child care center (N10) and a preschool center (N13)) category license was processed in by the Department of Finance and Business Services. This license (N15-00054) was issued by Business Services on 08/11/05 with no apparent Planning and Development review. This license has been marked out of business as of 10/24/05.

12/19/06	A business license for a N16 (Child Care Center - Preschool - Nursery - Combination of a child care center (N10), a nursery for infants and toddlers (N12), and a preschool (N13)) category license was processed in. This license (N16-99799) has not yet been reviewed by Planning and Development and would be subject to approval of a new Special Use Permit as the prior approval (SUP-5392) expired on 10/24/06. This license has not been issued as of 01/29/07.
----------	--

Pre-Application Meeting

12/20/06	A pre-application meeting was held and elements of this application were discussed. It was noted that photos would suffice for the elevation since this is an existing structure. Submittal requirements were discussed.
----------	--

Neighborhood Meeting

A neighborhood meeting is not required nor was one held.

Details of Application Request

Site Area

Net Acres	0.65
-----------	------

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Child Care Center (Vacant)	SC (Service Commercial)	R-E (Residence Estates)
North	Condominiums	M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Unit Per Acre)
South	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
West	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Child Care Center	4,725 SQFT	1 space / staff member and 1 space / 10 children	13 Spaces	1 Space	13 Spaces	1 Space	Y
TOTAL (including handicap)			14 Spaces		14 Spaces		

ANALYSIS

The site is designated SC (Service Commercial) on the Southeast Sector Map of the General Plan. This category allows for low to medium intensity retail, office and commercial uses. The existing current R-E (Residence Estates) zoning classification does not conform to the SC (Service Commercial) designation; however, the Child Care Center use is a compatible commercial use and is allowed within an R-E (Residence Estates) zone with an approved Special Use Permit. There are no base conditions for approval of a Special Use Permit for a Child Care Center use. These projects are evaluated on a case-by-case basis and conditions are imposed as needed.

A Child Care Center by definition is a commercial facility in which the licensee regularly provides day or overnight care for more than 12 children. The facility is subject to the childcare regulations and standards of the Department of Business Activity. The proposed Child Care Center is an allowed use with the approval of this Special Use Permit.

There are no Minimum Separation Distance Requirements in the Zoning Code that apply to the proposed Child Care Center use and there are no other licensed child care providers within the 750-foot notification distance.

The current 4,725 square-foot facility had been in operation at various times since the early 1980s. The site had been licensed as a Child Care Center and a Nursery, but the license expired in November 2003. Later, the site was licensed as a Child Care Center and a Preschool, but that license expired in October 2005. The Child Care Center use had been approved through a previous use Variance (V-0003-80), an entitlement that is no longer permitted by the Zoning

Code and later a Special Use Permit (SUP5392). These entitlements became void in November 2004 and October 2006, respectively. The proposed Special Use Permit would legitimize the use within the R-E (Residence Estates) zoning district. No changes will be made to the exterior of the structure; however, due to the graffiti and damage to the chain link fence a condition of approval has been added that prior to licensing appropriate repairs be made to the site.

The parking standard for a Child Care Center is one space for each staff member plus one space for each ten students at peak capacity. The site will have sufficient parking for the proposed number of staff members and the potential of up to a maximum 100 students at any one time. The business license review by the Department of Finance and Business Services may reduce the number of allowable students based on their evaluation during the licensing process. There are no on-site loading spaces required.

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 the subject property is surrounded by multi-family residential uses on adjacent parcels, the proposed Child Care Center use has previously existed on the site without creating nuisances to the neighborhood. Therefore, it can be conducted in a manner that is harmonious with surrounding land uses and any future land uses.

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

The approved site plan will provide sufficient play areas, parking and building facilities to accommodate the students and staff.

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.”**

Stewart Avenue is a Primary Thoroughfare (100-foot) per the City's Master Planned Streets and Highways that will provide the primary access to the site. This street will be adequate in size to accommodate the proposed Child Care Center use.

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

The proposed Child Care Center use will be subject to regular inspection for compliance with applicable codes; therefore, the use will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 11

SENATE DISTRICT 10

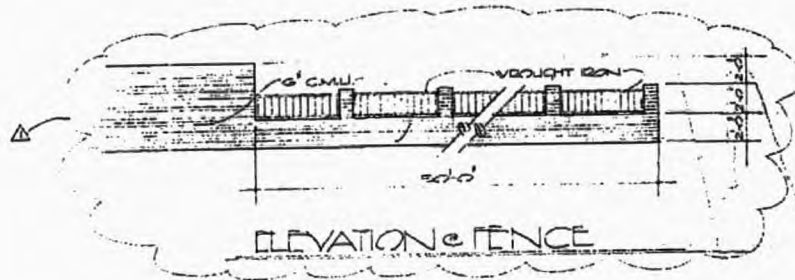
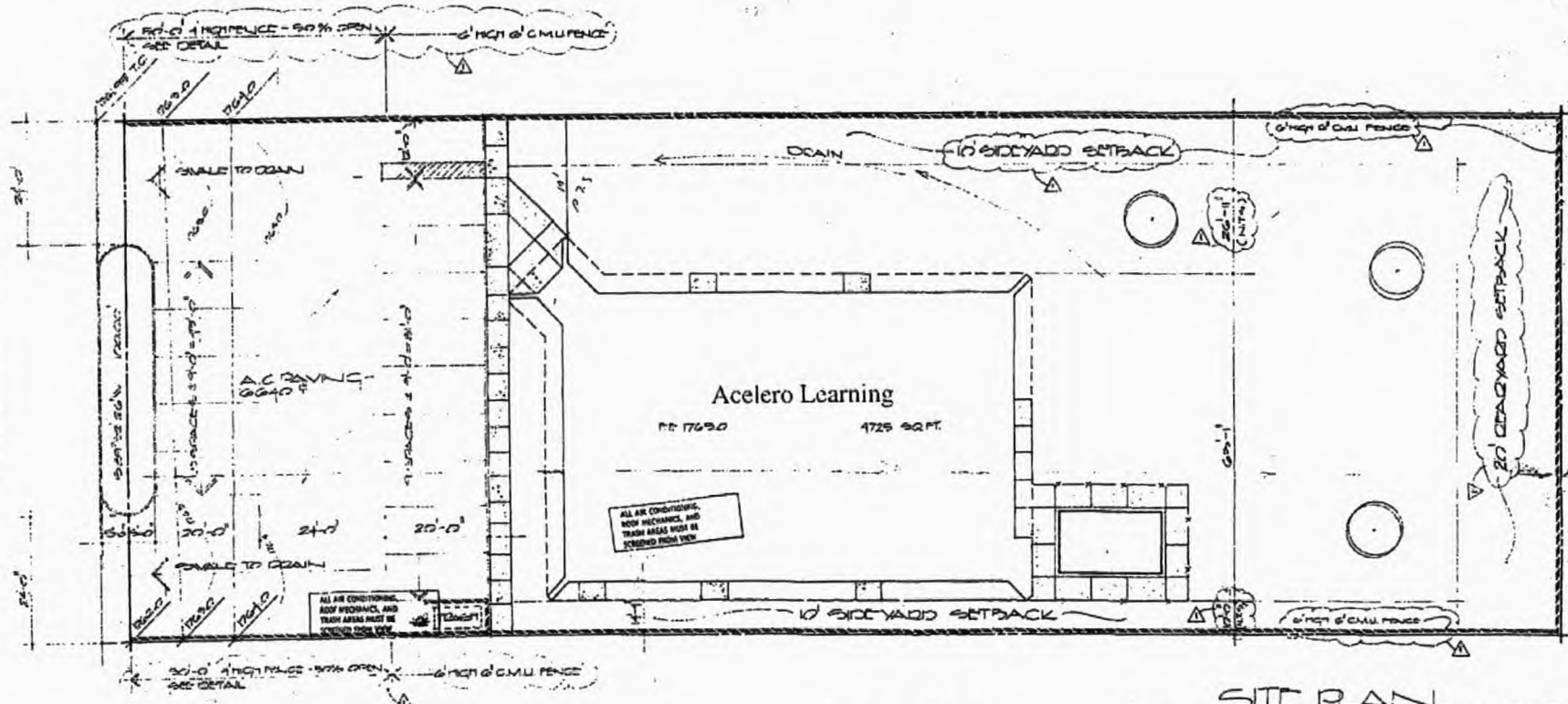
NOTICES MAILED 440 by City Clerk

APPROVALS 0

PROTESTS 0



STEVART AVE



TABULATION

BUILDING AREA	4725
PARKING AREA	6640
PLAY AREA	19,475
POOL AREA	660
TOTAL AREA	27,750



SITE PLAN

1. Redesign the building and provide landscaping as required by the Department of Community Planning and Development.
2. Construct a six ft. 18" high wall on the west, north, and east sides of the property as required by the Department of Community Planning and Development.
3. Conformance to the site plan as shown, to reflect the above conditions.
4. Securing all necessary permits and licenses, and construction of all City requirements and design standards of all City departments.

RECEIVED
JAN 05 2007

PLOT PLAN APPROVED
JAN 05 2007



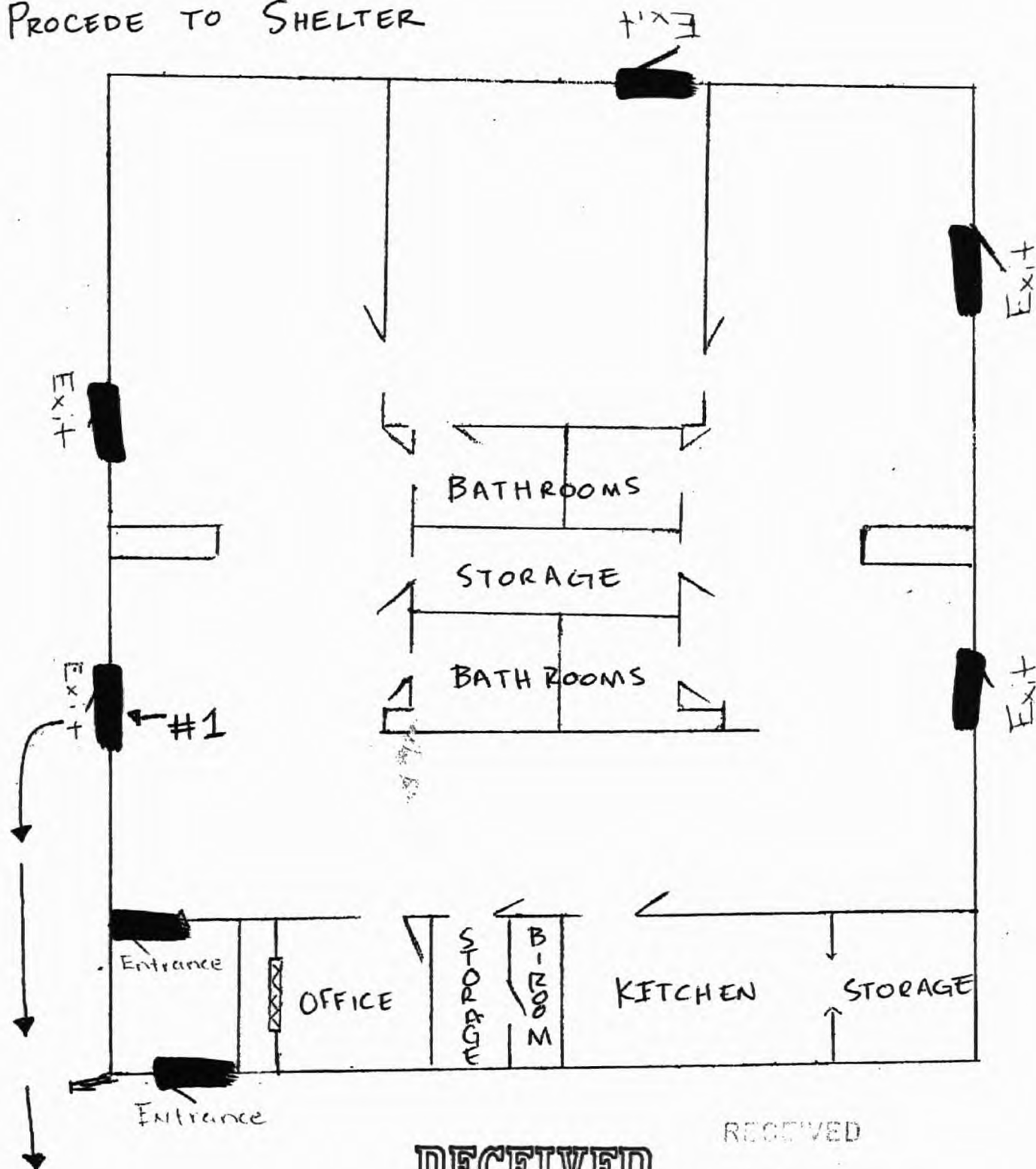
Acelero Learning

HARRY CAMPBELL AIA

SUP-19068
02/22/07 PC

RM #1

- ① EXIT SIDE DOOR
- ② MEET IN PARKING LOT
- ③ HEAD COUNT
- ④ PROCEED TO SHELTER



RECEIVED
JAN 05 2007

RECEIVED

SUP-19068
02/22/07 PC



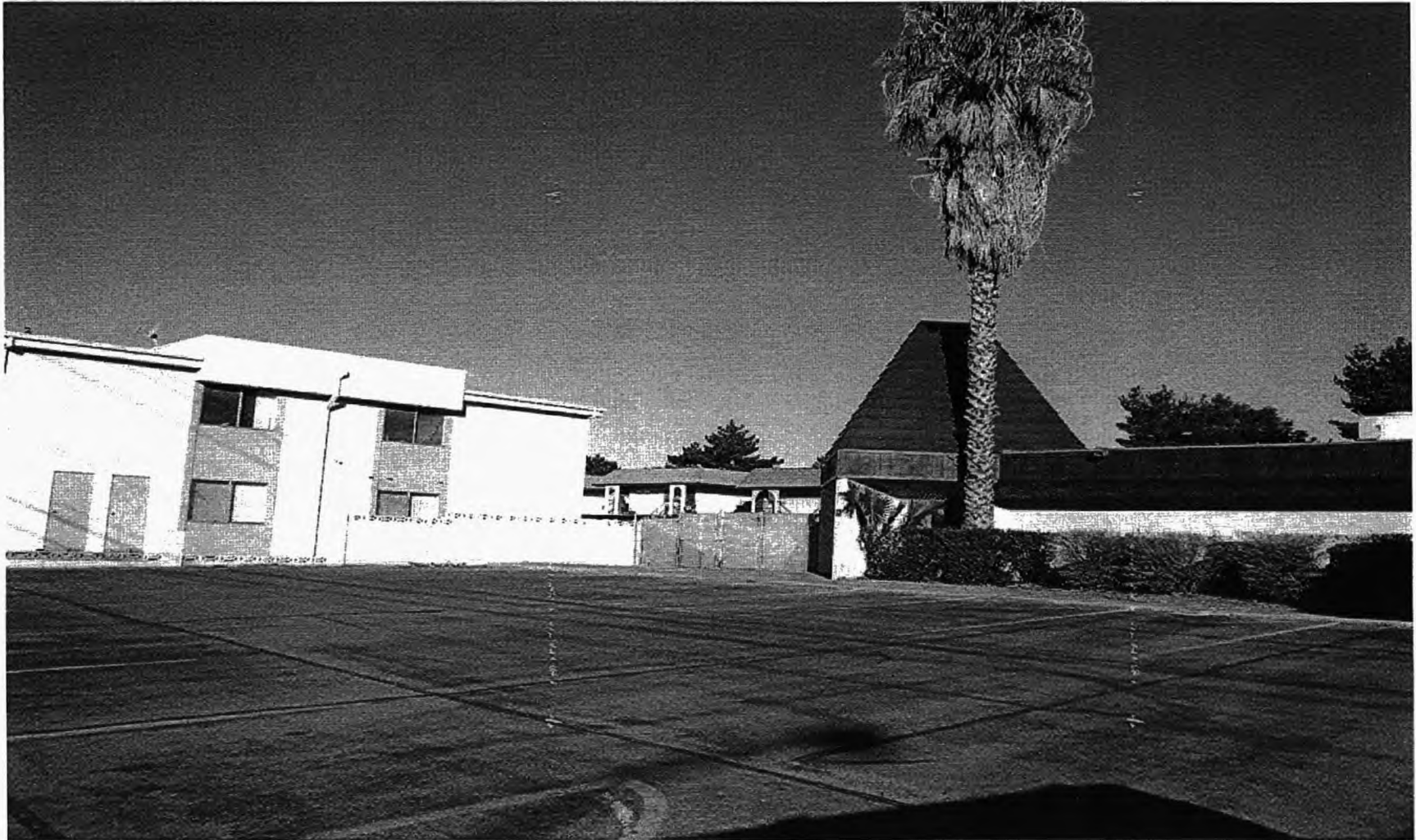
SUP-19068 - APPLICANT: ACELERO LEARNING - OWNER: LUZ MARIE SANCHEZ
4301 STEWART AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07



SUP-19068 - APPLICANT: ACELERO LEARNING - OWNER: LUZ MARIE SANCHEZ
4301 STEWART AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07



SUP-19068 - APPLICANT: ACELERO LEARNING - OWNER: LUZ MARIE SANCHEZ
4301 STEWART AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07

January 3, 2007



ARCHITECTS
2101 E. TROPICANA AVE. SUITE 100
LAS VEGAS, NEVADA 89119
(702) 731-0363 FAX (702) 731-0200

GRANT/AV OWNERS, P/A
President
2101 E. TROPICANA AVE. SUITE 100
Vice President/Office Manager

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

Re: Kindercare, Stewart Street
Subject: Permission to release plans from Archive

To Whom It May Concern:

This letter is written notification that HCA Architects, as Architect of Record for the site plans prepared for Kindercare located at 4301 E. Stewart Street, Las Vegas Nevada, hereby grant permission to Acelero Learning to obtain the site plan from the archive files of the City of Las Vegas, Planning and Zoning department.

This notification is written at the request of Ms. Melissa Sherrill, Southwest Managing Director of Acelero Learning.

If you need further assistance or verbal verification of this notice, please do not hesitate to contact Cheryl Felske, at 702.731.0363.

Sincerely,



Cheryl Felske, AIA
Vice President, Ofc Mngr
HCA Inc.

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

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

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

SUBJECT: SUP-19068 - APPLICANT: ACELERO LEARNING - OWNER: LUZ MARIE SANCHEZ

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **February 22, 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 **Carman Burney 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.

Melissa Sherrill
Signature

2/21/07
Date

Melissa Sherrill
Please Print Name

Acelero Learning
Company Name

Sincerely,

Andrew P. Reed, Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:****SPECIAL USE PERMIT**

SUP-19087 - PUBLIC HEARING - APPLICANT: ESSENCE OF THAI, INC. - OWNER: CARMELLA M. MAURO - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON-SALE ESTABLISHMENT WITHIN AN EXISTING RESTAURANT at 4105 West Sahara Avenue (APN 162-07-511-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). The Planning Commission (6-0 vote) and staff recommend APPROVAL

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

Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial, and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Backup referenced from the 02-22-07 Planning Commission Meeting Item 8

Motion made by LOIS TARKANIAN to Approve Subject to Conditions

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

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

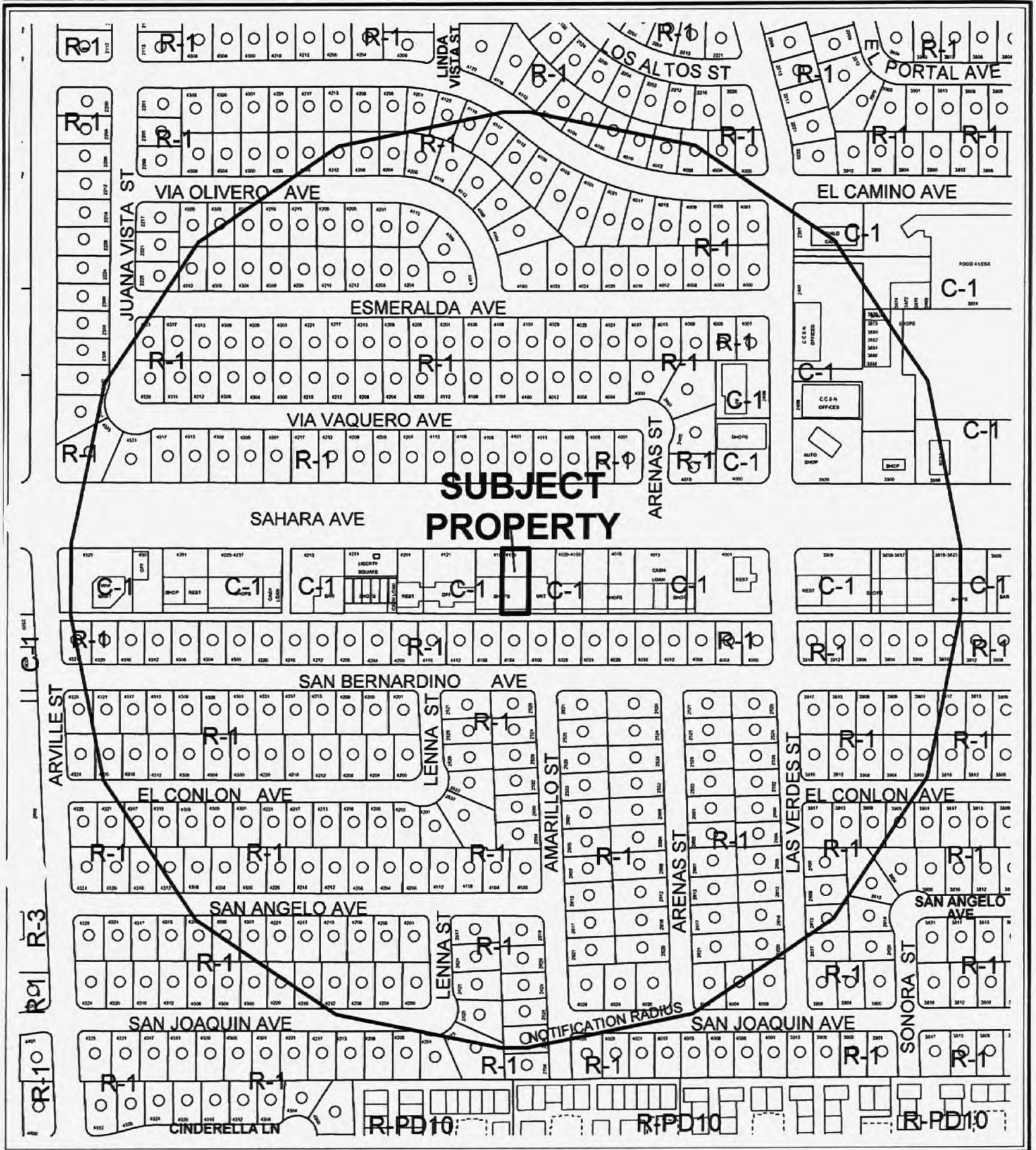
Minutes:

MAYOR GOODMAN declared the Public Hearing open.

WICHITTRA GEE, applicant, appeared with CARMELLA MAURO, property owner.

TOM McGOWAN, Las Vegas resident, appeared in support and asked the Council to approve the request.

MAYOR GOODMAN declared the Public Hearing closed.



CASE: **SUP-19087**

RADIUS: 1000 FT

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

0 500 Feet





CASE: **SUP-19087**

RADIUS: 1000 FT

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

0 500 Feet





SUP-19087

Protected Landuses

-  CITY PARKS
-  RELIGIOUS
-  SCHOOLS

Business Licenses

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

 Subject Property

 400 foot buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-19087 - APPLICANT: ESSENCE OF THAI, INC. -
OWNER: CARMELLA M. MAURO**

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Special Use Permit for a Beer/Wine/Cooler on-sale establishment at an existing restaurant located at 4105 West Sahara Avenue. The project will meet all Title 19.04 regulations therefore approval is recommended by staff.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/18/99	The City Council denied a request for a Variance (V-55-99) on property located at 4109 West Sahara Avenue to allow a proposed addition to an existing non-conforming retail building.
02/22/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #8/ja).
<i>Related Building Permits/Business Licenses</i>	
Current	Restaurant license (R09-01333-6-125783) seating for 45 or more patrons.
<i>Pre-Application Meeting</i>	
12/27/06	A Pre-application meeting was held with the applicant. Planning staff advised the applicant Title 19 regulations for alcohol sales governed under a Special Use Permit.
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting is not required for this type of application nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.21 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
North	Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
West	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.04, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
	1,922	1 space/50 square feet of public seating area (1,200)	28	1	32		N*
TOTAL			28		32		N
Loading Spaces			0		0		N

*The restaurant is located within a parking impaired development. Per Title 19.04 no additional parking is required for Beer/Wine/Cooler sales beyond the required parking for the restaurant use.

ANALYSIS

The project request is to allow alcohol sales (on-site) within an existing restaurant within an existing commercial center.

- **General Plan and Zoning**

The project site is designated for SC (Service Commercial) uses in the General Plan and zoned as C-1 (Limited Commercial). In accordance with Title 19 - Section 19.04 Beer/Wine/Cooler on-site sales is an allowable use with a Special Use Permit.

- **Separation Distance**

No protected uses such as churches, public parks, schools or daycare centers are located within 400 feet of the proposed project.

- **Parking**

The existing 1,922 square foot restaurant is considered a parking impaired development. However, pursuant to Title 19.04 for Beer/Wine/Cooler on-sales uses no additional parking is required for the proposed use beyond that required of the primary use. The property owner of the commercial center where the proposed use is located is owned by a single property owner and has 32 parking spaces available for the restaurant and adjoining commercial uses.

FINDINGS

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

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

The proposed use can be operated to complement surrounding commercial uses.

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

The project does not propose any new construction and will not result in an intensification of 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 project site has adequate vehicular access along Sahara Avenue.

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.”**

No detrimental effects to human health and public safety will result from the proposed use.

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

The project satisfies all requirements as stipulated under Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 11

SENATE DISTRICT 1

NOTICES MAILED 358 by City Clerk

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-19087** APN: 162-07-511-005

Name of Property Owner: Louis & Carmella Mauro

Name of Applicant: Essence of Thai, 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

 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: N/A

Partner(s): N/A N/A

APN: N/A

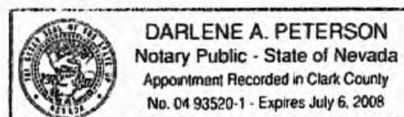
Signature of Property Owner: Carmella Mauro

Print Name: Carmella Mauro

Subscribed and sworn before me

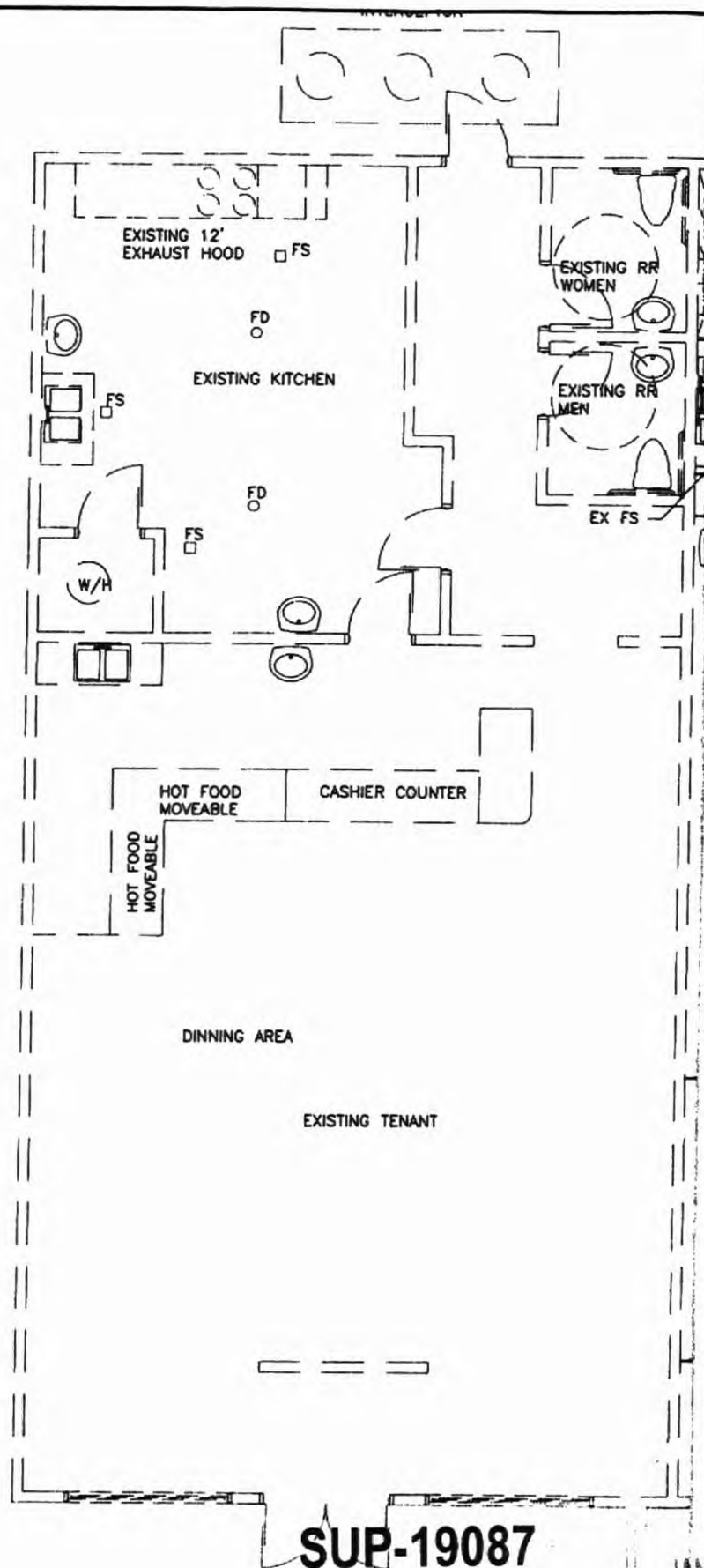
This 7 day of December, 2008

Darlene A. Peterson
Notary Public in and for said County and State



100 JAN 08 2007

323-464-2312



SUP-19087

02/22/07 PC

FLOOR PLAN

1/8" = 1'-0"

JAN 08 2007

VED



SUP-19087 - APPLICANT: ESSENCE OF THAI, INC. - OWNER: CARMELLA M. MAURO
4105 WEST SAHARA AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07



SUP-19087 - APPLICANT: ESSENCE OF THAI, INC. - OWNER: CARMELLA M. MAURO
4105 WEST SAHARA AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07

January 2, 2006

City of Las Vegas
400 Stewart Avenue
Las Vegas, NV

RE: Special Use Permit for Essence of Thai Restaurant
4105 W. Sahara Avenue, Las Vegas, Nevada

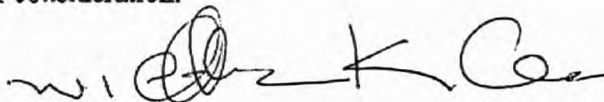
To Whom This May Concern:

Please accept this letter as my request to be granted a special use permit for the sale of beer and wine at my restaurant Essence of Thai Restaurant located at 4105 W. Sahara Avenue.

I opened my restaurant several months ago and though the business covers the overhead, I need to build on the business in order to stay afloat. The customers that come into the restaurant ask if we serve beer and wine with the meals on a regular basis. I feel that if I had a license for beer and wine sales, I could probably increase my business tremendously. If I am not granted a license, I believe I will be forced to close the business due to the lack of income I am receiving. As you are probably well aware, the restaurant business is one of the hardest to succeed with if you can't keep up with the competition. If I can't offer beer and wine to my customers with their meals, they may move on to another restaurant which can.

I appreciate your consideration.

Sincerely,



Wichitra Gee, President
Essence of Thai Restaurant, Inc.

SUP-19087
02/22/07 PC

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

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE**

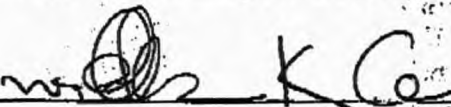
Planning and Development Department
Current Planning Division
731 South Fourth Street
Las Vegas, Nevada 89101
(702) 229-6301 Phone (702) 385-7268 Fax

SUBJECT: SUP-19087 - APPLICANT: ESSENCE OF THAI, INC. - OWNER: CARMELLA M. MAURO

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **February 22, 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 Carman Burney 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.

 K Co 2-22-07
Signature Date

WICHITRA K GEE
Please Print Name

ESSENCE OF THAI, INC.
Company Name

Sincerely,

Andrew P. Reed, Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-19121 - PUBLIC HEARING - APPLICANT: ADVANCE GROUP, INC. - OWNER: RESORT HOLDINGS 1, LLC - Request For A Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT at 7460 West Cheyenne Avenue (APN 138-10-413-007), C-1 (Limited Commercial) Zone, Ward 4 (Brown). The Planning Commission (6-0 vote) and staff recommend APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial, and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letter from Deidra Hamilton
6. Backup referenced from the 02-22-07 Planning Commission Meeting Item 9

Motion made by LARRY BROWN to Approve Subject to Conditions

Passed For: 5; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0
 LOIS TARKANIAN, LARRY BROWN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-OSCAR B. GOODMAN); (Did Not Vote-None); (Excused-None)

NOTE: MAYOR GOODMAN noted his abstention, as he and ATTORNEY JAY BROWN share ownership on a common piece of property located on West Charleston Boulevard.

Minutes:

MAYOR GOODMAN opened the Public Hearing and declared his abstention.

CITY COUNCIL MEETING OF: MARCH 21, 2007

ATTORNEY JAY BROWN, 520 South 4th Street, appeared on behalf of the applicant. He pointed out that the Planning Commission and staff both recommended approval. In addition, there are no waiver requests and respectfully requested approval.

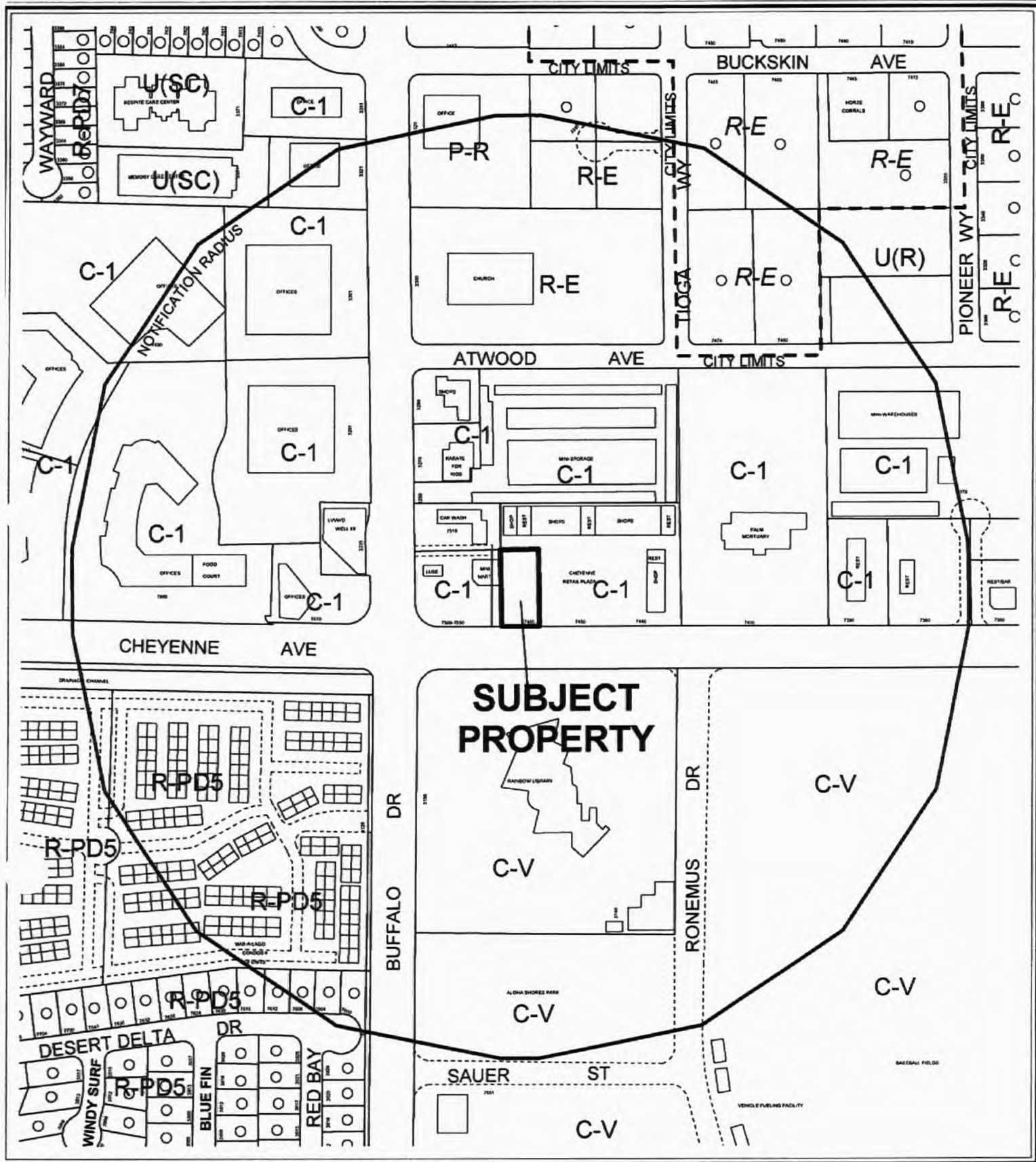
TOM McGOWAN, Las Vegas resident, appeared in support of the application.

COUNCILWOMAN TARKANIAN reiterated that this item is not contentious, as both the Planning Commission and staff recommended approval.

ATTORNEY BROWN clarified for COUNCILMAN BROWN that the building is under construction within the existing shopping center. The applicant will be leasing space, in which the structure will be consistent with a bank environment.

MAYOR PRO TEM REESE declared the Public Hearing closed.

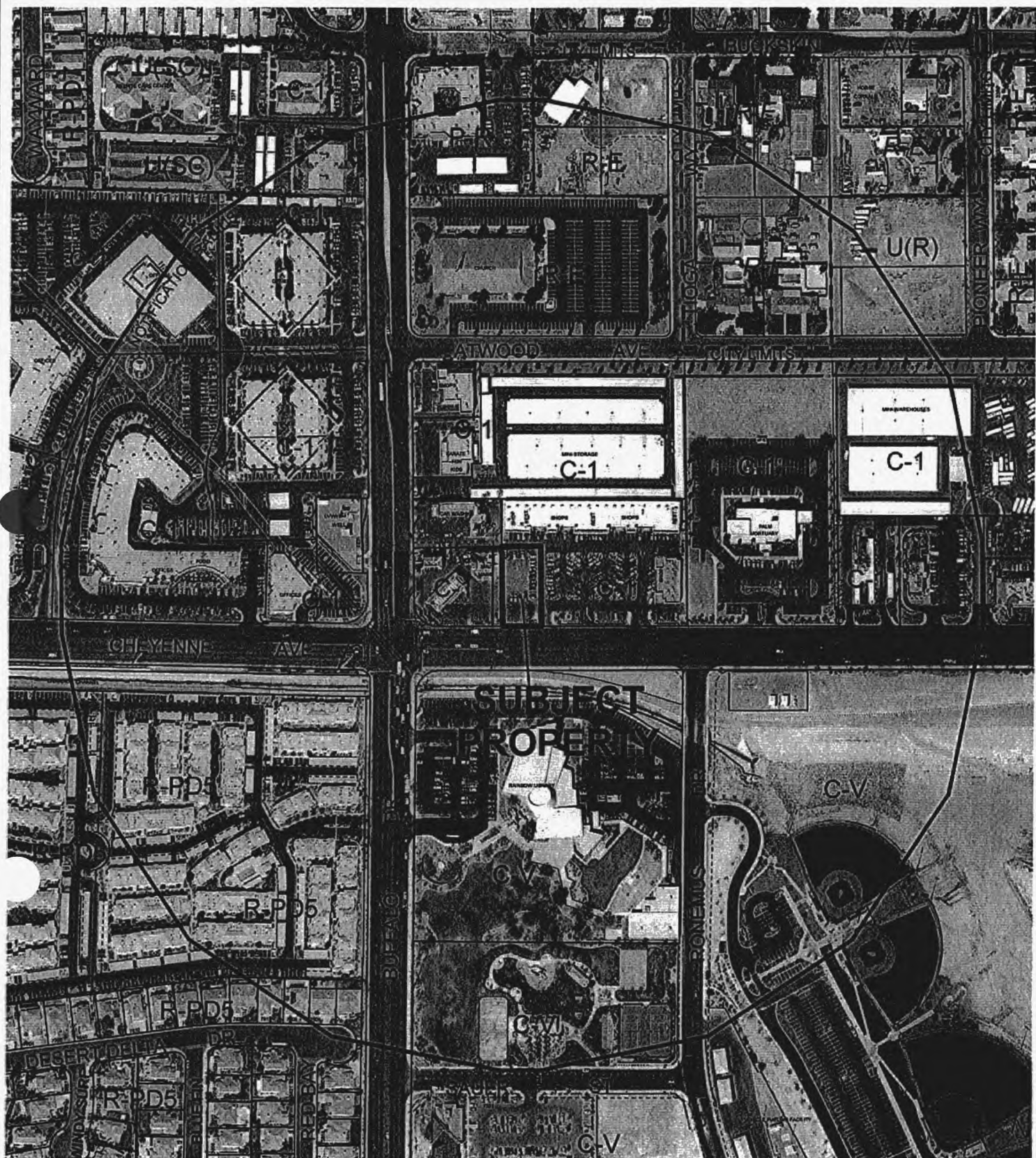




CASE: SUP-19121

RADIUS: 1000 FT

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



CASE: **SUP-19121**

RADIUS: 1000 FT

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

0 400 800 Feet



SUP-19121

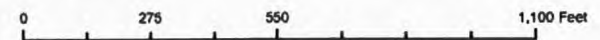
Financial Institution

Financial Business Locations

- ☒ Financial Institution, Specified ☒ Pawnshops
☒ Automobile Title Loan

-  Subject Property
-  Residential Property

- O** Buffer



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-19121 - APPLICANT: ADVANCE GROUP, INC. -

OWNER: RESORT HOLDINGS 1, LLC

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions Site Development Plan Review (SDR-13664) except as amended herein.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for an Auto Title Loan Establishment at 7460 West Cheyenne Avenue.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/16/89	The City Council approved a Zoning Reclassification from R-E (Residence Estates) to C-1 (Limited Commercial) zoning for the site (Z-61-89). The site plan for the shopping center was part of this approval.
07/13/06	A Site Development Plan Review (SDR-13664) was administratively approved for a proposed 3,500 square foot commercial building on the subject site.
02/22/07	The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #9/r1).
<i>Related Building Permits/Business Licenses</i>	
12/15/06	A building permit C-0317-06 was issued for the shell construction and for on-site improvements/hardscapes for Building C of the Cheyenne Fountains Shopping Center.

<i>Pre-Application Meeting</i>	
09/22/06	A pre-application meeting was held to discuss the requirements for a Special Use Permit for an Auto Title Loan establishment including payday loans and check cashing. Applicant was informed that if the suite were less than 1,500 square feet, a Waiver would be required. However, the subject suite is 3,450 square feet and; therefore, no waiver is necessary.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.39

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Public Library	PF (Public Facility)	C-V (Civic)
East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)

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

* The subject business is located within the North Las Vegas Airport Overlay District in the 175-foot buffer zone. As the shopping center is one-story and well below 175 feet in height, the subject site is in full compliance with the overlay district standards.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	0.39 Acre	Y
Min. Lot Width	N/A	422 Feet	Y
Min. Setbacks			
• Front	20 Feet	81 Feet	Y
• Side	10 Feet	22 Feet	Y
• Rear	20 Feet	126 Feet	Y
Max. Lot Coverage	50 %	21 %	Y
Max. Building Height	N/A	20 Feet	Y
Trash Enclosure	50 Feet from residential	108 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	32,500 SF	1/250 SF	125	5	172	6	Y
TOTAL (including handicap)			130		178		Y

ANALYSIS

- Zoning

The subject site is currently zoned C-1 (Limited Commercial). The Auto Title Loan use is permitted in C-1 (Limited Commercial) with the approval of a Special Use Permit. This application, if approved, will satisfy this requirement.

- Use

An Auto Title Loan is defined by Title 19 as a business whose primary function is to lend money on the security of the title to a motor vehicle rather than on the security of the vehicle itself. An Auto Title Loan establishment such as the one proposed is also permitted to provide services such as payday loans and check cashing typically associated with the Financial Institution, Specified or Check Cashing, Limited uses which fall below Auto Title Loan in the use hierarchy. An Auto Title Loan establishment may not provide the services of Auto Pawn or Pawn Shop establishments which are considered more intensive uses.

- Conditions

Title 19.04.050 lists the following conditions for the Auto Title Loan use, adopted by City Council April 21, 2004.

1. The use shall comply with all applicable requirements of Title 6.
2. The building design and color scheme shall be subject to review by the Department to ensure that it will be harmonious and compatible with the surrounding area.
3. No temporary signs (as described in Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a "grand opening" or that a business is "coming soon" may be approved administratively for a period not to exceed thirty days.

4. Window signs shall not:
 - a. Cover more than twenty percent (20%) of the area of all exterior windows;
 - b. Include flashing lights or neon lighting; or
5. The hours of operation shall not extend beyond the hours of 8:00 a.m. to 11:00 p.m.
6. The building or portion thereof that is dedicated to the use shall have a minimum size of one thousand five hundred square feet, and shall have sufficient interior space to provide for adequate customer waiting areas, customer queuing, and transaction space (such as "teller" windows or desks).
7. No specified financial institution use may be located closer than two hundred feet from any parcel used or zoned for residential use. In addition, no specified financial institution use may be located closer than one thousand feet from any other specified financial institution use, auto title loan use or pawn use. For purposes of this Paragraph (7), distances shall be measured in a straight line from property line to property line, without regard to intervening obstacles. The term "property line" refers to lines of fee interest parcels and not leasehold parcels.

The proposed use meets all building design requirements including those regarding signage. The proposed floor plan is 3,500 square feet where a minimum area of 1,500 square feet is required. The subject site is located 337 feet from the nearest residential use where a minimum distance separation of 200 feet is required, and 1,670 feet from the nearest financial institution where 1,000 feet is the minimum distance separation required.

FINDINGS

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

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

The proposed Auto Title Loan use is located in an approved pad site under construction in an existing shopping center and can be conducted in a manner that is harmonious and compatible with existing surrounding land uses. The Auto Title Loan use is appropriate for the C-1 (Limited Commercial) zone and the subject site meets all distance separation requirements.

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

The proposed site plan conforms to both the General Plan and the Title 19 land use designations for the site. The proposed site plan conforms to other city policies and standards.

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 subject site is served by Cheyenne Boulevard, a 100-Foot Primary Arterial on the Master Plan of Streets and Highways, and of adequate capacity to serve the proposed use.

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

This site will be subject to inspections and business licensing requirements and will not endanger the public health or general welfare.

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

The proposed use is in compliance with all conditions of Title 19.04. The site is 337 feet from the nearest residential use where a 200-foot minimum distance separation is required, and is 1,670 from the nearest Auto Title Loan or other Financial Institution Specified, where a 1,000-foot minimum distance separation is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

6

ASSEMBLY DISTRICT 37

SENATE DISTRICT 6

NOTICES MAILED 473 by City Clerk

APPROVALS 0

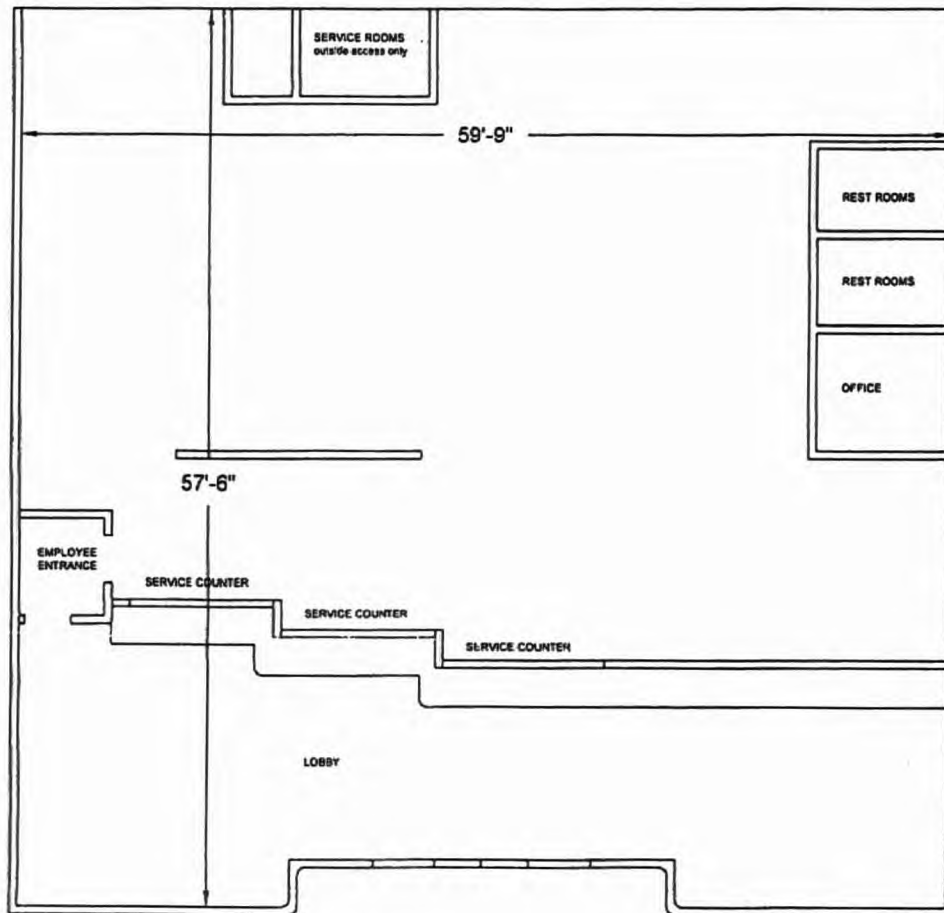
PROTESTS 3



Case Number: **SUP-19121** APN: 138-10-413-007

DBA:
Name of Applicant: RAPID CASH Advance Group, Inc.

Yes ☐ No ☒



FLOOR PLAN

Check City

SCALE $\frac{1}{8}" = 1'-0"$

RECEIVED
JAN 09 2007

SUP-19121
02/22/07 PC



SUP-19121 - APPLICANT: ADVANCE GROUP, INC. - OWNER: RESORT HOLDINGS 1, LLC
7460 WEST CHEYENNE AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07



SUP-19121 - APPLICANT: ADVANCE GROUP, INC. - OWNER: RESORT HOLDINGS 1, LLC
7460 WEST CHEYENNE AVENUE
FEBRUARY 22, 2007 PLANNING COMMISSION

01/22/07



GREATER
NEVADA
PLANNING
INC.

Land Use Consultants

- Zoning, Planning, Building & Land Use
- Variances, Conditional Use Permits & Waivers
- Permit Tracking
- Property Analysis & Feasibility Studies
- Business, Gaming & Liquor Licensing
- Development Services

December 27, 2006

City of Las Vegas
Planning and Development Department
731 4th Street
Las Vegas, NV 89121

SUBJECT: JUSTIFICATION LETTER -- Special Use Permit

The name of this proposal is: **Rapid Cash**

APN: 138-10-413-007

1. This proposed use is located 7460 W. Cheyenne.
2. The total gross acres for this site are 0.39.
3. The current zone for this parcel is C-1 and the current general plan is limited commercial district.
4. The proposed land use is for an Auto Title loan establishment that will also include check cashing and payday loans.
5. We would like to apply for a special use permit for the above mentioned.

If I can be of any additional assistance in any of this at any time, please do not hesitate to call me at #312-2435.

Sincerely,

Sandra Montgomery

Sandra Montgomery
Associate Planner

SUP-19121
02/22/07 PC

RECEIVED
JAN 09 2007

DEIDRA HAMILTON
P.O. BOX 34147
LAS VEGAS, NV 89133
(702) 340-1886
email: dhamilton14@cox.net

RECEIVED
CITY CLERK

2007 MAR 19 P 4: 56

March 19, 2007

VIA FACSIMILE ONLY TO: (702) 382-4803

City Clerk's Office

Protest

Re: SUP-19121

To Whom It May Concern:

I received a Notice of Public Hearing, which is scheduled on March 21, 2007 at 1:00 p.m. with the City Council Chambers, located at 400 Stewart Avenue, Las Vegas, Nevada. I am unable to personally appear at the hearing due to a conflict at work. I would however like to allow this letter to serve as my formal **objection** to allowing Applicant: ADVANCE GROUP, INC. - Owner: RESORT HOLDINGS 1, LLC to obtain a special use permit for an Auto Title Loan Establishment at 7460 W. Cheyenne Avenue (APN 138-10-413-007) due to the fact that this location is directly across the street from my condominium in the Mar A Lago Association located at 3125 N. Buffalo Drive, Unit 2097, Las Vegas, Nevada (South West corner of Cheyenne & Buffalo). I am the owner of Unit 2097 in said location and an Auto Title Loan Establishment will drastically diminish the value of my condominium, thus directly affecting me as a home owner, especially since I plan to eventually sell my condominium. An Auto Title Loan facility will only attract a lower caliber of customers (those desperately in need of money who are willing to give the title of their automobile over to get money quickly) which will directly affect me by it being located across the street. Typically I have seen Title Loan facilities where there are only commercial properties, not housing directly across the street. Please do not allow for this to occur as it affects the potential sale of my condominium.

Thank you for your assistance with this matter. A copy of the notice is enclosed.

Sincerely,



Deidra Hamilton, owner

Date 3/20/07 Item # 83

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

Telephone Protest/ Approval Log

Meeting Date: 2/22/07

Case Number: SWP.19121

Date: 2/12/07

Name: Corran R. Cabrera

Address: 3150 Soft Breeze

Phone: 267.9694



PROTEST



APPROVE

Date: 2/14/07

Name: Barita Ryan

Address: 3340 Pioneer Wy.

Phone: 645.3141



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Date: _____

Name: _____

Address: _____

Phone: _____



PROTEST



APPROVE

Carman Burney

From: Nora Lares
Sent: Thursday, February 15, 2007 8:32 AM
To: Carman Burney
Subject: FW: Internet Submission - SUP-19121 - Auto Title Loan

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

From: b-doyle@hotmail.com [mailto:b-doyle@hotmail.com]
Sent: Thursday, February 15, 2007 8:22 AM
To: planning@LasVegasNevada.gov
Subject: Internet Submission - SUP-19121 - Auto Title Loan

Citizen Name: Bob Doyle

Email: b-doyle@hotmail.com

Comments: Dear Sirs,

I would like to express my oposition to the a request for a special use permit for an auto title loan establishment at 7460 W. Cheyenne Ave.

I believe this will negatively affect my property values at 3150 Soft Breezes Dr. and that there are enough title loan establishments in the area. We do not need another one.

Thanks - plz let me know if I need to submit this by snail mail.

Date: 2/15/2007 8:21:35 AM

CITY OF LAS VEGAS**ONE MOTION / ONE VOTE****Planning and Development Department****Current Planning Division****731 South Fourth Street****Las Vegas, Nevada 89101****(702) 229-6301 Phone (702) 385-7268 Fax****SUBJECT: SUP-19121 - APPLICANT: ADVANCE GROUP, INC. - OWNER: RESORT HOLDINGS 1, LLC**

The above item has been placed on the One Motion/One Vote portion of the Planning Commission Agenda for the **February 22, 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 **Carman Burney 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]
Signature

2/18/07
Date

LUCY STEWART
Please Print Name

LAS CONSULTING INC
Company Name

Sincerely,

Andrew P. Reed, Planning Supervisor
Current Planning Division

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

GENERAL PLAN AMENDMENT

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting - Agreement between Craig/Tenaya, LLC and Southwest Holding Company, LLC for Items 84-88
6. Backup referenced from the 01-25-07 Planning Commission Meeting Item 39

Motion made by LARRY BROWN to Approve

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

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

Minutes:

MAYOR GOODMAN declared the Public Hearing open on Items 84-88.

ATTORNEY CHRIS KAEMPFER, Kummer Kaempfer Bonner Renshaw & Ferrario, 3800 Howard Hughes Parkway, appeared with CHRIS DYKA, Architect. ATTORNEY KAEMPFER stated that through the efforts of COUNCILMAN BROWN, they worked out concerns raised by

CITY COUNCIL MEETING OF: MARCH 21, 2007

the neighbors. The property is located between residential and commercial development. The problem with developing this land is a serious drainage issue, which cannot be remedied, except with the expenditure of millions of dollars. The owner has chosen is a high-end mixed use project with the only non-residential use is office. The residential uses are condominiums and the only affected neighbor to the south will be protected. The number and height of the buildings have been limited along the southern side. The rest is either a parking lot, which serves office use and the other side is a courtyard. The buildings are setback a minimum of 35 feet from the property line. The height of the building along Tenaya Way remains at 31 feet. The building at the center of the site begins at 33 feet and it goes up only as it approaches the commercial center to the north. The maximum height of the building has been reduced from 70 feet to 59 feet.

ATTORNEY KAEMPFER pointed out that several meetings were held with area residents, and believes this project will protect the adjacent neighbors. He submitted an agreement between the owner of the subject property and the owner to the north. This would allow an easement that would allow access to his property.

TOM McGOWAN, Las Vegas resident, stated that condominiums limit the potential for future redevelopment. He asked the reason for staff's recommendation for denial of all the applications. MARGO WHEELER, Director of Planning and Development Department, replied that Variance for the building height is at the request of the applicant, and staff cannot make the findings for approval. Therefore, staff has to recommend denial of the project. MR. McGOWAN asked that the City Council approve all applications.

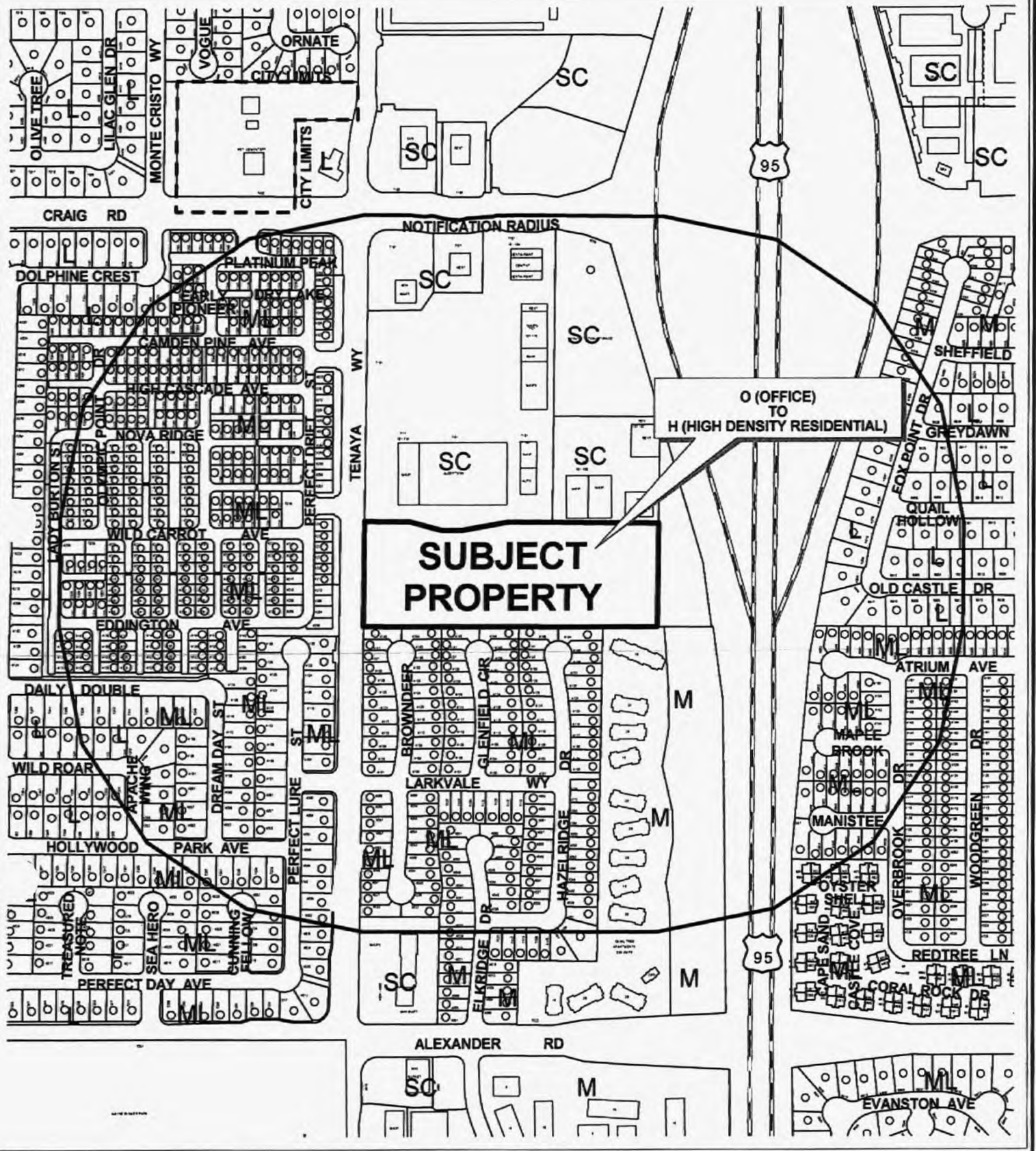
TED RUSSELL, Las Vegas resident, appeared in support of the project because it represents an ingenious utilization of a particularly difficult piece of property.

COUNCILMAN BROWN indicated that neighbors expressed concerns about the schools and the type of units being built. This area is served by Ruthe Deskin Elementary School and they currently are seeing growth in the area. This project will not have the adverse impact on the overall school for additional trailers. Tenaya Way and Craig Road will be able to handle this project. The ingress and egress and dual access to the shopping center onto Tenaya Way will help mitigate some of the traffic concerns. He agrees this is a lot of product in an infill piece, but the fact it is a mixed use, alleviates intensity concerns. If the project is done as presented, it will be an amenity for the neighborhood and have no adverse impact on existing property values.

Regarding Item 86, MS. WHEELER recommended an additional condition stating that approval is for the Variance approving 59 feet where 35 feet is the maximum allowed. She also amended Conditions 3 and 4 of Item 88. ATTORNEY KAEMPFER accepted both the added and amended conditions.

MS. WHEELER recommended an additional condition relating to the Variance.

MAYOR GOODMAN declared the Public Hearing closed on Items 84-88.



CASE: GPA-18818

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

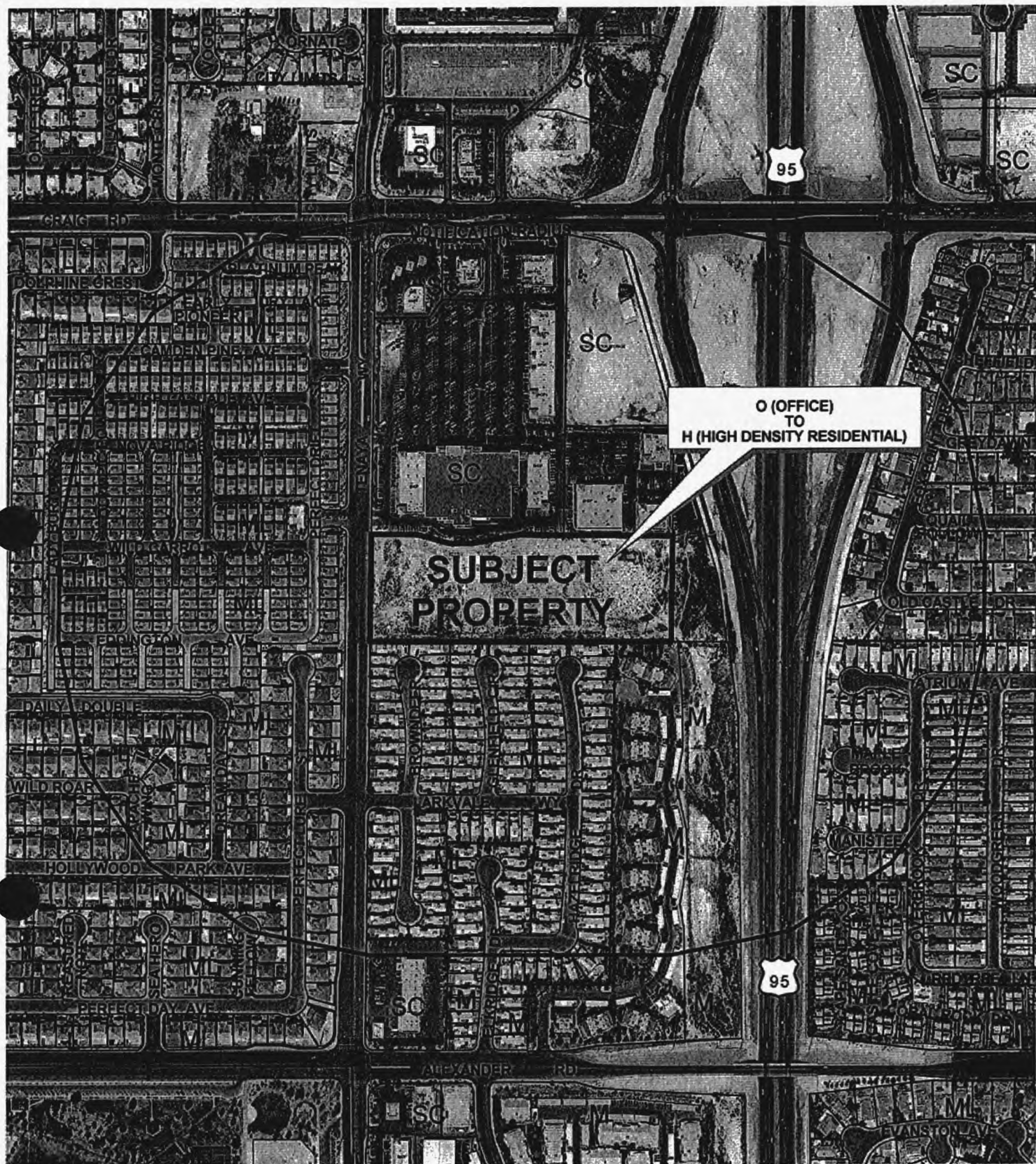
O (OFFICE)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

H (HIGH DENSITY RESIDENTIAL)

0 200 400 600 Feet





CASE: **GPA-18818**

RADIUS: 1000 FT

GENERAL LAND USE OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED GENERAL LAND USE OF SUBJECT PROPERTY:

H (HIGH DENSITY RESIDENTIAL)

0 200 400 600 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

THIS ITEM WAS HELD IN ABEYANCE FROM THE MARCH 7, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

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

BACKGROUND INFORMATION

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

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

Details of Application Request	
Site Area	
Net Acres	7.49

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

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

ANALYSIS

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

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

FINDINGS

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

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

In regard to "1":

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

In regard to “2”:

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

In regard to “3”:

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

In regard to “4”:

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

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

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

PLANNING COMMISSION ACTION

There were speakers in protest at the Planning Commission meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 34

SENATE DISTRICT 4

NOTICES MAILED 655 by Planning Department

APPROVALS 1

PROTESTS 4



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: DOUGLAS E. SIMMS

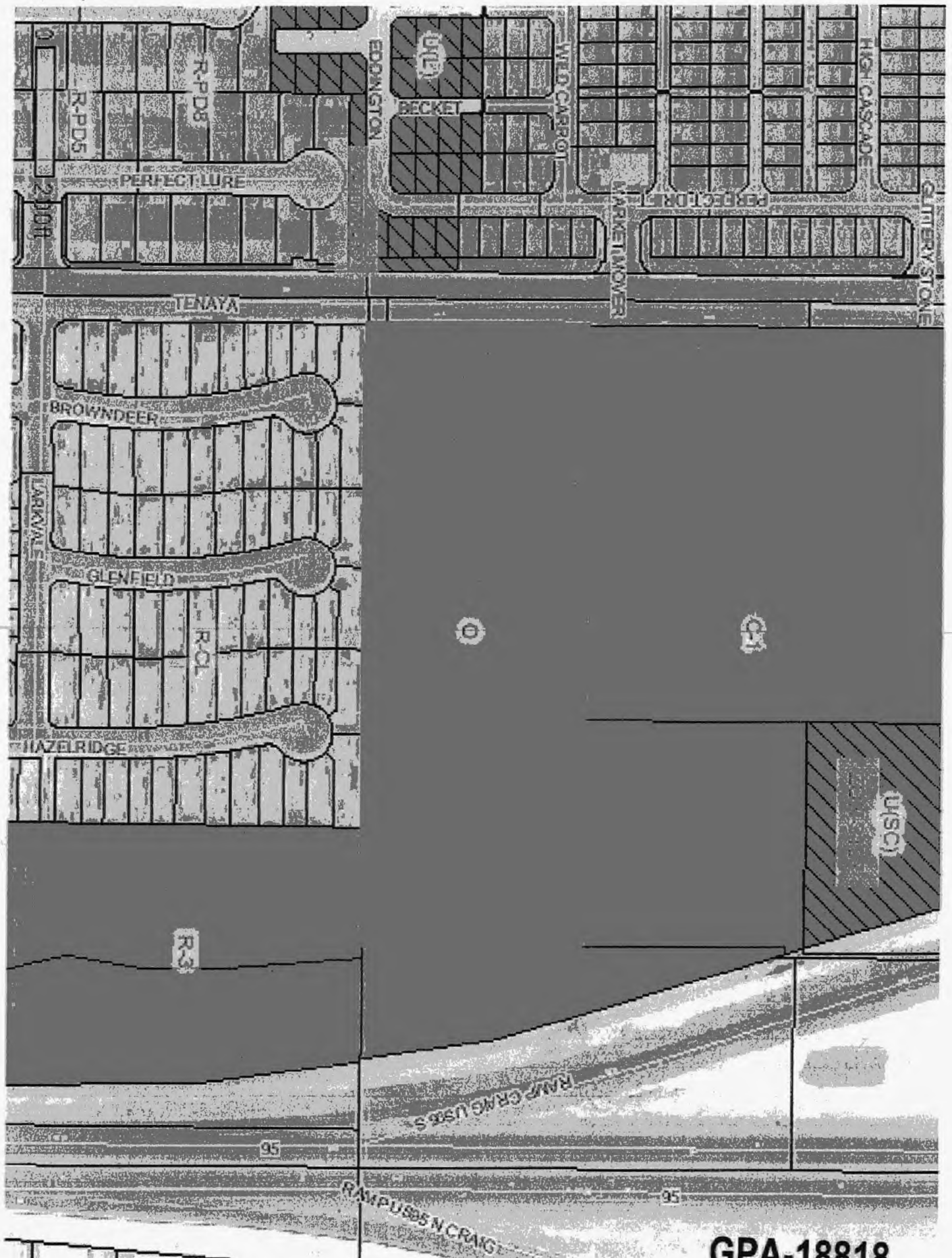
Subscribed and sworn before me

This 7th day of November, 2006

Barbara A. Bross

Notary Public in and for said County and State





GPA-18818
01/25/07 PC

December 12, 2006

To: City of Las Vegas Planning and Development Department

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

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

PROJECT LOCATION:

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

PROJECT CONCEPT:

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

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

-pg 2-

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

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

The proposed Project will feature:

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

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

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

Sincerely,



Christopher S. Dyka, R.D.
Project Manager

GPA-18818
01/25/07 PC

Submitted at City Council
 Date 3/21/2007
 Item 84-88

Agreed and accepted this 21st day of March, 2007 by:

By: [Signature]
 Name: WILLIAM H. GALT, Manager
 Title: WILLIAM H. GALT, Manager
 Craig Marketplace Pads, LLC

By: [Signature]
 Name: WILLIAM H. GALT, Manager
 Title: WILLIAM H. GALT, Manager
 Craig Marketplace Pads, LLC

By: [Signature]
 Name: DOUGLAS E. SIMS
 Title: MANAGER
 Craig Tequesta, LLC

c. For the Record - A copy of this Agreement mutually accepted by both parties will be submitted for the record for applications GPA-18818, ZON-18819, VAR-18820, SUP-18821, and SDR-18822 at the Las Vegas City Council Meeting on March 21, 2007.

b. Letter Comment - It is also agreed that the "Release and Substitution of Property Burdened by Access Easements" must be reviewed and approved by Parcel B's mortgage lender before recordation. However, if Parcel B is unable to obtain such approval within 6 months from this date the "Release and Substitution of Property Burdened by Access Easements" becomes null and void.

a. Condition of Approval - A condition of approval for applications GPA-18818, ZON-18819, VAR-18820, SUP-18821, and SDR-18822, will require submission of a recorded copy of the "Release and Substitution of Property Burdened by Access Easements" before any civil improvement plan permits are released. Parcel A agrees to work with Parcel B for a mutually acceptable realignment and extension of the existing recorded ingress/egress easements for a road across the north portion of Parcel A's property connecting to Parcel B affecting Craig Marketplace, LLC (APN # 138-03-715-004) and Craig Marketplace Pads, LLC (APN # 138-03-715-002). Parcel B, Craig Marketplace, LLC, and Craig Marketplace Pads, LLC agree to work with Parcel A for a mutually acceptable realignment and extension of the existing recorded ingress/egress easements for a road across the southern portion of APN # 138-03-715-004 and APN # 138-03-715-002.

This agreement dated March 21, 2007 by and between Craig Tequesta, LLC, Property Owner of APN #138-03-701-021 hereinafter referred to as "Parcel A" and Southwest Holding Company, LLC, Property Owner of APN #138-03-715-003 hereinafter referred to as "Parcel B" agree that:

Witnessed

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

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

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

Re: General Plan Amendment GPA-18818

Applicant: Craig Tenaya, LLC

Dear Mr. Douglas J. Rankin:

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

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

I urge you once again to reject this application.

Sincerely,



Robert Chiu
Home Owner

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

REZONING RELATED TO GPA-18818

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised Site Plans dated 02-16-07
6. Submitted after final agenda – Revised Site Plans dated 03-16-2007

Motion made by LARRY BROWN to Approve Subject to Conditions

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

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

Minutes:

See Item 84 for related discussion and backup.

PROPOSED ZONING OF SUBJECT PROPERTY:
R-4 (HIGH DENSITY RESIDENTIAL)
ZONING OF SUBJECT PROPERTY:
O (OFFICE)

CASE: ZON-18819
RADIUS: 1000 FT

0 300 600 900 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

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

THIS ITEM WAS HELD IN ABEYANCE FROM THE MARCH 7, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

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

Public Works

3. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis.

No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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

**** STAFF REPORT ****

PROJECT DESCRIPTION

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

BACKGROUND INFORMATION

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

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

Details of Application Request	
Site Area	
Net Acres	7.49

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

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

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

ANALYSIS

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

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

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

FINDINGS

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

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

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

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

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

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

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

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

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

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 34

SENATE DISTRICT 4

NOTICES MAILED 655 by Planning Department

APPROVALS 1

PROTESTS 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

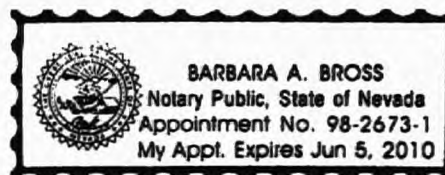
APN: _____

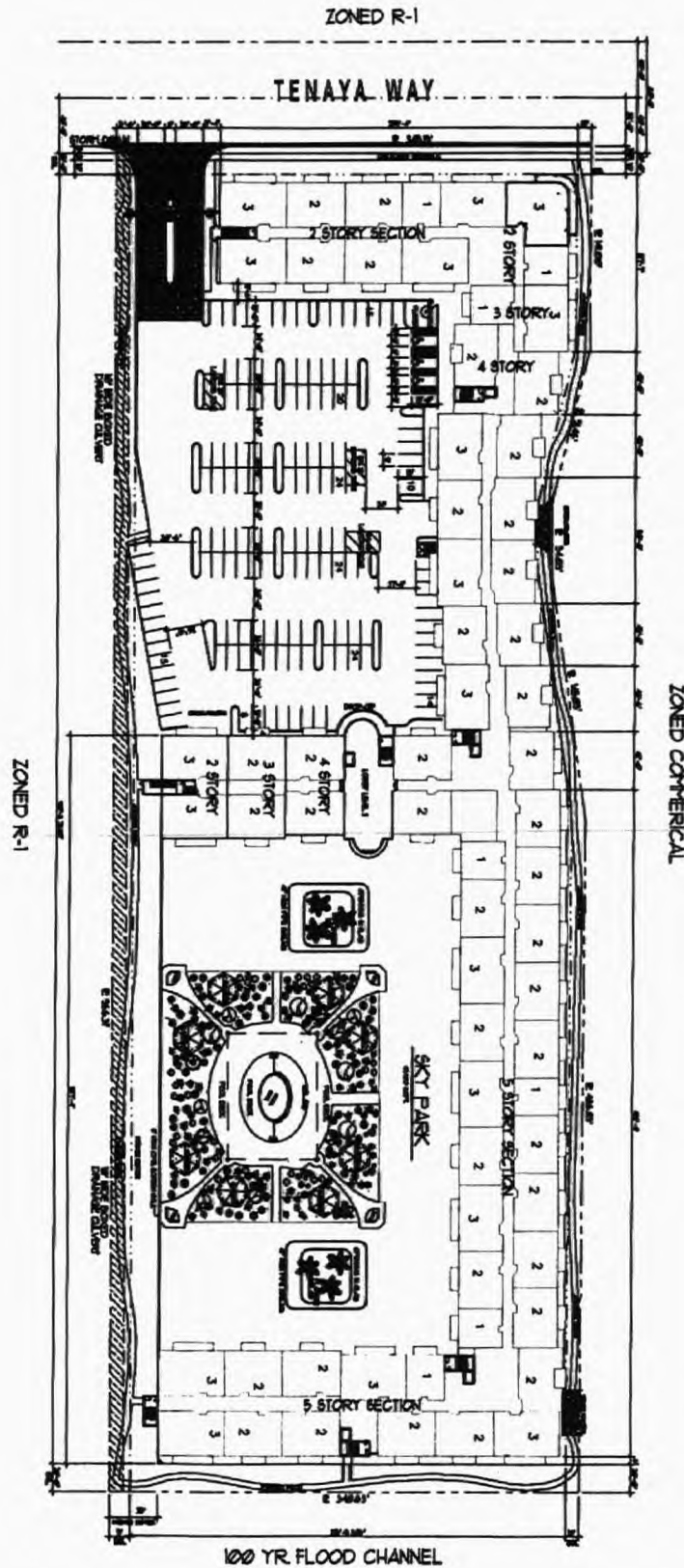
Signature of Property Owner: _____

Print Name: DOUGLAS E. SIMMS

Subscribed and sworn before me

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





ZON-18819
VAR-18820
SDR-18822

REVISED

GPA-18818
SUP-18821
JAN 04 2006

RECEIVED

AS-2	10-25-06	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CRAIG ROAD CLARK COUNTY LAS VEGAS, NEVADA	PROPOSED SECOND LEVEL ARCHITECTURAL SITE PLAN		GREENE TINDALL ONE EAST BURNING WOOD, SUITE 200 LAS VEGAS, NEVADA 89119 PHONE 702-735-0000 FACSIMILE 702-735-0000 ARCHITECTS ENGINEERS INTERIORS DESIGN GRAPHIC OVERLAYERS
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1
December 12, 2006

To: City of Las Vegas Planning and Development Department

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

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

PROJECT LOCATION:

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

PROJECT CONCEPT:

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

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01/25/07 PC

-pg 2-

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

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

The proposed Project will feature:

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

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

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

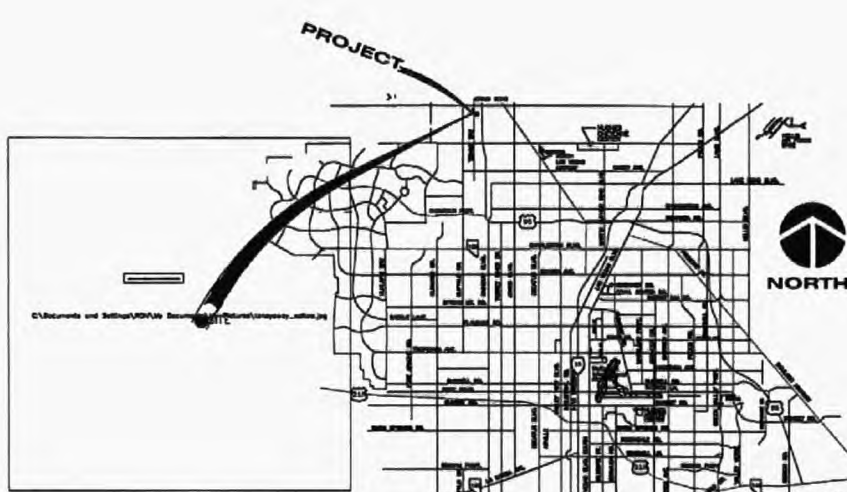
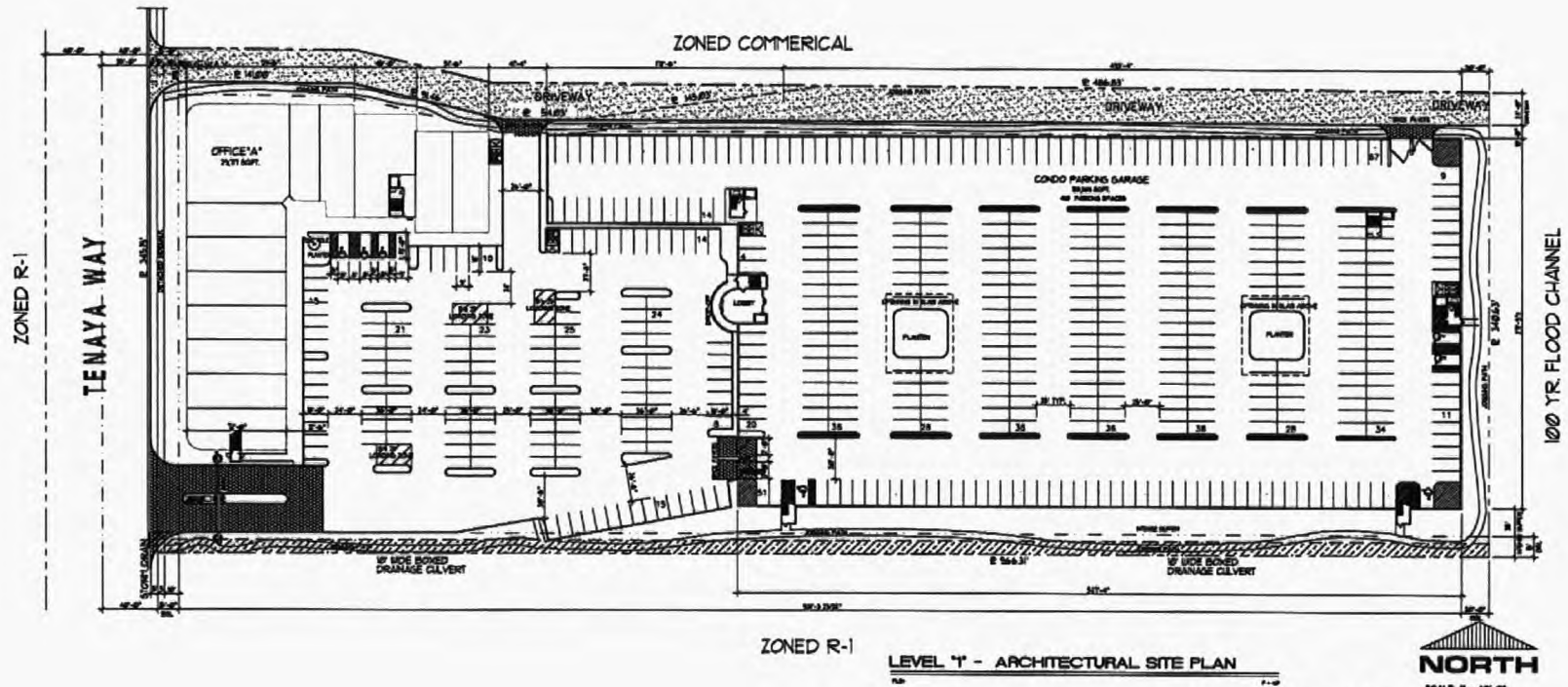
Sincerely,



Christopher S. Dyka, R.D.
Project Manager

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VICINITY MAP
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 VAR-18820
 SUP-18821
 SDR-18822
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SITE DATA
 APN: 138-03-701-021

SITE AREA: GROSS	359,344 SQ. FT.	1.45 ACRES
NET	339,245.1 SQ. FT.	1.48 ACRES
BLDG FOOTPRINT	156,856 SQ. FT.	45 ACRES 64 %
OPEN SPACE (LEVEL 1)	182,389.1 SQ. FT.	
NET PARK	12,871.88 SQ. FT.	
TOTAL OPEN SPACE	195,261.0 SQ. FT.	2.86 ACRES 38.1 %
289 UNITS / 1.48 AC.	289 UNITS PER ACRE	

COMMERCIAL AREA

OFFICE	23,171 SQ. FT.
PARKING GARAGE	28,358 SQ. FT.
SUBTOTAL	51,529 SQ. FT.

CONDOMINIUM UNITS

	UNIT 1A 1 BEDROOM 888 SQ. FT.	UNIT 1B 2 BEDROOM 1,044 SQ. FT.	UNIT 1C 3 BEDROOM 1,211 SQ. FT.
1st FLR	8 • 1,040 SF	42 • 1,040 SF	8 • 1,211 SF
2nd FLR	6 • 538 SF	36 • 483 SF	10 • 870 SF
3rd FLR	5 • 440 SF	34 • 454 SF	5 • 1,060 SF
4th FLR	5 • 440 SF	30 • 453 SF	5 • 1,060 SF
SUB TOTALS	24 • 2,108 SF	142 • 7,024 SF	43 • 6,571 SF
TOTAL UNITS	289 UNITS • 271,995 SQ. FT.		
OFFICE AREA	4 FLOORS • 23,171 SQ. FT.		
GRAND TOTAL CONDOS	342,166 SQ. FT.		
TOTAL OFFICE	23,171 SQ. FT.		
TOTAL GARAGES	28,358 SQ. FT.		
GRAND TOTAL PROJECT	363,544 SQ. FT.		

PARKING REQUIREMENTS

OFFICE REQD.	3.3 SPACES PER 1,000 • 56 SPACES
RESIDENTIAL REQD.	1 BEDROOM UNIT • 125 PER UNIT • 24 • 30 SPACES 2 BEDROOM UNIT • 175 PER UNIT • 142 • 248.5 SPACES 3 BEDROOM UNIT • 2 PER UNIT • 43 • 86 SPACES
VISITOR REQD.	1 SPACE PER 6 UNITS • 209 UNITS / 6 • 348 SPACES
TOTAL REQD.	436 SPACES
PARKING PROVIDED	480 SPACES
PARKING GARAGE	56 SPACES
SURFACE PARKING	565 SPACES

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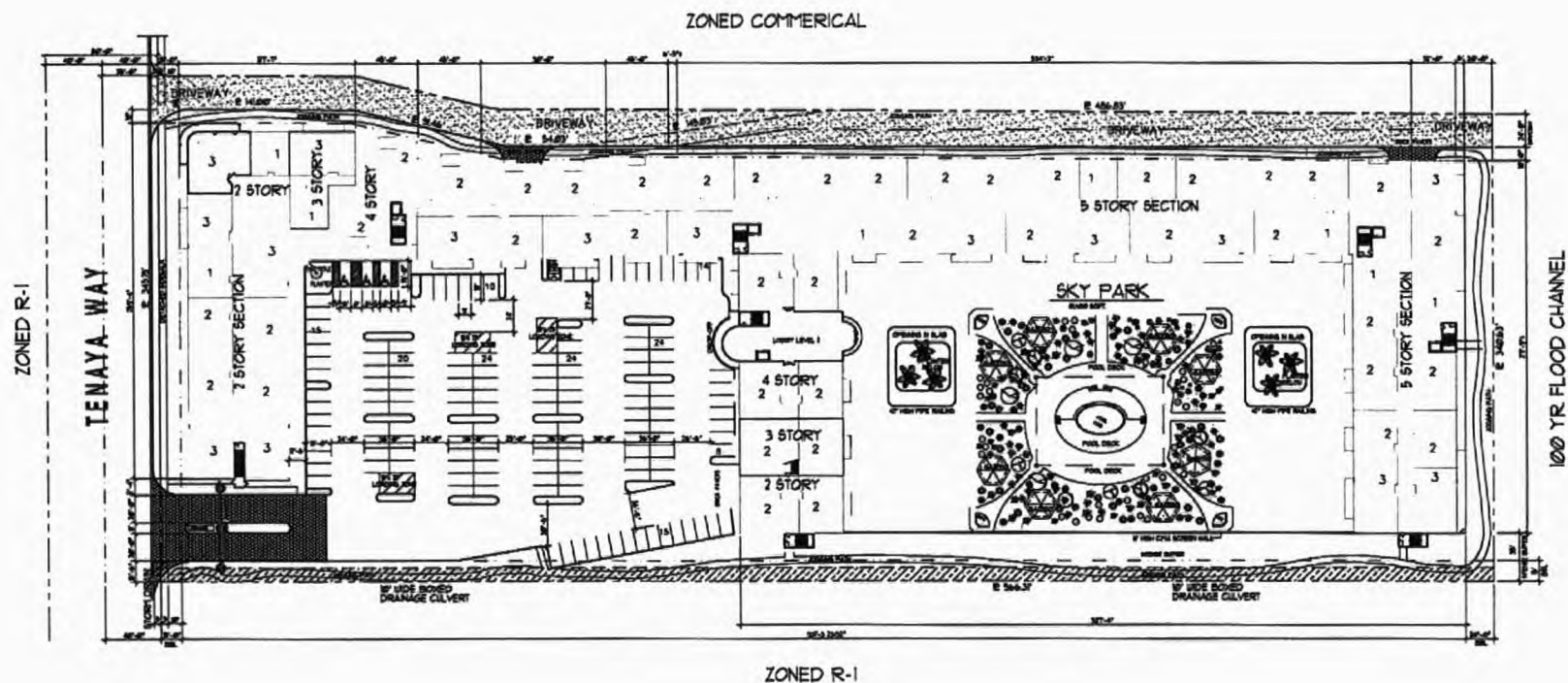
GREENE TINDALL
 305 EAST TENAYA ROAD, SUITE 200
 LAS VEGAS, NEVADA 89101
 PHONE 702-477-0888
 FACSIMILE 702-477-0888
 ARCHITECTS REGISTERED ENGINEERS REGISTERED CONTRACTORS

PROPOSED FIRST LEVEL ARCHITECTURAL SITE PLAN

TENAYA WAY CENTRE for DESERT CAPITAL GROUP
 TENAYA WAY and CHAG ROAD
 CLARK COUNTY
 LAS VEGAS, NEVADA

DATE: 02-21-07
 DRAWN BY: J. TINDALL
 CHECKED BY: J. TINDALL
 APPROVED BY: J. TINDALL
 PROJECT NO. 138-03-701-021

AS-1
 1 of 2 sheets



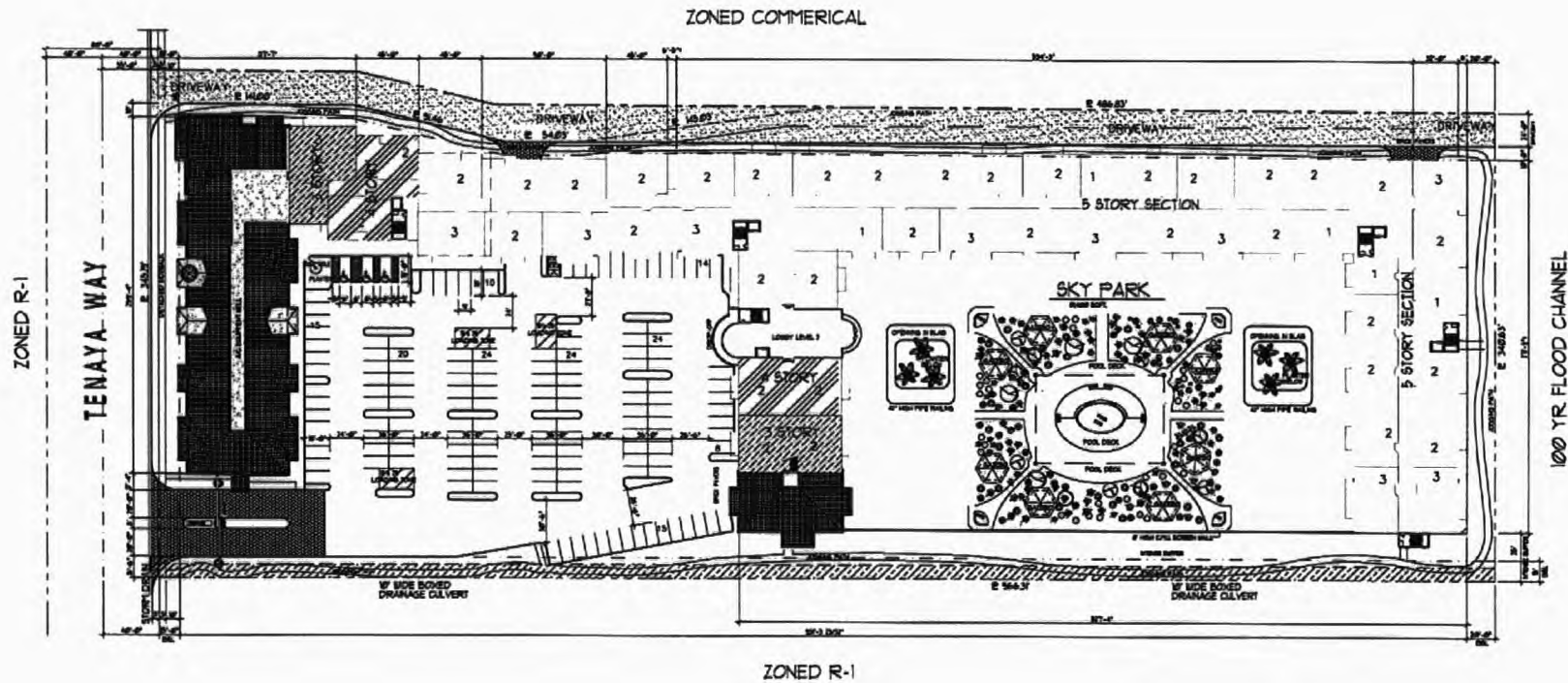
LEVEL "2" - ARCHITECTURAL SITE PLAN



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SDR-18822
02-21-07 CC

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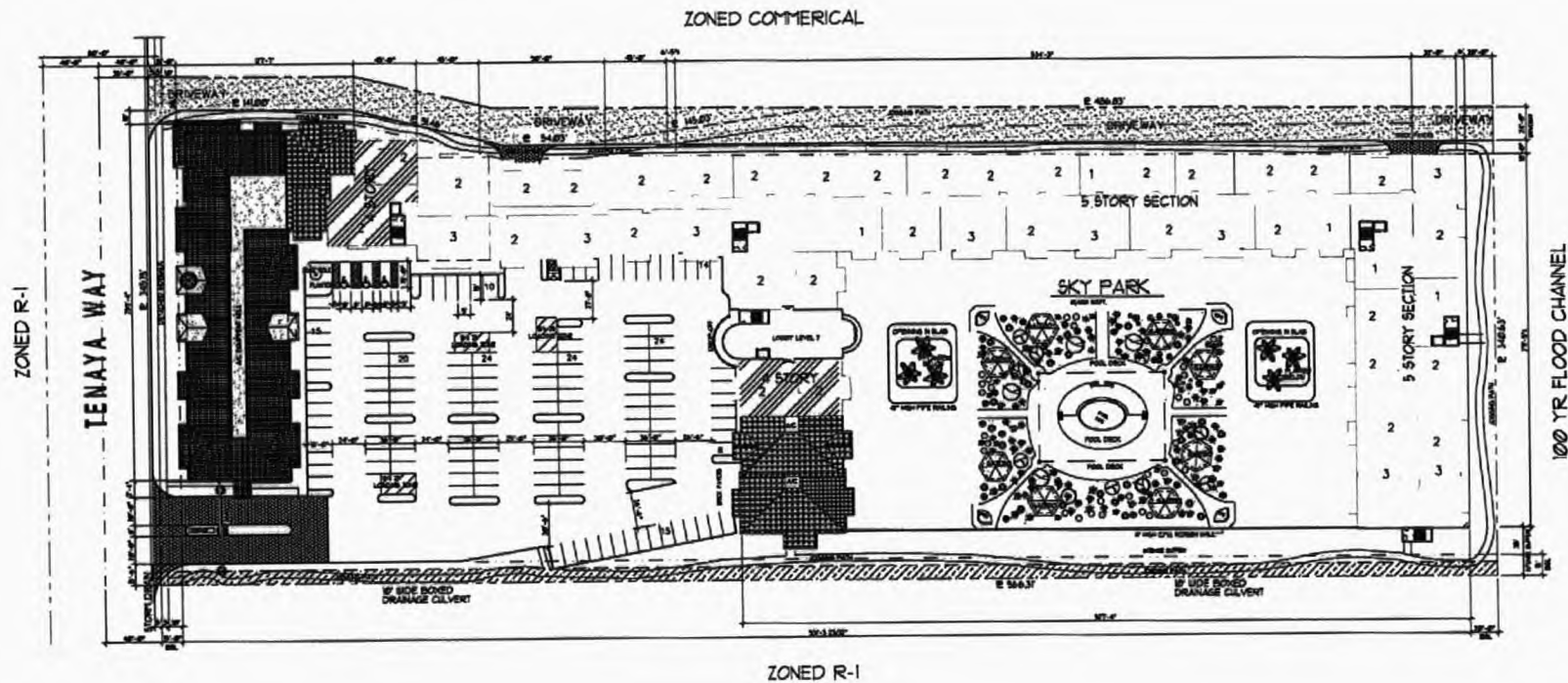
GREENE TINDALL 200 EAST TENAYA WAY, SUITE 200 LAS VEGAS, NEVADA 89101 PHONE: 702-797-0000 FAX: 702-797-0001 ARCHITECTS: RESIDENTIAL, COMMERCIAL, INDUSTRIAL	
THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.	
stamp	
PROPOSED SECOND LEVEL ARCHITECTURAL SITE PLAN	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY AND CHAD ROAD LAS VEGAS, NEVADA	
07-000 2-15-2006 1-9-2007 AS-2 1 of 2 sheets	



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SDR-18822
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GREENE TINDALL 100 EAST TENAYA WAY, SUITE 4 LAS VEGAS, NEVADA 89101 PHONE 702-477-0000 FACSIMILE 702-477-0000 WWW.GREENTINDALL.COM	
PROPOSED THIRD LEVEL ARCHITECTURAL PLAN	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAD ROAD CLARK COUNTY LAS VEGAS, NEVADA
01-000 2-15-2006 2-15-2007 AS-3 1" = 40'-0"	stamp



LEVEL "4" - ARCHITECTURAL PLAN



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SDR-18822
02-21-07 CC

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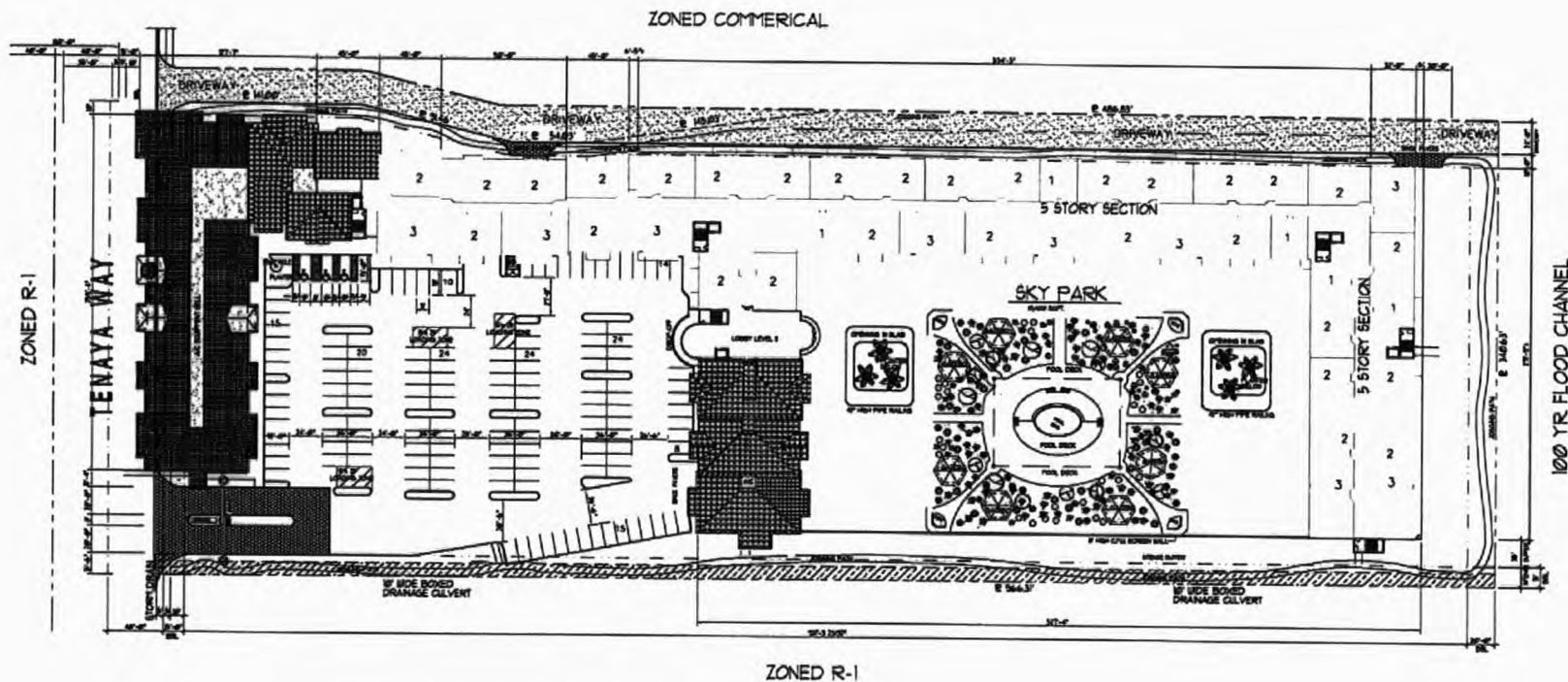
GREENE TINDALL
100 EAST TENAYA WAY, SUITE 2
LAS VEGAS, NEVADA 89101
PHONE 702-871-0000
FACSIMILE 702-871-0000
ARCHITECTS/ENGINEERS/DESIGNERS/GENERAL CONTRACTORS

PROJECT NO. 02-21-07
SHEET NO. 4
DATE: 02-21-07
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
STAMP

PROPOSED
FOURTH LEVEL
ARCHITECTURAL
PLAN

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAMBER ROAD
LAS VEGAS, NEVADA

02-21-07
2-15-2008
1-2-2007
AS-4
1 of 11 sheets



ZONED R-1

LEVEL "5" - ARCHITECTURAL PLAN

7'-0"



SCALE 1" = 40'-0"

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SDR-18822
02-21-07 CC

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GREENE TINDALL
300 EAST JENSEN BLVD, SUITE 6
LAS VEGAS, NV 89101
PHONE 702-877-0000
FAX 702-877-0000
WWW.GREENTINDALL.COM

DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY
DATE
PROJECT NO.

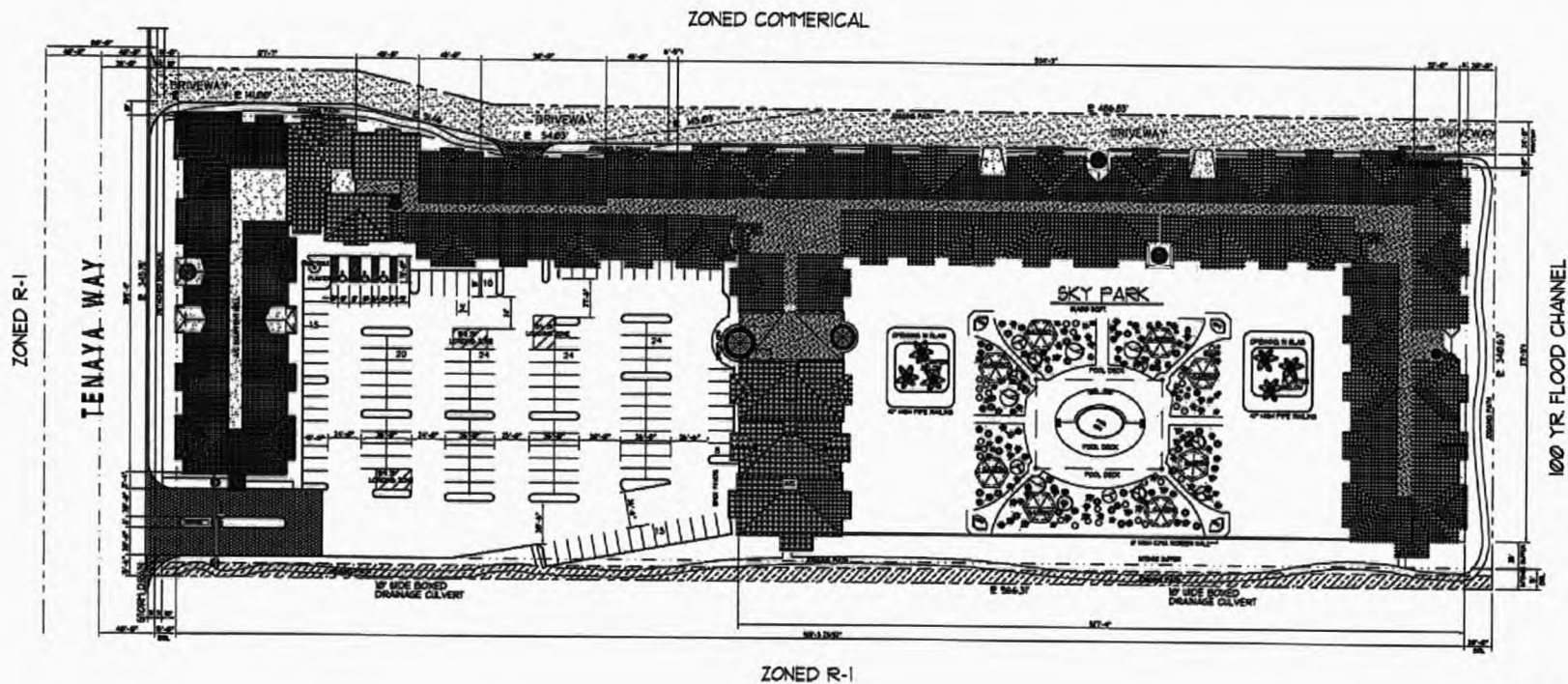
PROPOSED
FIFTH LEVEL
ARCHITECTURAL PLAN

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAND ROAD
CLARK COUNTY
LAS VEGAS, NV 89169

PROJECT NO.
DATE
BY
CHECKED BY
APPROVED BY

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

AS-5
of 14 sheets



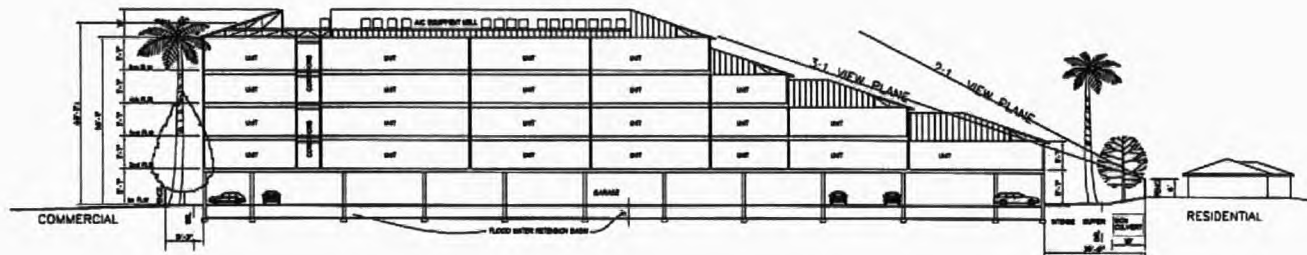
ARCHITECTURAL ROOF PLAN



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VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

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TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAG ROAD DESERT CAPITAL GROUP LAS VEGAS, NEVADA		PROPOSED ARCHITECTURAL ROOF PLAN	GREENE TINDALL DESIGN 1000 S. TENAYA WAY, SUITE C LAS VEGAS, NEVADA 89101 PHONE 702-897-0000 FACSIMILE 702-897-0000 ARCHITECTS/DESIGNERS/ENGINEERS/GENERAL CONTRACTORS
07-000 2-15-2008 2-15-2007 AS-6		stamp	stamp



SECTION THRU BUILDING (LOOKING NORTH)



VIEW PLANE ACROSS BUILDINGS
VIEW OVER TENAYA WAY

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SUP-18821
SDR-18822
02-21-07 CC

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GREENE TINDALL

300 EAST ARIZONA AVENUE, SUITE 100
TAMPA, FL 33602
PH: 813-281-1111
FAX: 813-281-1112
WWW.GREENTINDALL.COM

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ARCHITECTURAL
SECTION &
VISION SLOPES

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY AND CHAND ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

DATE: 01-09-07
BY: 3-15-2008
CHECKED: 7-9-2007
APPROVED: 7-9-2007

AS-7
1.0 11



① ENLARGED EAST (FRONT) EXTERIOR ELEVATION
VIEW FROM TENAYA WAY



② SOUTH EXTERIOR ELEVATION



⑤ WEST EXTERIOR ELEVATION



④ SOUTH COURT (FRONT) EXTERIOR ELEVATION



③ NORTH COURT (FRONT) EXTERIOR ELEVATION



⑥ NORTH EXTERIOR ELEVATION

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100 EAST TENAYA WAY, SUITE 100
LAS VEGAS, NEVADA 89101
TEL: 702-797-0000
FAX: 702-797-0000
WWW.GREENTINDALL.COM

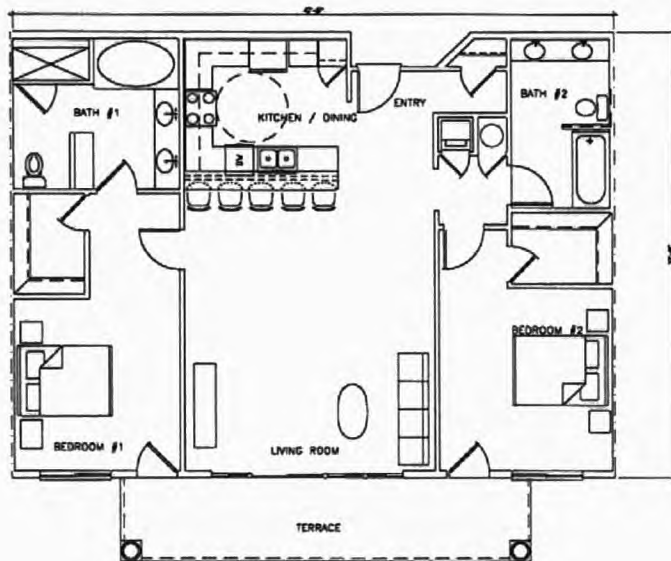
ARCHITECTS
100 EAST TENAYA WAY, SUITE 100
LAS VEGAS, NEVADA 89101
TEL: 702-797-0000
FAX: 702-797-0000
WWW.GREENTINDALL.COM

EXTERIOR ELEVATIONS

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY AND CHAS ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

10-01-0500
10-02-0500
10-03-0500
10-04-0500
10-05-0500
10-06-0500
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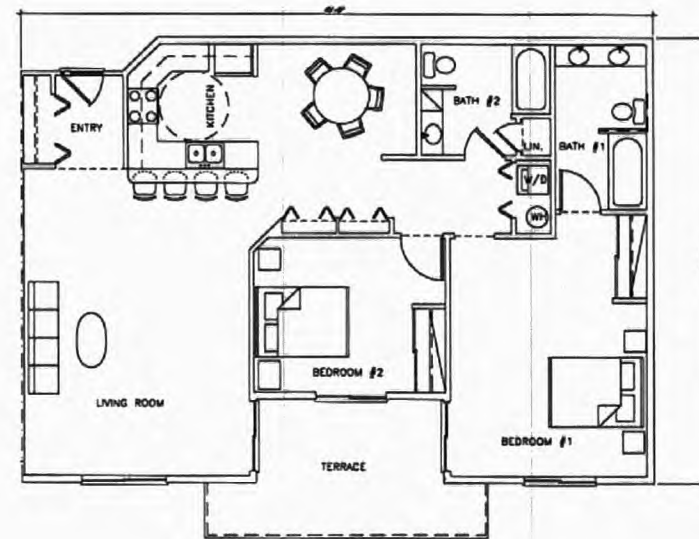
AS-8
1 of 11 sheets



UNIT "B" TWO BEDROOM FLOOR PLAN

SCALE: 1/8" = 1'-0" L.V. 1/8" = 1'-0" S.D. 1/8" = 1'-0"

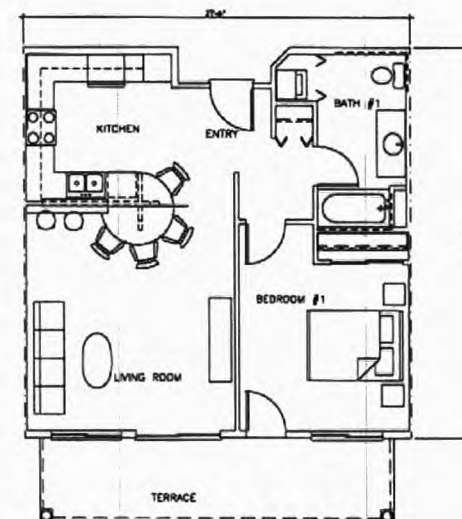
1/8" = 1'-0"



UNIT "C" TWO BEDROOM FAMILY FLOOR PLAN

SCALE: 1/8" = 1'-0" L.V. 1/8" = 1'-0" S.D. 1/8" = 1'-0"

1/8" = 1'-0"



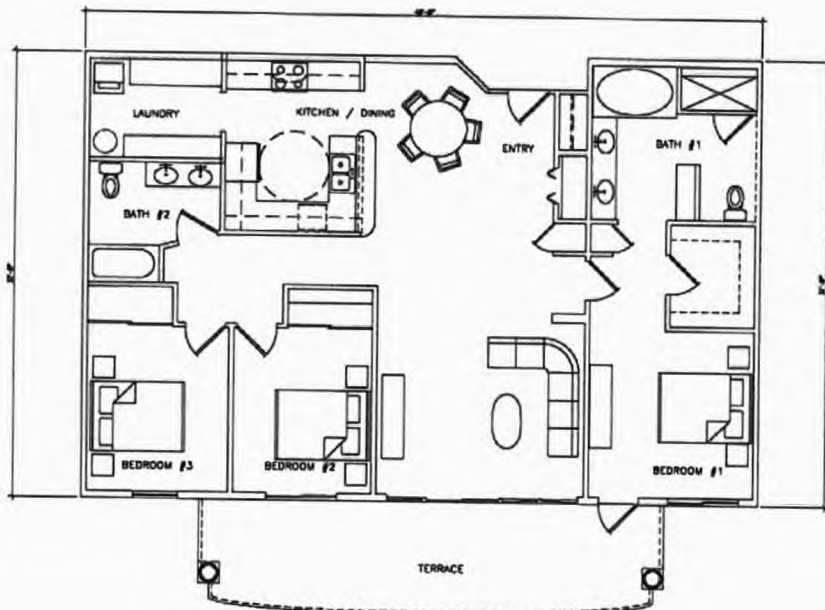
UNIT "A" ONE BEDROOM

SCALE: 1/8" = 1'-0" L.V. 1/8" = 1'-0" S.D. 1/8" = 1'-0"

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SDR-18822
02-21-07 CC

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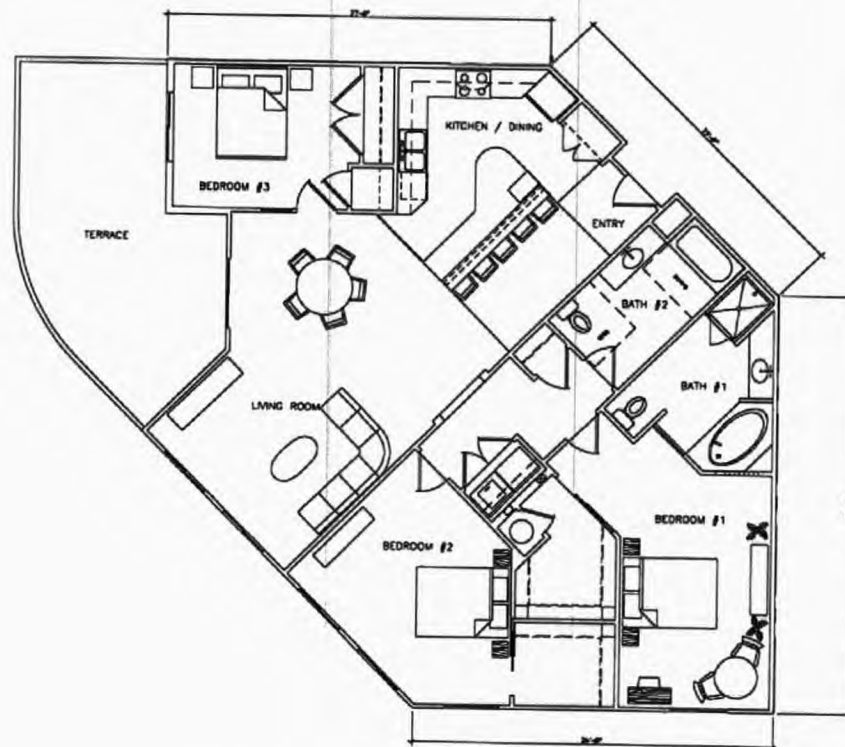
GREENETINDALL	
300 EAST HUMBOLDT AVE. SUITE 200 LAS VEGAS, NEVADA 89101 PHONE 702-875-0000 FACSIMILE 702-875-0000 WWW.GREENETINDALL.COM	
DESIGNED BY: GREENETINDALL DRAWN BY: GREENETINDALL CHECKED BY: GREENETINDALL APPROVED BY: GREENETINDALL DATE: 02-16-07	
UNITS A, B and C TWO (2) BEDROOM FLOOR PLANS	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAD ROAD CLARK COUNTY LAS VEGAS, NEVADA	
01-000 2-18-2006 2-20-2007 AS-9 1 of 20	



UNIT 'D' 3 BEDROOM UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0" L.V. 08/03/07 - T.M. 08/07/07

3/4" = 1'-0"



UNIT 'E' 3 BEDROOM FLOOR PLAN

SCALE: 1/8" = 1'-0" L.V. 08/03/07 - T.M. 08/07/07

3/4" = 1'-0"

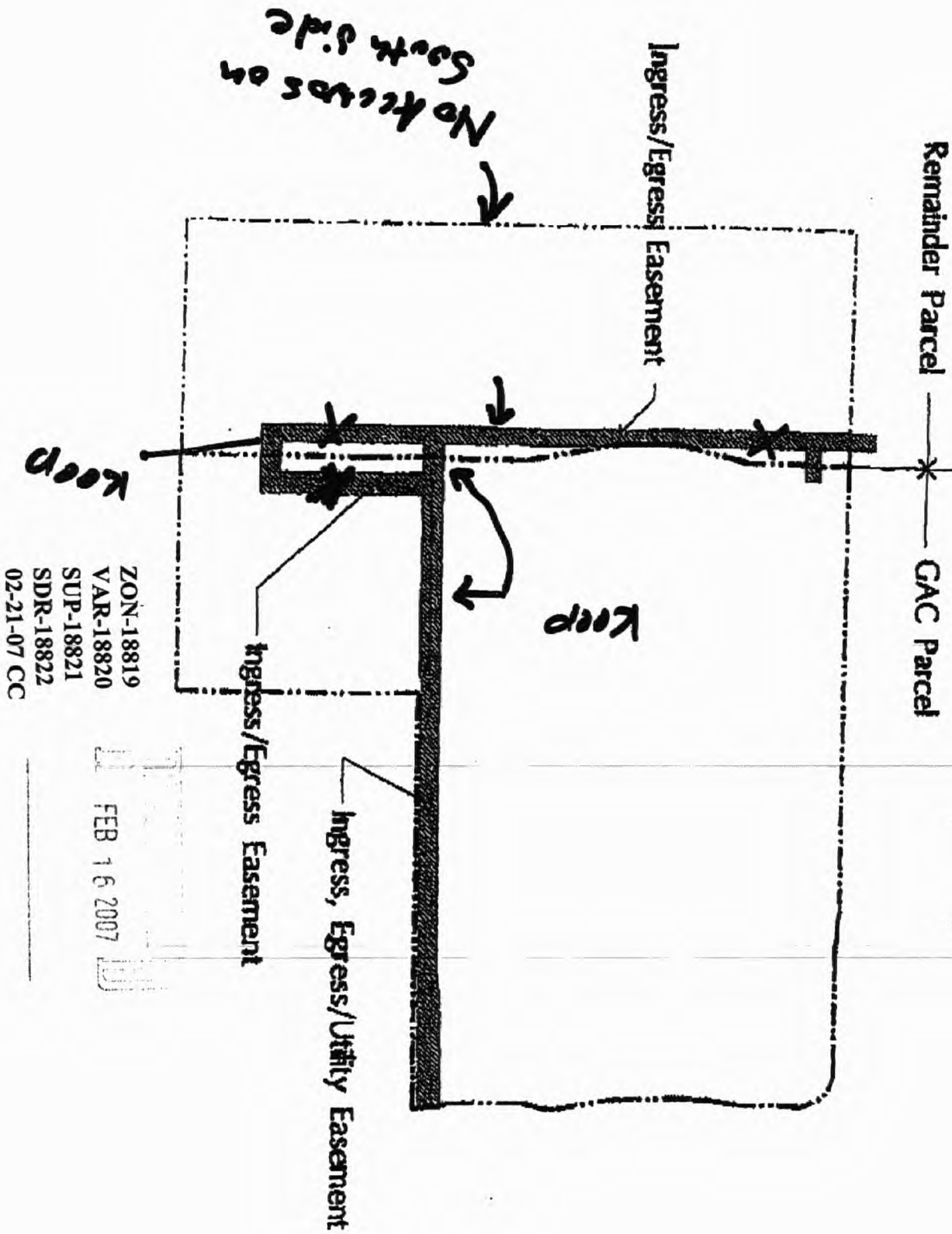
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GREENE TINDALL 300 EAST BURELL STREET, SUITE 2 LAS VEGAS, NEVADA 89101 PHONE: 702-735-0000 FAX: 702-735-0001 WWW: WWW.GREENETINDALL.COM	
UNIT 'D' AND 'E' THREE (3) BEDROOM FLOOR PLANS	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAS ROAD CLARK COUNTY LAS VEGAS, NEVADA	
07-008 2-10-2008 2-20-2007 AS-10 1 of 11 sheets	

EXHIBIT "D"

SITE PLAN



ZONED R-1

TENAYA WAY

ZONED COMMERCIAL

100 YR FLOOD CHANNEL

ZONED R-1

LEVEL "T" - ARCHITECTURAL SITE PLAN



SCALE: 1" = 40'-0"

SITE DATA

APN: 138-03-701-021

NET AREA	254,244 SQ FT	5.8 ACRES
NET	254,244 SQ FT	5.8 ACRES
BUILDING FOOTPRINT	78,000 SQ FT	1.8 ACRES
OPEN SPACE (LEVEL 1)	176,244 SQ FT	4.0 ACRES
TOTAL OPEN SPACE	176,244 SQ FT	4.0 ACRES
300 UNITS / 1.48 AC. = 20 UNITS PER ACRE		

COMMERCIAL AREA

OFFICE	78,000 SQ FT
PARKING GARAGE	100,000 SQ FT
TOTAL	178,000 SQ FT

CONDOMINIUM UNITS

UNIT TYPE	UNIT TYPE	UNIT TYPE
1 BEDROOM	2 BEDROOM	3 BEDROOM
800 SQ FT	1,200 SQ FT	1,500 SQ FT
1st FLR	2nd FLR	3rd FLR
80 = 40,000 SQ FT	20 = 20,000 SQ FT	5 = 2,500 SQ FT
41 = 41,000 SQ FT	9 = 9,000 SQ FT	3 = 3,000 SQ FT
40 = 40,000 SQ FT	6 = 6,000 SQ FT	2 = 2,000 SQ FT
RED TOTALS	10 = 10,000 SQ FT	21 = 21,000 SQ FT

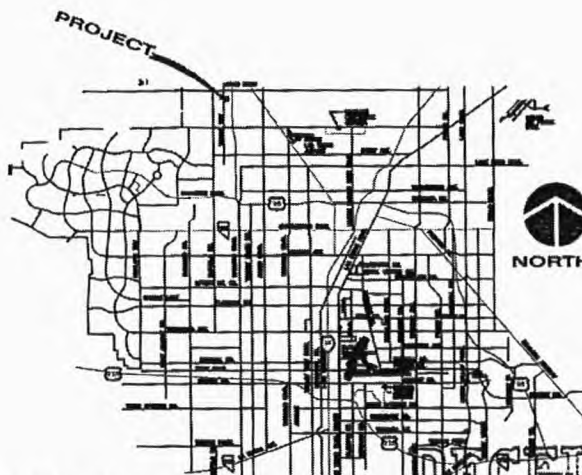
TOTAL UNITS	20 UNITS = 20,000 SQ FT
COMMERCIAL AREA	3 FLOORS = 100,000 SQ FT
GRAND TOTAL CONDO'S	20,000 SQ FT
TOTAL OFFICE	78,000 SQ FT
TOTAL GARAGE	100,000 SQ FT
GRAND TOTAL PROJECT	448,000 SQ FT

PARKING REQUIREMENTS

OFFICE REQ'D.	20% 33 SPACES PER 1,000 = 66 SPACES
RESIDENTIAL REQ'D.	1 BEDROOM UNIT = 1.0 PER UNIT = 10 SPACES
	2 BEDROOM UNIT = 1.5 PER UNIT = 15 SPACES
	3 BEDROOM UNIT = 2.0 PER UNIT = 20 SPACES
VISITOR REQ'D.	1 SPACE PER 6 UNITS = 20 UNITS / 6 = 3.33 SPACES
TOTAL REQ'D.	448 SPACES

PARKING PROVIDED

PARKING GARAGE	100 SPACES
ON-STREET PARKING	348 SPACES



VICINITY MAP

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SDR-18822
03-21-07 CC

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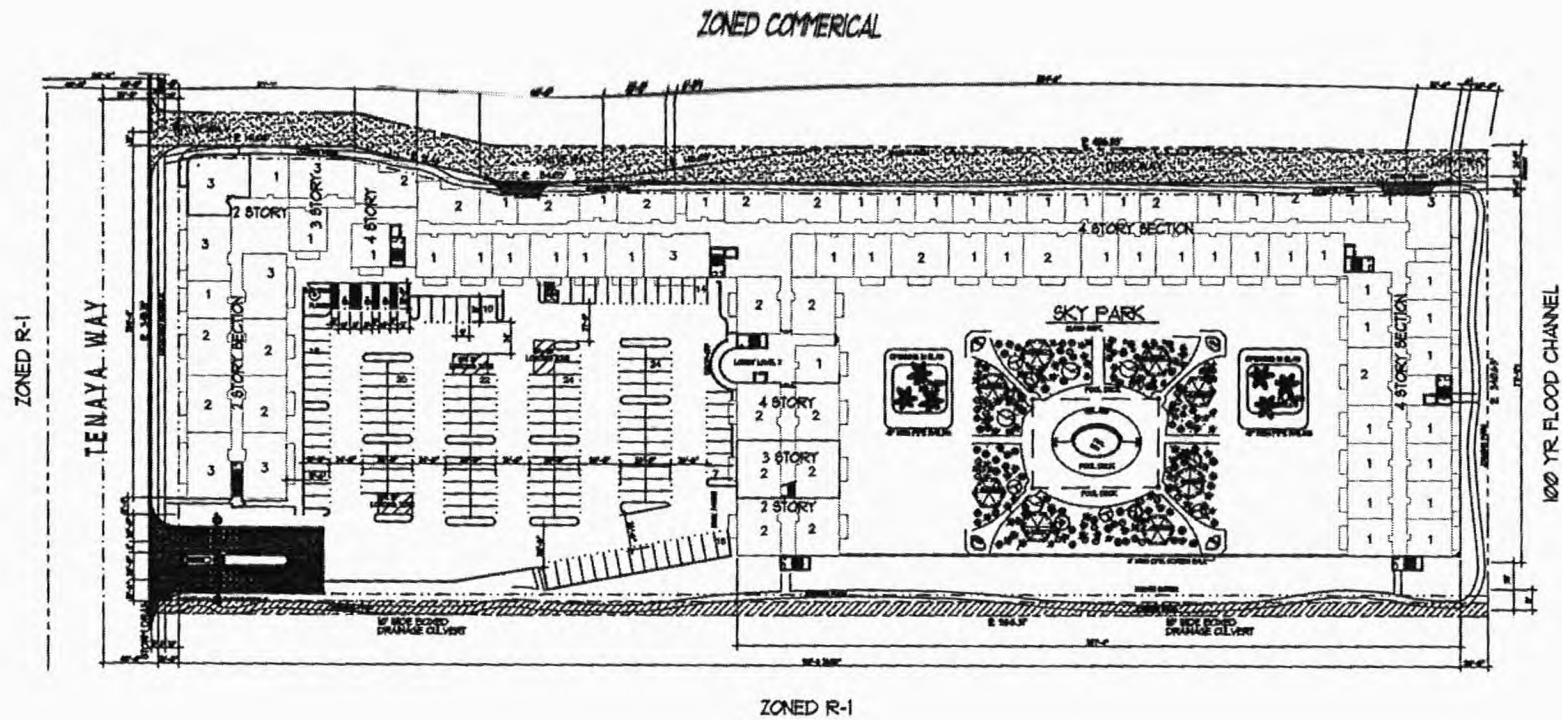
GREEN TINDALL
ARCHITECTS
1000 TENAYA WAY, SUITE 100
DANIELA, CALIFORNIA 94015
TEL: (415) 435-1000
FAX: (415) 435-1001
WWW.GREENTINDALL.COM

PROPOSED FIRST LEVEL ARCHITECTURAL SITE PLAN

TENAYA WAY CENTRE for DESERT CAPITAL GROUP
TENAYA WAY and CHANDLER ROAD
CLAYTON, CALIFORNIA 94516

AS-1
1 of 11 sheets

3/21/07 Item # 85-88



LEVEL "2" - ARCHITECTURAL SITE PLAN



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GREENE TINDALL
1000 W. TENAYA WAY, SUITE 100
CLARK COUNTY, NEVADA 89415
TEL: 702.735.1100
FAX: 702.735.1101
WWW.GREENTINDALL.COM

stamp

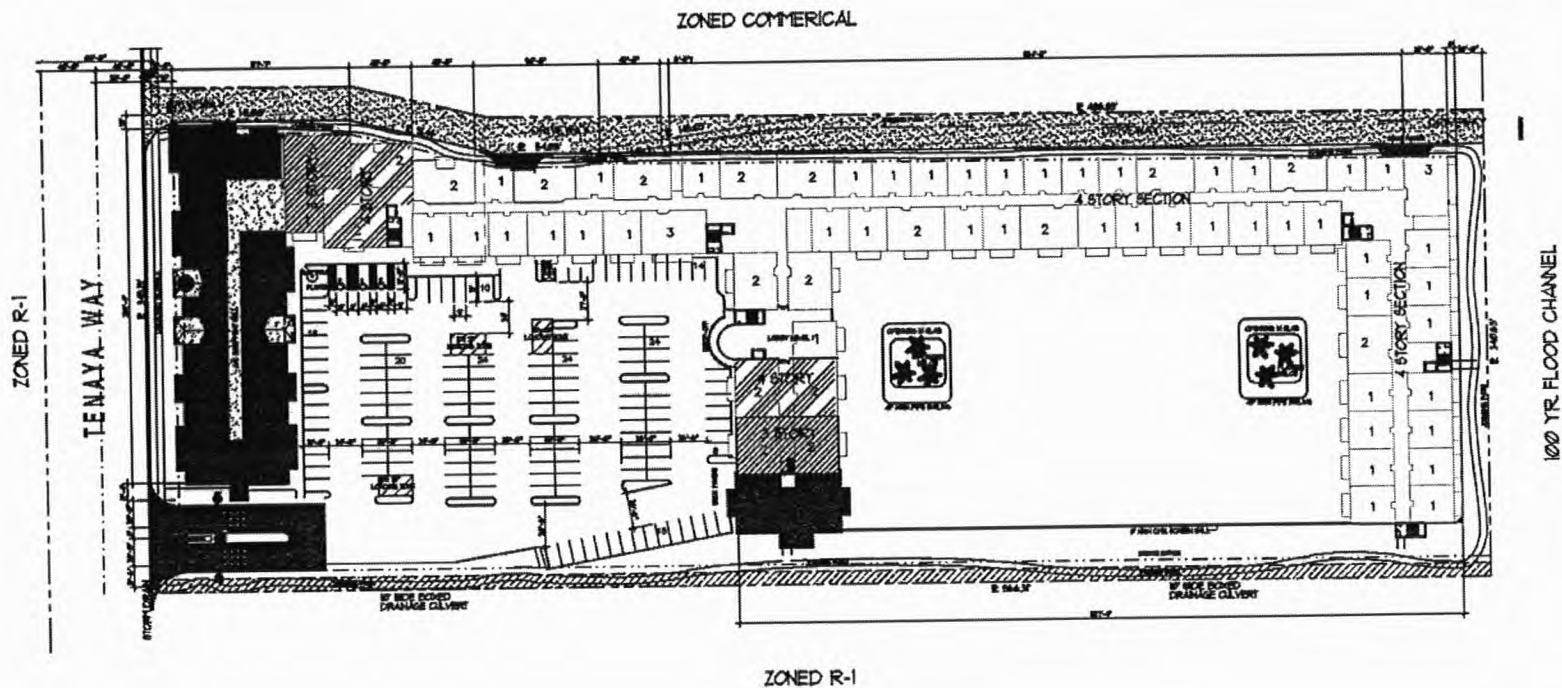
PROPOSED
SECOND LEVEL
ARCHITECTURAL
SITE PLAN

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHINA ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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07-000
0-0-0000
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AS-2
1" = 40'-0"



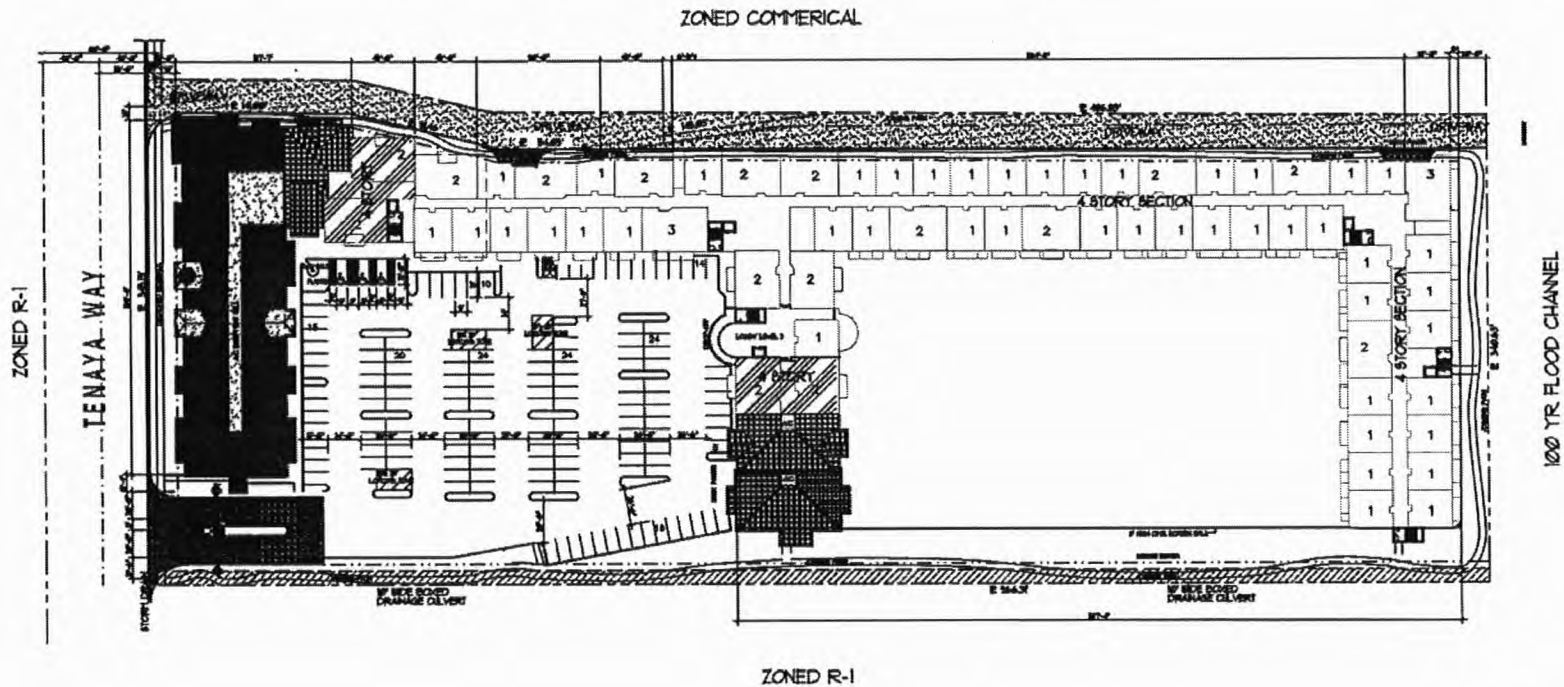
LEVEL "3" - ARCHITECTURAL PLAN



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03-21-07 CC

GREENE TINDALL 100 N. 1000 E. SUITE 100 SALT LAKE CITY, UT 84111 (801) 466-1000 FAX (801) 466-1001 www.greene-tindall.com	
PROJECT: TENAYA WAY CENTRE SHEET: 1 OF 3 DATE: 03-21-07	
PROPOSED THIRD LEVEL ARCHITECTURAL PLAN	
TENAYA WAY CENTRE FOR DESERT CAPITAL GROUP TENAYA WAY AND CHAIR ROAD CLARK COUNTY UT 84103	
AS-3 1 of 3 sheets	



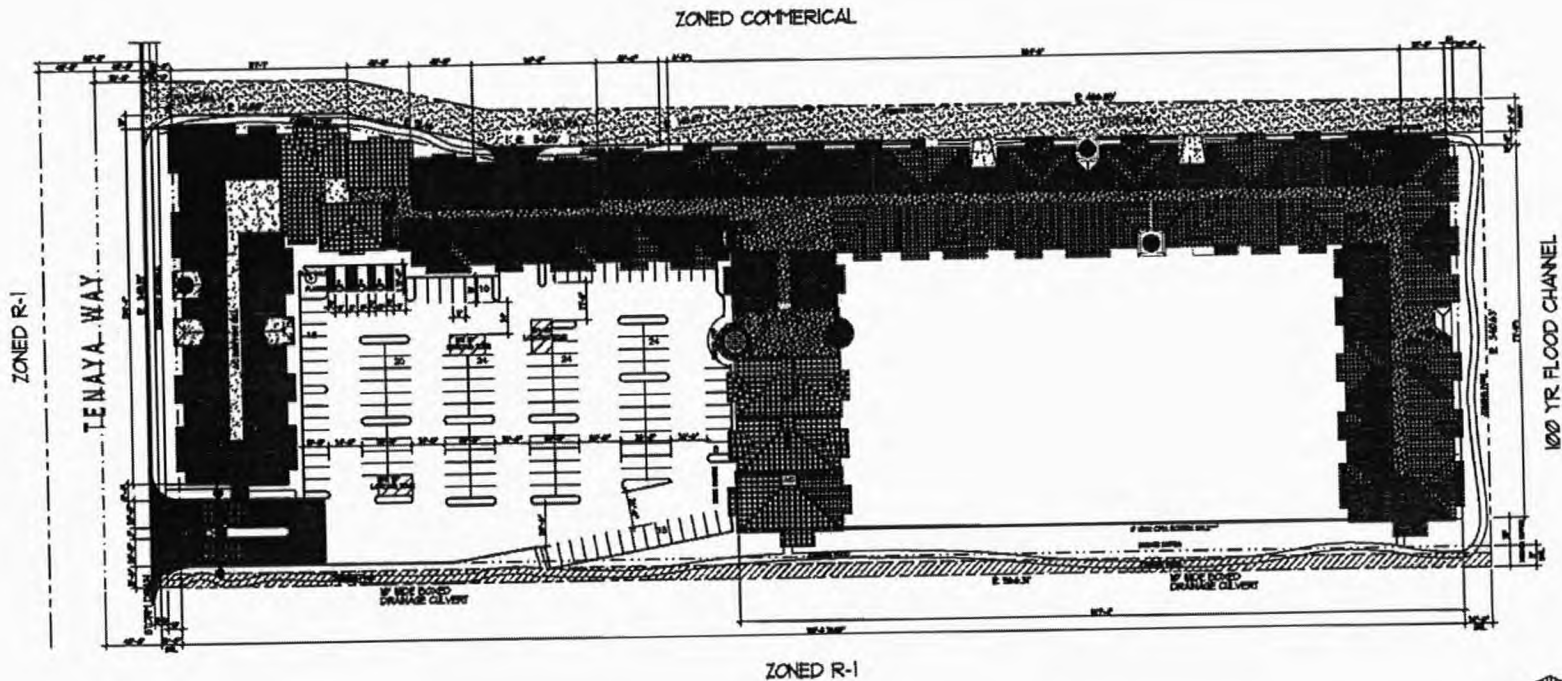
LEVEL "4" - ARCHITECTURAL PLAN



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MAR 16 2007

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SUP-18821
SDR-18822
03-21-07 CC

GREENE TINDALL 1000 WEST TENAYA WAY, SUITE 100 TENOYA, CALIFORNIA 94588 (925) 261-1000 FAX (925) 261-1001 WWW.GREENTINDALL.COM	
PROPOSED FOURTH LEVEL ARCHITECTURAL PLAN	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHANDLER ROAD TENOYA, CALIFORNIA	
07-000 3-16-2007 3-16-2007 AS-4 1/8" = 1'-0"	



ARCHITECTURAL ROOF PLAN



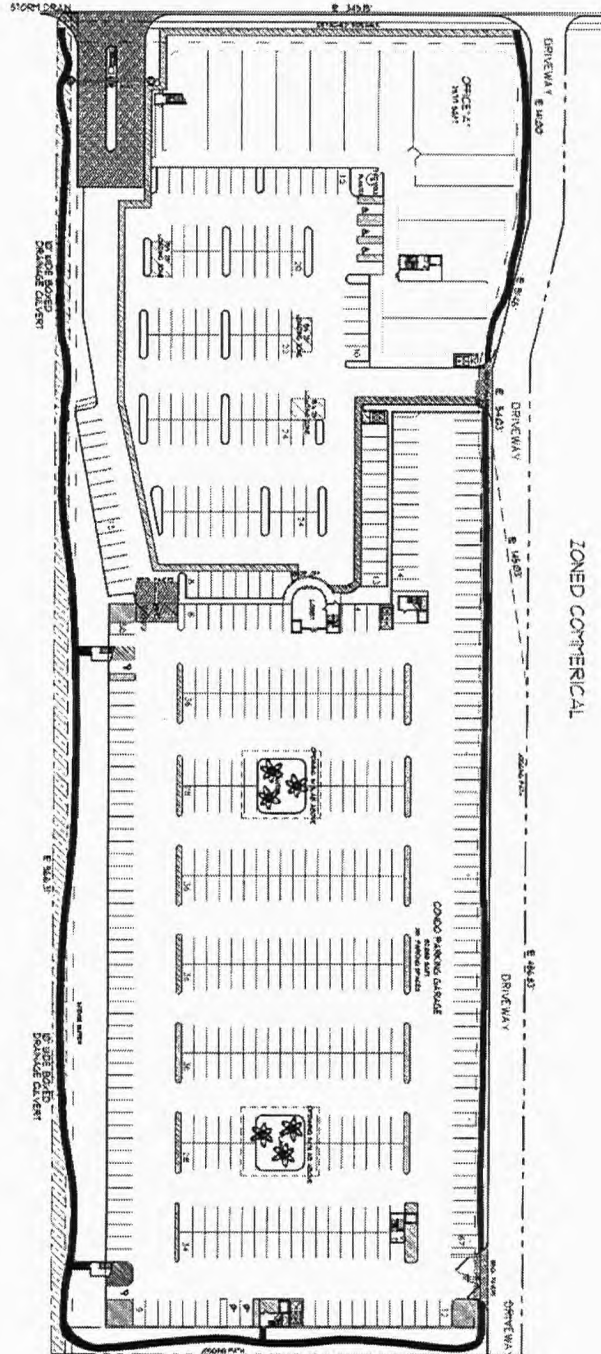
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MAR 16 2007

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VAR-18820
SUP-18821
SDR-18822
03-21-07 CC

GREENE TINDALL 100 EAST TENAYA WAY, SUITE 100 LAS VEGAS, NV 89101 (702) 735-1000 FAX (702) 735-1001 WWW.GREENTINDALL.COM		stamp
PROPOSED ROOF LEVEL ARCHITECTURAL PLAN		
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAIR ROAD CLARK COUNTY LAS VEGAS, NEVADA		
AS-5 1 of 22 sheets		

ZONED R-1

TENAYA WAY



ZONED R-1

LEVEL 1 - PEDESTRIAN PLAN

100 YR FLOOD CHANNEL

ZON-18819
VAR-18820
SUP-18821
SDR-18822
03-21-07 CC

RECEIVED
MAR 16 2007

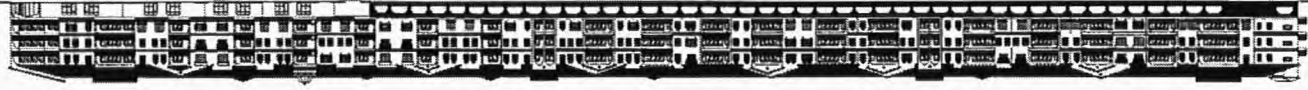


AS-10 1 of 10 sheets	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CRAIG ROAD CLARK COUNTY LAS VEGAS, NEVADA	PEDESTRIAN REALM FIRST LEVEL SITE PLAN	THE DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF GREENE TINDALL. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GREENE TINDALL. ANY VIOLATION OF THIS NOTICE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO GREENE TINDALL.	GREENE TINDALL 300 EAST RUSSELL ROAD, SUITE G LAS VEGAS, NEVADA 89109 PHONE 702-977-5330 FACSIMILE 702-977-5000 ARCHITECTURE RESIDENTIAL DESIGN GENERAL CONTRACTING
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ZON-18819
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SUP-18821
SDR-18822
03-21-07 CC

RECEIVED
MAR 16 2007

⑥ NORTH EXTERIOR ELEVATION



⑤ WEST EXTERIOR ELEVATION



④ SOUTH COURT (FRONT) EXTERIOR ELEVATION



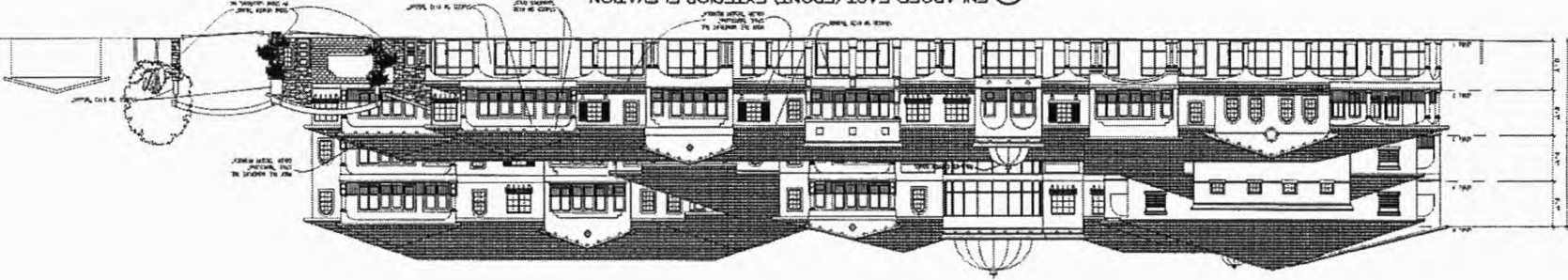
③ NORTH COURT (FRONT) EXTERIOR ELEVATION



② SOUTH EXTERIOR ELEVATION



① ENLARGED EAST (FRONT) EXTERIOR ELEVATION
VIEW FROM TENAYA WAY



AS-7

3-16-2007

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07-008

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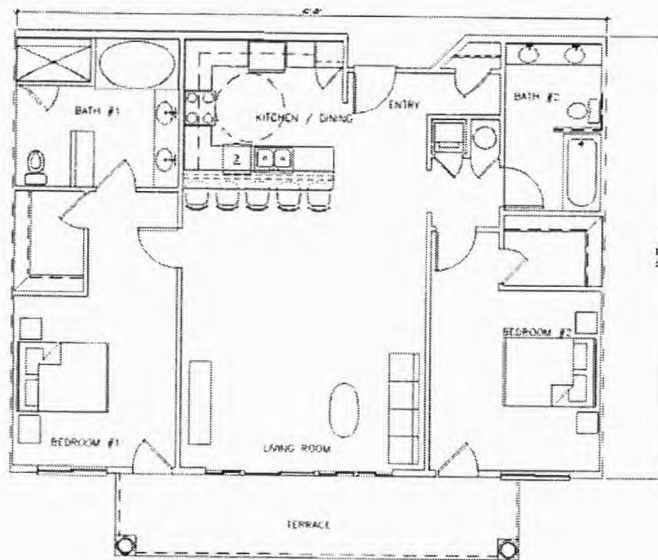
07-008

07-008

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY AND GRAND ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

EXTERIOR ELEVATIONS

GREENE TINDALL
300 EAST RIVINGTON ROAD, SUITE 100
LAS VEGAS, NEVADA 89119
PHONE 792-9944
FACSIMILE 792-9944
ARCHITECTURAL REPRESENTATIVE, GENERAL CONTRACTING



UNIT "B" TWO BEDROOM FLOOR PLAN

SCALE: 1/8" = 1'-0" L.V. 12/11/07 - 12/11/07

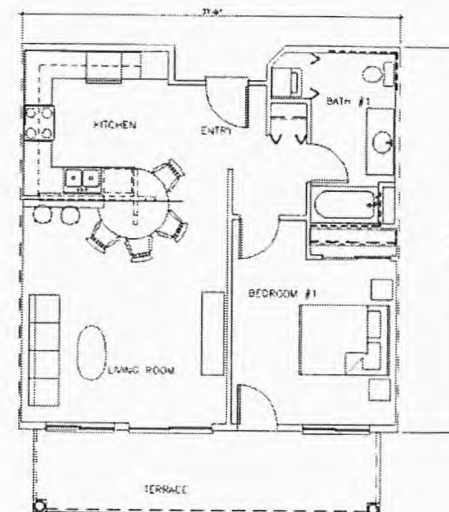
36' x 36'



UNIT "C" TWO BEDROOM FAMILY FLOOR PLAN

SCALE: 1/8" = 1'-0" L.V. 12/11/07 - 12/11/07

36' x 36'



UNIT "A" ONE BEDROOM ZON-18819

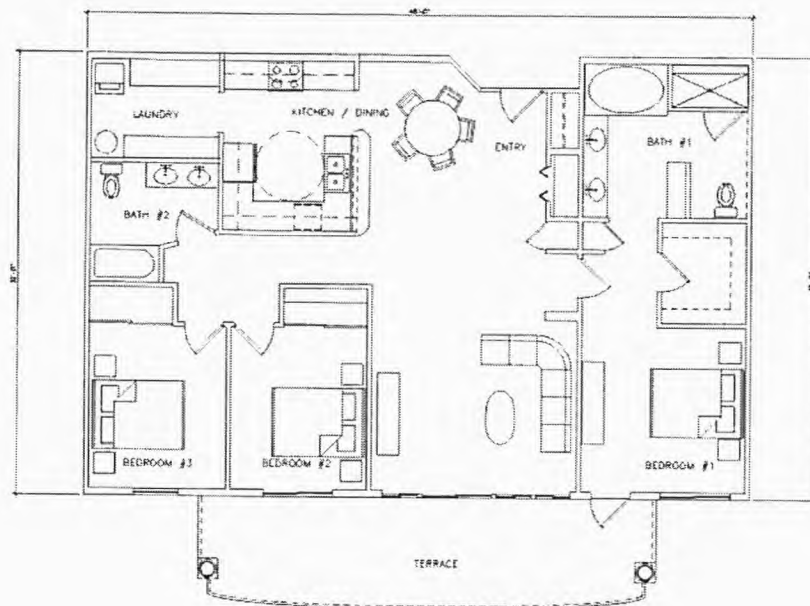
SCALE: 1/8" = 1'-0" L.V. 12/11/07 - 12/11/07

36' x 36'

RECEIVED
MAR 16 2007

VAR-18820
SUP-18821
SDR-18822
03-21-07 CC

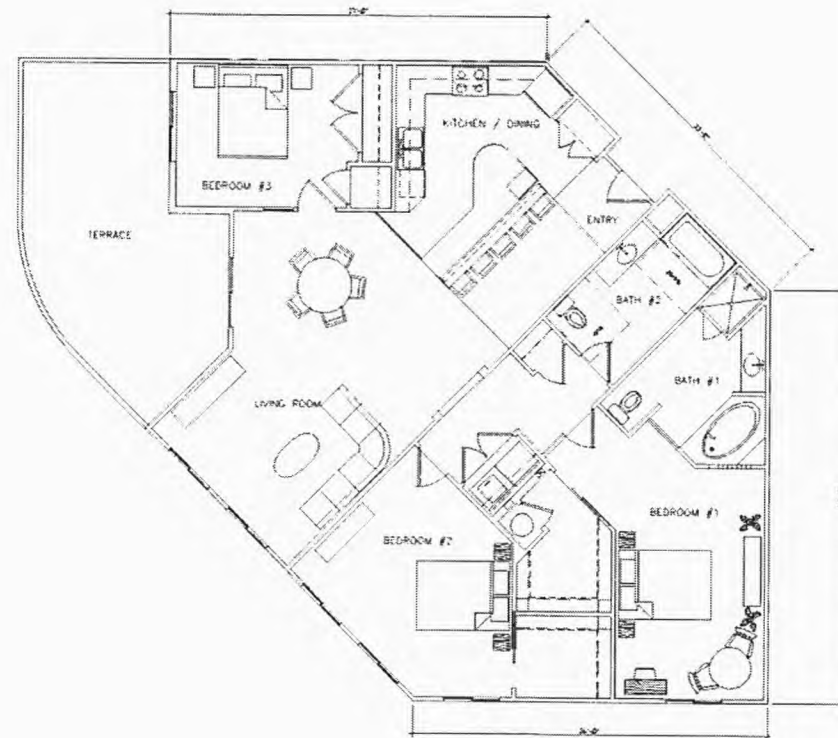
GREENETINDALL 300 EAST KIRKWOOD ROAD, SUITE C LAS VEGAS, NEVADA 89119 PHONE 702-777-0077 FACSIMILE 702-777-0077 ARCHITECTURE RESIDENTIAL DESIGN GENERAL CONTRACTING	
I, the undersigned, being a duly licensed Architect under the laws of the State of Nevada, do hereby certify that the above is a true and correct copy of the original design as submitted to the Nevada State Board of Architecture.	
DATE: 03/16/2007	
UNIT "A", "B" AND "C" ONE (1) & TWO (2) BDRM FLOOR PLAN	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAD ROAD LAS VEGAS, NEVADA	
07-509 3-16-2007 3-16-2007	
AS.8 1 of 18 sheets	



UNIT "D" 3 BEDROOM UNIT FLOOR PLAN

DATE: 06-07 L.V. 0003 SF. 1100 SQFT

00' x 1'-0"



UNIT "E" 3 BEDROOM FLOOR PLAN

DATE: 06-07 L.V. 0004 SF. 1064 SQFT

00' x 1'-0"

RECEIVED
MAR 16 2007

ZON-18819
VAR-18820
SUP-18821
SDR-18822
03-21-07 CC

GREENETINDALL 301 EAST RUSSELL ROAD, SUITE C SAN PABLO, CALIFORNIA 94603 PHONE: (925) 436-1000 FAX: (925) 436-1001 ARCHITECTURE RESIDENTIAL DESIGN GENERAL CONTRACTING	
THIS DRAWING IS THE PROPERTY OF GREENETINDALL. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GREENETINDALL.	
stamp	
UNIT "D" AND "E" THREE (3) BEDROOM FLOOR PLAN	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAND ROAD CLARK COUNTY LAS VEGAS, NEVADA	01-606 3-16-2007 3-16-2007 AS.9 1" = 12' 0" scale

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE RELATED TO GPA-18818 AND ZON-18819

VAR-18820 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request for a Variance TO ALLOW A 72-FOOT HIGH BUILDING WHERE 35 FEET IS THE MAXIMUM HEIGHT ALLOWED on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

Motion made by LARRY BROWN to Approve Subject to Conditions and the following added condition as read for the record:

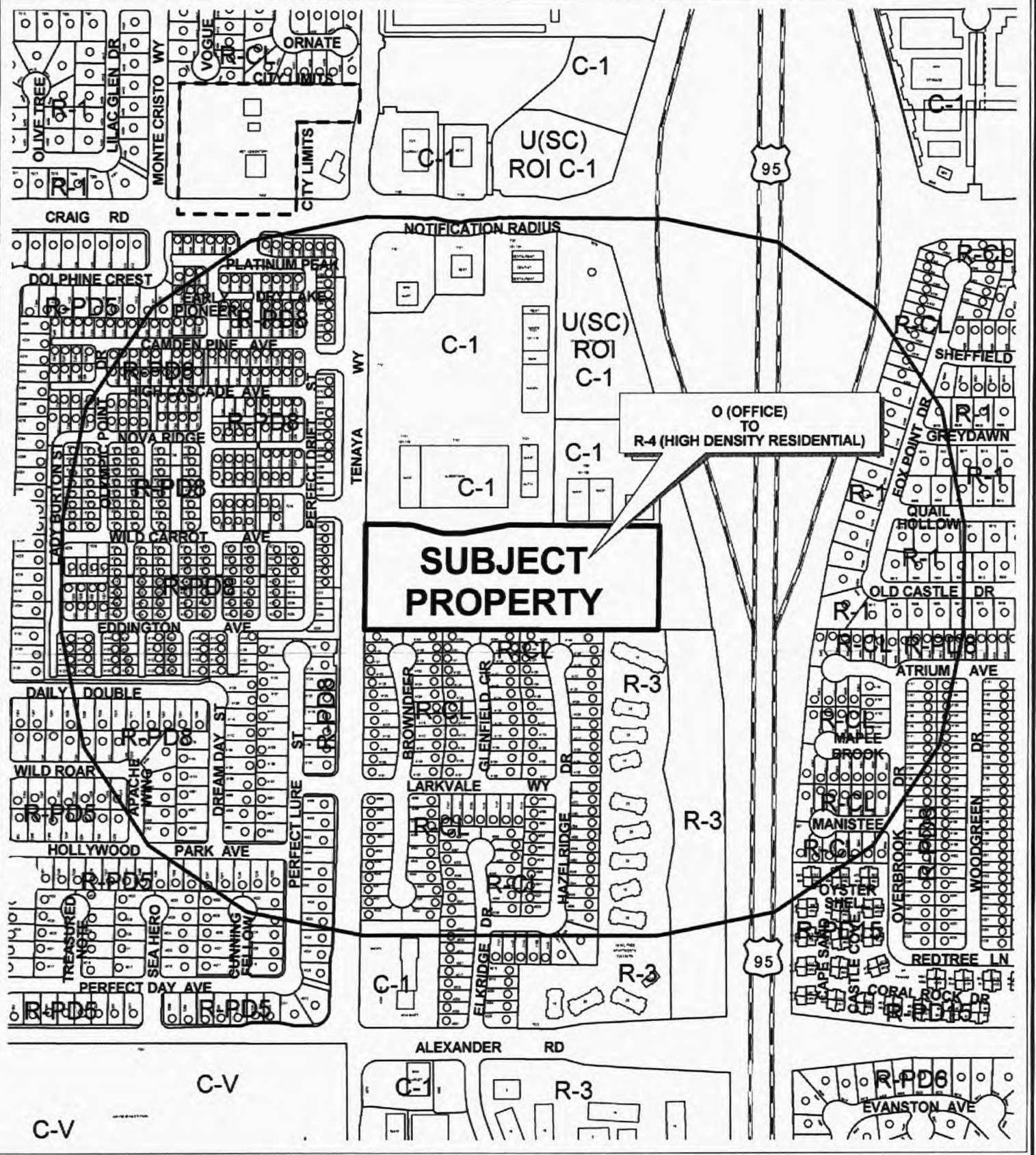
A. Approval is for a Variance approving to 59 feet where 35 feet is the maximum allowed.

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

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

Minutes:

See Item 84 for related discussion and backup.



CASE: VAR-18820

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-18820 - APPLICANT/OWNER: CRAIG TENAYA, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE MARCH 7, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18819), Special Use Permit (SUP-18821) and Site Development Plan Review (SDR-18822) shall be required if approved.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a 72-foot high building where 35 feet is the maximum height allowed on 7.49 acres adjacent to the east side of Tenaya Way approximately 970 feet south of Craig Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/05/90	The City Council denied a request for a reclassification of property (Z-0080-90) from N-U (Non-Urban) to C-1 (Limited Commercial) that included a shopping center, convenience store with gasoline sales, a four to six story office building, three off-premise billboard signs, an automobile service facility, restaurant with a beer/wine/cooler on-sale use, and retail stores with beer/wine/cooler off-sale uses. The Planning Commission recommended denial. Staff recommended approval.
11/06/96	The applicant withdrew without prejudice a request for a reclassification of property (Z-0094-96) from N-U (Non-Urban) to C-2 (General Commercial) for a 105,744 square-foot retail warehouse. The Planning Commission and staff recommended approval.
01/08/98	The applicant withdrew without prejudice a request for a Rezoning (Z-0081-97) from U (Undeveloped) [SC (Service Commercial) land use designation] to C-1 (Limited Commercial) for a 130,858 square-foot retail store. Staff recommended that the item be held in abeyance.
01/19/00	The City Council approved a Rezoning (Z-0071-99) of this site to O (Office), as part of a larger overall request which included the rezoning of the property to the north to C-1 (Limited Commercial). Staff recommended approval, and the Planning Commission believed the request to be premature and recommended denial.
01/25/07	The Planning Commission recommended approval of companion items GPA-18818, ZON-18819, SUP-18821 and SDR-18822 concurrently with this application. The Planning Commission voted 5-2/se, sd to recommend APPROVAL (PC Agenda Item #41/ar).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this application.	
<i>Pre-Application Meeting</i>	
12/14/06	A pre-application meeting was held and the requirements of a variance were explained.

Neighborhood Meeting

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

Details of Application Request

Site Area

Net Acres	7.49
-----------	------

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

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

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	326,054 SF	Y
Min. Setbacks	10 Feet	15 Feet	Y
• Front	5 Feet	15 Feet	Y
• Side	5 Feet	10 Feet	Y
• Rear	20 Feet	26 Feet	Y
Max. Building Height	2 Stories/35 Feet	5 Stories/72 Feet	N
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

The height issue will be addressed within the subject Variance.

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	216 Feet	216 Feet	Y
Adjacent development matching setback	10 Feet	216 Feet	Y
Trash Enclosure	50 Feet	220 Feet	Y

ANALYSIS

This site is currently undeveloped and is located within a FEMA “AE” Flood Zone. The FEMA website www.floodsmart.gov defines an “AE” Flood Zone as areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. The applicant proposes to develop a mixed use project consisting of 213 condominium units and 29,717 square feet of office space. The offices and condominiums will be located in buildings with stucco exteriors with concrete tile roofs and decorative copper domes along the roof lines. The building heights vary from two to five stories (with a maximum height of 72 feet). The Zoning Code limits heights in the R-4 (High Density Residential) zoning district to two stories (not exceeding 35 feet in height), which has caused the applicant to file the subject variance

Because this variance request does not meet the criteria for approval, as the hardship is self-created and the applicant could revise the development to comply with the setback standards, staff’s recommendation is for denial of the variance.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by designing a project that does not comply with the height requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 34

SENATE DISTRICT 4

NOTICES MAILED 662 by City Clerk

APPROVALS 1

PROTESTS 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18820** APN: 138-03-701-021
Name of Property Owner: Douglas E. Simms
Name of Applicant: Christopher S. Dyka

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

☐ Yes

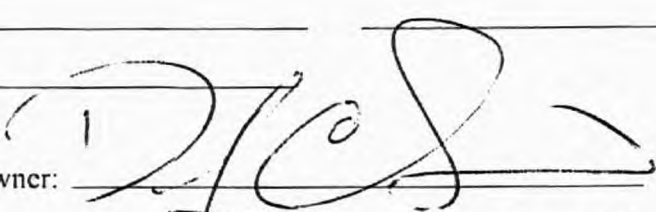
☒ No

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

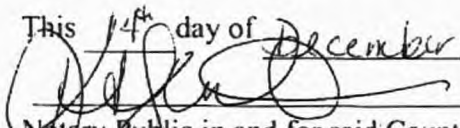
City Official: _____

Partner(s): _____

APN: _____

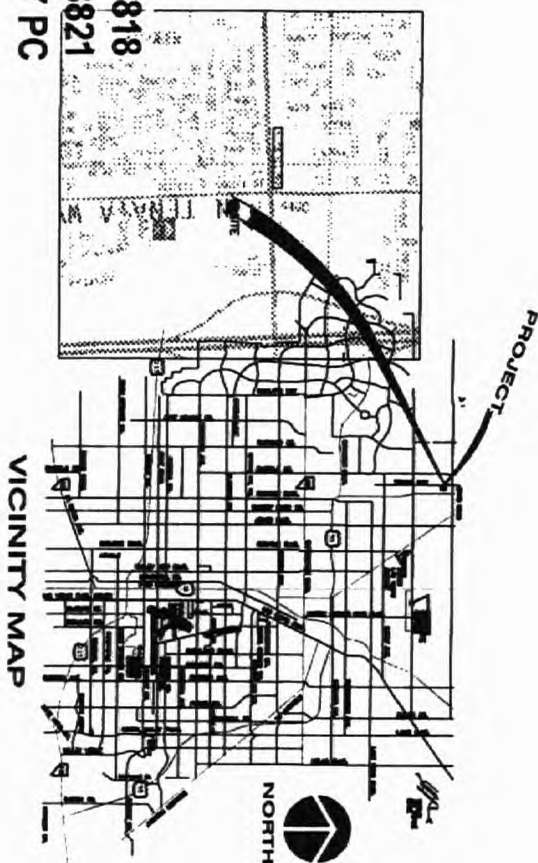
Signature of Property Owner: 
Print Name: Douglas E. Simms

Subscribed and sworn before me

This 14th day of December, 2006

Notary Public in and for said County and State

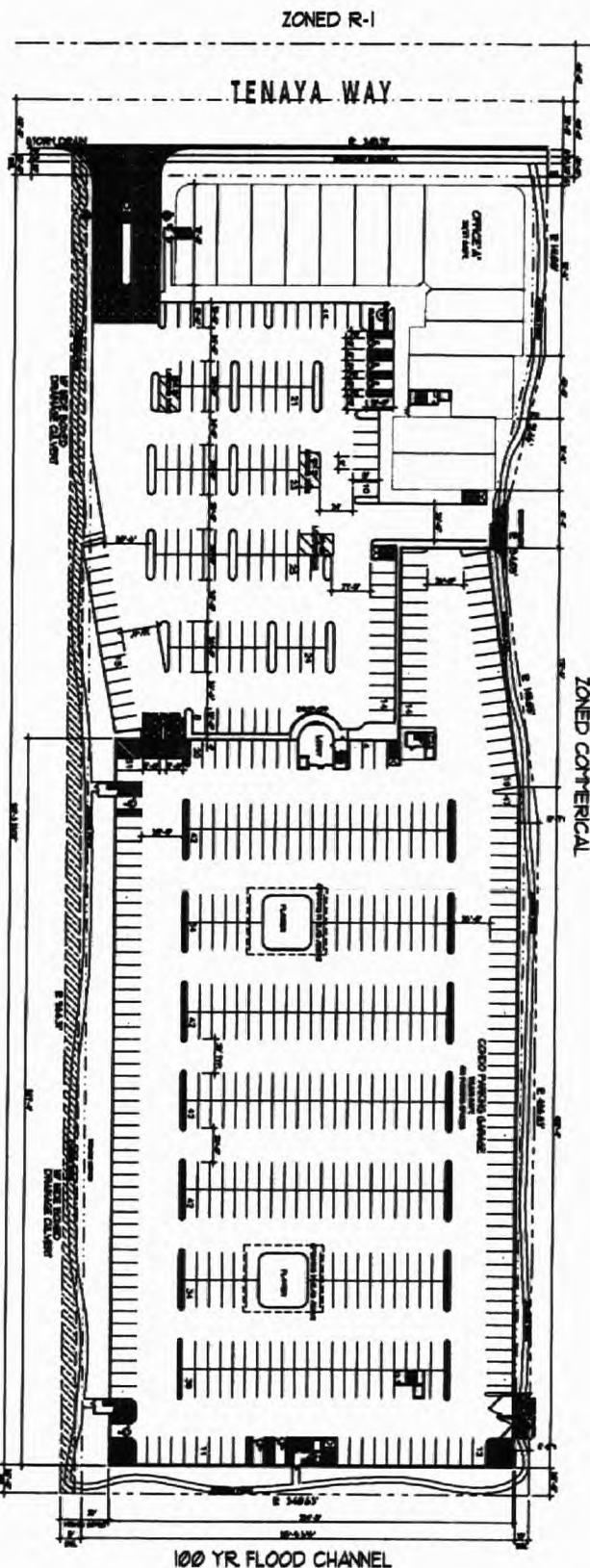
KRISTEN A. SMITH
Notary Public, State of New York
No. 01SM6014887
Qualified in Dutchess County
Commission Expires Oct. 19, 2009

RECEIVED
JAN 04 2006



ZONED R-1

LEVEL 1 - ARCHITECTURAL SITE PLAN



SITE DATA

APN: 138-03-701-021

	2014-15 AGRY	2015-16 AGRY	2016-17 AGRY	2017-18 AGRY	2018-19 AGRY	2019-20 AGRY	2020-21 AGRY	2021-22 AGRY	2022-23 AGRY	2023-24 AGRY	2024-25 AGRY	2025-26 AGRY	2026-27 AGRY	2027-28 AGRY	2028-29 AGRY	2029-30 AGRY	2030-31 AGRY	2031-32 AGRY	2032-33 AGRY	2033-34 AGRY	2034-35 AGRY	2035-36 AGRY	2036-37 AGRY	2037-38 AGRY	2038-39 AGRY	2039-40 AGRY	2040-41 AGRY	2041-42 AGRY	2042-43 AGRY	2043-44 AGRY	2044-45 AGRY	2045-46 AGRY	2046-47 AGRY	2047-48 AGRY	2048-49 AGRY	2049-50 AGRY	2050-51 AGRY	2051-52 AGRY	2052-53 AGRY	2053-54 AGRY	2054-55 AGRY	2055-56 AGRY	2056-57 AGRY	2057-58 AGRY	2058-59 AGRY	2059-60 AGRY	2060-61 AGRY	2061-62 AGRY	2062-63 AGRY	2063-64 AGRY	2064-65 AGRY	2065-66 AGRY	2066-67 AGRY	2067-68 AGRY	2068-69 AGRY	2069-70 AGRY	2070-71 AGRY	2071-72 AGRY	2072-73 AGRY	2073-74 AGRY	2074-75 AGRY	2075-76 AGRY	2076-77 AGRY	2077-78 AGRY	2078-79 AGRY	2079-80 AGRY	2080-81 AGRY	2081-82 AGRY	2082-83 AGRY	2083-84 AGRY	2084-85 AGRY	2085-86 AGRY	2086-87 AGRY	2087-88 AGRY	2088-89 AGRY	2089-90 AGRY	2090-91 AGRY	2091-92 AGRY	2092-93 AGRY	2093-94 AGRY	2094-95 AGRY	2095-96 AGRY	2096-97 AGRY	2097-98 AGRY	2098-99 AGRY	2099-00 AGRY	2100-01 AGRY	2101-02 AGRY	2102-03 AGRY	2103-04 AGRY	2104-05 AGRY	2105-06 AGRY	2106-07 AGRY	2107-08 AGRY	2108-09 AGRY	2109-10 AGRY	2110-11 AGRY	2111-12 AGRY	2112-13 AGRY	2113-14 AGRY	2114-15 AGRY	2115-16 AGRY	2116-17 AGRY	2117-18 AGRY	2118-19 AGRY	2119-20 AGRY	2120-21 AGRY	2121-22 AGRY	2122-23 AGRY	2123-24 AGRY	2124-25 AGRY	2125-26 AGRY	2126-27 AGRY	2127-28 AGRY	2128-29 AGRY	2129-30 AGRY	2130-31 AGRY	2131-32 AGRY	2132-33 AGRY	2133-34 AGRY	2134-35 AGRY	2135-36 AGRY	2136-37 AGRY	2137-38 AGRY	2138-39 AGRY	2139-40 AGRY	2140-41 AGRY	2141-42 AGRY	2142-43 AGRY	2143-44 AGRY	2144-45 AGRY	2145-46 AGRY	2146-47 AGRY	2147-48 AGRY	2148-49 AGRY	2149-50 AGRY	2150-51 AGRY	2151-52 AGRY	2152-53 AGRY	2153-54 AGRY	2154-55 AGRY	2155-56 AGRY	2156-57 AGRY	2157-58 AGRY	2158-59 AGRY	2159-60 AGRY	2160-61 AGRY	2161-62 AGRY	2162-63 AGRY	2163-64 AGRY	2164-65 AGRY	2165-66 AGRY	2166-67 AGRY	2167-68 AGRY	2168-69 AGRY	2169-70 AGRY	2170-71 AGRY	2171-72 AGRY	2172-73 AGRY	2173-74 AGRY	2174-75 AGRY	2175-76 AGRY	2176-77 AGRY	2177-78 AGRY	2178-79 AGRY	2179-80 AGRY	2180-81 AGRY	2181-82 AGRY	2182-83 AGRY	2183-84 AGRY	2184-85 AGRY	2185-86 AGRY	2186-87 AGRY	2187-88 AGRY	2188-89 AGRY	2189-90 AGRY	2190-91 AGRY	2191-92 AGRY	2192-93 AGRY	2193-94 AGRY	2194-95 AGRY	2195-96 AGRY	2196-97 AGRY	2197-98 AGRY	2198-99 AGRY	2199-00 AGRY	2200-01 AGRY	2201-02 AGRY	2202-03 AGRY	2203-04 AGRY	2204-05 AGRY	2205-06 AGRY	2206-07 AGRY	2207-08 AGRY	2208-09 AGRY	2209-10 AGRY	2210-11 AGRY	2211-12 AGRY	2212-13 AGRY	2213-14 AGRY	2214-15 AGRY	2215-16 AGRY	2216-17 AGRY	2217-18 AGRY	2218-19 AGRY	2219-20 AGRY	2220-21 AGRY	2221-22 AGRY	2222-23 AGRY	2223-24 AGRY	2224-25 AGRY	2225-26 AGRY	2226-27 AGRY	2227-28 AGRY	2228-29 AGRY	2229-30 AGRY	2230-31 AGRY	2231-32 AGRY	2232-33 AGRY	2233-34 AGRY	2234-35 AGRY	2235-36 AGRY	2236-37 AGRY	2237-38 AGRY	2238-39 AGRY	2239-40 AGRY	2240-41 AGRY	2241-42 AGRY	2242-43 AGRY	2243-44 AGRY	2244-45 AGRY	2245-46 AGRY	2246-47 AGRY	2247-48 AGRY	2248-49 AGRY	2249-50 AGRY	2250-51 AGRY	2251-52 AGRY	2252-53 AGRY	2253-54 AGRY	2254-55 AGRY	2255-56 AGRY	2256-57 AGRY	2257-58 AGRY	2258-59 AGRY	2259-60 AGRY	2260-61 AGRY	2261-62 AGRY	2262-63 AGRY	2263-64 AGRY	2264-65 AGRY	2265-66 AGRY	2266-67 AGRY	2267-68 AGRY	2268-69 AGRY
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COMMERCIAL AREA

UNIT	2011	2012
PERIODS CAPACITY	2011	2012

CONDOMINIUM UNITS

UNIT X
1 BEDROOM
BATH
107 ACFT

UNIT 5
2 BEDROOM
BATH
107 ACFT

UNIT 7
3 BEDROOM
BATH
107 ACFT

1 = 0.250 g

2nd FLR	5 = 4/2000 @	26 = 40/2004 @	1 = 5/2011 @
4th FLR	4 = 3/2000 @	26 = 40/2004 @	0 = 0/2011 @

AND TOTALS **20 - FLUKE**

TOTAL BUILT 25 UNIT • 26,507 SQ. FT.
COTTON AREA 4 FLOOR • 3,567 SQ. FT.

TOTAL CASH

GROUP NAME, PROJECT	IS TO BE USED FOR:
BARBINGA, GEORGE/STUDENT	

ONE LIFE
MILKING, MEAT, & MORE

2 BEDROOM UNIT • 170 PER UNIT x B3 • 2840 OFFERS
3 BEDROOM UNIT • 2 PER UNIT x B3 • 288 OFFERS

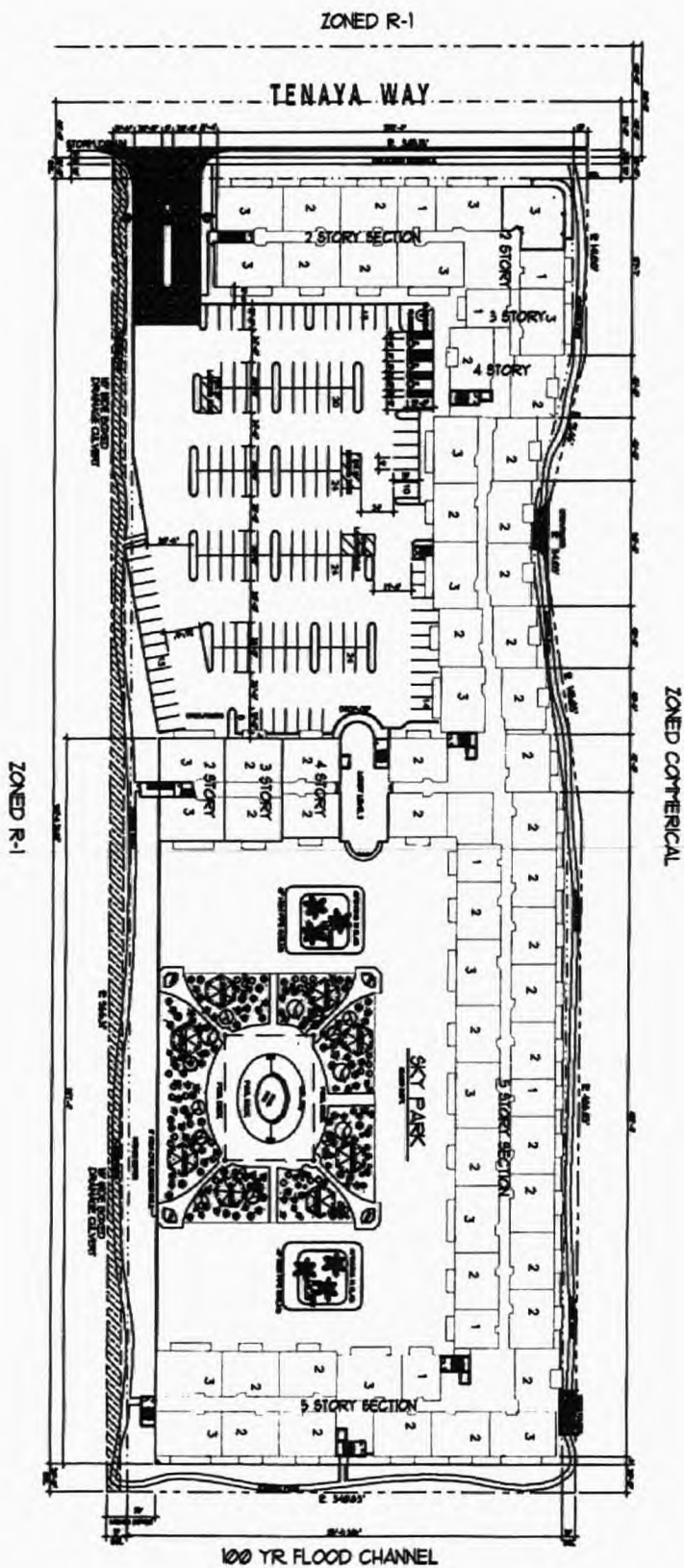
TOTAL REVENUE

PARKING PROVIDED

2000年11月

100

[illegible]



LEVEL 2 - ARCHITECTURAL SITE PLAN

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JAN 04 2006



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

AS-2	TENAYA WAY CENTRE for DESERT CAPITAL GROUP	PROPOSED SECOND LEVEL ARCHITECTURAL SITE PLAN		GREENE TINDALL 200 EAST TENAYA ROAD, SUITE 2 LAS VEGAS, NEVADA 89101 PHONE 702-471-0000 FACSIMILE 702-471-0000 ARCHITECTURE COMMERCIAL DESIGN GENERAL CONTRACTING
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① ENLARGED EAST (FRONT) EXTERIOR ELEVATION
VIEW FROM TENAYA WAY



② SOUTH EXTERIOR ELEVATION



⑤ WEST EXTERIOR ELEVATION



④ SOUTH COURT (FRONT) EXTERIOR ELEVATION



③ NORTH COURT (FRONT) EXTERIOR ELEVATION



⑥ NORTH EXTERIOR ELEVATION

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JAN 04 2006

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VAR-18820 SUP-18821
SDR-18822 01/25/07 PC

REVISED

GREENE TINDALL

300 EAST BUREAU BLVD., SUITE 200
LAS VEGAS, NEVADA 89101
TEL: 702.734.1100
FAX: 702.734.1101
WWW.GREENTINDALL.COM

EXTERIOR ELEVATIONS

TEKAYA WAY CENTRE
for DESERT CAPITAL GROUP
TEKAYA WAY and ONAS ROAD
LAS VEGAS, NEVADA

AS-8

1

TENAYA WAY CENTRE

BY
DESERT CAPITAL GROUP



VIEW FROM TENAYA WAY

12.11

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DEC 18 2006 01/25/07 PC

DESIGN

December 12, 2006

To: City of Las Vegas Planning and Development Department

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

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

PROJECT LOCATION:

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

PROJECT CONCEPT:

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

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DEC 18 2006

VAR-18820
01/25/07 PC

-pg 2-

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

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

The proposed Project will feature:

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

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

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

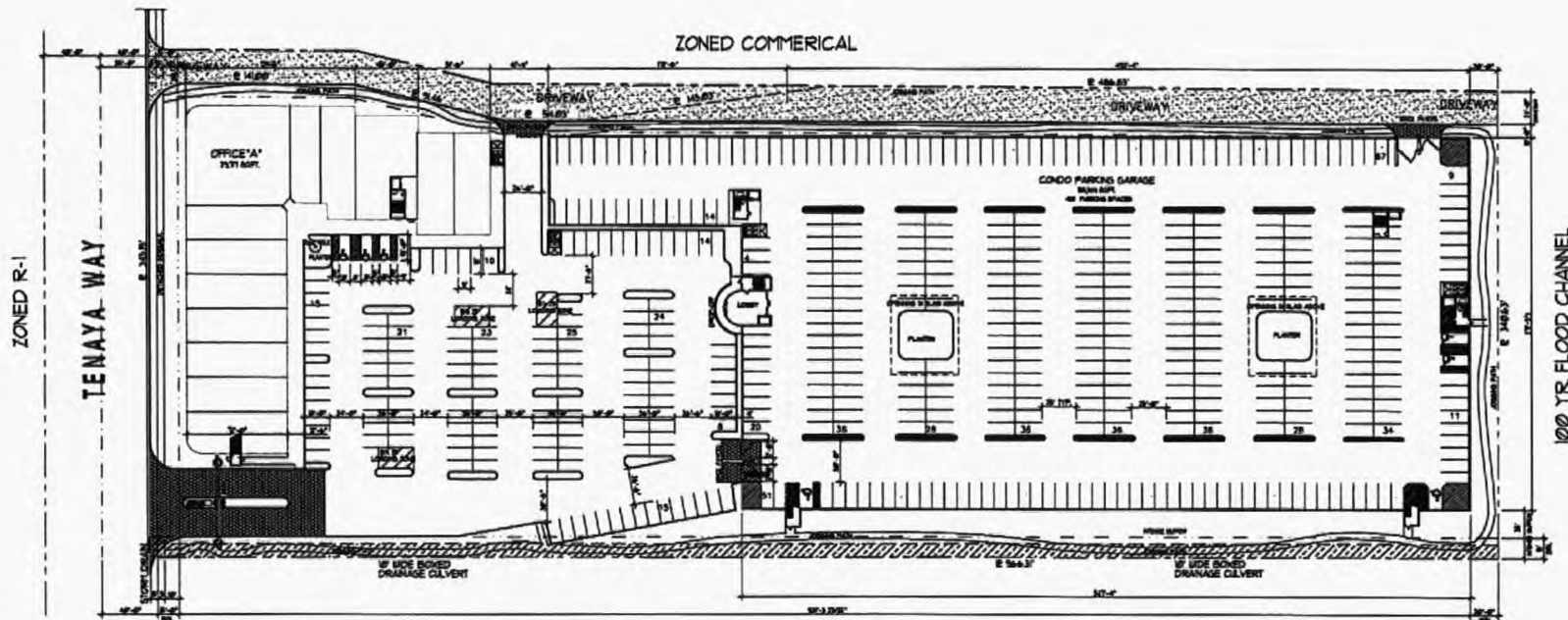
Sincerely,



Christopher S. Dyka, R.D.
Project Manager

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DEC 18 2006

VAR-18820
01/25/07 PC



ZONED R-1

LEVEL 1 - ARCHITECTURAL SITE PLAN

NORTH

SCALE: 1" = 40'-0"

SITE DATA

APN: 138-03-701-021

SITE AREA: 0.0006	376,244.4 SQ. FT.	1.45 ACRES
NET	376,244.4 SQ. FT.	1.45 ACRES
BUILDING FOOTPRINT	56,056 SQ. FT.	45 ACRES 60 %
OPEN SPACE (LEVEL 1)	320,188 SQ. FT.	
SKY PARK	12,870 SQ. FT.	
TOTAL OPEN SPACE	333,058 SQ. FT.	2.86 ACRES 38.1 %
289 UNITS / 1.45 AC. = 20 UNITS PER ACRE		

COMMERCIAL AREA

OFFICE	21,771 SQ. FT.
PARKING GARAGE	56,056 SQ. FT.
SUBTOTAL	77,827 SQ. FT.

CONDOMINIUM UNITS

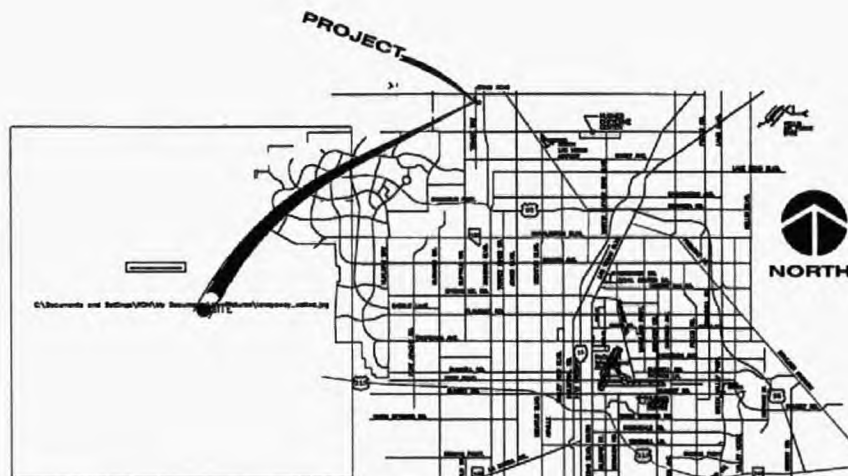
	UNIT 1A 1 BEDROOM 1344 SQ. FT.	UNIT 1B 2 BEDROOM 1344 SQ. FT.	UNIT 1C 3 BEDROOM 1571 SQ. FT.
1st FLOOR	8 • 1040 SF	42 • 1648 SF	6 • 2266 SF
2nd FLOOR	4 • 520 SF	36 • 4836 SF	10 • 5170 SF
3rd FLOOR	5 • 440 SF	34 • 4066 SF	5 • 3660 SF
4th FLOOR	5 • 440 SF	30 • 4032 SF	5 • 3660 SF
SUB TOTALS	24 • 2100 SF	142 • 7084 SF	43 • 6522 SF
TOTAL UNITS	309 UNITS • 77,199 SQ. FT.		
CONDO AREA	4 FLOORS • 32,547 SQ. FT.		
GRAND TOTAL CONDOS	341,546 SQ. FT.		
TOTAL OFFICE	21,771 SQ. FT.		
TOTAL GARAGES	56,056 SQ. FT.		
GRAND TOTAL PROJECT	565,340 SQ. FT.		

PARKING REQUIREMENTS

OFFICE REQD.	33 SPACES PER 1000 • 56 SPACES
RESIDENTIAL REQD.	1 BEDROOM UNIT • 125 PER UNIT • 24 • 30 SPACES 2 BEDROOM UNIT • 175 PER UNIT • 142 • 2485 SPACES 3 BEDROOM UNIT • 2 PER UNIT • 43 • 56 SPACES
VISITOR REQD.	1 SPACE PER 6 UNITS • 209 UNITS / 6 • 348 SPACES
TOTAL REQD.	436 SPACES

PARKING PROVIDED

PARKING GARAGE	40 SPACES
SURFACE PARKING	56 SPACES
	565 SPACES



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

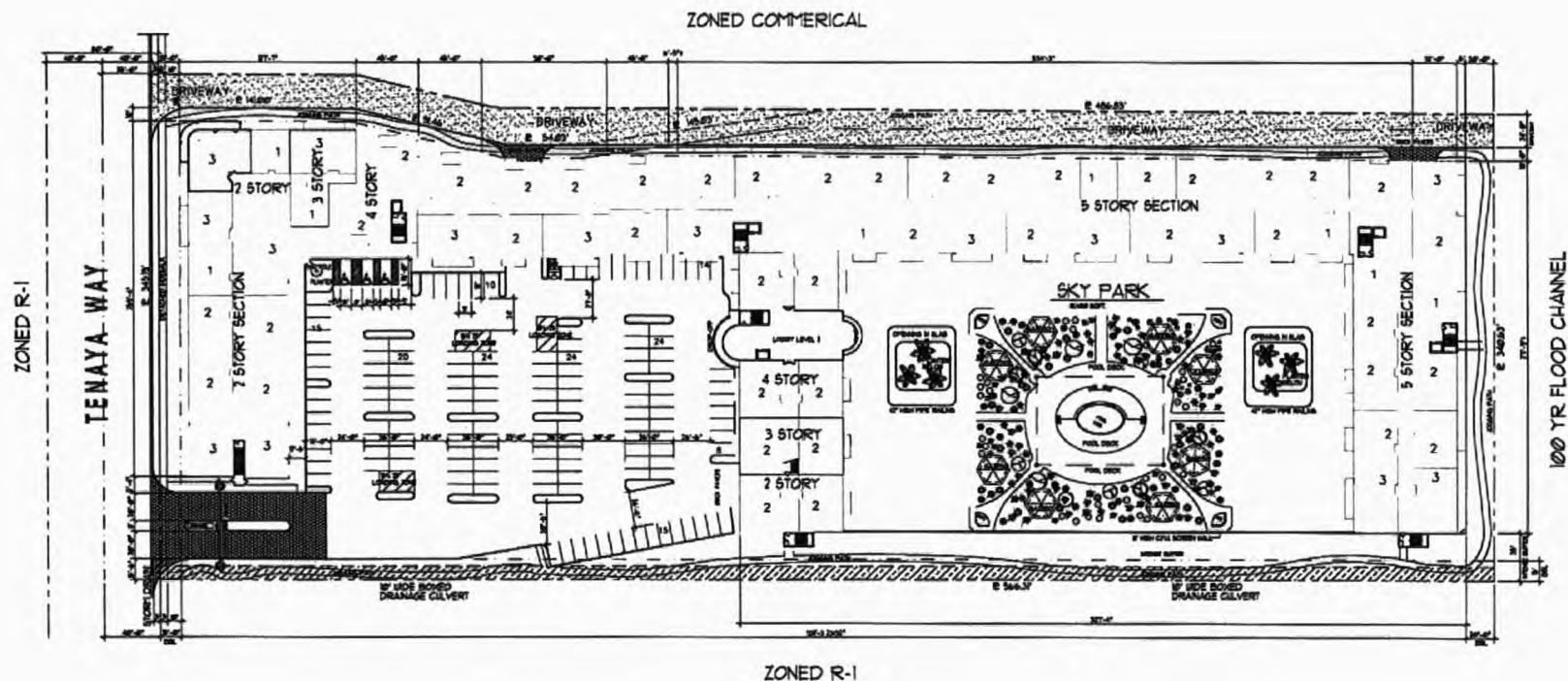
RECEIVED
FEB 16 2007

GREENE TINDALL
100 EAST JENSEN BLVD. SUITE 200
LAS VEGAS, NEVADA 89101
PHONE 702-477-0000
FACSIMILE 702-477-0000
WWW.GREENTINDALL.COM

PROPOSED
FIRST LEVEL
ARCHITECTURAL
SITE PLAN

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAG ROAD
LAS VEGAS, NEVADA

07-000
2-16-2007
1-2-2007
AS-1
1 of 21 sheets



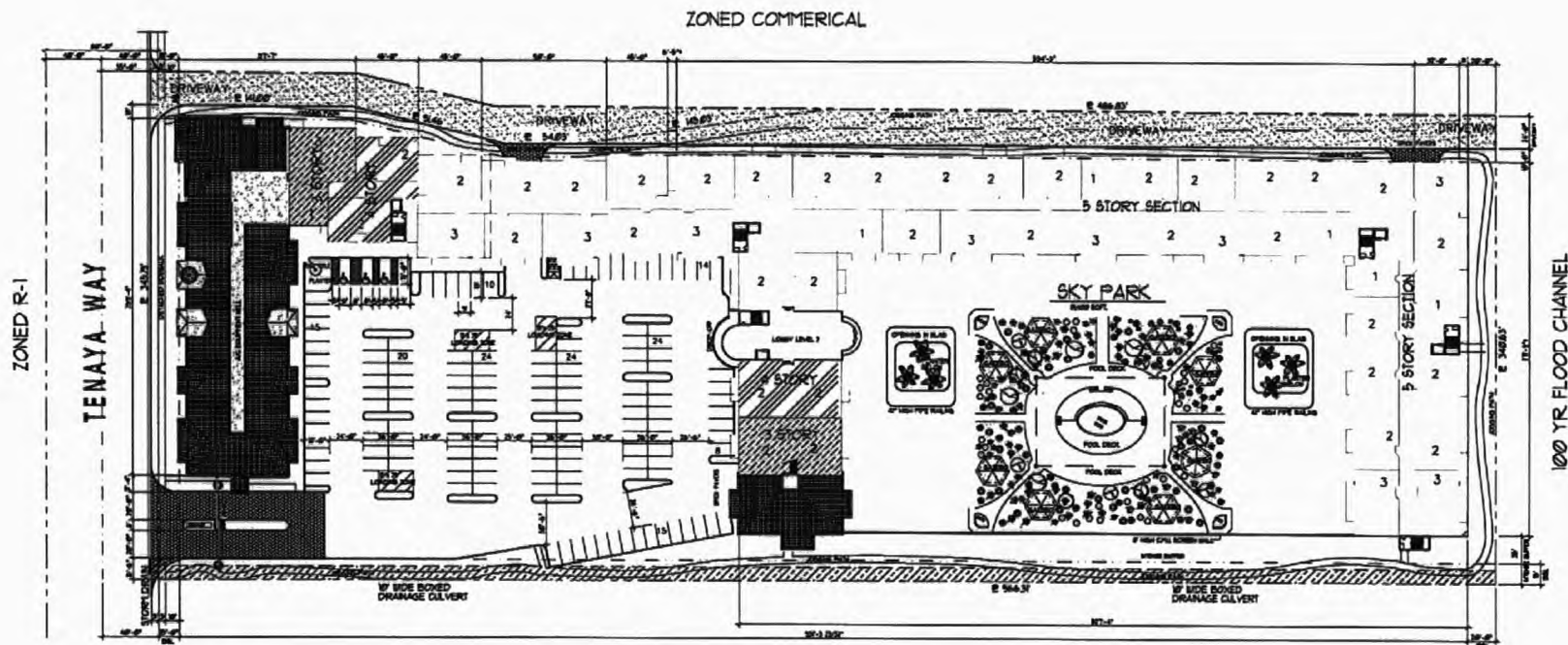
LEVEL "2" - ARCHITECTURAL SITE PLAN



ZON-18819
VAR-18820
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SDR-18822
02-21-07 CC

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GREENETINDALL 3800 EAST KUMBLIA BLVD. SUITE 100 LAS VEGAS, NEVADA 89119 PHONE: (702) 735-1000 FAX: (702) 735-1001 ARCHITECTS: SUBSISTENTIAL DESIGN GENERAL CONTRACTORS	
THE ABOVE IS A PRELIMINARY SITE PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF GREENETINDALL AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GREENETINDALL.	
stamp	
PROPOSED SECOND LEVEL ARCHITECTURAL SITE PLAN	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAMBER ROAD CLARK COUNTY LAS VEGAS, NEVADA	
01-000 2-15-2006 1-2-2007 AS-2 1 of 2 sheets	



ZONED R-1

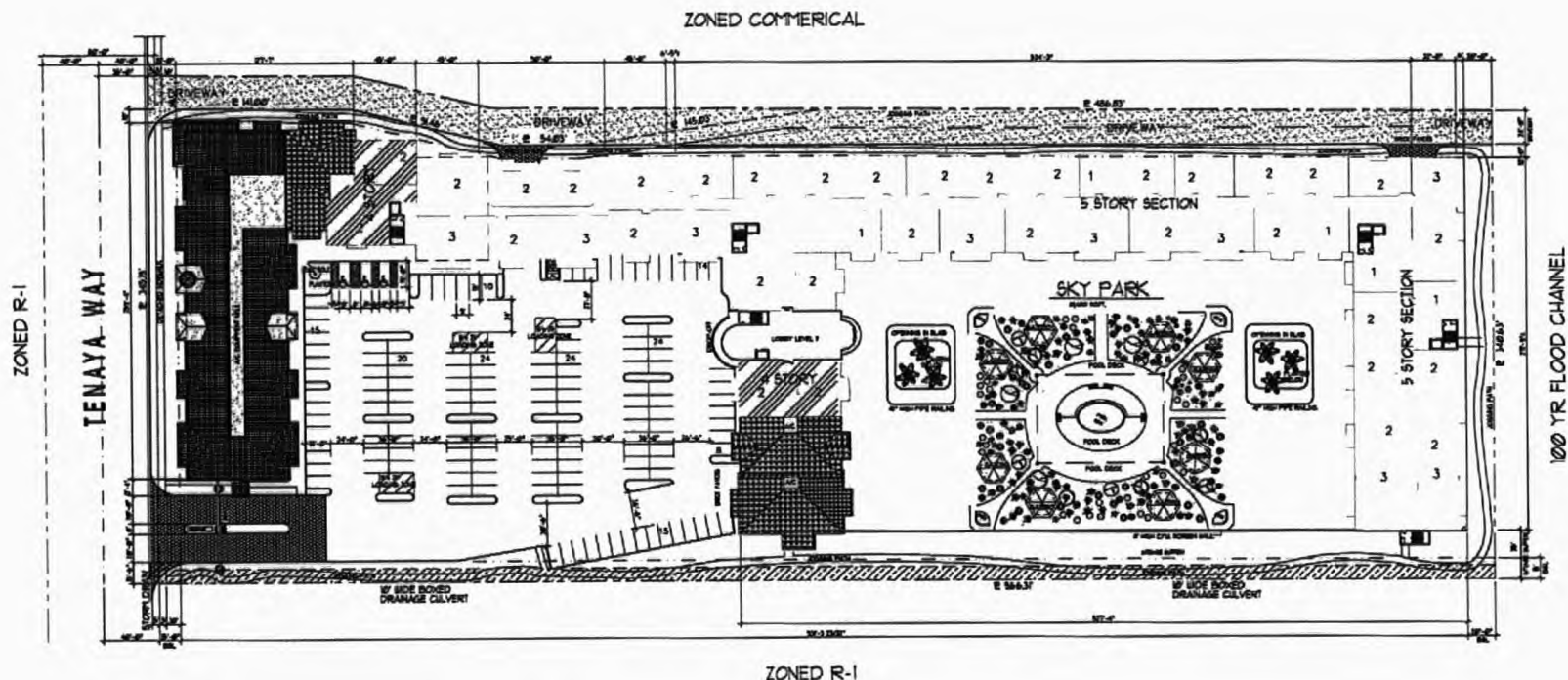
LEVEL "3" - ARCHITECTURAL PLAN



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SDR-18822
02-21-07 CC

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FEB 16 2007

GREENE TINDALL 300 EAST BUREAU BLVD, SUITE 100 LAS VEGAS, NV 89101 PHONE: 702-497-1000 FACSIMILE: 702-497-1001 WWW.GREENTINDALL.COM	
PROJECT: TENAYA WAY CENTRE DRAWING: 02-21-07 CC SCALE: 1" = 40'-0" DATE: 02-21-07	
PROPOSED THIRD LEVEL ARCHITECTURAL PLAN	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CROSS ROAD CLARK COUNTY CLARK, NEVADA	
01-000 02-000 03-000 04-000 05-000 06-000 07-000 08-000 09-000 10-000 11-000 12-000 13-000 14-000 15-000 16-000 17-000 18-000 19-000 20-000 21-000 22-000 23-000 24-000 25-000 26-000 27-000 28-000 29-000 30-000 31-000 32-000 33-000 34-000 35-000 36-000 37-000 38-000 39-000 40-000 41-000 42-000 43-000 44-000 45-000 46-000 47-000 48-000 49-000 50-000 51-000 52-000 53-000 54-000 55-000 56-000 57-000 58-000 59-000 60-000 61-000 62-000 63-000 64-000 65-000 66-000 67-000 68-000 69-000 70-000 71-000 72-000 73-000 74-000 75-000 76-000 77-000 78-000 79-000 80-000 81-000 82-000 83-000 84-000 85-000 86-000 87-000 88-000 89-000 90-000 91-000 92-000 93-000 94-000 95-000 96-000 97-000 98-000 99-000 100-000	01-000 02-000 03-000 04-000 05-000 06-000 07-000 08-000 09-000 10-000 11-000 12-000 13-000 14-000 15-000 16-000 17-000 18-000 19-000 20-000 21-000 22-000 23-000 24-000 25-000 26-000 27-000 28-000 29-000 30-000 31-000 32-000 33-000 34-000 35-000 36-000 37-000 38-000 39-000 40-000 41-000 42-000 43-000 44-000 45-000 46-000 47-000 48-000 49-000 50-000 51-000 52-000 53-000 54-000 55-000 56-000 57-000 58-000 59-000 60-000 61-000 62-000 63-000 64-000 65-000 66-000 67-000 68-000 69-000 70-000 71-000 72-000 73-000 74-000 75-000 76-000 77-000 78-000 79-000 80-000 81-000 82-000 83-000 84-000 85-000 86-000 87-000 88-000 89-000 90-000 91-000 92-000 93-000 94-000 95-000 96-000 97-000 98-000 99-000 100-000
AS-3 1" = 40'-0"	



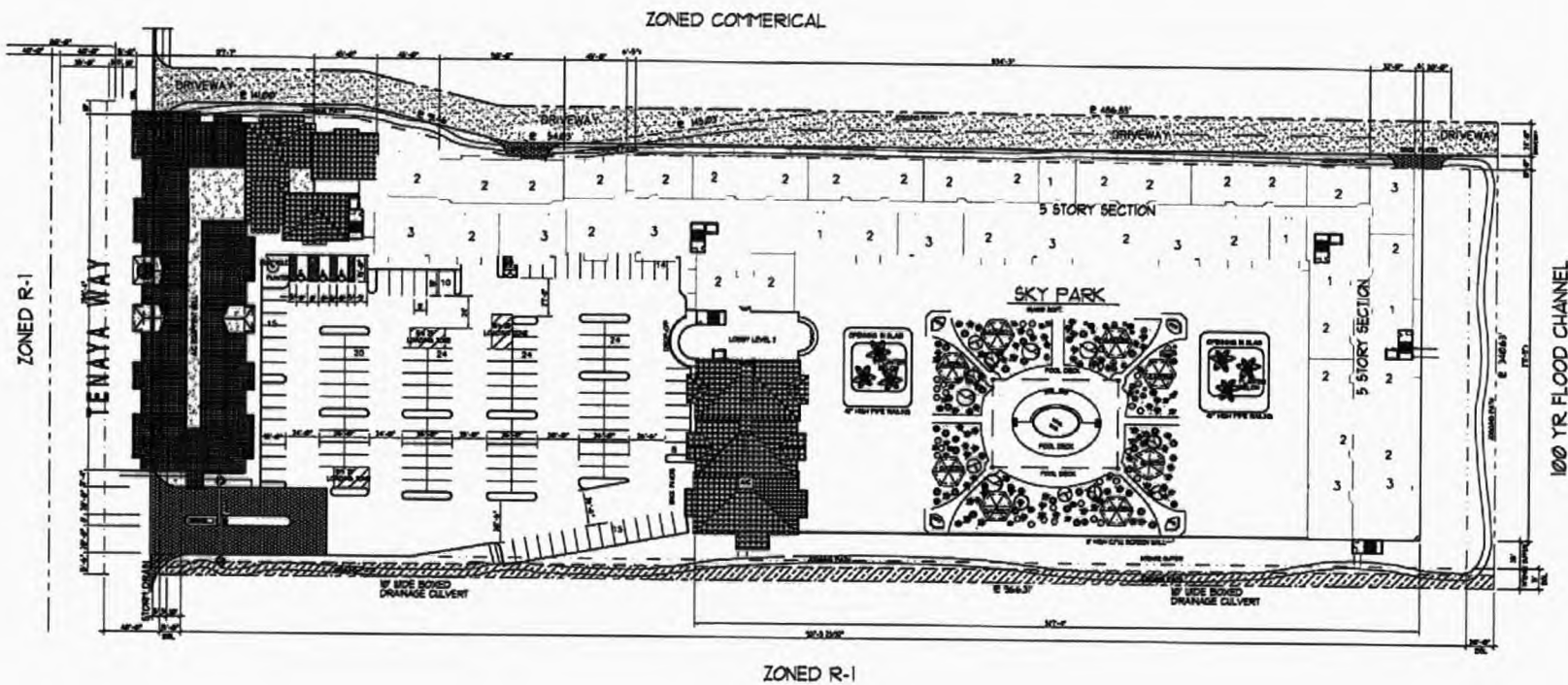
LEVEL "4" - ARCHITECTURAL PLAN



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SDR-18822
02-21-07 CC

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FEB 16 2007

GREENE TINDALL 1000 S. MOUNTAIN VIEW AVE. SUITE 100 LAS VEGAS, NEVADA 89102 PHONE 702-877-0200 FAX 702-877-0201 ARCHITECTS	
stamp	
PROPOSED FOURTH LEVEL ARCHITECTURAL PLAN	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAS ROAD CLARK COUNTY LAS VEGAS, NEVADA	
07-000 2-15-2007 1-2-2007 AS-4 1 of 22 sheets	



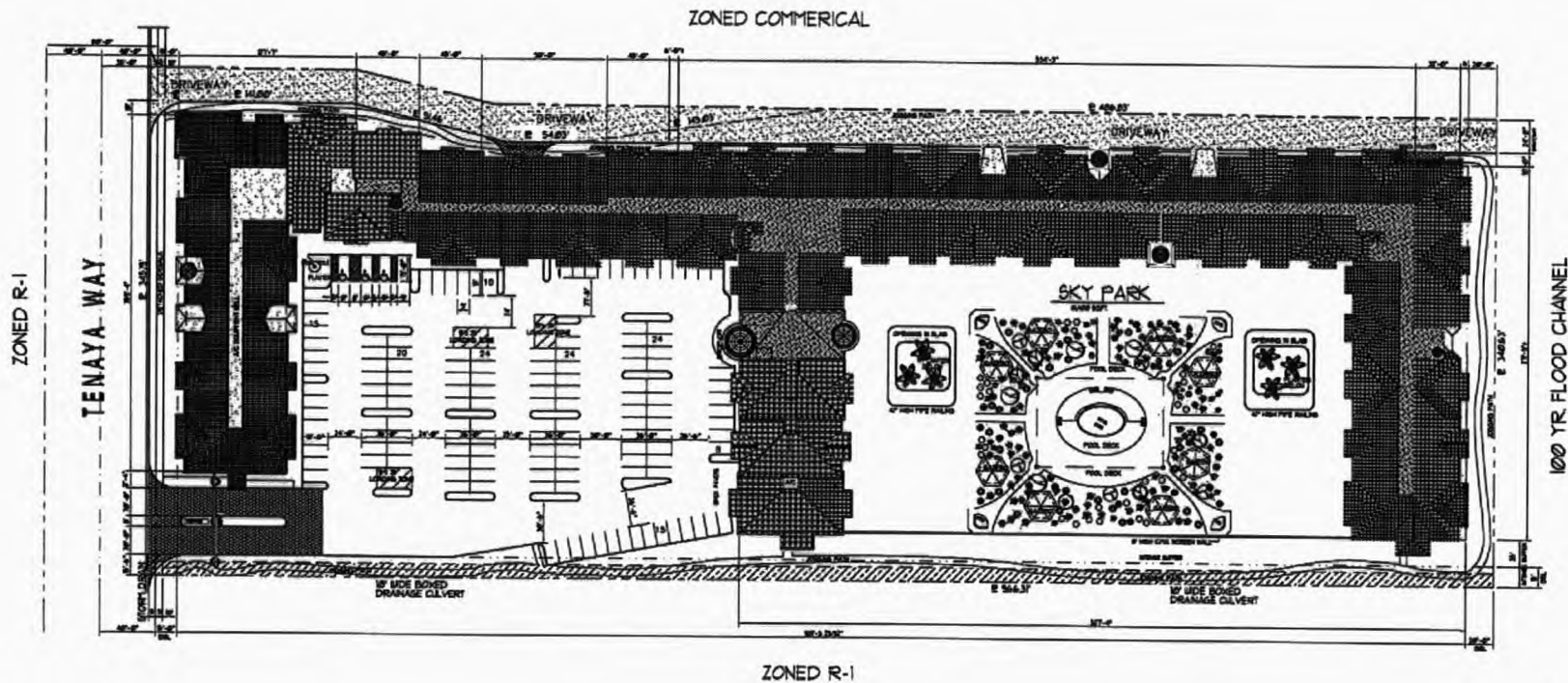
LEVEL '5' - ARCHITECTURAL PLAN
 1/8" = 1' - 0"



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 SUP-18821
 SDR-18822
 02-21-07 CC

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 FEB 16 2007

GREENE TINDALL 1000 S. TENAYA WAY, SUITE 100 LAS VEGAS, NEVADA 89102 PHONE: (702) 735-1000 FAX: (702) 735-1001 WWW.GREENTINDALL.COM	
PROJECT NO. 07-000	PROPOSED FIFTH LEVEL ARCHITECTURAL plan
CLIENT TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHANDLER BOULEVARD CLARK COUNTY LAS VEGAS, NEVADA	SHEET NO. AS-5 of 11 sheets



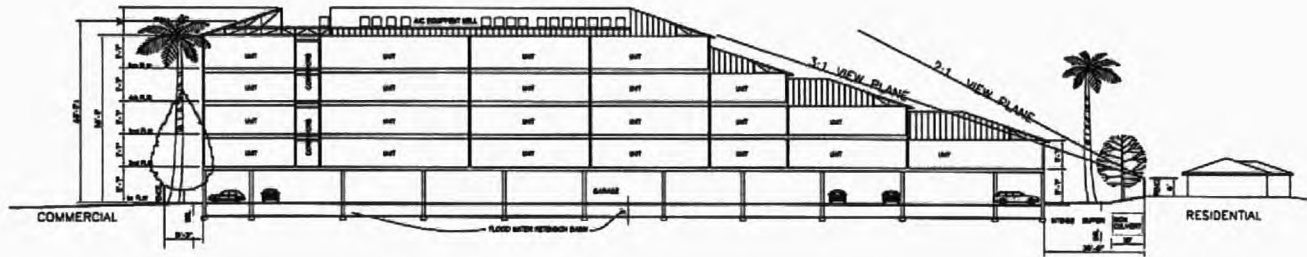
ARCHITECTURAL ROOF PLAN



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

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FEB 16 2007

GREENE TINDALL 100 EAST KIMMEL ROAD, SUITE 2 LAS VEGAS, NEVADA 89119 PHONE 702-897-0000 FACSIMILE 702-897-0000 ARCHITECTS REGISTERED UNDER GENERAL CONTRACTING	
stamp	
PROPOSED ARCHITECTURAL ROOF PLAN	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAND ROAD CHAND ROAD LAS VEGAS, NEVADA	
07-000 2-15-2006 2-15-2007 AS-6	



SECTION THRU BUILDING (LOOKING NORTH)



VIEW PLANE ACROSS BUILDINGS
VIEW OVER TENAYA WAY

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

RECEIVED
FEB 16 2007

GREENE TINDALL

100 EAST GARDEN AVENUE SUITE 200
DANVER, COLORADO 80501
PHONE 303-757-0000
FACSIMILE 303-757-0000
ARCHITECTURE INTERIOR DESIGN GENERAL CONTRACTING

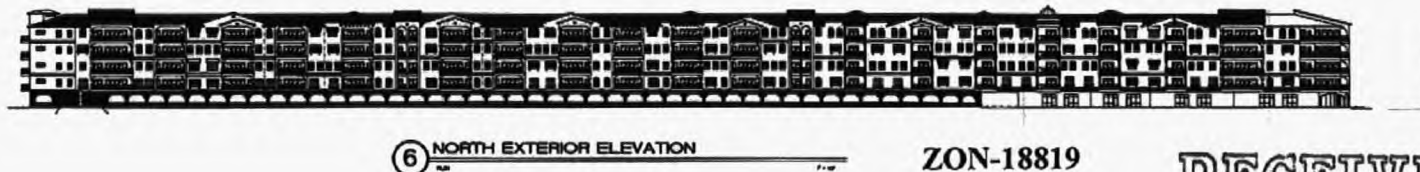
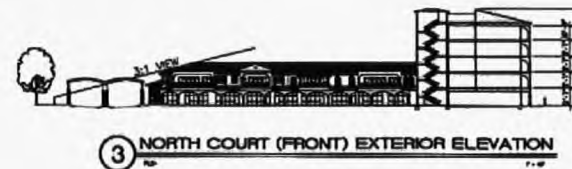
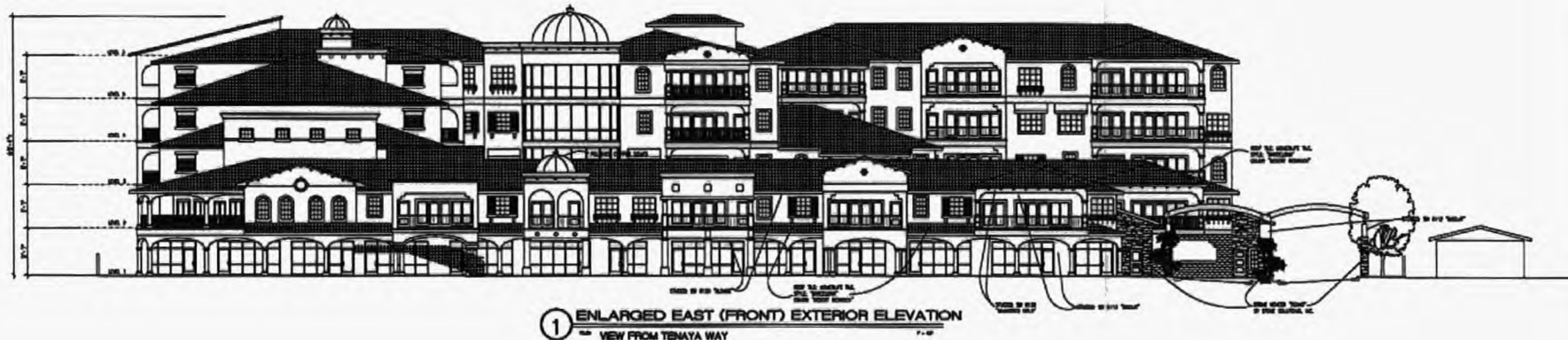
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ARCHITECTURAL
SECTION &
VISION SLOPES

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY AND CROSS ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

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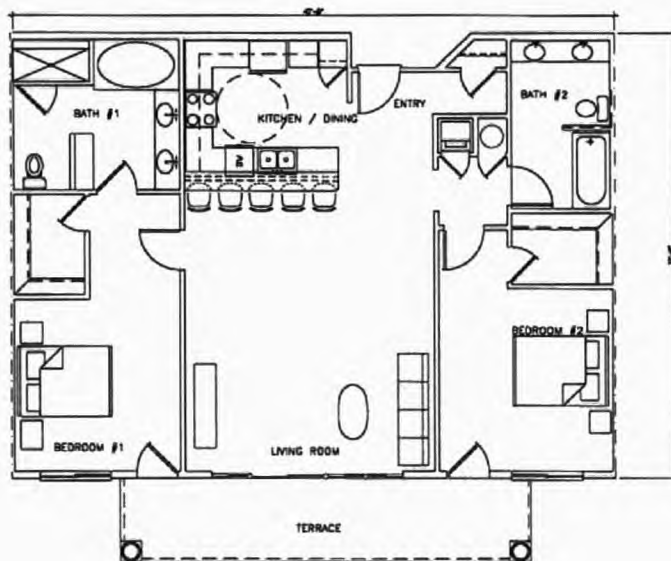
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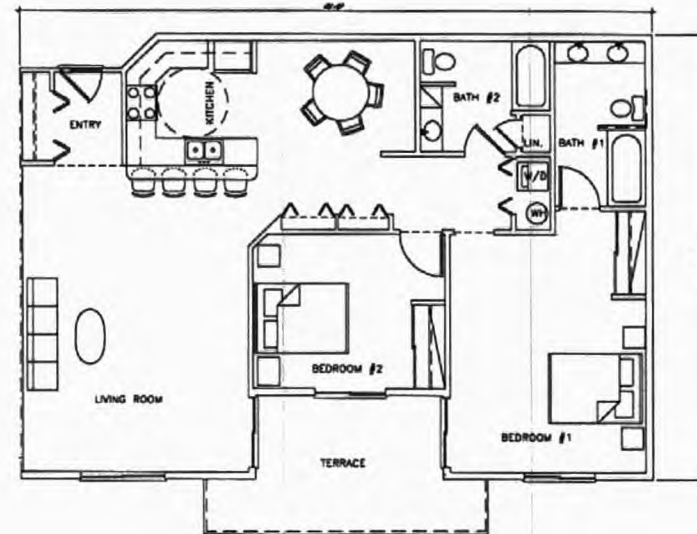
GREENE TINDALL		
DESIGN ARCHITECTS		
1000 N. GARDEN ST. SUITE 100 DANVER, CO 80510 TEL: 970.326.1234 FAX: 970.326.1235 WWW.GREENTINDALL.COM		
PROJECT: TENAYA WAY CENTRE CLIENT: DESERT CAPITAL GROUP LOCATION: CLARK COUNTY, NEVADA DATE: 02-21-07		
DRAWING NO. AS-8 1 of 11 sheets		
REVISIONS		
NO.	DATE	DESCRIPTION
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UNIT "B" TWO BEDROOM FLOOR PLAN

SCALE: 1/4" = 1'-0" LIN. 3/16" = 1'-0" DIA. 1/8" = 1'-0"

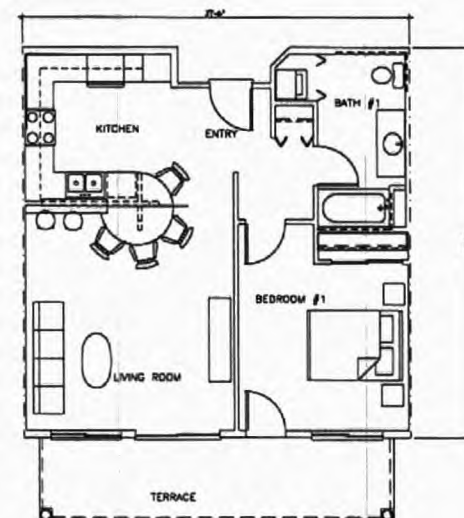
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UNIT "C" TWO BEDROOM FAMILY FLOOR PLAN

SCALE: 1/4" = 1'-0" LIN. 3/16" = 1'-0" DIA. 1/8" = 1'-0"

1/4" = 1'-0"



UNIT "A" ONE BEDROOM

SCALE: 1/4" = 1'-0" LIN. 3/16" = 1'-0" DIA. 1/8" = 1'-0"

1/4" = 1'-0"

ZON-18819
VAR-18820
SUP-18821
SDR-18822
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GREENE TINDALL
300 EAST TENAYA ROAD, SUITE 8
LAS VEGAS, NEVADA 89101
PHONE: 702-735-1100
FACSIMILE: 702-735-1101
ARCHITECTURE LANDSCAPE DESIGN GENERAL CONTRACTORS

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stamp

**UNITS A, B and C
TWO (2) BEDROOM
FLOOR PLANS**

**TENAYA WAY CENTRE
for DESERT CAPITAL GROUP**
TENAYA WAY and CRAIG ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

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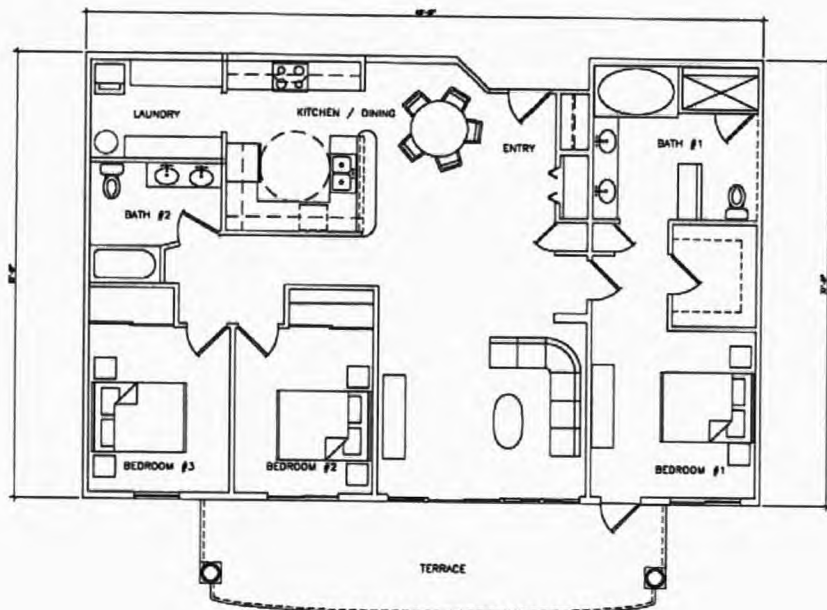
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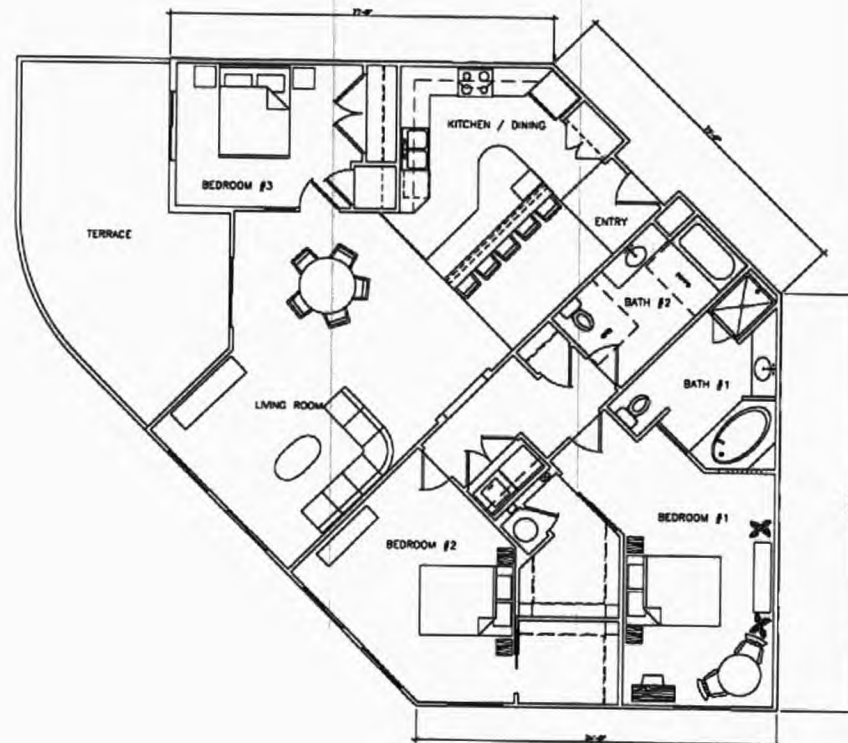
1 of 11 sheets



UNIT 'D' 3 BEDROOM UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0" L.V. 1000 BT + 1000 BT

1/8" = 1'-0"



UNIT 'E' 3 BEDROOM FLOOR PLAN

SCALE: 1/8" = 1'-0" L.V. 1000 BT + 1000 BT

1/8" = 1'-0"

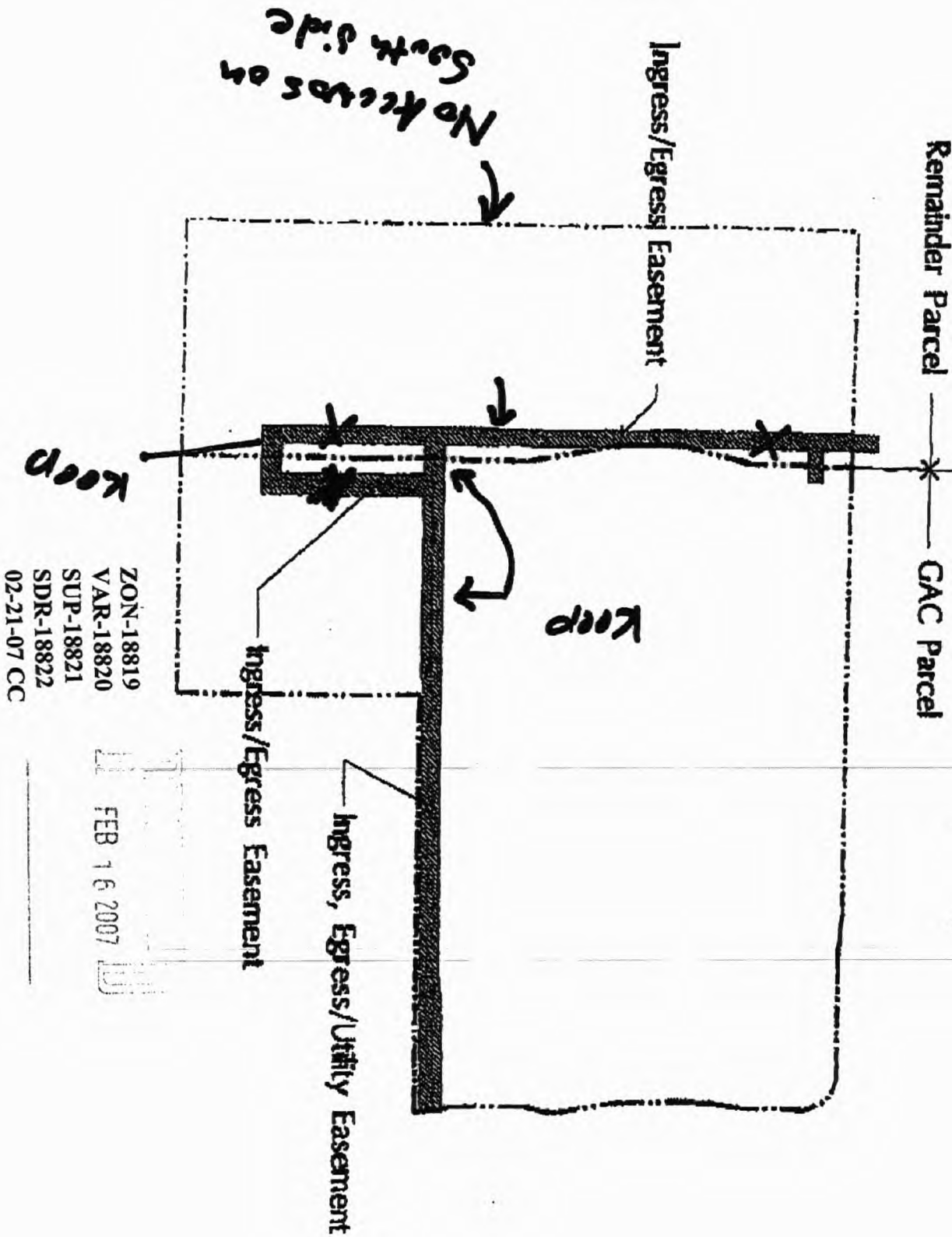
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GREENE TINDALL 500 EAST KENNEDY BLVD, SUITE 10 LAS VEGAS, NEVADA 89101 (702) 735-1000 FAX (702) 735-1001 WWW.GREENETINDALL.COM	
UNIT'S D AND E THREE (3) BEDROOM FLOOR PLANS	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAND HOLLOW CLARK COUNTY LAS VEGAS, NEVADA	
07-000 2-15-2006 2-20-2006 AS-10 1 of 11 sheets	

EXHIBIT "D"

SITE PLAN



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT RELATED TO GPA-18818, ZON-18819, AND VAR-18820

SUP-18821 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

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

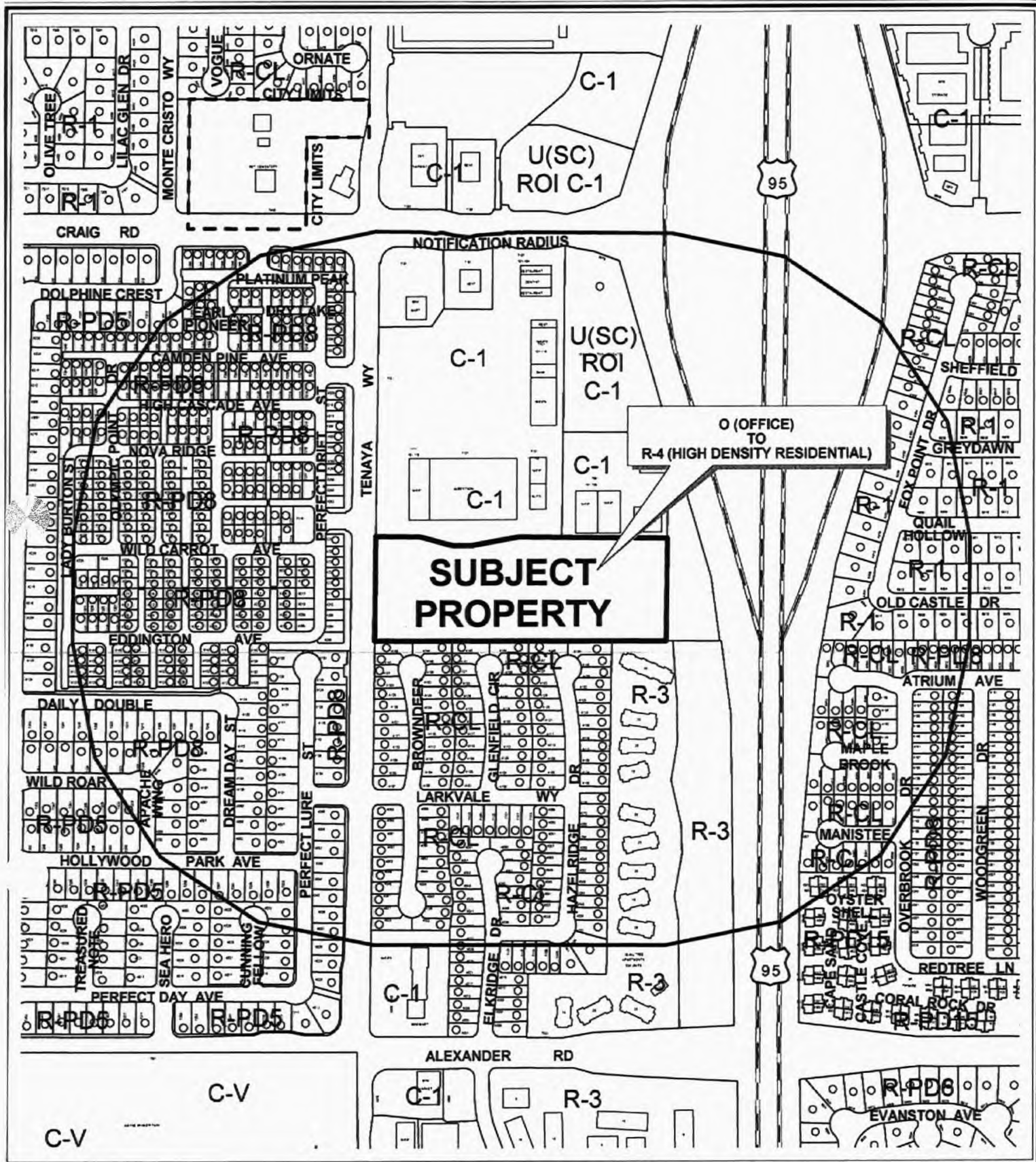
Motion made by LARRY BROWN to Approve Subject to Conditions

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

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

Minutes:

See Item 84 for related discussion and backup.



CASE: SUP-18821

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-18821 - APPLICANT/OWNER: CRAIG TENAYA, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE MARCH 7, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18819) and Site Development Plan Review (SDR-18822) shall be required if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a proposed mixed-use development adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/05/90	The City Council denied a request for a reclassification of property (Z-0080-90) from N-U (Non-Urban) to C-1 (Limited Commercial) that included a shopping center, convenience store with gasoline sales, a four to six story office building, three off-premise billboard signs, an automobile service facility, restaurant with a beer/wine/cooler on-sale use, and retail stores with beer/wine/cooler off-sale uses. The Planning Commission recommended denial. Staff recommended approval.
11/06/96	The applicant withdrew without prejudice a request for a reclassification of property (Z-0094-96) from N-U (Non-Urban) to C-2 (General Commercial) for a 105,744 square-foot retail warehouse. The Planning Commission and staff recommended approval.
01/08/98	The applicant withdrew without prejudice a request for a Rezoning (Z-0081-97) from U (Undeveloped) [SC (Service Commercial) land use designation] to C-1 (Limited Commercial) for a 130,858 square-foot retail store. Staff recommended that the item be held in abeyance.
01/19/00	The City Council approved a Rezoning (Z-0071-99) of this site to O (Office), as part of a larger overall request which included the rezoning of the property to the north to C-1 (Limited Commercial). Staff recommended approval, and the Planning Commission believed the request to be premature and recommended denial.
01/25/07	The Planning Commission recommended approval of companion items GPA-18818, ZON-18819, VAR-18820 and SDR-18822 concurrently with this application. The Planning Commission voted 5-2/se, sd to recommend APPROVAL (PC Agenda Item #42/ar).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this application.	
<i>Pre-Application Meeting</i>	
12/14/06	A pre-application meeting was held and the requirements for a Special Use Permit were explained.

Neighborhood Meeting

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

Details of Application Request

Site Area

Net Acres	7.49
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	O (Office)	O (Office)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Single-Family Residential	ML (Medium-Low Density Residential)	R-CL (Single-Family Compact-Lot)
	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Residential	ML (Medium-Low Density Residential)	R-PD8 (Residential Planned Development – 8 Units Per Acre)

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

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	326,054 SF	Y
Min. Setbacks	10 Feet	15 Feet	Y
• Front	5 Feet	15 Feet	Y
• Side	5 Feet	10 Feet	Y
• Rear	20 Feet	26 Feet	Y
Max. Building Height	2 Stories/35 Feet	5 Stories/72 Feet	N
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

The height issue will be addressed within the related Variance (VAR-18820).

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	216 Feet	216 Feet	Y
Adjacent development matching setback	10 Feet	216 Feet	Y
Trash Enclosure	50 Feet	220 Feet	Y

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

Per Title 19.12:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	28 Trees	36 Trees	Y
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	122 Trees	114 Trees	N
Min. Zone Width	15 Feet (R.O.W.) 6 Feet (Interior)		15 Feet (R.O.W.) 6 Feet (Interior)	Y

Staff notes that eight additional 24 inch box trees could be added to the buffer zone along the north property line and has addressed this issue within the related Site Development Plan Review (SDR-18822).

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	29,717 SF	1:300 SF	99				
One-Bedroom	24 Units	1.25/Unit	30				
Two-Bedroom	148 Units	1.75/Unit	259				
Three-Bedroom	41 Units	2/Unit	82				
Guest Spaces	213 Units	1 Space/6 Units	36				
TOTAL			506	11	594	7	N
Loading Spaces			2		3		

The site plan is deficient four handicap parking spaces. Staff has addressed this issue this issue within the related Site Development Plan Review (SDR-18822).

ANALYSIS

This site is currently undeveloped and is located within a FEMA "AE" Flood Zone. The FEMA website www.floodsmart.gov defines an "AE" Flood Zone as areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. The applicant proposes to develop a mixed use project consisting of 213 condominium units and 29,717 square feet of office space. The offices and condominiums will be located in buildings that range in height from two to five stories, with the higher parts of the buildings (72 feet in height) located in the north and east portions of the site in order to comply with the residential adjacency standards. The site is located in a portion of the A-O (Airport Overlay) District where building height is limited to 175 feet. The proposed buildings comply with this limitation.

Parking is provided on a surface lot in the west portion of the site and on the lower level of a two level structure in the east portion of the site. City standards require 11 handicap parking spaces for a development of this size. Because the site plan depicts only seven handicap parking spaces, staff has included a condition of approval (number 4) which requires the provision of four additional handicap spaces. A common area which includes gazebos, potted plants and a pool will be located on the second level of the structure.

Access to the site will be provided by a driveway to Tenaya Way and two driveways to the existing commercial center immediately to the north. The applicant proposes to place landscape buffers with sufficient width to comply with city standards along all property lines. The buffers along the south, east and west property lines contain 24 inch box trees in quantities that comply with city standards. The amount of trees within the north buffer is not sufficient, and staff has included a condition of approval (number 5) which requires eight additional 24 inch box trees to be placed in the buffer zone along the north property line.

The elevations depict stucco exteriors with concrete tile roofs and decorative copper domes along the roof lines. The building heights vary from two to five stories (with a maximum height of 72 feet). The Zoning Code limits heights in the R-4 (High Density Residential) zoning district to two stories (not exceeding 35 feet in height). The applicant has requested a Variance (VAR-18820) from this standard which will be considered currently with this application. Because this variance request does not meet the criteria for approval, as the hardship is self-created and the applicant could revise the development to comply with the setback standards, staff's recommendation is for denial of the variance.

FINDINGS

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

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

The proposed development will exceed the scale and massing of any existing development in this area. Staff finds the height and intensity of the project is greater than adjacent development and is not compatible with residential development immediately to the south of this site.

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

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

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

Adequate access to this site will be provided from Tenaya Way, a Secondary Street as designated by the Master Plan of Streets and Highways. This project will not adversely impact adjacent streets.

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 34

SENATE DISTRICT 4

NOTICES MAILED 662 by City Clerk

APPROVALS 1

PROTESTS 3



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-18821** APN: 138-03-701-021
Name of Property Owner: DOUGLAS E. Simms
Name of Applicant: Christopher S. Dyka

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

☐ Yes☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: Douglas E. Simms

Subscribed and sworn before me

This 7th day of November, 2006

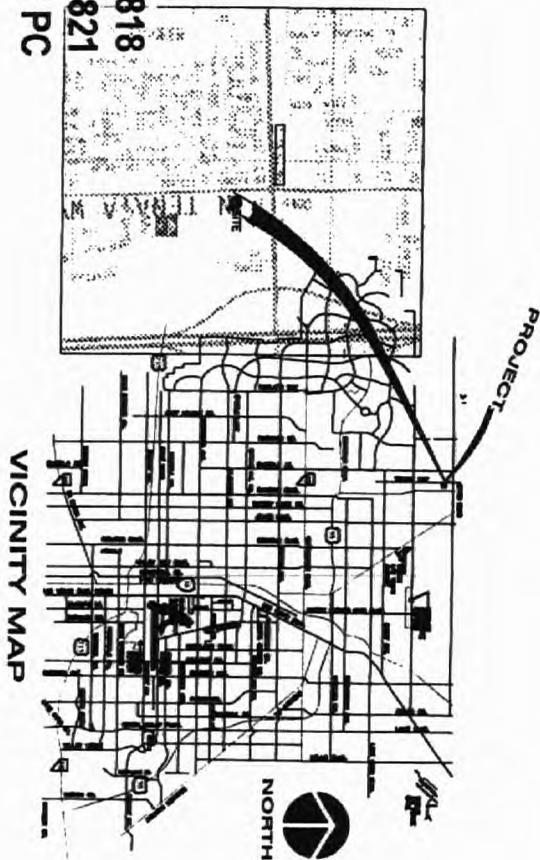
Barbara A. Bross

Notary Public in and for said County and State

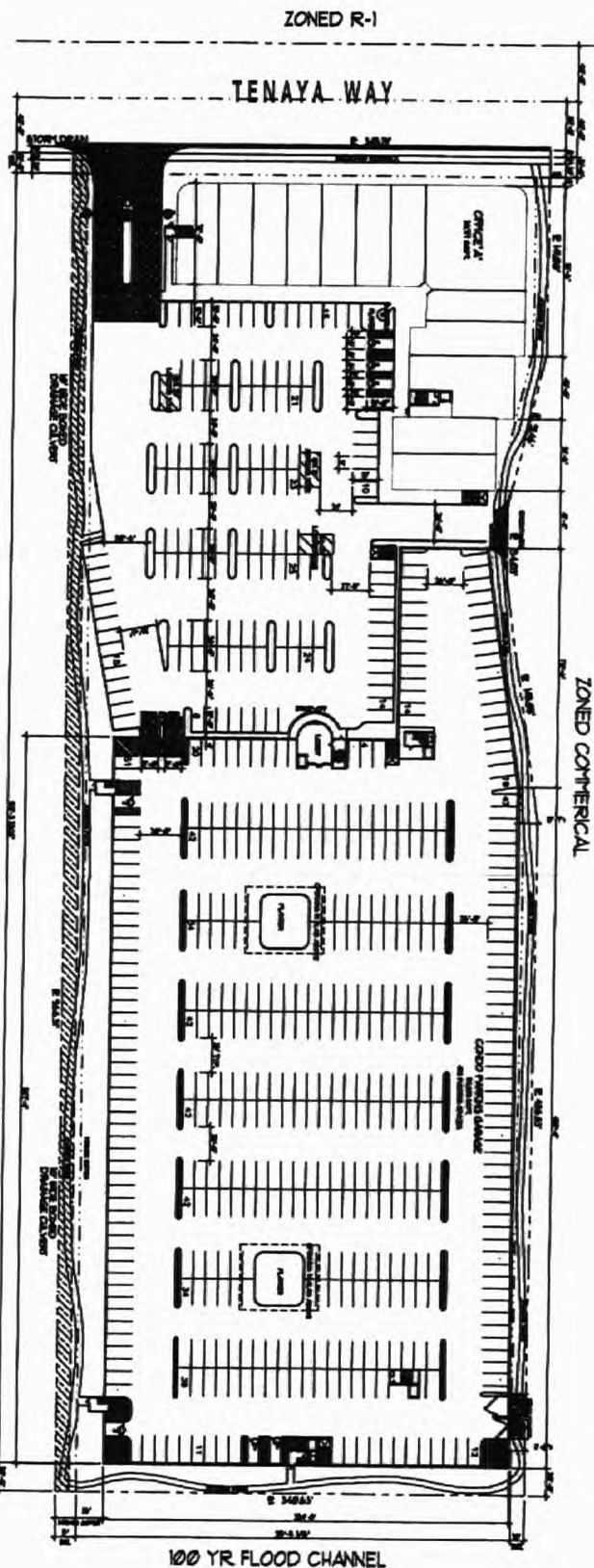


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JAN 04 2006

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



LEVEL T - ARCHITECTURAL SITE PLAN



SITE DATA

APN: 138-03-701-021

CONDOMINIUM UNITS

1. 1-BED UNIT	1. 1-BED UNIT	1. 1-BED UNIT
2. 2-BED UNIT	2. 2-BED UNIT	2. 2-BED UNIT
3. 3-BED UNIT	3. 3-BED UNIT	3. 3-BED UNIT
4. 4-BED UNIT	4. 4-BED UNIT	4. 4-BED UNIT
5. 5-BED UNIT	5. 5-BED UNIT	5. 5-BED UNIT

COMMERCIAL AREA

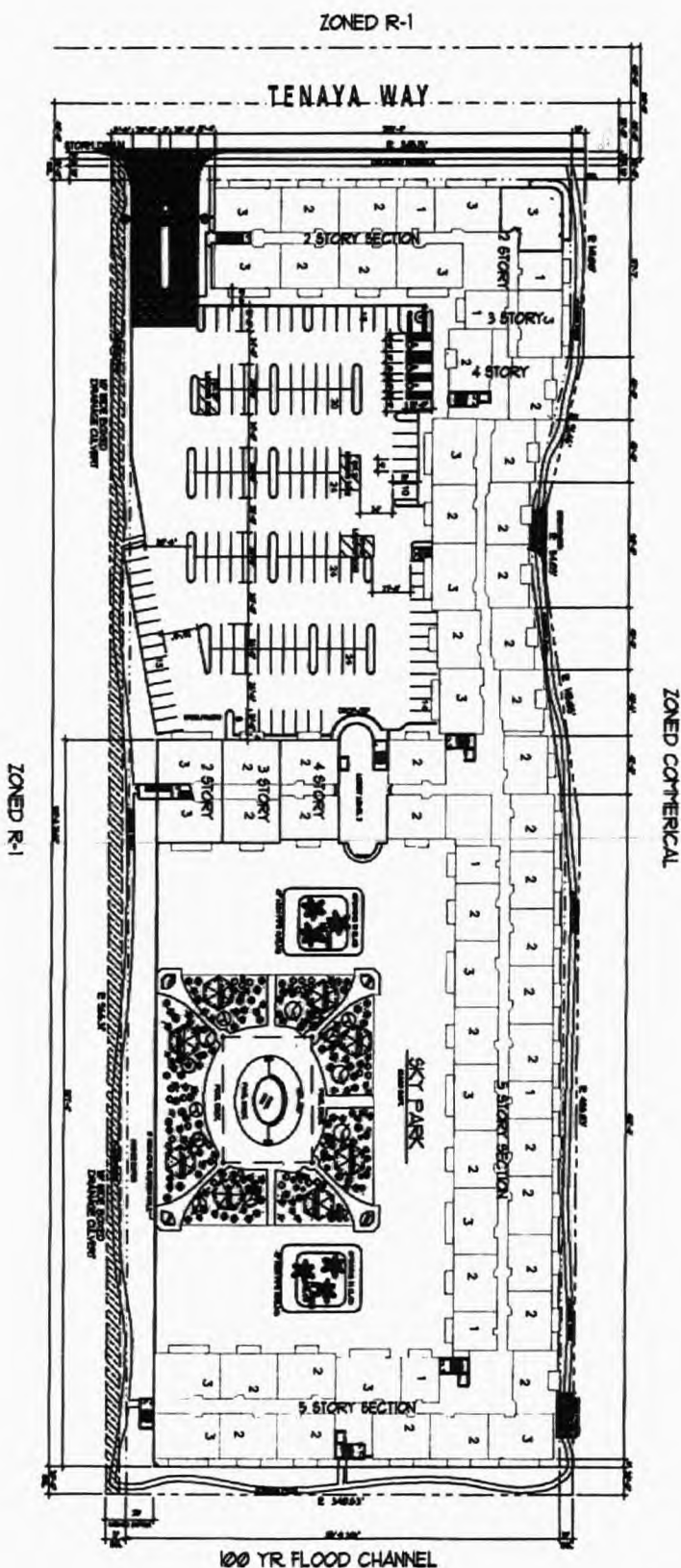
PARKING REQUIREMENTS

1. 1-BED UNIT	1. 1-BED UNIT	1. 1-BED UNIT
2. 2-BED UNIT	2. 2-BED UNIT	2. 2-BED UNIT
3. 3-BED UNIT	3. 3-BED UNIT	3. 3-BED UNIT
4. 4-BED UNIT	4. 4-BED UNIT	4. 4-BED UNIT
5. 5-BED UNIT	5. 5-BED UNIT	5. 5-BED UNIT

PARKING PROVIDED

PARKING PROVIDED

1. 1-BED UNIT	1. 1-BED UNIT	1. 1-BED UNIT
2. 2-BED UNIT	2. 2-BED UNIT	2. 2-BED UNIT
3. 3-BED UNIT	3. 3-BED UNIT	3. 3-BED UNIT
4. 4-BED UNIT	4. 4-BED UNIT	4. 4-BED UNIT
5. 5-BED UNIT	5. 5-BED UNIT	5. 5-BED UNIT



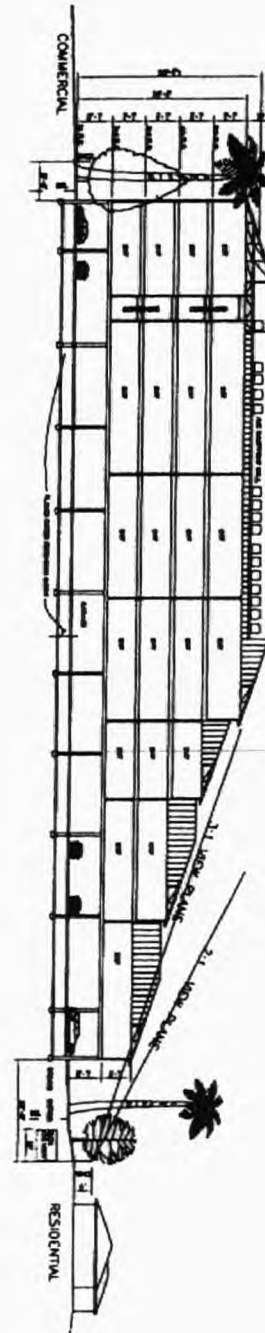
LEVEL 2 - ARCHITECTURAL SITE PLAN

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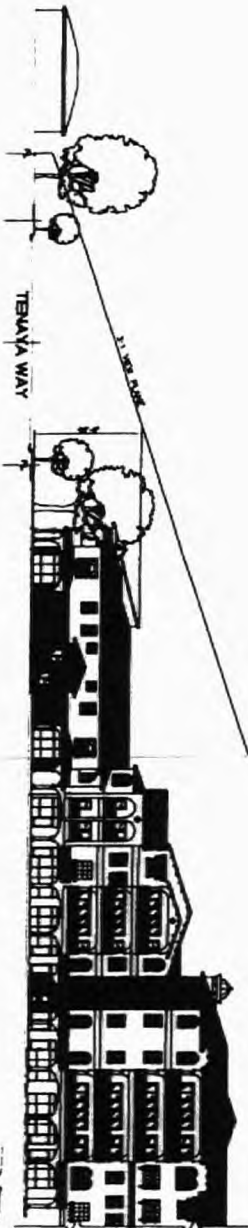


ZON-18819 — GPA-18818
VAR-18820 SUP-18821
SDR-18822 01/25/07 PC
REVISED

AS-2	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CRAIG ROAD CLARK COUNTY LAS VEGAS, NEVADA	PROPOSED SECOND LEVEL ARCHITECTURAL SITE PLAN		GREENE TINDALL ONE EAST TENAYA ROAD, SUITE 2 LAS VEGAS, NEVADA 89119 PHONE 702-799-0000 FACSIMILE 702-799-0001 ARCHITECTS/DESIGNERS/ENGINEERS/GENERAL CONTRACTORS
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SECTION THRU BUILDING (LOOKING NORTH)



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

VIEW PLANE ACROSS BUILDINGS

NEW ONEN TBAUYA WAY

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JUN 04 2005

[illegible]



① ENLARGED EAST (FRONT) EXTERIOR ELEVATION
VIEW FROM TENAYA WAY



② SOUTH EXTERIOR ELEVATION



⑤ WEST EXTERIOR ELEVATION



④ SOUTH COURT (FRONT) EXTERIOR ELEVATION



③ NORTH COURT (FRONT) EXTERIOR ELEVATION



⑥ NORTH EXTERIOR ELEVATION

RECEIVED
JAN 04 2006

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

REVISED

GREENE TINDALL

DESIGN: 100%
CONSTRUCTION: 100%
ARCHITECT: 100%
ENGINEER: 100%
LANDSCAPE: 100%
INTERIOR: 100%
MECHANICAL: 100%
ELECTRICAL: 100%
PLUMBING: 100%
PAINTING: 100%
FURNITURE: 100%
SOUNDING: 100%
SMELLING: 100%
TASTING: 100%
TOUCHING: 100%
FEELING: 100%
HEARING: 100%
SEEING: 100%
THINKING: 100%
FEELING: 100%
HEARING: 100%
SEEING: 100%
THINKING: 100%

EXTERIOR ELEVATIONS

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAND ROAD
LAS VEGAS, NEVADA

AS-8

1

TENAYA WAY CENTRE

BY
DESERT CAPITAL GROUP



VIEW FROM TENAYA WAY

12.1

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DEC 18 2006 01/25/07 PC

December 12, 2006

To: City of Las Vegas Planning and Development Department

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

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

PROJECT LOCATION:

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

PROJECT CONCEPT:

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

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DEC 18 2006

SUP-18821
01/25/07 PC

-pg 2-

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

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

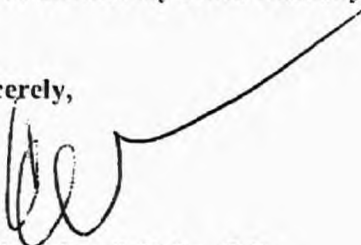
The proposed Project will feature:

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

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

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

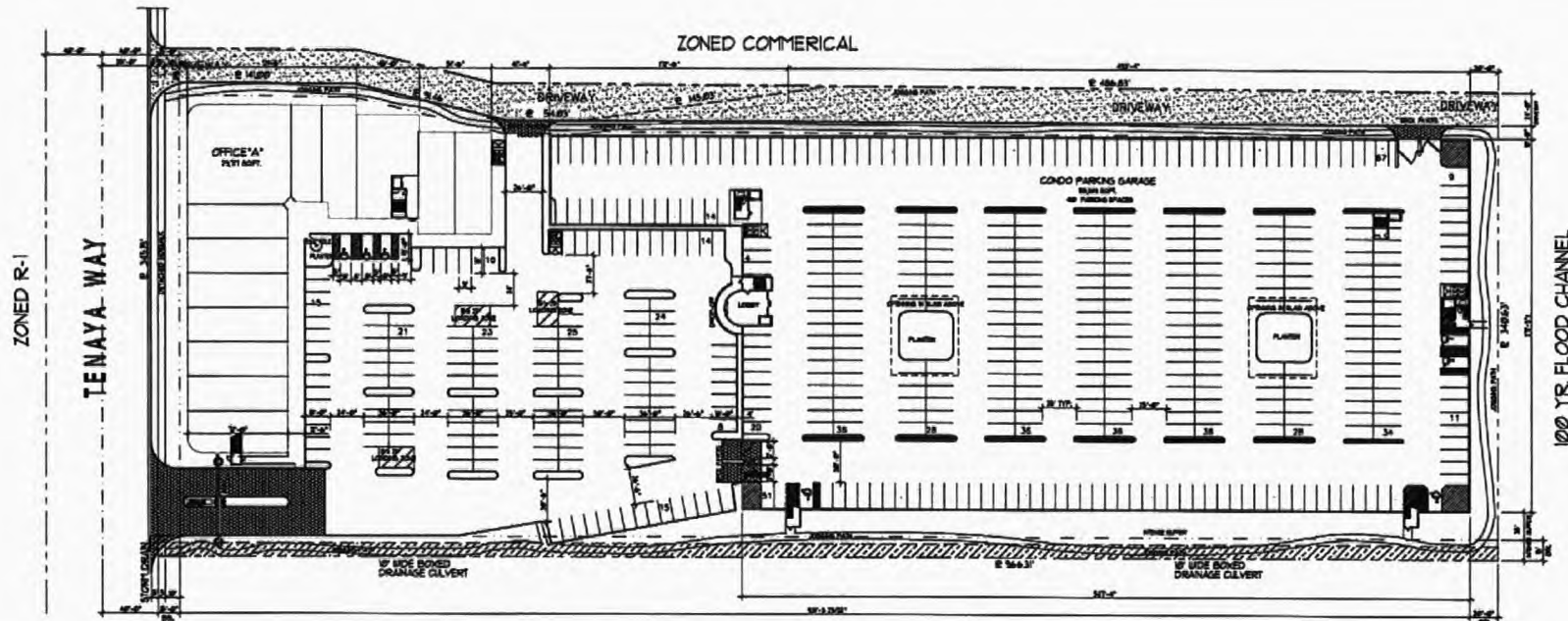
Sincerely,



Christopher S. Dyka, R.D.
Project Manager

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DEC 18 2006

SUP-18821
01/25/07 PC



ZONED R-1

LEVEL T - ARCHITECTURAL SITE PLAN



SITE DATA

APN: 138-03-701-021

SITE AREA: 0.206	336,344 SQ FT	1.45 ACRES
BLDG FOOTPRINT	336,345 SQ FT	1.45 ACRES
OPEN SPACE (LEVEL 1)	50,565 SQ FT	45 ACRES 60 %
TOTAL OPEN SPACE	289,245 SQ FT	1.26 ACRES 58.1 %
289 UNITS / 1.45 AC. = 20 UNITS PER ACRE		

COMMERCIAL AREA

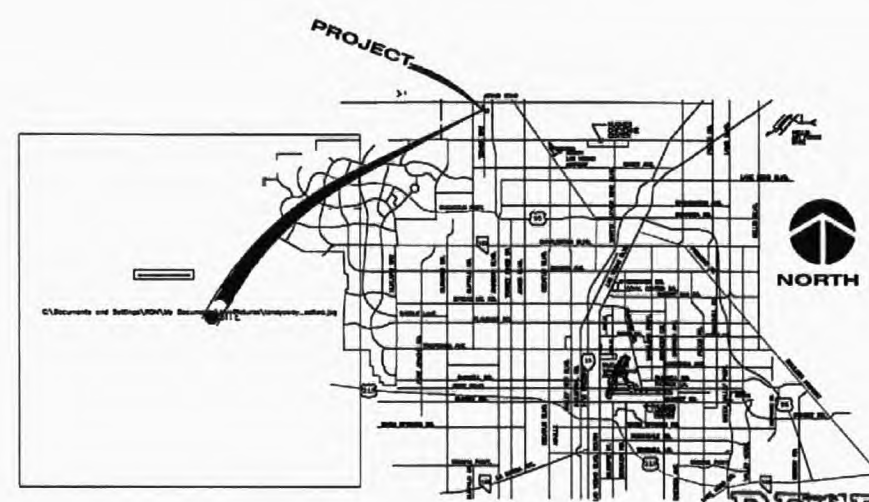
OFFICE	75,171 SQ FT
PARKING GARAGE	55,350 SQ FT
SUBTOTAL	130,521 SQ FT

CONDOMINIUM UNITS

	UNIT 'A'	UNIT 'B'	UNIT 'C'
	1 BEDROOM 856 SQ FT	2 BEDROOM 1346 SQ FT	3 BEDROOM 1811 SQ FT
1st FLR	8 x 1040 SF	42 x 5644 SF	6 x 2156 SF
2nd FLR	8 x 5384 SF	36 x 46384 SF	10 x 5750 SF
3rd FLR	5 x 4480 SF	34 x 45676 SF	5 x 13663 SF
4th FLR	5 x 4480 SF	30 x 40320 SF	5 x 13663 SF
SUB TOTALS	24 x 2132 SF	142 x 165848 SF	43 x 65731 SF
TOTAL UNITS	309 UNITS = 171,005 SQ FT		
CONDO AREA	4 FLOORS = 32,567 SQ FT		
GRAND TOTAL CONDOS	341,576 SQ FT		
TOTAL OFFICE	75,171 SQ FT		
TOTAL GARAGES	55,350 SQ FT		
GRAND TOTAL PROJECT	565,340 SQ FT		

PARKING REQUIREMENTS

OFFICE REQD.	33 SPACES PER 1000 = 36 SPACES
RESIDENTIAL REQD.	1 BEDROOM UNIT = 125 PER UNIT = 34 x 30 SPACES 2 BEDROOM UNIT = 175 PER UNIT = 142 x 2480 SPACES 3 BEDROOM UNIT = 215 PER UNIT = 43 x 56 SPACES
VISITOR REQD.	1 SPACE PER 6 UNITS = 309 UNITS / 6 = 548 SPACES
TOTAL REQD.	456 SPACES
PARKING PROVIDED	
PARKING GARAGE	430 SPACES
SURFACE PARKING	60 SPACES
	540 SPACES



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

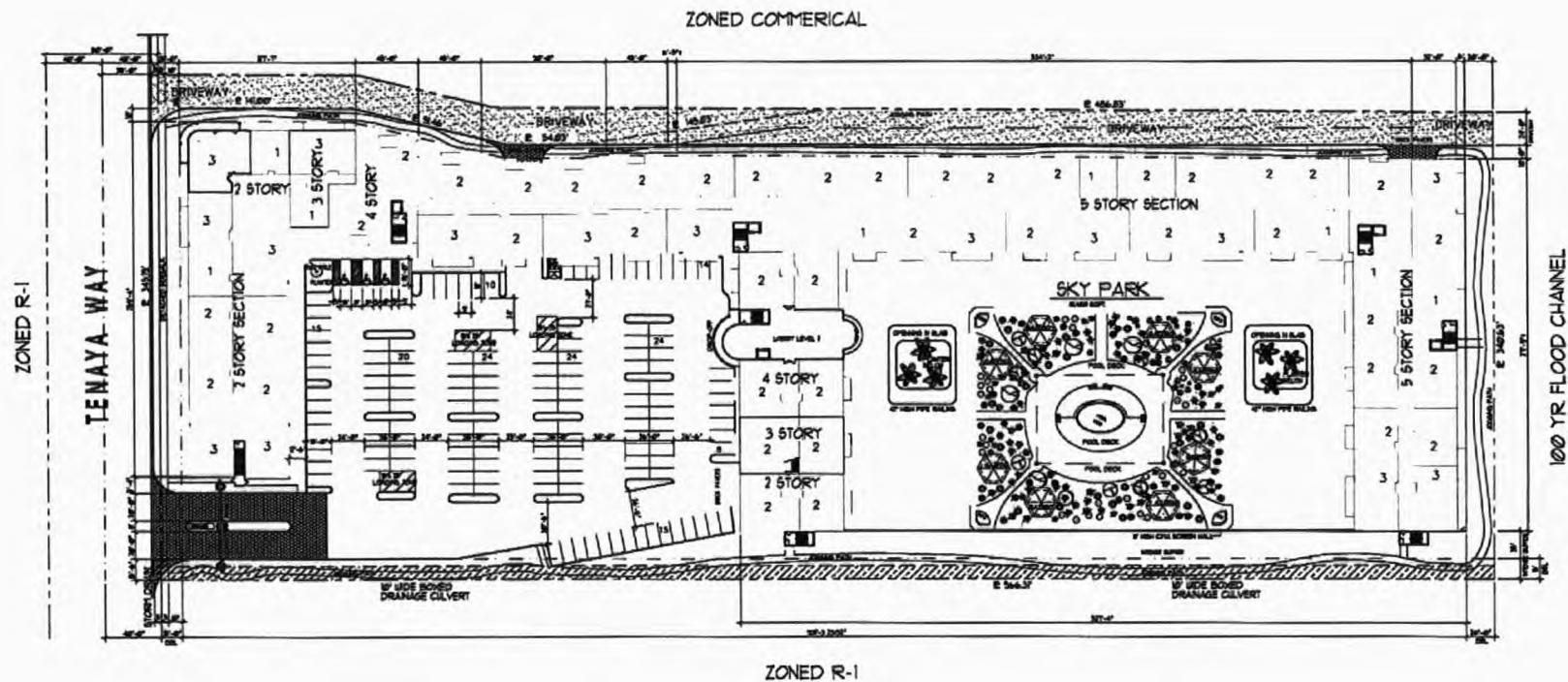
RECEIVED
 FEB 16 2007

GREENE TINDALL
 200 EAST JENSEN BLVD, SUITE 200
 LAS VEGAS, NEVADA 89101
 PHONE: 702-877-0000
 FACSIMILE: 702-877-0000
 ARCHITECTS: GREENE TINDALL ARCHITECTS

PROPOSED FIRST LEVEL ARCHITECTURAL SITE PLAN

TENAYA WAY CENTRE FOR DESERT CAPITAL GROUP
 TENAYA WAY AND GRAND ROAD
 CLARK COUNTY
 LAS VEGAS, NEVADA

07-000
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 12-0007
 1 of 22 sheets
AS-1



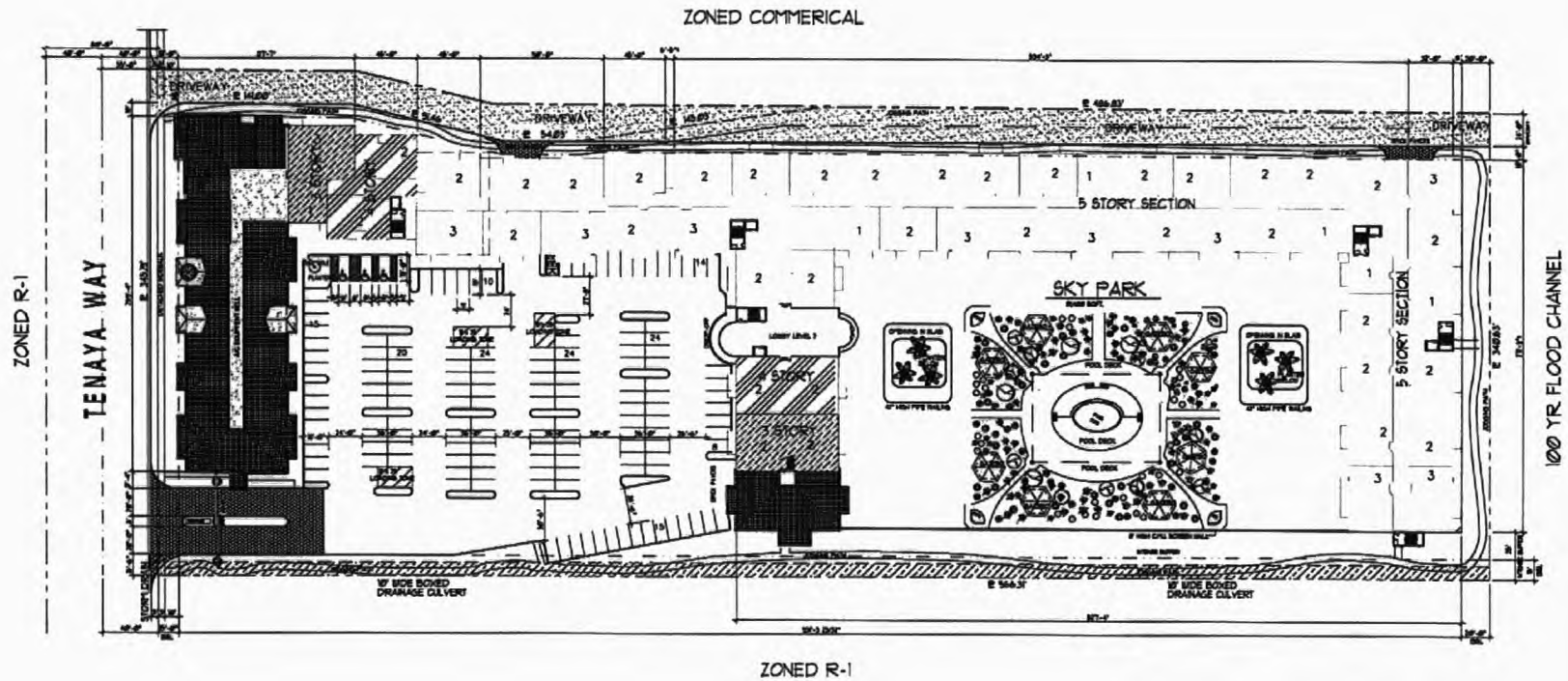
LEVEL '2' - ARCHITECTURAL SITE PLAN



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

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FEB 16 2007

GREENE TINDALL 500 EAST TENAYA WAY, SUITE 6 LAS VEGAS, NEVADA 89101 PHONE: 702-735-1000 FAX: 702-735-1001 WWW.GREENTINDALL.COM	
THE OWNER'S & ARCHITECT'S AGREEMENT TO THE STANDARD SPECIFICATIONS FOR ARCHITECTURAL SERVICES, AS AMENDED, IS HEREBY ACCEPTED BY THE ARCHITECT. THE ARCHITECT'S SERVICES SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ARCHITECTURAL SERVICES, AS AMENDED, AND THE AGREEMENT TO THE STANDARD SPECIFICATIONS FOR ARCHITECTURAL SERVICES, AS AMENDED, IS HEREBY ACCEPTED BY THE ARCHITECT. THE ARCHITECT'S SERVICES SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ARCHITECTURAL SERVICES, AS AMENDED, AND THE AGREEMENT TO THE STANDARD SPECIFICATIONS FOR ARCHITECTURAL SERVICES, AS AMENDED, IS HEREBY ACCEPTED BY THE ARCHITECT.	
stamp	
PROPOSED SECOND LEVEL ARCHITECTURAL SITE PLAN	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAD ROAD LAS VEGAS, NEVADA	
07-000 2-15-2006 1-2-2007	
AS-2 1 of 11 sheets	



LEVEL "3" - ARCHITECTURAL PLAN



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 02-21-07 CC

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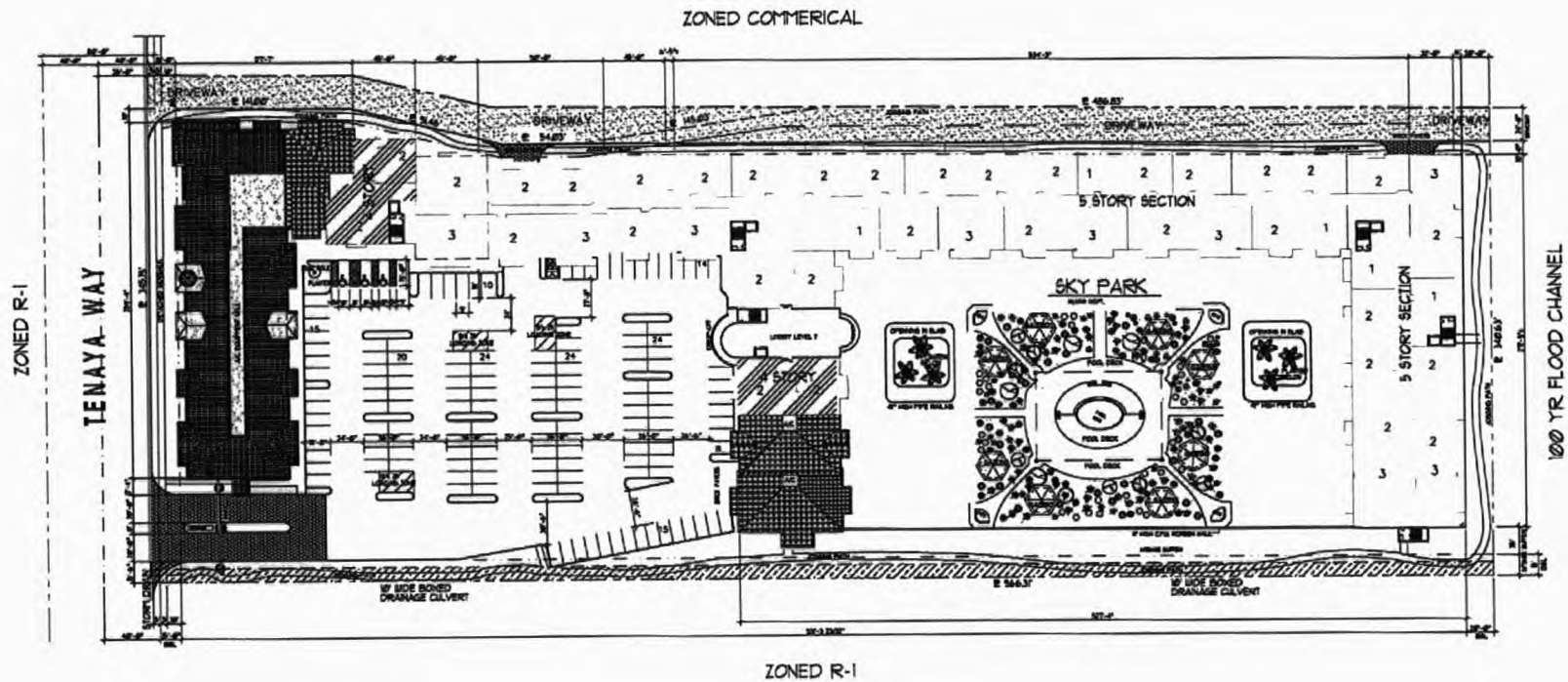
GREENE TINDALL

ARCHITECTS
 1000 S. TENAYA WAY, SUITE 100
 LAS VEGAS, NEVADA 89101
 PHONE 702-400-0000
 FAX 702-400-0001
 WWW.GREENTINDALL.COM

PROPOSED
 THIRD LEVEL
 ARCHITECTURAL
 PLAN

TENAYA WAY CENTRE
 for DESERT CAPITAL GROUP
 TENAYA WAY and CHAD ROAD
 CLARK COUNTY
 LAS VEGAS, NEVADA

01-000
 2-15-2006
 2-15-2007
AS-3
 1 of 2



LEVEL "4" - ARCHITECTURAL PLAN



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

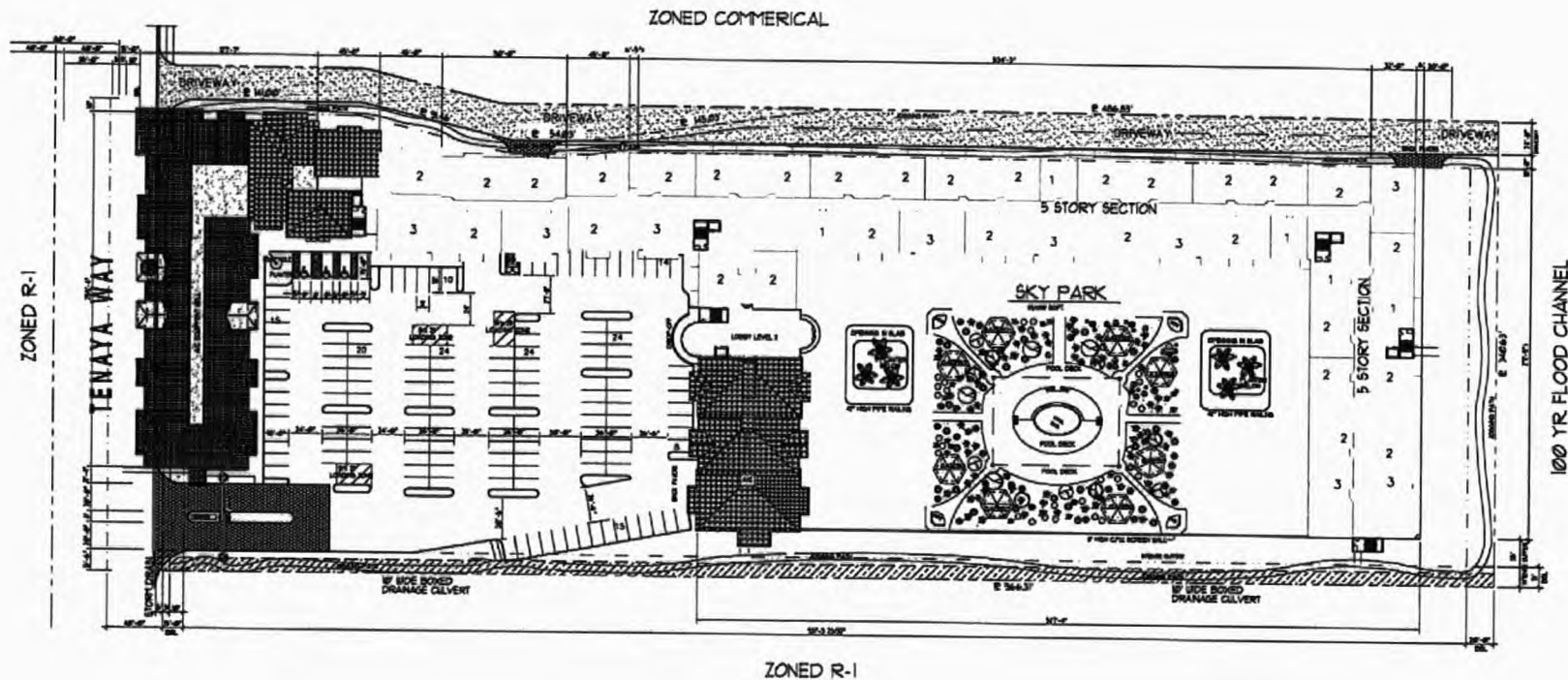
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FEB 16 2007

GREENE TINDALL
DESIGN ARCHITECTS
1000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1100
FAX: 303.733.1101
WWW.GREENTINDALL.COM

PROPOSED
FOURTH LEVEL
ARCHITECTURAL
PLAN

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAND ROAD
LAS VEGAS, NEVADA

07-000
2-15-2006
1-2-2007
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1 of 22 sheets



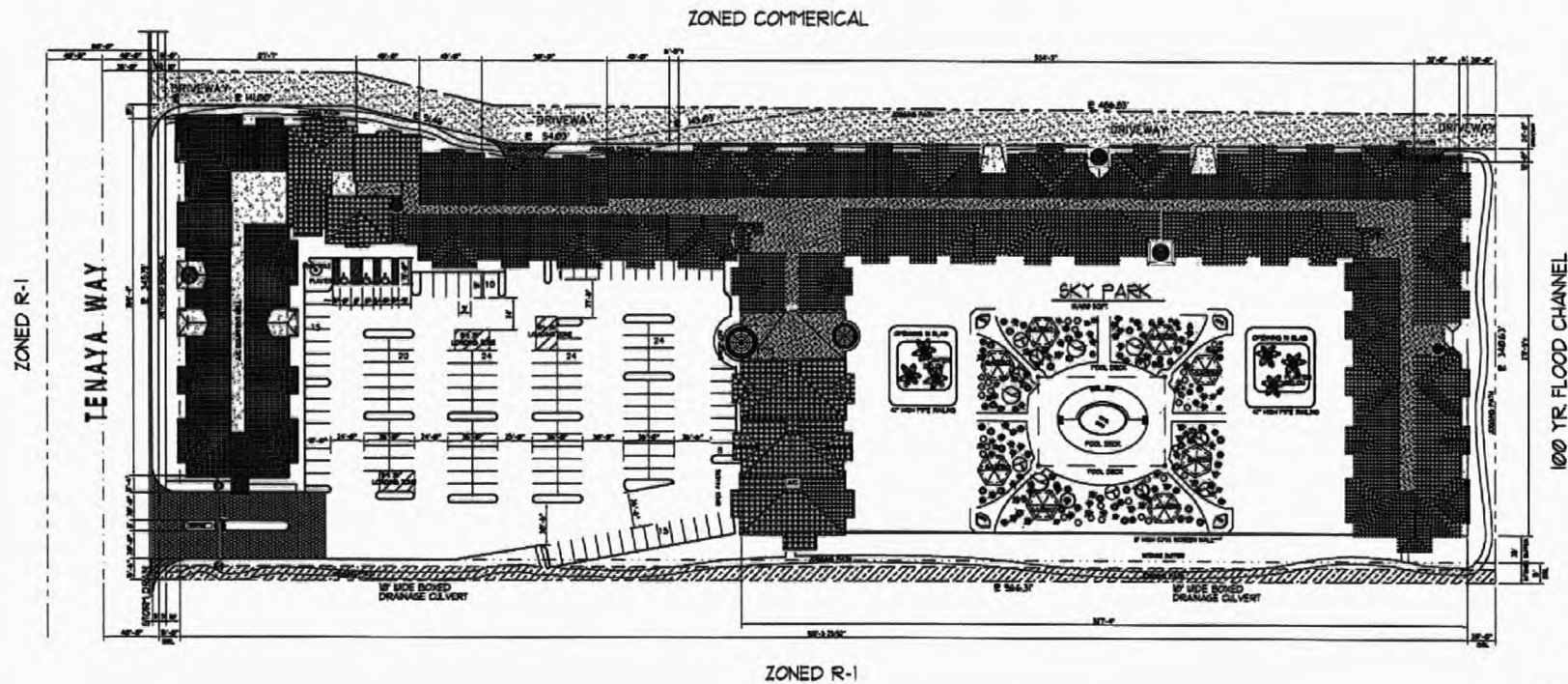
LEVEL 5 - ARCHITECTURAL PLAN



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VAR-18820
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SDR-18822
02-21-07 CC

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FEB 16 2007

GREENE TINDALL 300 EAST DOWNSIDE ROAD, SUITE 6 LAS VEGAS, NEVADA 89101 PHONE: 702-797-8888 FACSIMILE: 702-797-8888 ARCHITECTS: GREENE TINDALL ARCHITECTS, GENERAL CONTRACTORS	
stamp	
PROPOSED FIFTH LEVEL ARCHITECTURAL plan	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY AND CHASE ROAD CLARK COUNTY LAS VEGAS, NEVADA	
07-000 2-15-2006 2-15-2007 AS-5 H	



ARCHITECTURAL ROOF PLAN



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

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GREENE TINDALL
 300 EAST BURNELL ROAD, SUITE 10
 LAS VEGAS, NEVADA 89106
 PHONE 702-897-0000
 FACSIMILE 702-897-0000
 E-MAIL GT@GTNDALL.COM
 WWW.GTNDALL.COM

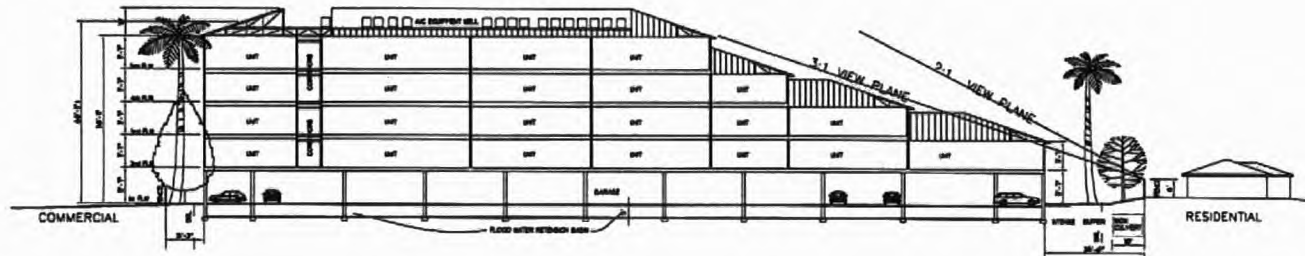
DESIGNED BY
 GREENE TINDALL
 300 EAST BURNELL ROAD, SUITE 10
 LAS VEGAS, NEVADA 89106
 PHONE 702-897-0000
 FACSIMILE 702-897-0000
 E-MAIL GT@GTNDALL.COM
 WWW.GTNDALL.COM

PROPOSED
 ARCHITECTURAL
 ROOF PLAN

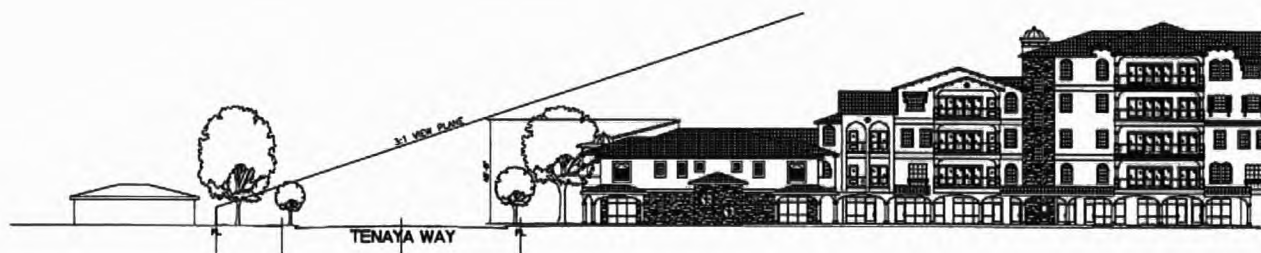
TENAYA WAY CENTRE
 for DESERT CAPITAL GROUP
 TENAYA WAY and CHAND ROAD
 LAS VEGAS, NEVADA

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GT-008
 2-15-2006
 2-15-2007
 AS-6



SECTION THRU BUILDING (LOOKING NORTH)



VIEW PLANE ACROSS BUILDINGS
VIEW OVER TENAYA WAY

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SUP-18821
SDR-18822
02-21-07 CC

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GREENE TINDALL

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SUP-18821
SDR-18822
02-21-07 CC

ARCHITECTURAL
SECTION &
VISION SLOPES

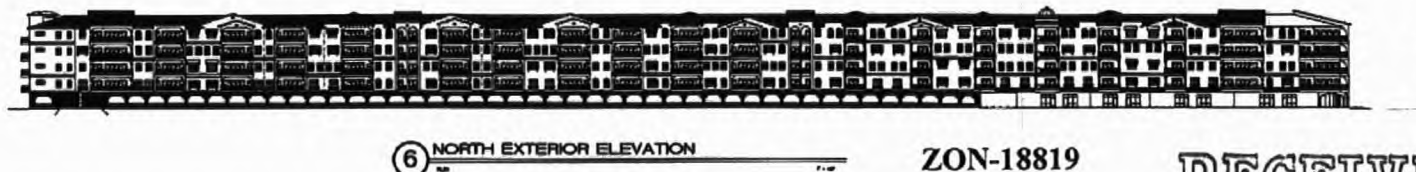
stamp

ARCHITECTURAL
SECTION &
VISION SLOPES

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY AND CROSS ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

ST-8000
2-15-2006
1-13-2007

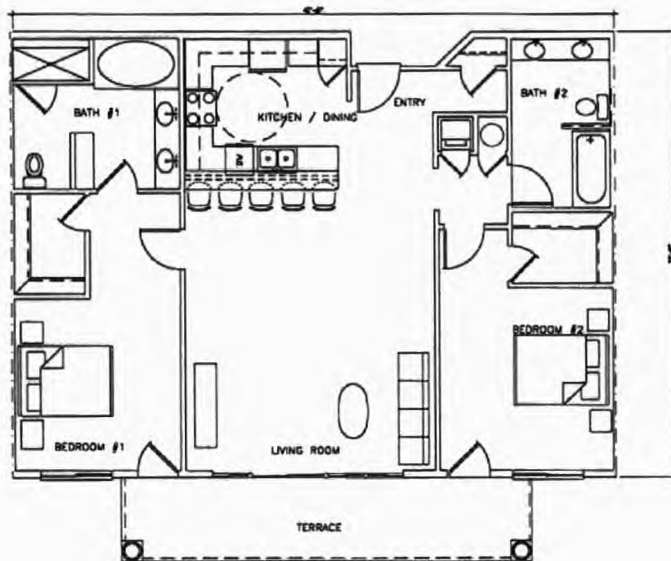
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1 of 11 sheets



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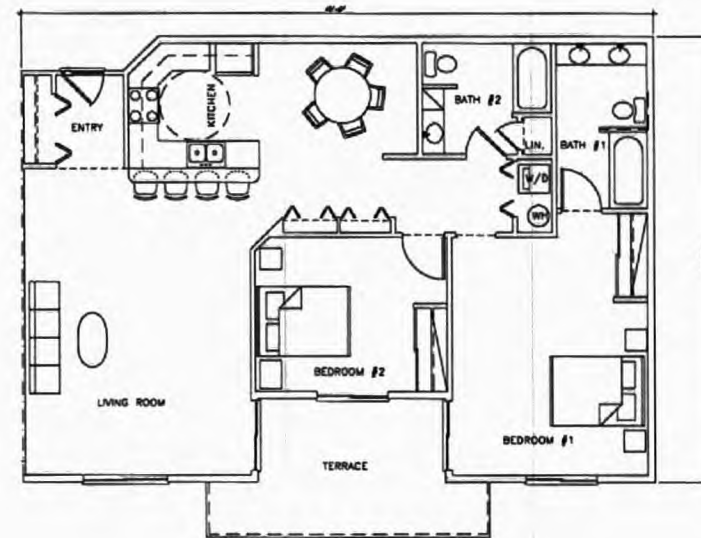
GREENE TINDALL	
1000 N. TENAYA WAY, SUITE 100 LAS VEGAS, NEVADA 89101 PHONE 702-877-0700 FACSIMILE 702-877-0700 ARCHITECTS: GREENE TINDALL, MERRILL, GREENE & TINDALL, INC.	
stamp	
EXTERIOR ELEVATIONS	
TENAYA WAY CENTRE	for DESERT CAPITAL GROUP
TENAYA WAY AND CHAND ROAD	CLARK COUNTY
LAS VEGAS	NEVADA
01-000	01-000
02-000	02-000
03-000	03-000
AS-8	1 of 11 sheets



UNIT "B" TWO BEDROOM FLOOR PLAN

SCALE: 1/8" = 1'-0" L.S. 1/8" = 1'-0" S.D. 1/8" = 1'-0"

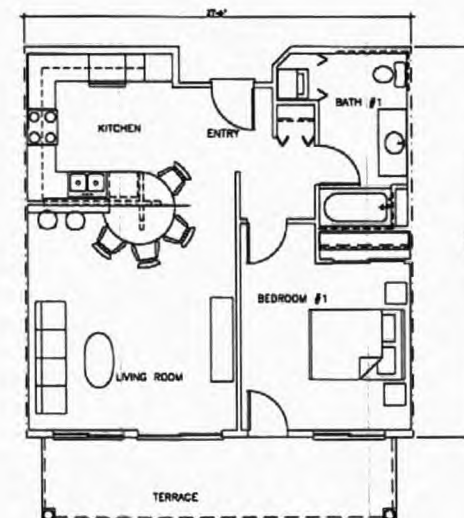
1/8" = 1'-0"



UNIT "C" TWO BEDROOM FAMILY FLOOR PLAN

SCALE: 1/8" = 1'-0" L.S. 1/8" = 1'-0" S.D. 1/8" = 1'-0"

1/8" = 1'-0"



UNIT "A" ONE BEDROOM

SCALE: 1/8" = 1'-0" L.S. 1/8" = 1'-0" S.D. 1/8" = 1'-0"

1/8" = 1'-0"

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

RECEIVED
FEB 16 2007

GREENE TINDALL
300 EAST KIMMEL ROAD, SUITE 100
LAS VEGAS, NEVADA 89119
PHONE 702-497-0000
FACSIMILE 702-497-0000
E-MAIL: G.TINDALL@GTECHNICAL.COM

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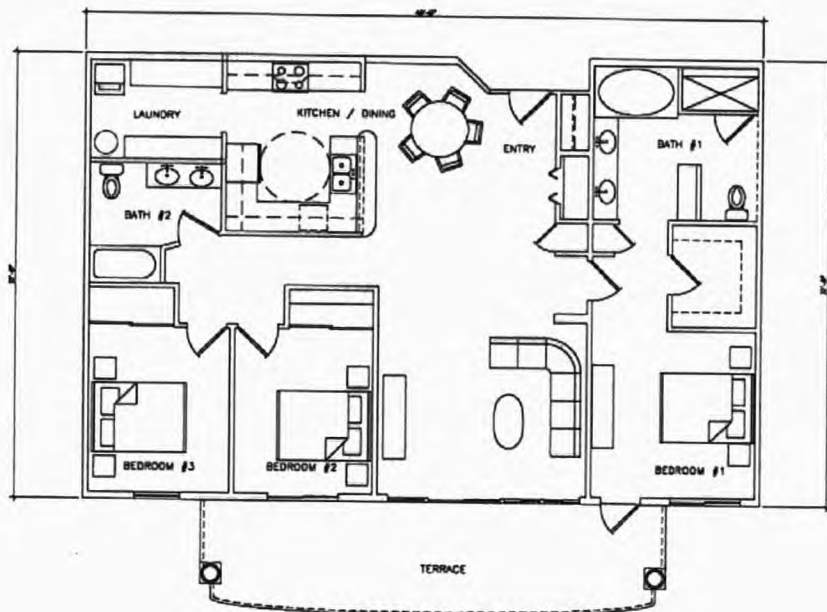
DESIGNED BY: G.T.

**UNITS A, B and C
TWO (2) BEDROOM
FLOOR PLANS**

**TENAYA WAY CENTRE
for DESERT CAPITAL GROUP**
TENAYA WAY and CHAD ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

DATE: 2-16-2007
BY: G.T.
CHECKED BY: G.T.
APPROVED BY: G.T.

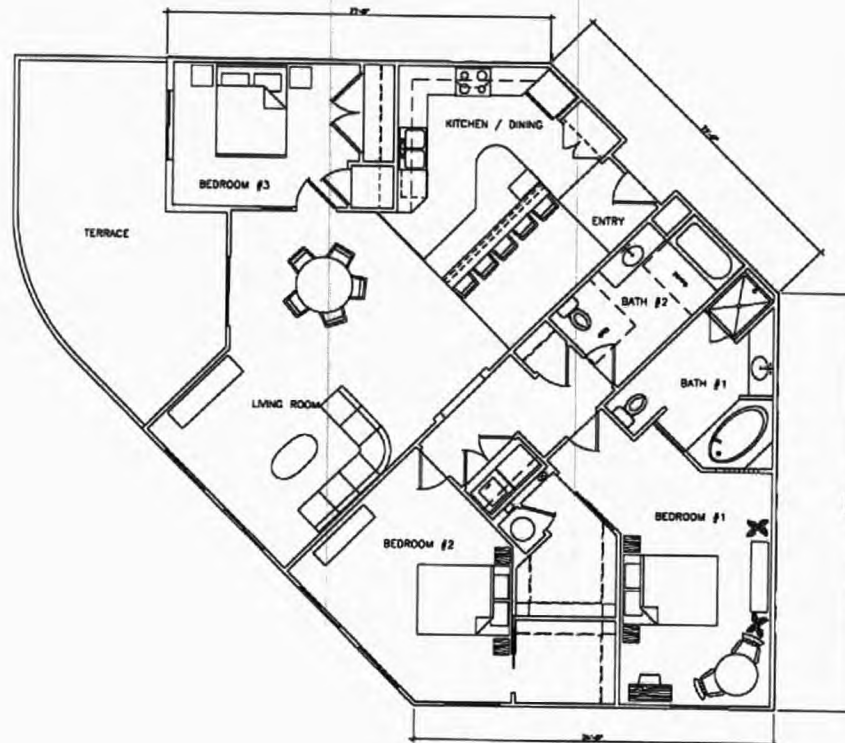
AS-9
1 of 11 sheets



UNIT 'D' 3 BEDROOM UNIT FLOOR PLAN

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

1/8" = 1'-0"



UNIT 'E' 3 BEDROOM FLOOR PLAN

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

1/8" = 1'-0"

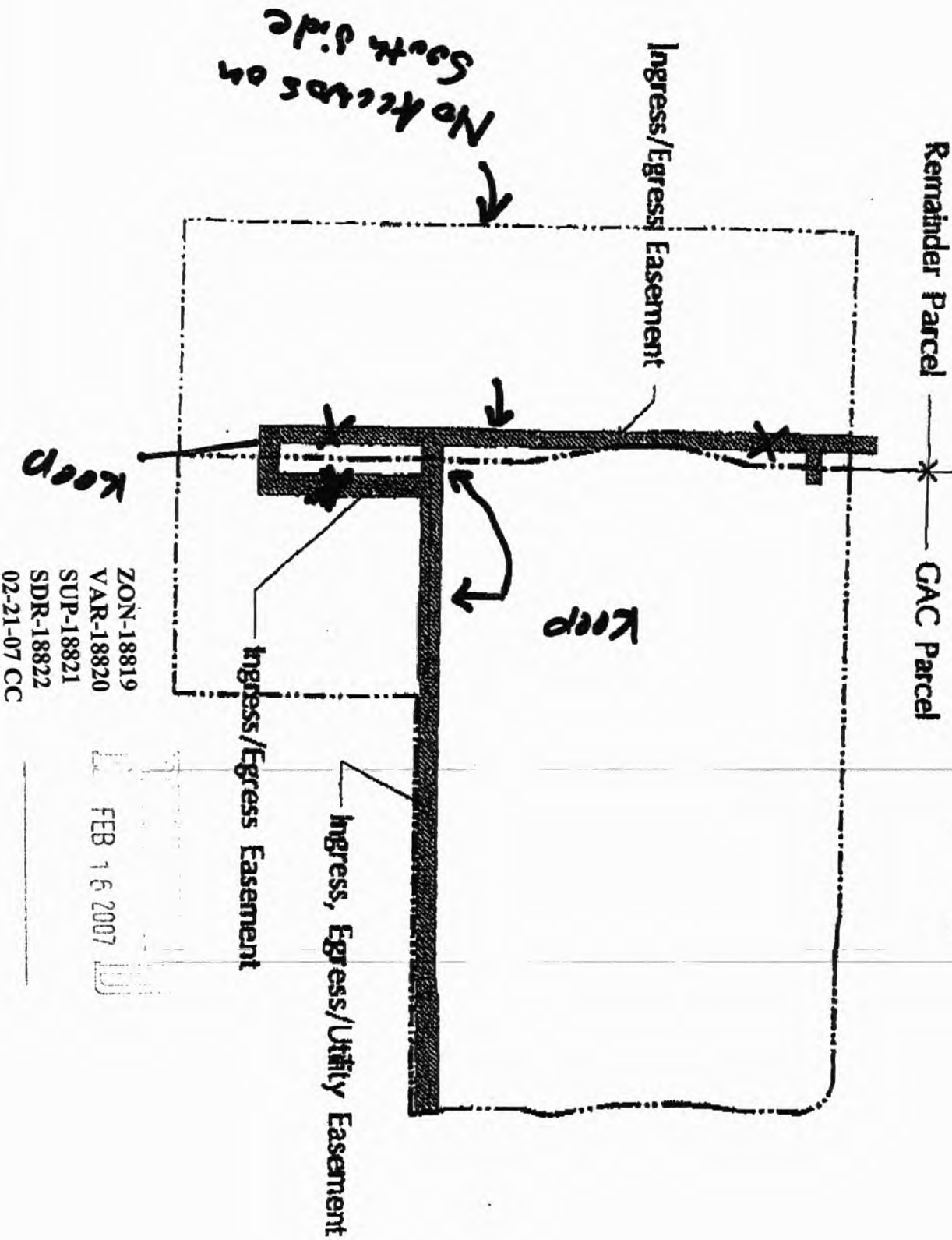
ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

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FEB 16 2007

GREENE TINDALL 500 EAST KIMMEL BLVD, SUITE 100 LAS VEGAS, NEVADA 89101 PHONE: (702) 735-1000 FAX: (702) 735-1001 WWW: WWW.GREENETINDALL.COM	
UNIT 'D' AND 'E' THREE (3) BEDROOM FLOOR PLANS	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAND ROAD CLARK COUNTY LAS VEGAS, NEVADA	
01-000 2-10-0000 3-20-0000	AS-10 1-1-00

EXHIBIT "D"

SITE PLAN



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

FEB 16 2007

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18818, ZON-18819, VAR-18820, AND SUP-18821

SDR-18822 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: CRAIG TENAYA, LLC - Request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 213 CONDOMINIUM UNITS AND 29,717 SQUARE FEET OF COMMERCIAL SPACE on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road (APN 138-03-701-021), O (Office) Zone [PROPOSED: R-4 (High Density Residential) Zone], Ward 4 (Brown). Staff recommends DENIAL. The Planning Commission (5-2 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

3

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

RECOMMENDATION:

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

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Revised Site Plans dated 02-16-07
6. Backup referenced from the 01-25-07 Planning Commission Meeting Item 43

Motion made by LARRY BROWN to Approve Subject to Conditions , amending Conditions 3 and 4 as read for the record:

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 3/16/07 for a four-story building, except as amended by conditions herein.
4. The applicant shall provide a total of nine handicap parking spaces.

CITY COUNCIL MEETING OF: MARCH 21, 2007

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

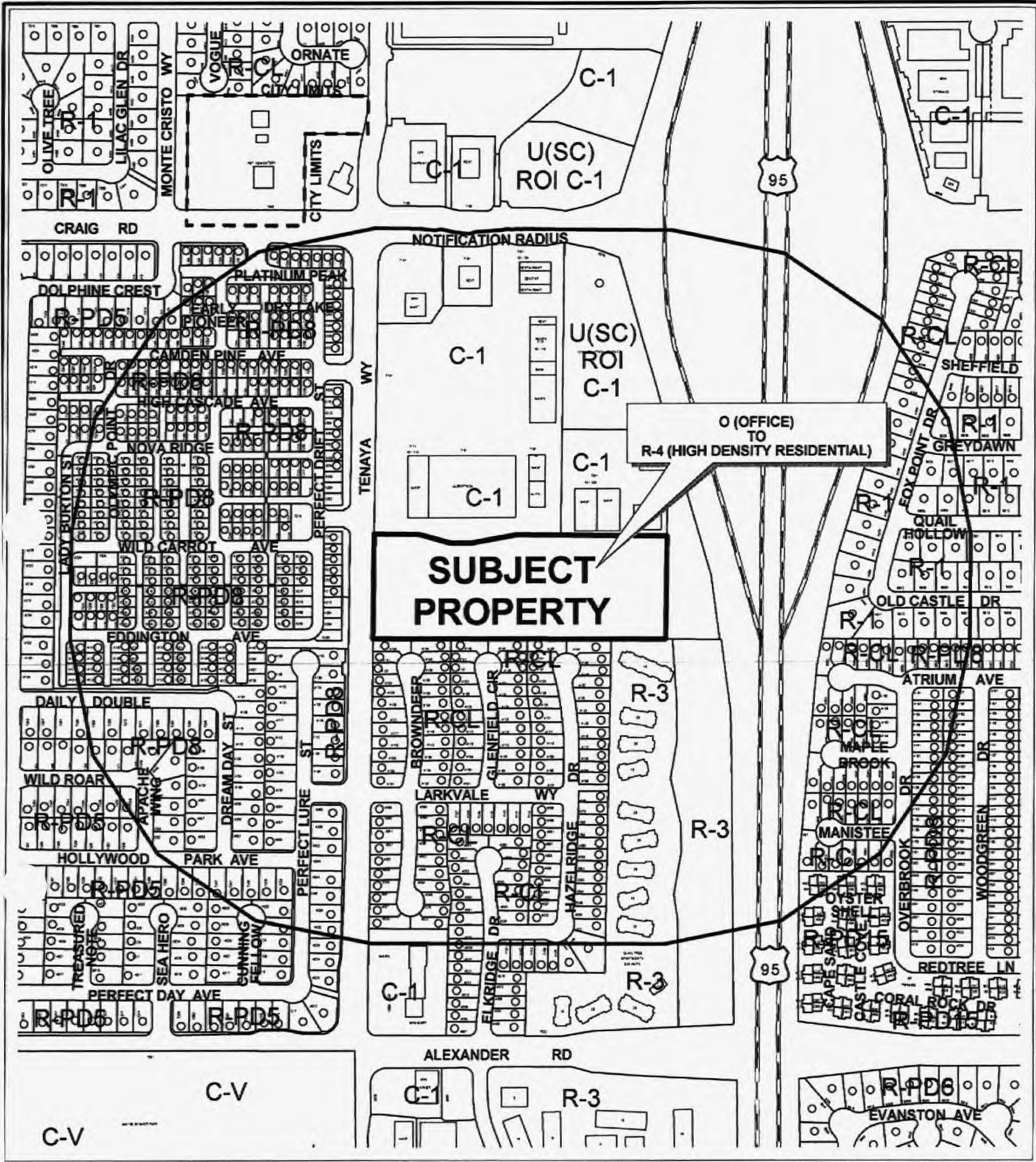
LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

NOTE: A previous motion by BROWN for approval subject to amended conditions was reconsidered by BROWN; both motions carried unanimously.

Minutes:

See Item 84 for related discussion and backup.





CASE: SDR-18822

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

O (OFFICE)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL)



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SDR-18822 - APPLICANT/OWNER: CRAIG TENAYA, LLC

THIS ITEM WAS HELD IN ABEYANCE FROM THE MARCH 7, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-18819) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/04/07, except as amended by conditions herein.
4. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the provision of four handicap parking spaces, for a total of 11.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: Provide eight additional 24 inch box trees to the buffer zone along the north property line
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. If necessary, submit a Petition of Vacation for any existing easements in conflict with this site plan.
17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Corridor 2-Tenaya Way" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

18. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a and shall be designed to comply with all City Site Visibility Restriction Zone Standards
19. A Homeowner's Association or Landscape Maintenance Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping and private improvements shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Landscape and maintain all unimproved right-of-way, if any, on Tenaya Way adjacent to this site.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the Tenaya Way public right-of-way adjacent to this site prior to occupancy of this site.
22. Grant an appropriate pedestrian access easement for all public sidewalks located outside of the Tenaya Way public right-of-way on the Final Map for this site if approved by the City Engineer.
23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-18819 and all other subsequent site-related actions.
24. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that an offset sidewalk is proposed along Tenaya Way.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed five-story mixed-use development consisting of 213 condominium units and 29,717 square feet of commercial space on 7.49 acres adjacent to the east side of Tenaya Way, approximately 970 feet south of Craig Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/05/90	The City Council denied a request for a reclassification of property (Z-0080-90) from N-U (Non-Urban) to C-1 (Limited Commercial) that included a shopping center, convenience store with gasoline sales, a four to six story office building, three off-premise billboard signs, an automobile service facility, restaurant with a beer/wine/cooler on-sale use, and retail stores with beer/wine/cooler off-sale uses. The Planning Commission recommended denial. Staff recommended approval.
11/06/96	The applicant withdrew without prejudice a request for a reclassification of property (Z-0094-96) from N-U (Non-Urban) to C-2 (General Commercial) for a 105,744 square-foot retail warehouse. The Planning Commission and staff recommended approval.
01/08/98	The applicant withdrew without prejudice a request for a Rezoning (Z-0081-97) from U (Undeveloped) [SC (Service Commercial) land use designation] to C-1 (Limited Commercial) for a 130,858 square-foot retail store. Staff recommended that the item be held in abeyance.
01/19/00	The City Council approved a Rezoning (Z-0071-99) of this site to O (Office), as part of a larger overall request which included the rezoning of the property to the north to C-1 (Limited Commercial). Staff recommended approval, and the Planning Commission believed the request to be premature and recommended denial.
01/25/07	The Planning Commission recommended approval of companion items GPA-18818, ZON-18819, VAR-18820 and SUP-18821 concurrently with this application. The Planning Commission voted 5-2/se, sd to recommend APPROVAL (PC Agenda Item #43/ar).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this application.	
<i>Pre-Application Meeting</i>	
12/14/06	A pre-application meeting was held and the requirements of a Site Development Plan Review were explained..

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

Details of Application Request	
Site Area	
Net Acres	7.49

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

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

DEVELOPMENT STANDARDS

Per Title 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 SF	326,054 SF	Y
Min. Setbacks	10 Feet	15 Feet	Y
• Front	5 Feet	15 Feet	Y
• Side	5 Feet	10 Feet	Y
• Rear	20 Feet	26 Feet	Y
Max. Building Height	2 Stories/35 Feet	5 Stories/72 Feet	N
Trash Enclosure	Yes	Yes	Y
Mech. Equipment	Screened	Screened	Y

The height issue will be addressed within related Variance (VAR-18820).

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	216 Feet	216 Feet	Y
Adjacent development matching setback	10 Feet	216 Feet	Y
Trash Enclosure	50 Feet	220 Feet	Y

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

Per Title 19.12:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	28 Trees	36 Trees	Y
Buffer:				
Min. Trees	1 Tree/20 Linear Feet	122 Trees	114 Trees	N
Min. Zone Width	15 Feet (R.O.W.) 6 Feet (Interior)		15 Feet (R.O.W.) 6 Feet (Interior)	Y

Staff notes that eight additional 24 inch box trees could be added to the buffer zone along the north property line and has added a condition of approval (number 5) that addresses this issue.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office	29,717 SF	1:300 SF	99				
One-Bedroom	24 Units	1.25/Unit	30				
Two-Bedroom	148 Units	1.75/Unit	259				
Three-Bedroom	41 Units	2/Unit	82				
Guest Spaces	213 Units	1 Space/6 Units	36				
TOTAL			506	11	594	7	N
Loading Spaces			2		3		

The site plan is deficient four handicap parking spaces. Staff has added a condition of approval (number 4) that addresses this issue.

ANALYSIS

This site is currently undeveloped and is located within a FEMA “AE” Flood Zone. The FEMA website www.floodsmart.gov defines an “AE” Flood Zone as areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. The applicant proposes to develop a mixed use project consisting of 213 condominium units and 29,717 square feet of office space. The offices and condominiums will be located in buildings that range in height from two to five stories, with the higher parts of the buildings (72 feet in height) located in the north and east portions of the site in order to comply with the residential adjacency standards. The site is located in a portion of the A-O (Airport Overlay) District where building height is limited to 175 feet. The proposed buildings comply with this limitation.

Parking is provided on a surface lot in the west portion of the site and on the lower level of a two level structure in the east portion of the site. City standards require 11 handicap parking spaces for a development of this size. Because the site plan depicts only seven handicap parking spaces, staff has included a condition of approval (number 4) which requires the provision of four additional handicap spaces. A common area which includes gazebos, potted plants and a pool will be located on the second level of the structure.

Access to the site will be provided by a driveway to Tenaya Way and two driveways to the existing commercial center immediately to the north. The applicant proposes to place landscape buffers with sufficient width to comply with city standards along all property lines. The buffers along the south, east and west property lines contain 24 inch box trees in quantities that comply with city standards. The amount of trees within the north buffer is not sufficient, and staff has included a condition of approval (number 5) which requires eight additional 24 inch box trees to be placed in the buffer zone along the north property line.

The elevations depict stucco exteriors with concrete tile roofs and decorative copper domes along the roof lines. The building heights vary from two to five stories (with a maximum height of 72 feet). The Zoning Code limits heights in the R-4 (High Density Residential) zoning district to two stories (not exceeding 35 feet in height). The applicant has requested a Variance (VAR-18820) from this standard which will be considered currently with this application. Because this variance request does not meet the criteria for approval, as the hardship is self-created and the applicant could revise the development to comply with the setback standards, staff's recommendation is for denial of the variance.

FINDINGS

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

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

In regard to “1”: The proposed development will exceed the scale and massing of any existing development in this area. Staff finds the height and intensity of the project is greater than adjacent development and is not compatible with residential development immediately to the south of this site.

In regard to “2”: The project as designed is more intense than other existing or proposed developments in the area, and requires an associated height variance (VAR-18820) which would allow a 72-foot high building where 35 feet is the maximum height allowed. As such, the project is not appropriate to its context, and staff recommends denial.

In regard to “3”: Adequate access to this site will be provided from Tenaya Way, a Secondary Street as designated by the Master Plan of Streets and Highways. This project will not adversely impact adjacent streets.

In regard to “4”: The proposed building materials and landscape materials are appropriate for the immediate area and for the City, and are generally in compliance with the city standards.

In regard to “5”: The inability of the applicant to devise a site plan that complies with the setback, standards indicate that the design characteristics of this proposal are too intense for this site.

In regard to “6”: The proposed development will be subject to regular inspections for permitting and licensing and will; therefore, not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 34

SENATE DISTRICT 4

NOTICES MAILED 655 by Planning Department

APPROVALS 1

PROTESTS 4



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18822** APN: 156-03 701-021

Name of Property Owner: Douglas E. Simms

Name of Applicant: Christopher S. Dyka

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Signature]

Print Name: Douglas E. Simms

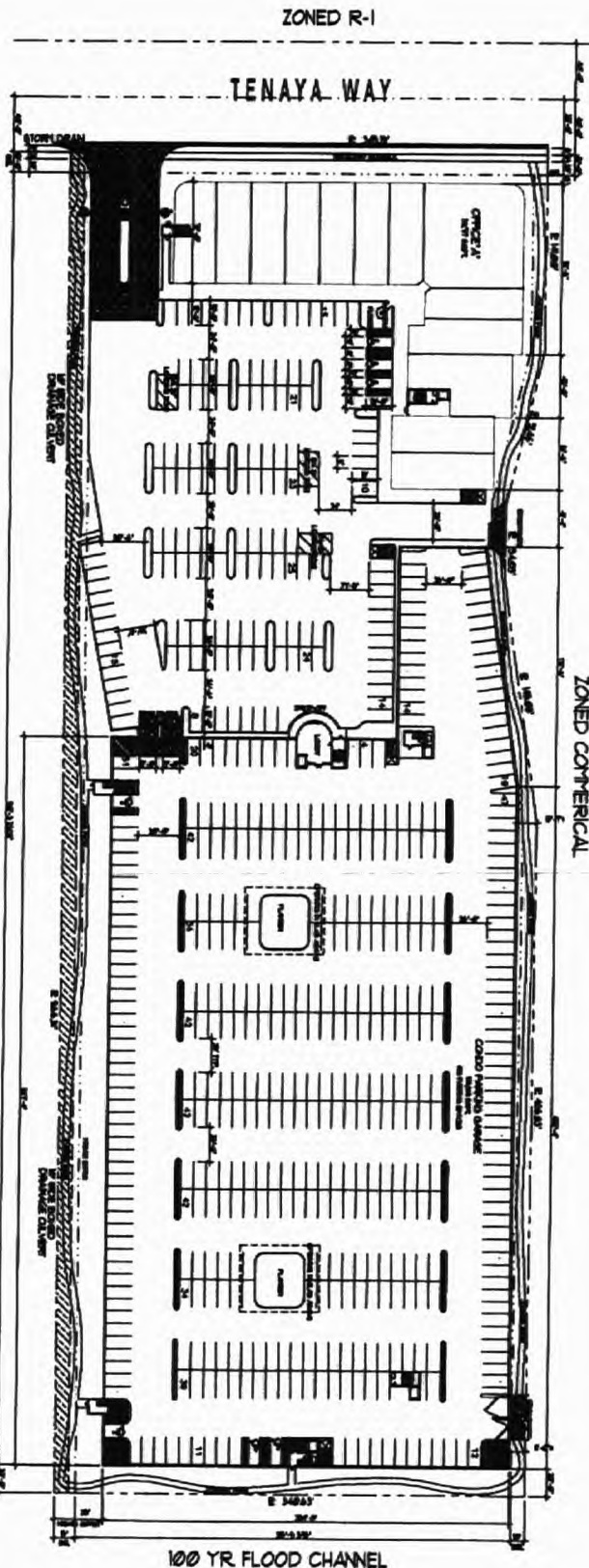
Subscribed and sworn before me

This 14th day of December, 2006

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

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JAN 04 2006

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



LEVEL T - ARCHITECTURAL SITE PLAN



SITE DATA
APN: 138-03-701-021

TYPE	AREA	PERCENT	ACRES
BLDG FOOTPRINT	10,000	10.00	0.23
OFFICE/RETAIL	10,000	10.00	0.23
COMMERCIAL	10,000	10.00	0.23
TOTAL	10,000	10.00	0.23

COMMERCIAL AREA

TYPE	AREA	PERCENT	ACRES
BLDG FOOTPRINT	10,000	10.00	0.23
OFFICE/RETAIL	10,000	10.00	0.23
COMMERCIAL	10,000	10.00	0.23
TOTAL	10,000	10.00	0.23

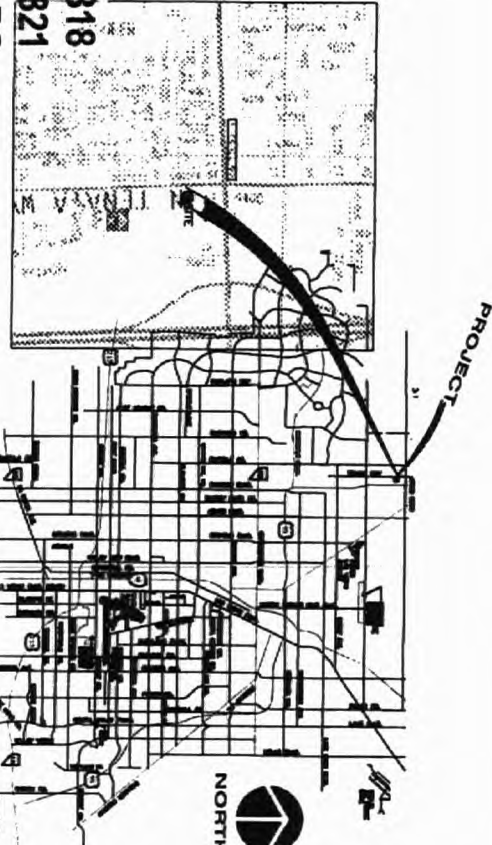
CONDOMINIUM UNITS

TYPE	AREA	PERCENT	ACRES
BLDG FOOTPRINT	10,000	10.00	0.23
OFFICE/RETAIL	10,000	10.00	0.23
COMMERCIAL	10,000	10.00	0.23
TOTAL	10,000	10.00	0.23

PARKING REQUIREMENTS

TYPE	AREA	PERCENT	ACRES
BLDG FOOTPRINT	10,000	10.00	0.23
OFFICE/RETAIL	10,000	10.00	0.23
COMMERCIAL	10,000	10.00	0.23
TOTAL	10,000	10.00	0.23

VICINITY MAP



NORTH

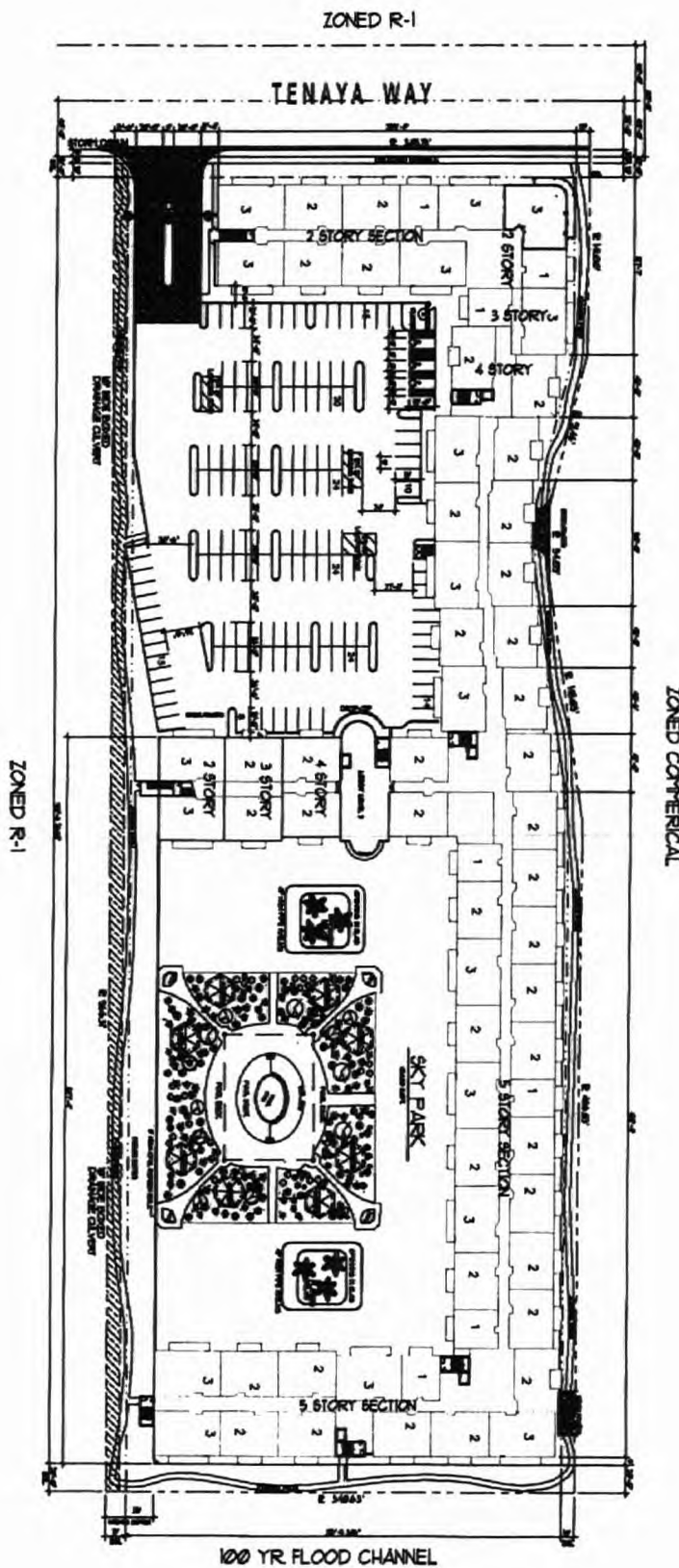
TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CRAIG ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

PROPOSED
FIRST LEVEL
ARCHITECTURAL
SITE PLAN



GREENE TINDALL
200 EAST HENDERSON ROAD, SUITE 200
LAS VEGAS, NEVADA 89101
PHONE: 702-477-0000
FACSIMILE: 702-477-0000
ARCHITECTURE, INTERIOR DESIGN, GENERAL CONTRACTING

AS-1



LEVEL 2 - ARCHITECTURAL SITE PLAN



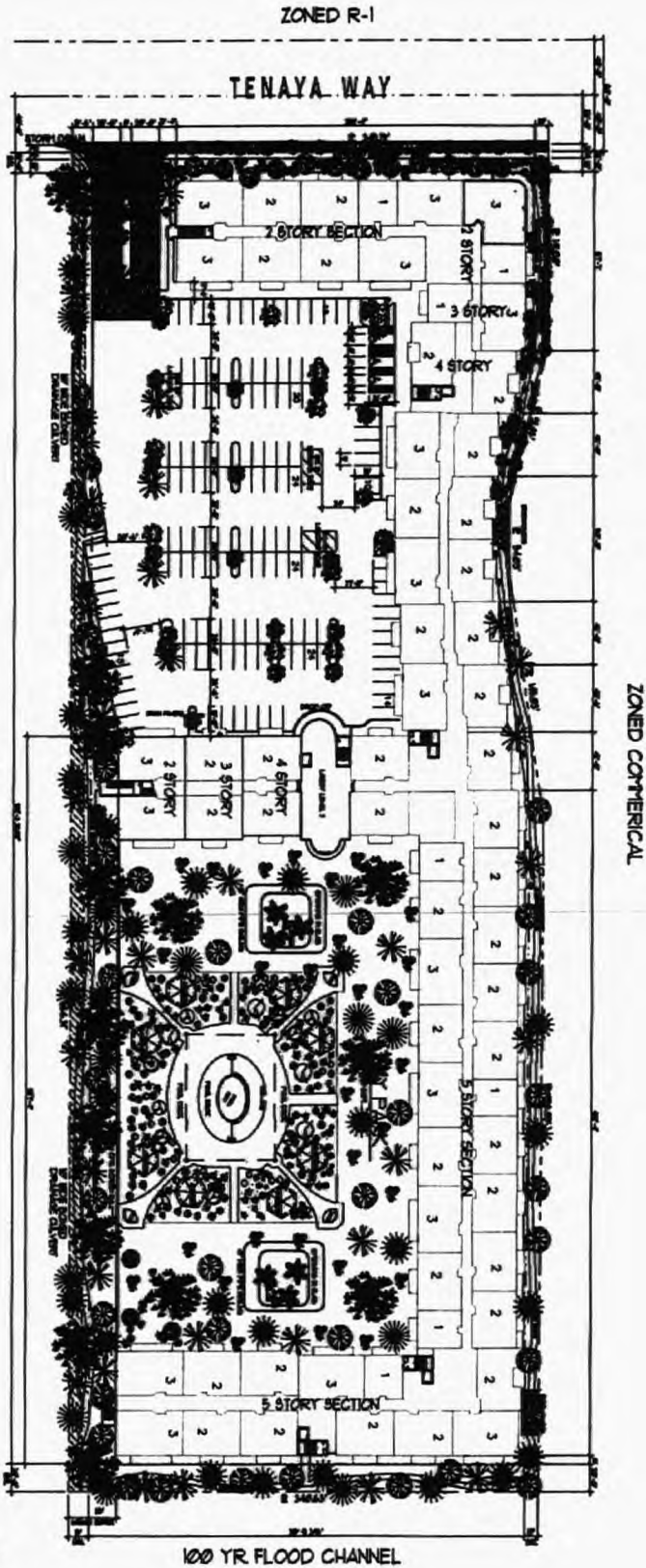
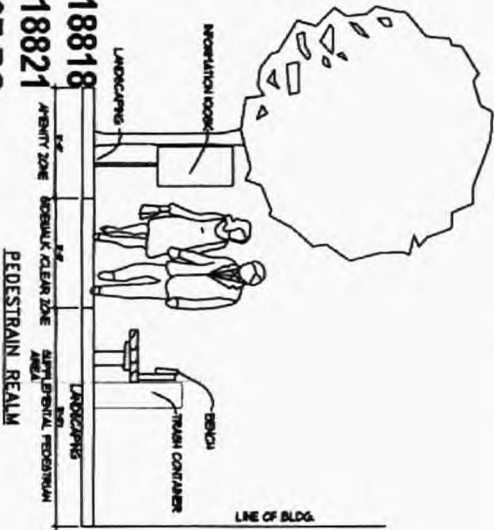
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JAN 04 2006

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

AS-2	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CRAIG ROAD CLARK COUNTY LAS VEGAS, NEVADA	PROPOSED SECOND LEVEL ARCHITECTURAL SITE PLAN		GREENE TINDALL 200 EAST HENRIETTA ROAD, SUITE 6 LAS VEGAS, NEVADA 89119 PHONE 702-495-0000 FACSIMILE 702-495-0000 ARCHITECTURE, INTERIOR DESIGN, GENERAL CONSULTING
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ZON-18819 GPA-18818
VAR-18820 SUP-18821
SDR-18822 01/25/07 PC
REVISED



ZONED R-1
LEVEL 2 - ARCHITECTURAL LANDSCAPE PLAN



TREE and PLANT LEGEND

SYMBOL	Common Name	Botanical Name	Quantity	Size
	Large Tree	Various species	1000	12' min
	Medium Tree	Various species	1000	10' min
	Small Tree	Various species	1000	8' min
	Shrub	Various species	1000	6' min
	Ground Cover	Various species	1000	4' min
	Lawn	Various species	1000	4' min
	Flower Bed	Various species	1000	4' min
	Water Feature	Various species	1000	4' min
	Bench	Various species	1000	4' min
	Trash Container	Various species	1000	4' min
	Kiosk	Various species	1000	4' min
	Sign	Various species	1000	4' min
	Light Fixture	Various species	1000	4' min
	Fire Hydrant	Various species	1000	4' min
	Fire Alarm Pull Station	Various species	1000	4' min
	Fire Extinguisher	Various species	1000	4' min
	Fire Hose Reel	Various species	1000	4' min
	Fire Alarm Control Panel	Various species	1000	4' min
	Fire Alarm Bell	Various species	1000	4' min
	Fire Alarm Strobe	Various species	1000	4' min
	Fire Alarm Horn	Various species	1000	4' min
	Fire Alarm Siren	Various species	1000	4' min
	Fire Alarm Bell and Siren	Various species	1000	4' min
	Fire Alarm Bell and Strobe	Various species	1000	4' min
	Fire Alarm Bell and Horn	Various species	1000	4' min
	Fire Alarm Bell and Siren and Strobe	Various species	1000	4' min
	Fire Alarm Bell and Siren and Horn	Various species	1000	4' min
	Fire Alarm Bell and Siren and Strobe and Horn	Various species	1000	4' min

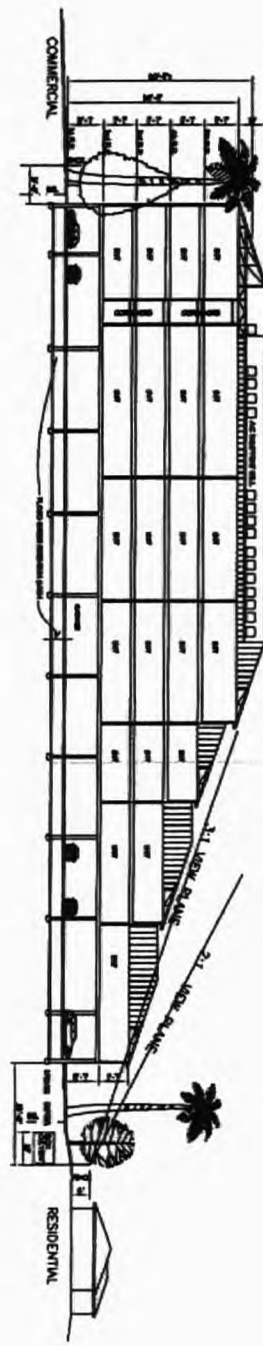
ALL PLANTS IN POT PARK ARE TO BE PLANTED PLANTS

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

PROPOSED
LANDSCAPE
SITE PLAN

GREENE TINDALL

200 EAST BUREAU ROAD, SUITE 2
LAS VEGAS, NEVADA 89101
PHONE 702-477-0000
FACSIMILE 702-477-0000
ARCHITECTURE INTERIOR DESIGN GENERAL CONTRACTORS



SECTION THRU BUILDING (LOOKING NORTH)



VIEW PLANE ACROSS BUILDINGS

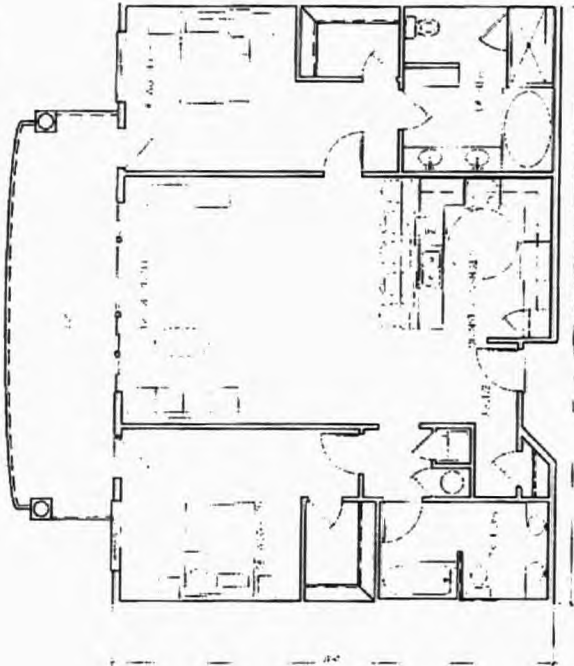
ZON-18819 GPA-18818
 VAR-18820 SUP-18821
 SDR-18822 01/25/07 PC
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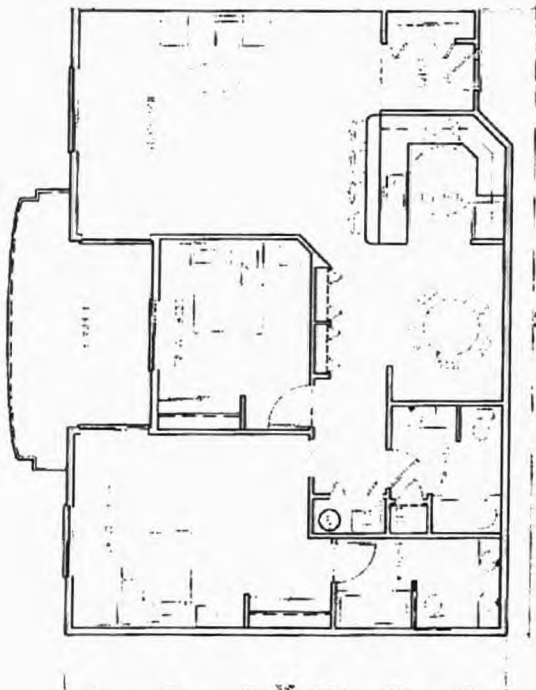
AS-7	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CRAIG ROAD CLARK COUNTY LAS VEGAS, NEVADA	ARCHITECTURAL SECTION & VISION SLOPES	DATE: 12/10/2006 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT NO: 609-AS7 SCALE: 1/8" = 1'-0"	GREENE TINDALL 400 EAST BUREAU ROAD, SUITE 2 LAS VEGAS, NEVADA 89101 PHONE: 702-333-0000 FACSIMILE: 702-333-0000 ARCHITECTS: COMMERCIAL, RESIDENTIAL, INTERIOR, EXTERIOR
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UNIT 'B' TWO BEDROOM FLOOR PLAN



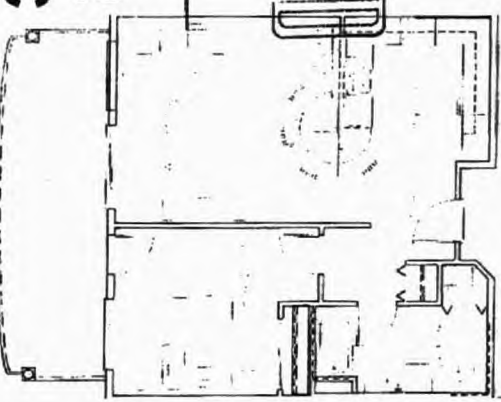
UNIT 'C' TWO BEDROOM FAMILY FLOOR PLAN



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DEC 18 2006

SDR-18822
01/25/07 PC

UNIT 'A' ONE BEDROOM



GREENE TINDALL

100 EAST BUNNELL ROAD, SUITE G
LAS VEGAS, NEVADA 89119
PHONE: 702-497-4291
FACSIMILE: 702-497-4291
ARCHITECTS: RESIDENTIAL DESIGN GROUP, CONTRACTING

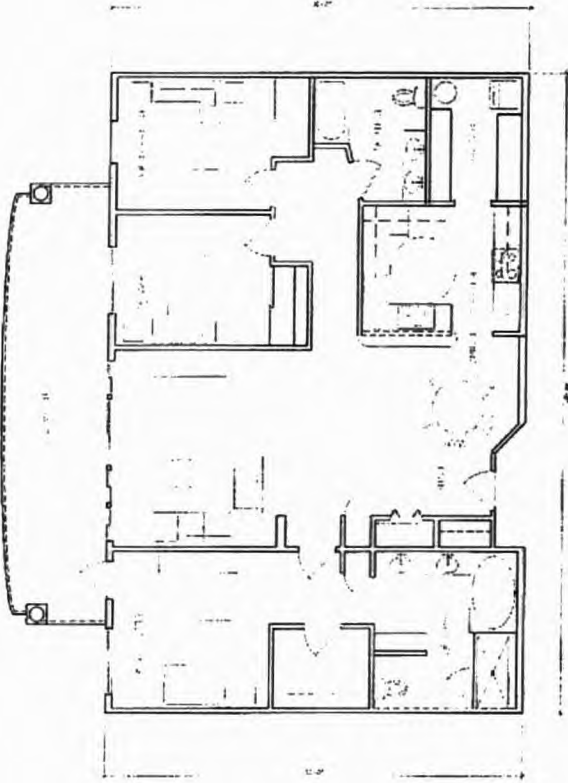
UNITS A, B and C
TWO (2) BEDROOM
FLOOR PLANS

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP

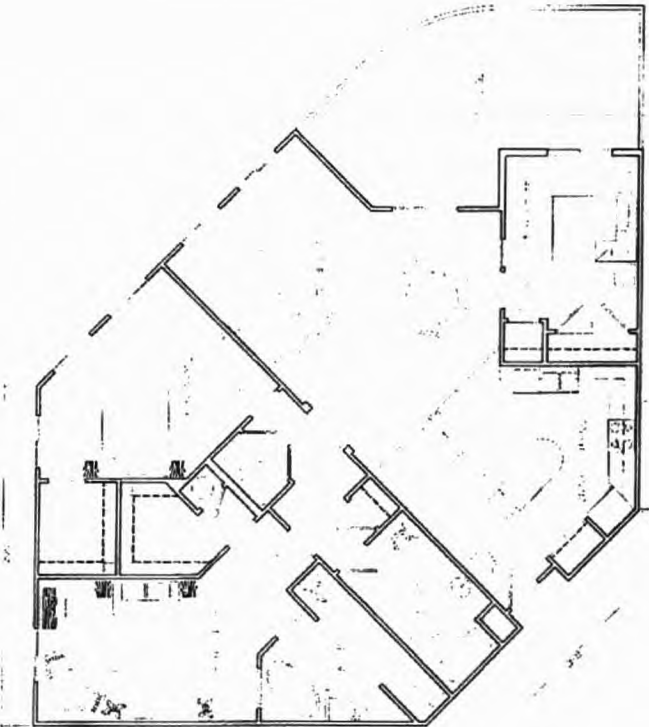
TENAYA WAY and FRANK ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

AS-7

07-008
2-16-2006
10-25-2006



UNIT 'D' 3 BEDROOM UNIT FLOOR PLAN



UNIT 'E' 3 BEDROOM FLOOR PLAN

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SDR-18822
01/25/07 PC

AS-8	07-099 2-15-2006 10-25-2006	TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CRANS ROAD CLARK COUNTY LAS VEGAS, NEVADA	UNITS D and E THREE (3) BEDROOM FLOOR PLANS		GREENE TINDALL WE HAVE 25 MILL ROAD SUITE G LAS VEGAS, NEVADA 89102 PHONE: 702-796-0000 FAX: 702-796-0000 WWW.GREENETINDALL.COM
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TENAYA WAY CENTRE

BY
DESERT CAPITAL GROUP



VIEW FROM TENAYA WAY

12.11

RECEIVED SDR-18822
DEC 18 2006 01/25/07 PC

SDR 18822				
Craig Tenaya, LLC				
ES Tenaya, S of Craig				
Proposed 213 unit condominium development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RES. CONDO/TOWNHOUSE [DWELL]	213	5.86	1,248
AM Peak Hour			0.44	94
PM Peak Hour			0.52	111
(heaviest 60 minutes)				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	29.717	11.01	327
AM Peak Hour			1.55	46
PM Peak Hour			1.49	44
(heaviest 60 minutes)				
Total	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	213		1,575
AM Peak Hour				140
PM Peak Hour				155
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Craig Road				
Average Daily Traffic (ADT)	13,638			
PM Peak Hour	1091			
(heaviest 60 minutes)				
Tenaya Way				
Average Daily Traffic (ADT)	7,038			
PM Peak Hour	563			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				

	Adjacent street ADT			
	Capacity			
Craig Road	51700			
Tenaya Way	30970			
This project will add approximately 1,575 trips per day on Craig and Tenaya.				
This will increase expected volumes by about 12 percent on Craig and 22 percent on Tenaya. Craig is at about 26 percent of capacity and Tenaya is at about 23 percent of capacity.				
Based on Peak Hour use, this development will add roughly 155 additional cars into the area; which works out to about five every two minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



GPA-18818, ZON-18819, VAR-18820, SUP-18821 & SDR-18822 - APPLICANT/OWNER: CRAIG TENAYA, LLC
EAST SIDE OF TENAYA WAY, APPROXIMATELY 970 FEET SOUTH OF CRAIG ROAD
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06



GPA-18818, ZON-18819, VAR-18820, SUP-18821 & SDR-18822 - APPLICANT/OWNER: CRAIG TENAYA, LLC
EAST SIDE OF TENAYA WAY, APPROXIMATELY 970 FEET SOUTH OF CRAIG ROAD
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06



GPA-18818, ZON-18819, VAR-18820, SUP-18821 & SDR-18822 - APPLICANT/OWNER: CRAIG TENAYA, LLC
EAST SIDE OF TENAYA WAY, APPROXIMATELY 970 FEET SOUTH OF CRAIG ROAD
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06



GPA-18818, ZON-18819, VAR-18820, SUP-18821 & SDR-18822 - APPLICANT/OWNER: CRAIG TENAYA, LLC
EAST SIDE OF TENAYA WAY, APPROXIMATELY 970 FEET SOUTH OF CRAIG ROAD
JANUARY 25, 2007 PLANNING COMMISSION

12/22/06

December 12, 2006

To: City of Las Vegas Planning and Development Department

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

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

PROJECT LOCATION:

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

PROJECT CONCEPT:

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

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DEC 18 2006

SDR-18822
01/25/07 PC

-pg 2-

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

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

The proposed Project will feature:

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

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

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

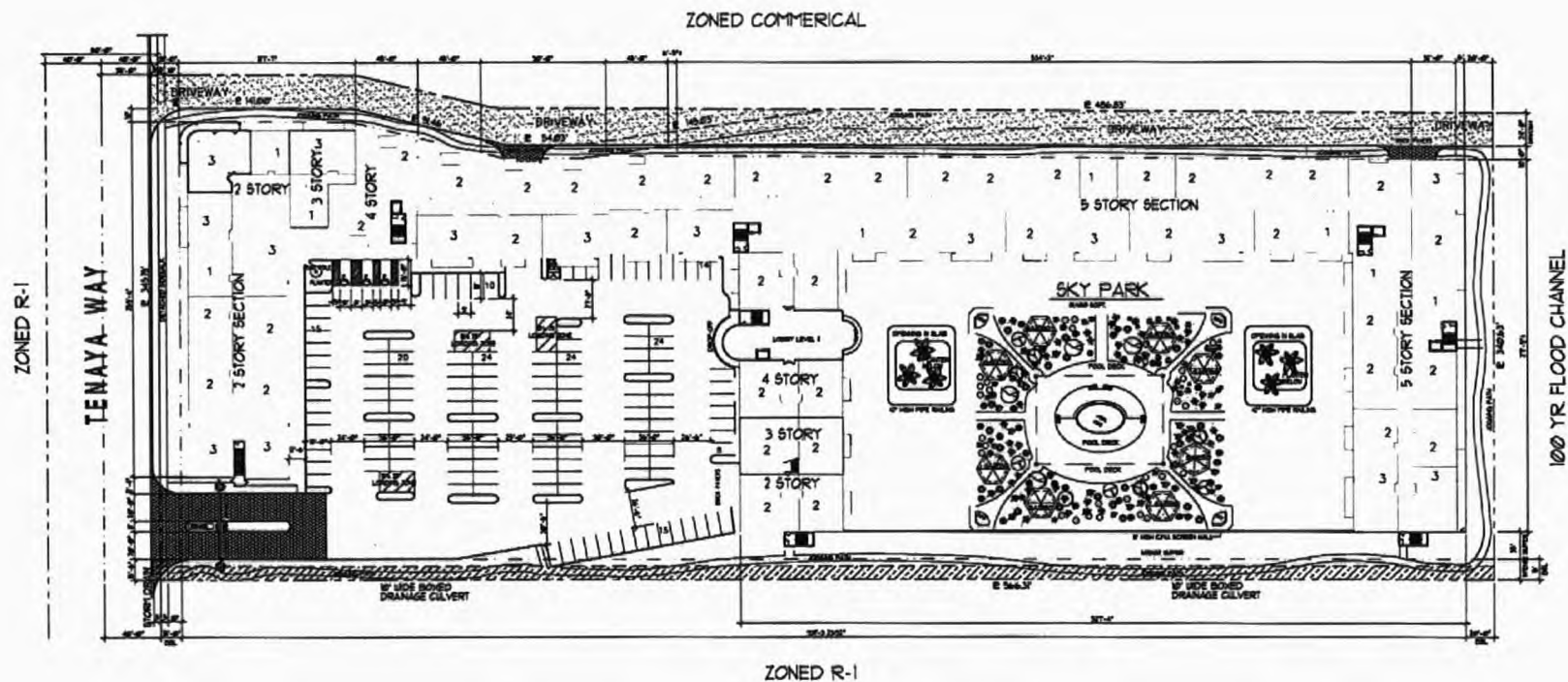
Sincerely,



Christopher S. Dyka, R.D.
Project Manager

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DEC 18 2006

SDR-18822
01/25/07 PC



ZONED R-1

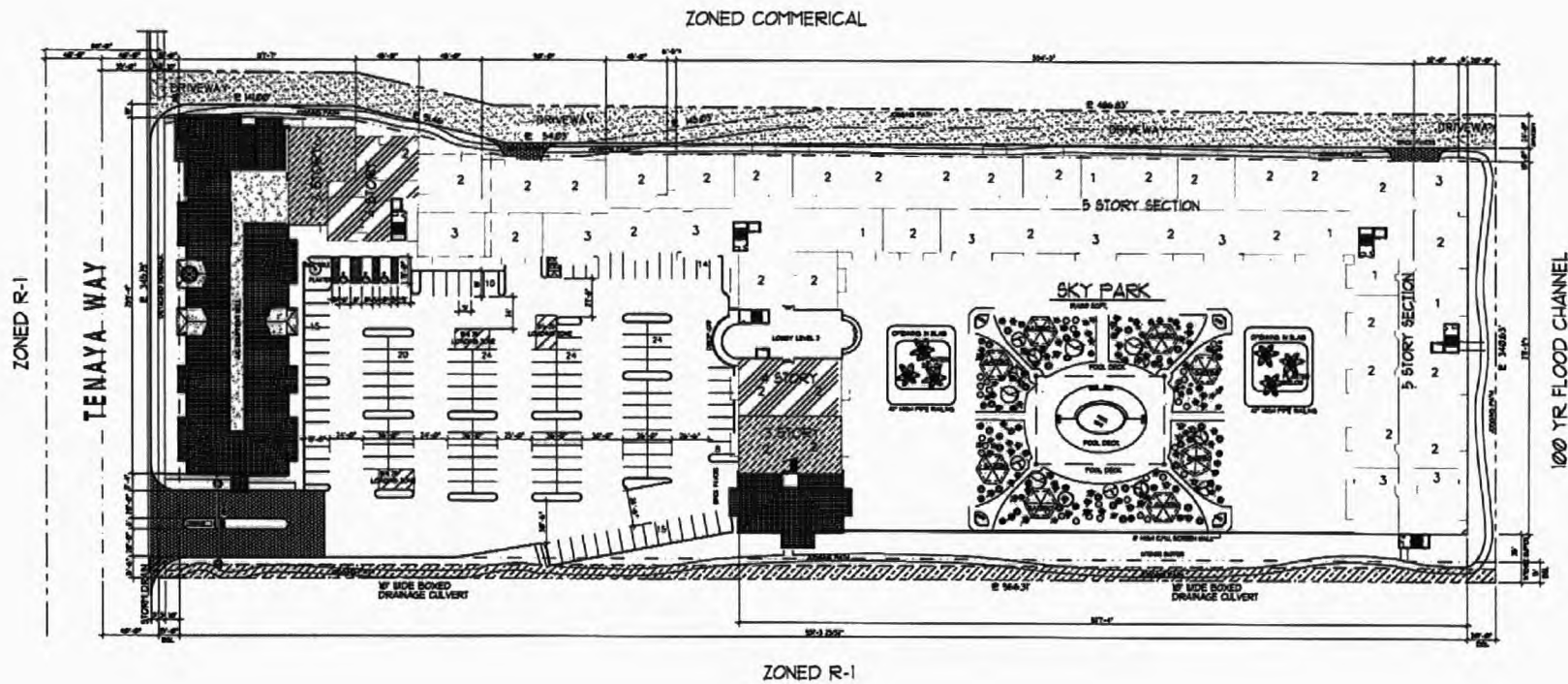
LEVEL "2" - ARCHITECTURAL SITE PLAN



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

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FEB 16 2007

GREENE TINDALL 505 EAST WHEELER ROAD, SUITE 6 LAS VEGAS, NEVADA 89101 PHONE: (702) 734-1100 FAX: (702) 734-1101 WWW.GREENTINDALL.COM	
PROJECT: TENAYA WAY CENTRE DRAWING: 02-21-07 CC DATE: 02-21-07	
PROPOSED SECOND LEVEL ARCHITECTURAL SITE PLAN	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAMBERS ROAD LAS VEGAS, NEVADA	
07-000 2-15-0000 0-0-0007 02-21-07 CC 1 of 22 sheets	



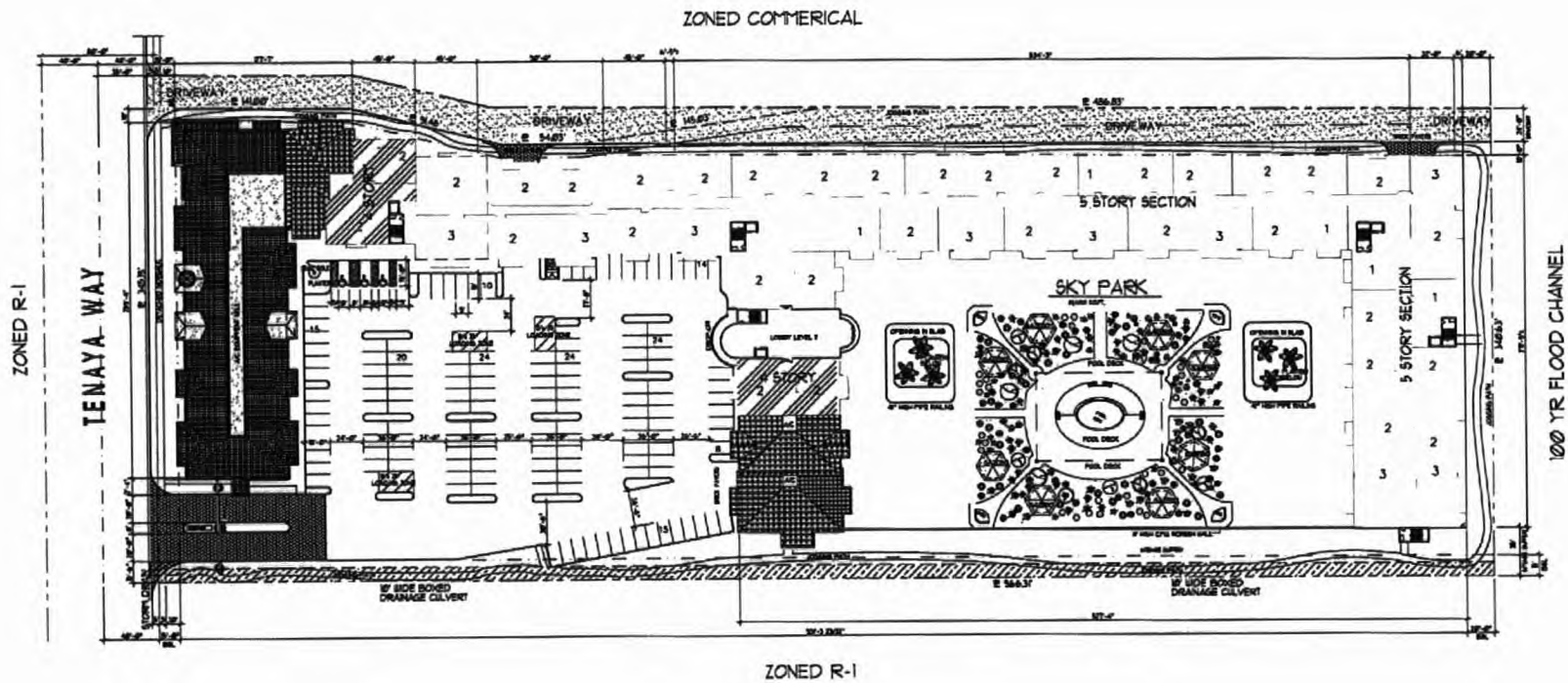
LEVEL "3" - ARCHITECTURAL PLAN



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

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FEB 16 2007

GREENE TINDALL 100 EAST WENDALL AVENUE SUITE 100 LAS VEGAS, NEVADA 89101 PHONE: 702-877-0000 FACSIMILE: 702-877-0000 WWW.GREENTINDALL.COM	
PROJECT: 02-21-07 CC DRAWING: 03-0000 SHEET: 03-0000	
PROPOSED THIRD LEVEL ARCHITECTURAL PLAN	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and GRAND ROAD CLARK COUNTY LAS VEGAS, NEVADA	
07-000 2-15-2006 2-15-2007 AS-3 1 of 20 sheets	



LEVEL "4" - ARCHITECTURAL PLAN



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

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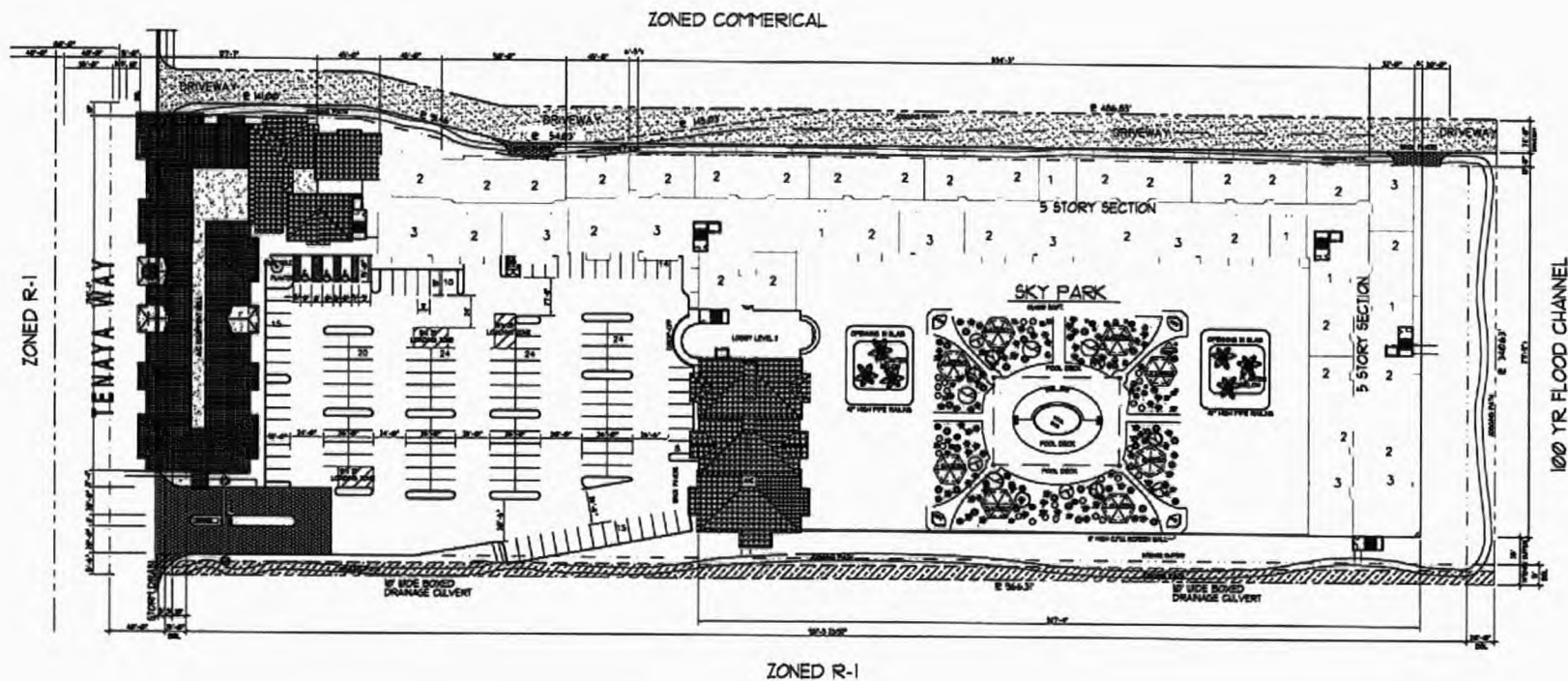
GREENE TINDALL
DESIGN ARCHITECTS
1000 N. TENAYA WAY, SUITE 100
LAS VEGAS, NEVADA 89101
PHONE: 702-897-0000
FACSIMILE: 702-897-0000
ARCHITECTS: LICENSED ARCHITECTS

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PROPOSED
FOURTH LEVEL
ARCHITECTURAL
PLAN

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY and CHAS ROAD
CLARK COUNTY
LAS VEGAS, NEVADA

07-000
2-15-2006
1-2-2007
AS-4
1 of 11 sheets



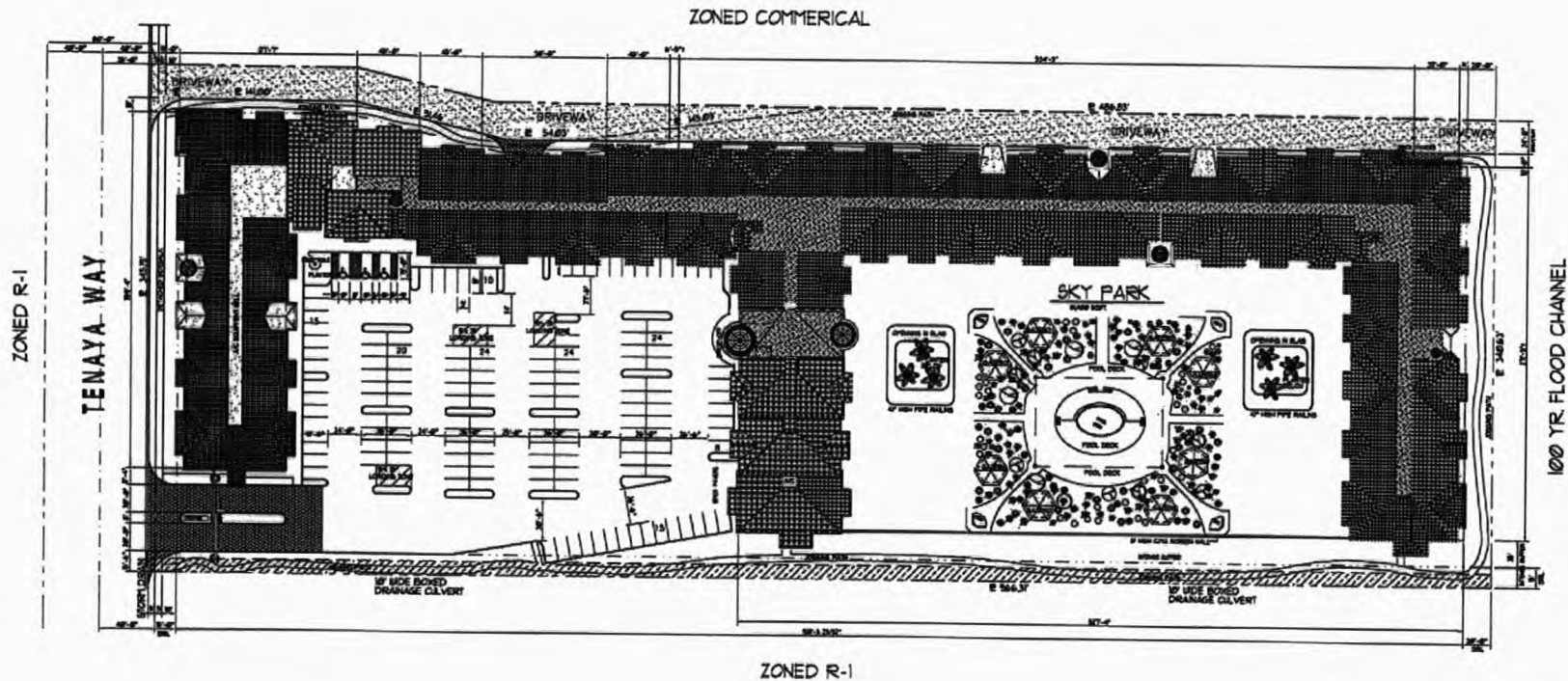
LEVEL "5" - ARCHITECTURAL PLAN



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

RECEIVED
FEB 16 2007

GREENE TINDALL 300 EAST 10TH AVENUE, SUITE 100 DENVER, CO 80202 PHONE: 303.733.1100 FAX: 303.733.1101 WWW.GREENTINDALL.COM	
PROJECT NO. 07-008 DATE 2-15-2008 DRAWN BY 2-15-2007	PROPOSED FIFTH LEVEL ARCHITECTURAL PLAN
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CRAIG ROAD CLARK COUNTY LAS VEGAS, NV	AS-5 1" = 40'-0"



ARCHITECTURAL ROOF PLAN



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

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GREENE TINDALL

DESIGN & CONSTRUCTION
1000 S. TENAYA WAY, SUITE 100
LAS VEGAS, NEVADA 89101
PHONE: 702-877-0001
FACSIMILE: 702-877-0001

PROPOSED
ARCHITECTURAL
ROOF PLAN

TENAYA WAY CENTRE
for DESERT CAPITAL GROUP
TENAYA WAY AND ORANGE ROAD
LAS VEGAS, NEVADA



AS-6



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partitions

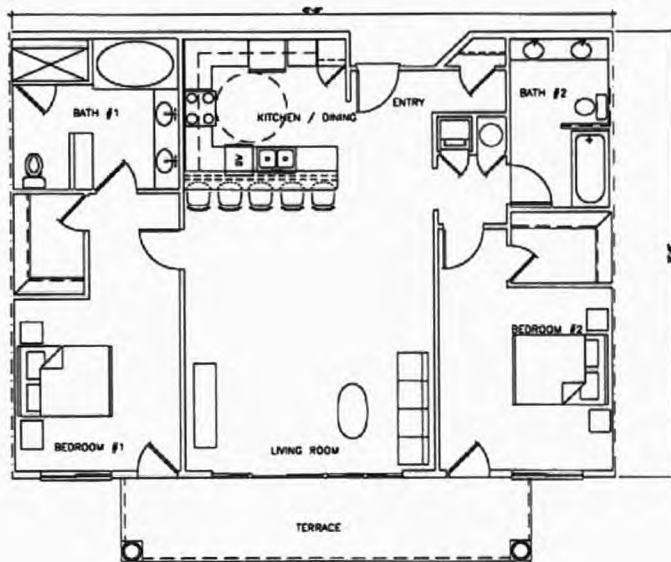
07-000

2-15-2008

10-15-2008

AS-8

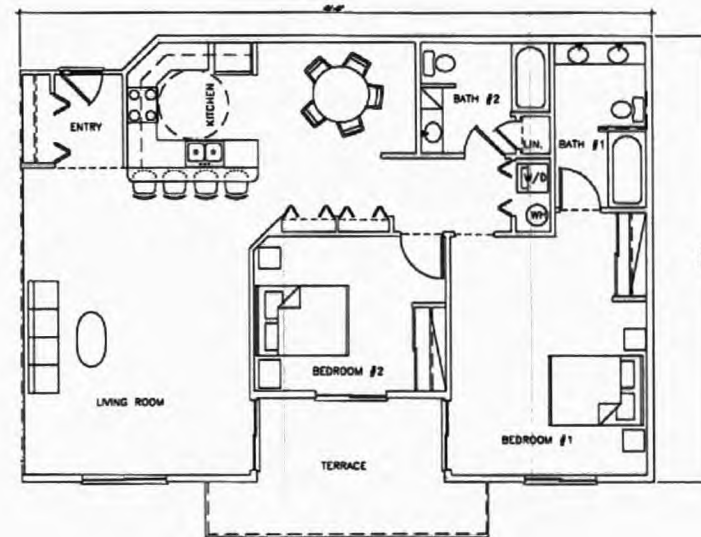
1 of 11 sheets



UNIT "B" TWO BEDROOM FLOOR PLAN

SCALE: 1/8" = 1'-0" LAL, SUP, BATH, ENTRY, KITCHEN, DINING, BEDROOM #1, BEDROOM #2, TERRACE

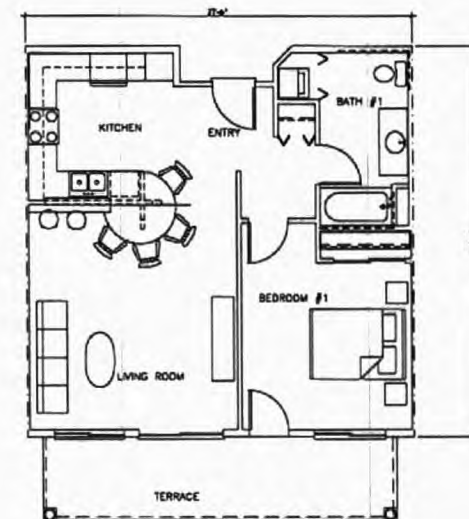
1/8" = 1'-0"



UNIT "C" TWO BEDROOM FAMILY FLOOR PLAN

SCALE: 1/8" = 1'-0" LAL, SUP, BATH, ENTRY, KITCHEN, DINING, BEDROOM #1, BEDROOM #2, TERRACE

1/8" = 1'-0"



UNIT "A" ONE BEDROOM

SCALE: 1/8" = 1'-0" LAL, SUP, BATH, ENTRY, KITCHEN, DINING, BEDROOM #1, TERRACE

1/8" = 1'-0"

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

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FEB 16 2007

GREENE TINDALL
300 EAST HUMBOLDT BOULEVARD SUITE 6
LAS VEGAS, NEVADA 89101
PHONE: 702-497-0000
FACSIMILE: 702-497-0000
WWW.GREENTINDALL.COM

THIS SET OF PLANS IS THE PROPERTY OF GREENE TINDALL & ASSOCIATES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GREENE TINDALL & ASSOCIATES, INC.

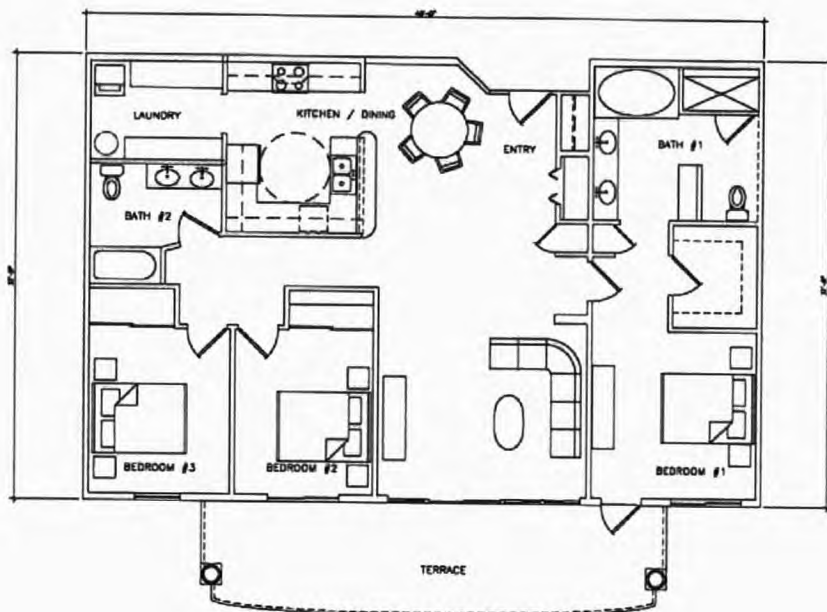
STAMP

**UNITS A, B and C
TWO (2) BEDROOM
FLOOR PLANS**

**TENAYA WAY CENTRE
for DESERT CAPITAL GROUP**
TENAYA WAY and ORLAND ROAD
LAS VEGAS, NEVADA

DATE: 02-16-2007
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

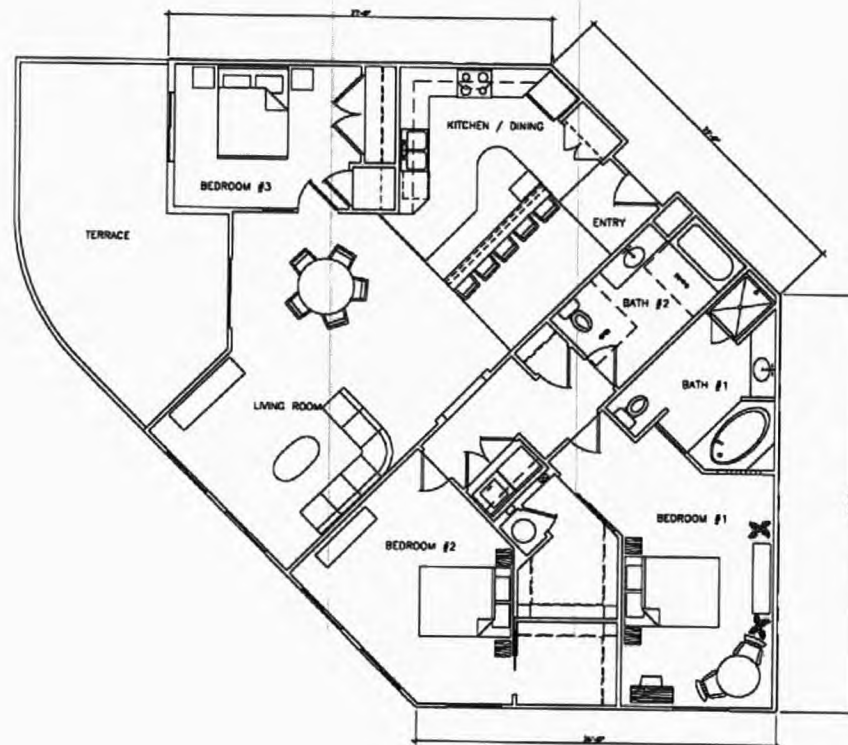
AS-9
1 of 10 sheets



UNIT 'D' 3 BEDROOM UNIT FLOOR PLAN

SCALE: 1/8" = 1'-0" L.V. 1/8" = 1'-0" S.D. 1/8" = 1'-0"

1/8" = 1'-0"



UNIT 'E' 3 BEDROOM FLOOR PLAN

SCALE: 1/8" = 1'-0" L.V. 1/8" = 1'-0" S.D. 1/8" = 1'-0"

1/8" = 1'-0"

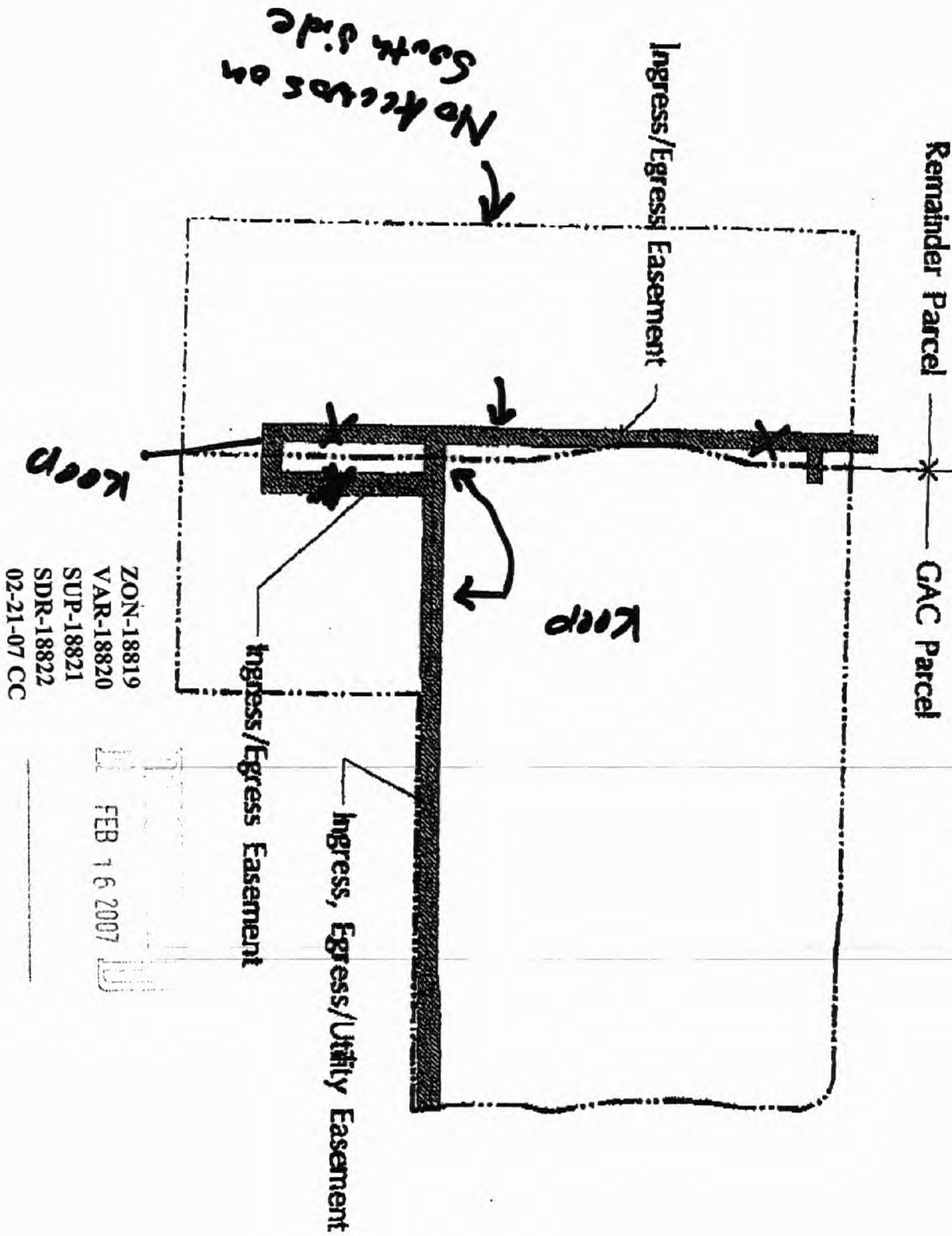
ZON-18819
VAR-18820
SUP-18821
SDR-18822
02-21-07 CC

RECEIVED
FEB 16 2007

GREENE TINDALL 100 EAST HUNTERS BLVD. SUITE 100 LAS VEGAS, NEVADA 89101 (702) 735-1000 FAX (702) 735-1001 www.greentindall.com	
I hereby certify that the above is a true and correct copy of the original as submitted to the City of Las Vegas, Nevada, for recording.	
stamp	
UNIT'S D AND E THREE (3) BEDROOM FLOOR PLANS	
TENAYA WAY CENTRE for DESERT CAPITAL GROUP TENAYA WAY and CHAND ROAD CLARK COUNTY LAS VEGAS, NEVADA	
01-000 2-10-2006 2-20-2007	
AS-10 1" = 1'-0"	

EXHIBIT "D"

SITE PLAN



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

FEB 16 2007

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

Telephone Protest/ Approval Log

Meeting Date: 1/25/07

Case Number: JDR - 18822

Date: 1/22/07
Name: Joseph
Address: 4016 Sea Hero St.
Phone: 597-4828
☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____
☐ PROTEST ☐ APPROVE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:****REZONING**

ZON-17242 – ABEYANCE ITEM - PUBLIC HEARING – APPLICANT/OWNER: TOUSA HOMES, INC. - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way (APN 125-24-203-022), Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:**Planning Commission Mtg.**

0

City Council Meeting

49

APPROVALS RECEIVED BEFORE:**Planning Commission Mtg.**

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

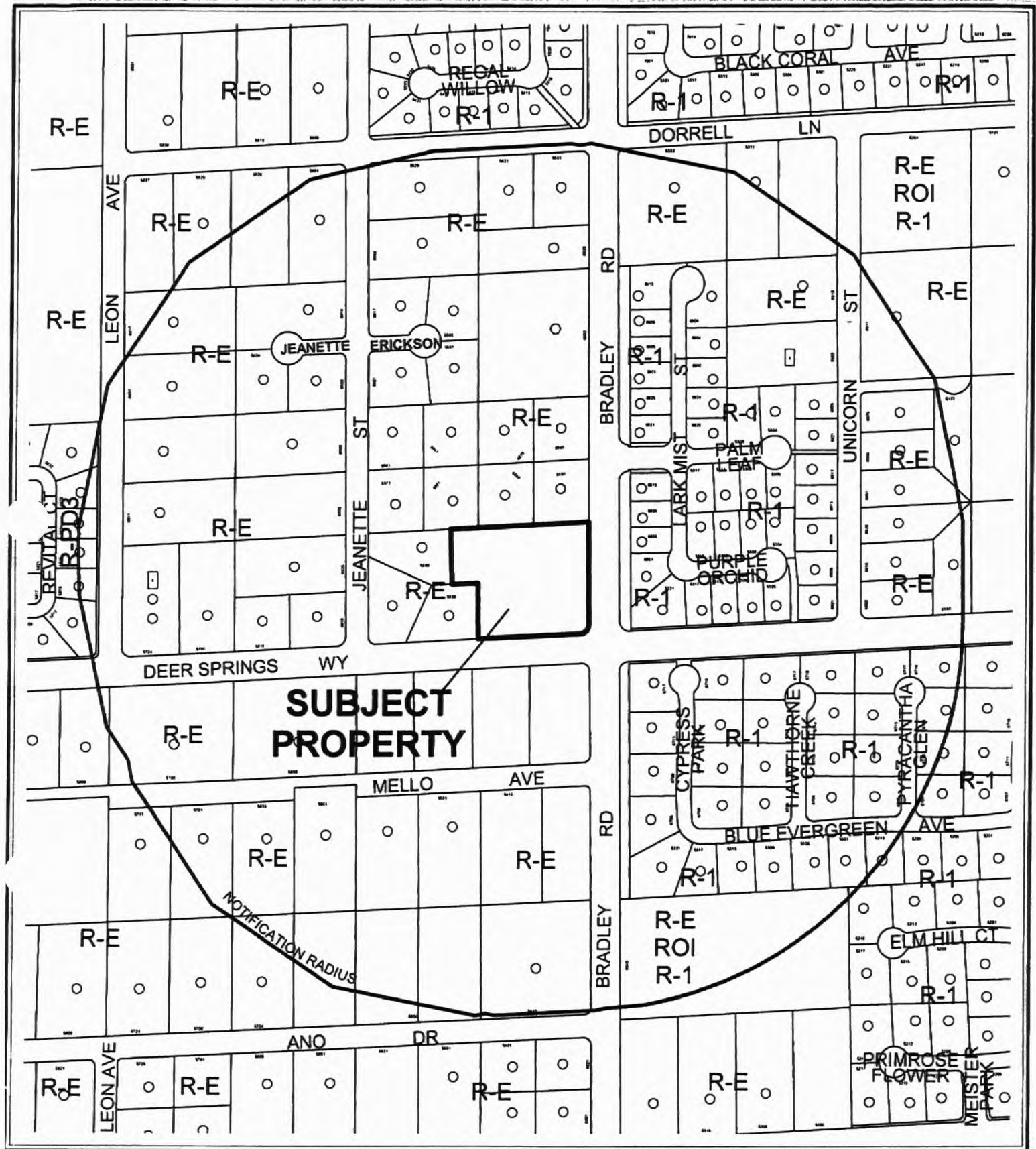
BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter by Rock D. Halverson and protest petition
6. Submitted after final agenda – Abeyance request by GC Garcia for Items 89-91

Motion made by GARY REESE to Hold in Abeyance Items 89-91, Item 96, Item 101, Items 104-107 to 4/04/2007; Items 94 and 95 to 4/18/2007; and TABLE Items 97-100

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

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



CASE: **ZON-17242**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

0 200 400 Feet





CASE: ZON-17242

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - ZON-17242 - APPLICANT/OWNER: TOUSA HOMES, INC.

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

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-17247) 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. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Bradley Road and Deer Springs Way and grant a traffic signal chord easement.
4. Construct all incomplete half-street improvements, including appropriate transitional paving, on Bradley Road and Deer Springs Way adjacent to this site 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. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
5. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings. No partial bond releases will be allowed until all perimeter roadway improvements are in place.

6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer in the private street to the existing residences west of this site at a location and to a depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-E (Residence Estates) to R-PD2 (Residential Planned Development - 2 Units Per Acre).

The proposed rezoning to and R-PD2 (Residential Planned Development – 2 Units Per Acre) is not considered appropriate for this location. The parcel does not meet the minimum lot size for Residential Planned Development and a Variance (VAR-17244) is required. The lot sizes that result from this rezoning are approximately 4,000 square feet smaller than what is currently permitted on this property. The setbacks that would result are more closely related to those of the R-D (Single-family Residential-Restricted) District than the current R-E (Residence Estates) District. Due to these factors denial of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.

12/21/06	The Planning Commission recommended approval of companion items VAR-17244 and SDR-17247 concurrently with this application. The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #27/ng).
----------	---

Related Building Permits/Business Licenses

There are no permits or licenses related to this development.

Pre-Application Meeting

09/15/06	A pre-application meeting was held. It was noted that the site was located in the Rural Preservation Overlay District Buffer. The applicant stated that these would be a mix of one and two-story homes and that the cul-de-sac would align with the western portion that is already developed.
----------	---

Neighborhood Meeting

A neighborhood meeting is not required, nor was one held.

Details of Application Request

Site Area

Gross Acres	2.86
Net Acres	2.26

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)
North	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)
South	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)
East	Single-family Residential	ML (Medium Low Density Residential)	R-1 (Single-family Residential)
West	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Per Title 19.06 the following Development Standards apply:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	16,030 SF
Min. Lot Width	91.79 Feet
Min. Setbacks	
• Front	20 Feet
• Side	10 Feet
• Corner	15 Feet
• Rear	25 Feet
Max. Building Height	29.5 Feet

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-E (Residence Estates)	2 Units per Acre	Seven (Only Five are Proposed)	R-PD2 (Residential Planned Development – 2 Units Per Acres)	2.49 Units per Acre	L (Low Density Residential)	5.49 Units Per Acre)

Per Title 19.06.040, the following parking standards apply:

Open Space

Residential Planned Developments with less than 12 units are not required to provide open space. This development proposes five-lots and open space is not required. It is noted that the applicant is providing a six-foot streetscape area along Bradley Road (Common Lot A) that includes landscaping that meets Code requirements. The applicant is requesting a waiver of the streetscape requirements along Deer Springs Way.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement

The project is required to provide a minimum of two parking spaces per unit. Each unit proposes a minimum of a two car garage, while most units include a three car garage. This meets Title 19.10 parking requirements.

ANALYSIS

The proposed rezoning is not considered appropriate. The parcel does not meet the requirements of Title 19.06.040 for Residential Planned Development as it is less than five acres in area. The subject property is 43 percent deficient in acreage. This deviation requires a Variance (VAR-17244) and denial of that variance is recommended. It is further noted that this rezoning to an R-PD2 (Residential Planned Development – 2 Units Per Acre) District would permit the applicant to develop one additional lot on the property than what would currently be permitted under the R-E (Residence Estates) District. The result is lot sizes of just over 16,000 square feet where 20,000 square feet is currently the minimum permitted. The smaller lots create shorter setbacks. The proposed development standards make the site incompatible with the surrounding neighborhood. Denial of this request is recommended.

FINDINGS

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

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

The proposed R-PD2 (Residential Planned Development – 2 Units Per Acre) District would be in compliance with the General Plan, which is L (Low Density Residential). It is noted that this General Plan Designation is not reflective of the development in the neighborhood. The area is primarily R-E (Residence Estates) zoned with lot sizes of over 20,000 square feet. This is more typical of the RNP (Rural Neighborhood Preservation) land use designation. While the proposed development conforms to the General Plan, the proposal is considered to be incompatible with the surrounding area due to smaller lot sizes, the required Variance, and waivers of streetscape standards.

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

The single-family residential use is compatible with the area; however, the proposed design includes lot sizes that are smaller than adjacent lots and additional deviations from standards that make the proposed project incompatible with the area.

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

Growth and development factors do not indicate the need for this rezoning. The applicant is simply gaining an additional lot over what would otherwise be permissible under the current zoning designation.

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.”**

Site access is provided from Deer Springs Way, an 80-foot Secondary Collector. This street will provide adequate access to the proposed development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 150 by Planning and Development Dept

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-17242** APN: 125-24-203-022

Name of Property Owner: Tousa Homes

Name of Applicant: 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): _____

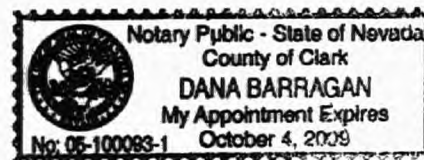
APN: _____

Signature of Property Owner: *Cheryl Kypreos*

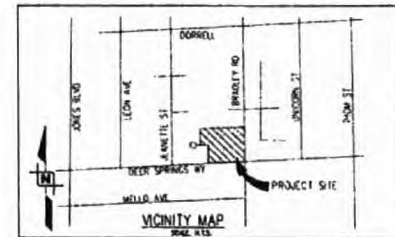
Print Name: Cheryl Kypreos

Subscribed and sworn before me

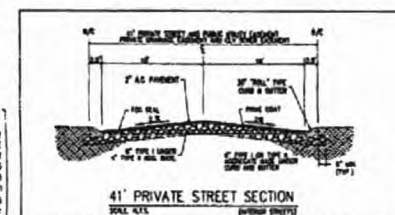
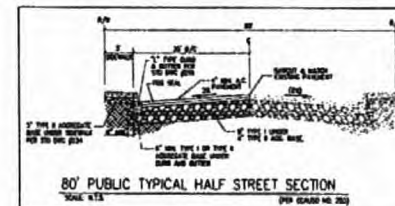
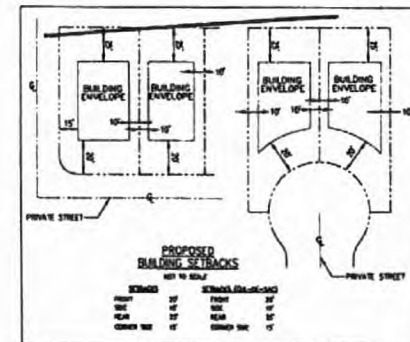
This 21st day of September 2006
Dana Barragan
Notary Public in and for said County and State



**R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT-2 UNITS PER ACRE)
APN# 125-24-203-022**



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OCT 02 2006



ZON-17242
12/21/06 PC

ENGINEER
WANT ENGINEERS
FACES PEAK DEMAND
LOS ANGELES, NEWPORT BEACH
RE (714) 433-7000 Fax (714) 434-0100
CIRCLE 100

ASSOCIATIONS FEE/CL. NUMBER	123-34-567-890
CURRENT YEAR	8-00
PROPOSED YEAR	8-00
GROSS ACRES	2.80
NUMBER OF LOTS	5
COMMON LOTS	1
DU/AC	1.75
MINIMUM LOT SIZE	10,000

WRIGHT
client driven

7411 PELIC DRIVE LAS VEGAS, NEVADA 89128
P 702 933-7000 F 702 933-7001 800 933-7411
WWW.CENTURYGOLFERS.COM

[illegible]

ENGLE HOMES

7813 WEST SANADA AVE.
LAS VEGAS, NEVADA 89117
RL (702) 258-2326 FAX (702) 266-0481

ORDER NO. 1	DATE
ORDER NO. 2	DATE

ENGLE HOMES
FALCON CREST UNIT 1
SITE PLAN -DEER SPRINGS WAY

DATE:	1/28/01
ISSUED BY:	SL
PROJECT NAME:	
PROJECT NO.:	004101
SCALE:	1"=40'



SHEET
51
1 OF 1 SHEET
DRAWING NO.



September 28, 2006

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada
89101

Dear Ladies/Gentlemen:

Please accept this letter from Wright Engineers on behalf of our client, Touse Homes, Inc., as the justification for related requests for a Rezoning, a Variance and a Site Development Plan Review for development of property located at the northwest corner of Deer Springs Way and Bradley Road, also known as Falcon Crest Unit 1 (APN 125-24-203-022).

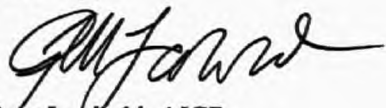
Our client intends to develop five single-family homes on the site. The site is currently designated L (Low Density Residential) in the City's Master Plan, which allows for densities up to 5.5 u.p.a. The site is currently zoned R-E (Residence Estates).

The applicant is requesting a conforming Rezoning from the R-E district to the R-PD2 (Residential Planned Development - 2 Units per Acre) on the subject site. Although the density of the proposed project, at 2.86 u.p.a., is far below the Low Density threshold of 5.5 u.p.a., the intent is to match the scale and density of the surrounding properties in the area. All of the proposed lots exceed 16,000 s.f. in area, which is in scale with nearby development. A Site Development Plan Review for the project is also being submitted. This site plan conforms to Title 19 regulations, with the exception of the minimum site size requirement of 5 acres for R-PD developments (a request for a Variance to this requirement is also being filed), and a waiver of the perimeter landscaping strip along Deer Springs Way (the one on Bradley Road is being provided). The reason for this waiver is to have the project match the lots to the west of the cul-de-sac entrance, where no landscape buffer exists. This waiver is requested as part of this Site Development Plan Review.

The proposed rural density residential development will be compatible with surrounding residential uses, and will be a logical and attractive use of an infill parcel that will be designed to compliment the area.

Thank you for your consideration.

Sincerely,


Gary Leebold, AICP
Director of Planning

7425 Peak Drive
Las Vegas, NV 89126
Tel: 702.933.7000
Fax: 702.933.7001
800.933.7511
wrightengineers.com

ZON-17242
12/21/06 PC

Protest

Date: 02-15-07

Hello Mayor Goodman, Councilman Ross, and Planning Commissioners, I am the residence and owner of 5510 Deer Springs Way of Las Vegas Nevada 89131 for the last 16 years and I built this house and helped develop the private entrance road and private cul-de-sac to the addresses of 5510, 5500, and 5520 Deer Springs way at the corner of Deer Springs Way and Jeanette. Me and my family are in PROTEST against this rezoning of (ZON-17242; VAR-17244; SDR-17247) and would like to keep the quality of life that we planed and paid for and in no way agree or allow the rezoning of our cul-de-sac or give up the writes or easements to the developers or city to our private drive way and private cul-de-sac our for the new homes proposed to have access to our private drive way our private cul-de-sac.

We also would like to keep or agree to the following:

1. Retain our private drive way and private cul-de-sac as is
2. Retain our well and water as is
3. Retain our power as is as we are on The Sloan Grid
4. Retain our R-E zoning
5. Retain our horse zoning
6. No Street lights
7. No Side walks or curbs
8. meet all elevation concerns and flood issues which may arise from the new elevations
9. Have other community new homes entrance from Bradley
10. Lot sizes to measure ½ acre (not to the middle of the street)
11. Retaining and keeping of No association fees
12. Absolutely No CC&RS proposed by new developers

We the residence of Deer Springs way, unanimously agree to the above noted and hereby accept this by signing the attached page.

Thank You for you time and consideration of the situation and issues that are concerning to me my family and neighbors.

From: Rock D Halverson 43 years old and 43 years living and native to Las Vegas, Nevada.

RECEIVED
CITY CLERK

2007 FEB 21 A 10:39

Submitted after final agenda

Date 2/21/07 Item # 102-104

Protest signing sheet to Rezoning of (ZON-17242; VAR-17244: SDR-17247)

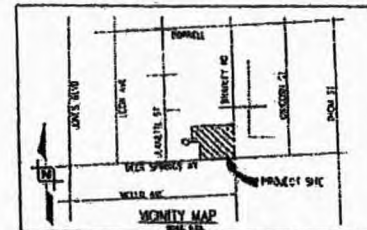
Name	Signature	Address	Phone#	Cell
Rock Halverson	[Signature]	5510 Deersprings Way	658-5619	413-3441
Valerie Schram	[Signature]	5700 Mello Ave	395-8900	cell 419-3193
GEORGE R Cole	[Signature]	5701 MELLO AVE	207-2306	
Lori Cole	[Signature]	5701 MELLO AVE	207-2306	303-2543
Elmus Green	[Signature]	5700 Mello Ave	645-0375	245-7096
Linda Suarez	[Signature]	5711 Mello	369-1957	
Andro Suarez	[Signature]	5711 Mello	369-1957	
G sheldon Green, M.D	[Signature]	5700 Mello Ave	645-0375	
MAURICE Lunn	[Signature]	5501 Mello Ave	645-1538	
Kay Lunn	[Signature]	5501 Mello Ave	645-1538	
Elmus Suarez	[Signature]	5711 Mello Ave	400-0122	
Tara Suarez	[Signature]	5711 Mello Ave	400-0122	
TRICIA GESLER	[Signature]	5810 Mello Ave	658-8624	
Bryan GESLER	[Signature]	5810 Mello Ave	658-8624	
SHARON GESLER	[Signature]	6048 Stordist	870-1308	
MIKE GESLER	[Signature]	6048 Stordist	870-1308	
EARL PERRY	[Signature]	5850 Mello	645-0310	
Gary Keltz	[Signature]	4727 Fairway	526-7066	
MIKE HENDRIX	[Signature]	5741 Mello Ave	658-5251	
Grace Hendrix	[Signature]	" "	645-7606	
Marcia Geil	[Signature]	5921 Mello Ave	658-9326	
Barbara Sue Geil	[Signature]	" "	658-9325	
Robert G. Geil	[Signature]	" "	" "	
Wanda S Mancuso	[Signature]	6820 Jeanette St	301-1444	
Mitzi Springatt	[Signature]	6841 Jeanette St	395-1300	
Kelly J Myers	[Signature]	6801 Jeanette St	636-1503	
Todd Myers	[Signature]	6801 JEANETTE ST	636-1503	
George THORN	[Signature]	6801 JEANETTE ST	644-4760	
Tupia K. Morris	[Signature]	6900 Jeanette St	431-4497	
Todd C. Andrews	[Signature]	5609 Jeanette Cir	395-0835	
MARC Dixon	[Signature]	5600 DORRILL DR LV NV	810-8053	
Arnette Brown-Brooks	[Signature]	9312 Palwood	89149	
Ken Taul	[Signature]	5501 DORRILL	8913	
GURST FURMAN	[Signature]	8025 RUSSELL RD	8913	
William A. JONES	[Signature]	6920 BRADLEY RD	8913	
Wanda S. Jones	[Signature]	6920 BRADLEY RD	8913	
Brian W. Astle	[Signature]	6880 Bradley Rd	8913	
Josh Astle	[Signature]	6880 Bradley Rd	8913	
Brent Springall	[Signature]	6891 Jeanette St	8913	
Ana	[Signature]	6800 Bradley Rd	8913	
Ana Briza Salas	[Signature]	6800 Bradley Rd	8913	

Protest signing sheet to Rezoning of (ZON-17242; VAR-17244; SDR-17247)

	Name	Signature	Address	Phone#
age 43	Rock D Halverson	<i>Rock D Halverson</i>	5510 Deersprings way,	658-5619
age 42	Darla Halverson	<i>Darla Halverson</i>	5510 Deersprings way	658-5619
age 22	BLADE HALVERSON	<i>Blade Halverson</i>	5510 DEER SPRING LN	769-110
age 17	Konrad Halverson	<i>Konrad Halverson</i>	5510 Deersprings way	658-5619
	Stefan Bagshaw	<i>Stefan Bagshaw</i>	5520 Deersprings	645-6209
	Rebecca L Bagshaw	<i>Rebecca L Bagshaw</i>	5520 Deersprings	645-6209
	Jen Coe	<i>Jen Coe</i>	1116 BOSTON BAY AVE N.L.V.	982-0055
	AL COURGER	<i>Al Courger</i>	5920 APRIL LN LV NV	893-1963

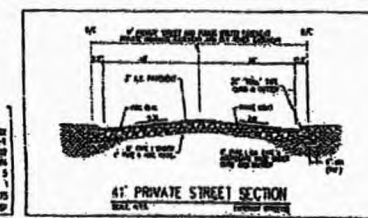
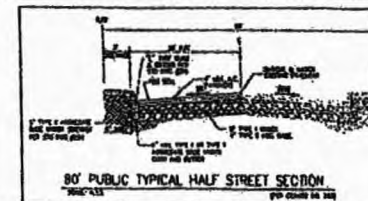
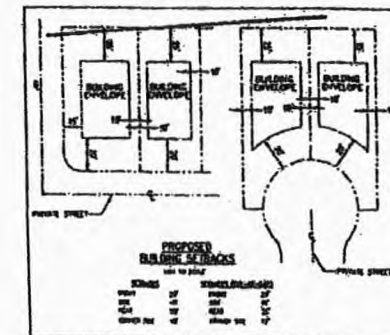
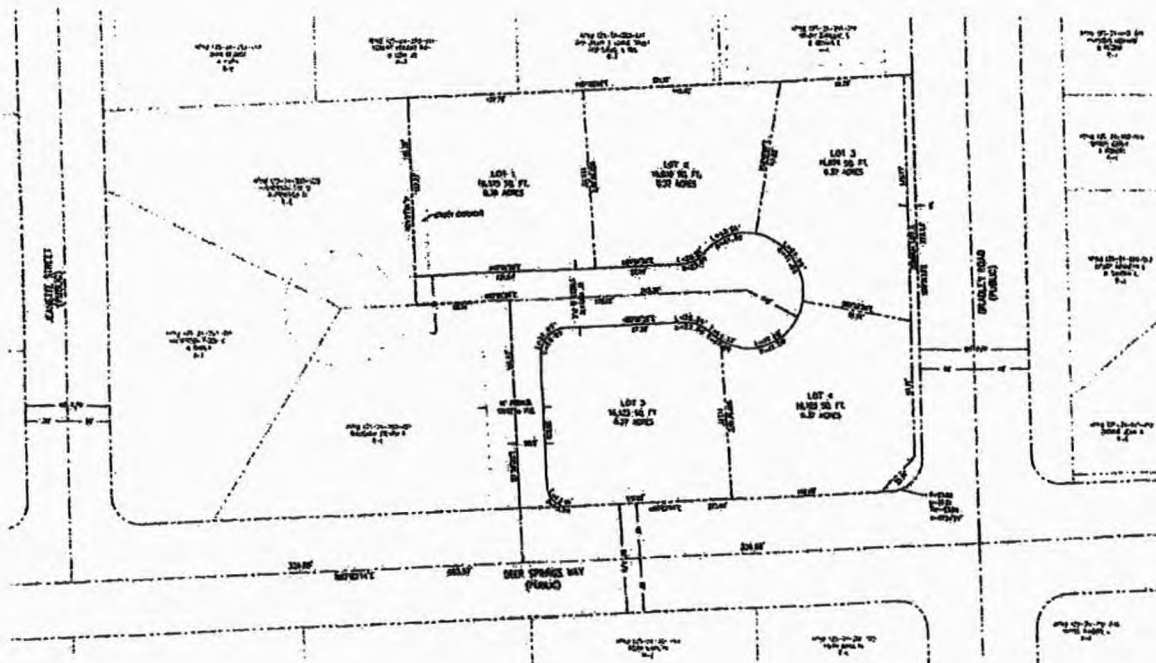
SITE PLAN FOR FALCON CREST UNIT 1 BY ENGLE HOMES

**R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT-2 UNITS PER ACRE)
APN# 125-24-203-022**



WRIGHT
STREET DESIGN
1000 N. 10TH ST., SUITE 100
DENVER, CO 80202
TEL: 303.733.8800
WWW.WRIGHTSTREETDESIGN.COM

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OCT 02 2006



**ZON-17242
12/21/06 PC**

OWNER INFORMATION
125-24-203-022
ENGLE HOMES
1000 N. 10TH ST., SUITE 100
DENVER, CO 80202

DEVELOPER
ENGLE HOMES
1000 N. 10TH ST., SUITE 100
DENVER, CO 80202

ENGINEER
WRIGHT STREET DESIGN
1000 N. 10TH ST., SUITE 100
DENVER, CO 80202

APN#	125-24-203-022
PROJECT NAME	FALCON CREST UNIT 1
PROJECT TYPE	R-PD2
PROJECT LOCATION	1000 N. 10TH ST., SUITE 100 DENVER, CO 80202
PROJECT OWNER	ENGLE HOMES
PROJECT ENGINEER	WRIGHT STREET DESIGN
PROJECT DATE	12/21/06
PROJECT SCALE	1" = 40'
PROJECT SHEET	1 OF 1



March 20, 2007

Mayor Oscar Goodman & Council Members
City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

RE: Bradley & Deer Springs (F1) (SDR-17247, VAR-17244, ZON-17242)

Dear Mayor Goodman & Council Members:

On behalf of my client, Engle Homes, I am submitting a request to have the above listed applications continued from the March 21, 2007 City Council to the April 4, 2007 City Council meeting. This continuance is to allow for additional time to meet with the neighbors directly abutting the project.

We respectfully request your consideration in the above listed matter. Please advise us of your decision. If you have any questions please feel free to contact me at (702) 435-9909.

Sincerely,

Melissa Walter
for Dave Clapsaddle,
Director of Planning

DWC: mw

2007 MAR 20 P 4: 25

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GCGARCIA

Printed after final signature

Date 3/20/07 Item # 89-91

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐ Consent ☒ Discussion**SUBJECT:**

VARIANCE RELATED TO ZON-17242

VAR-17244 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC. - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 2.86 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way (APN 125-24-203-022), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

49

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter and support letter revoking protest letter from Roger D. Schafer
6. Protest letter from Rock D. Halverson and protest petition

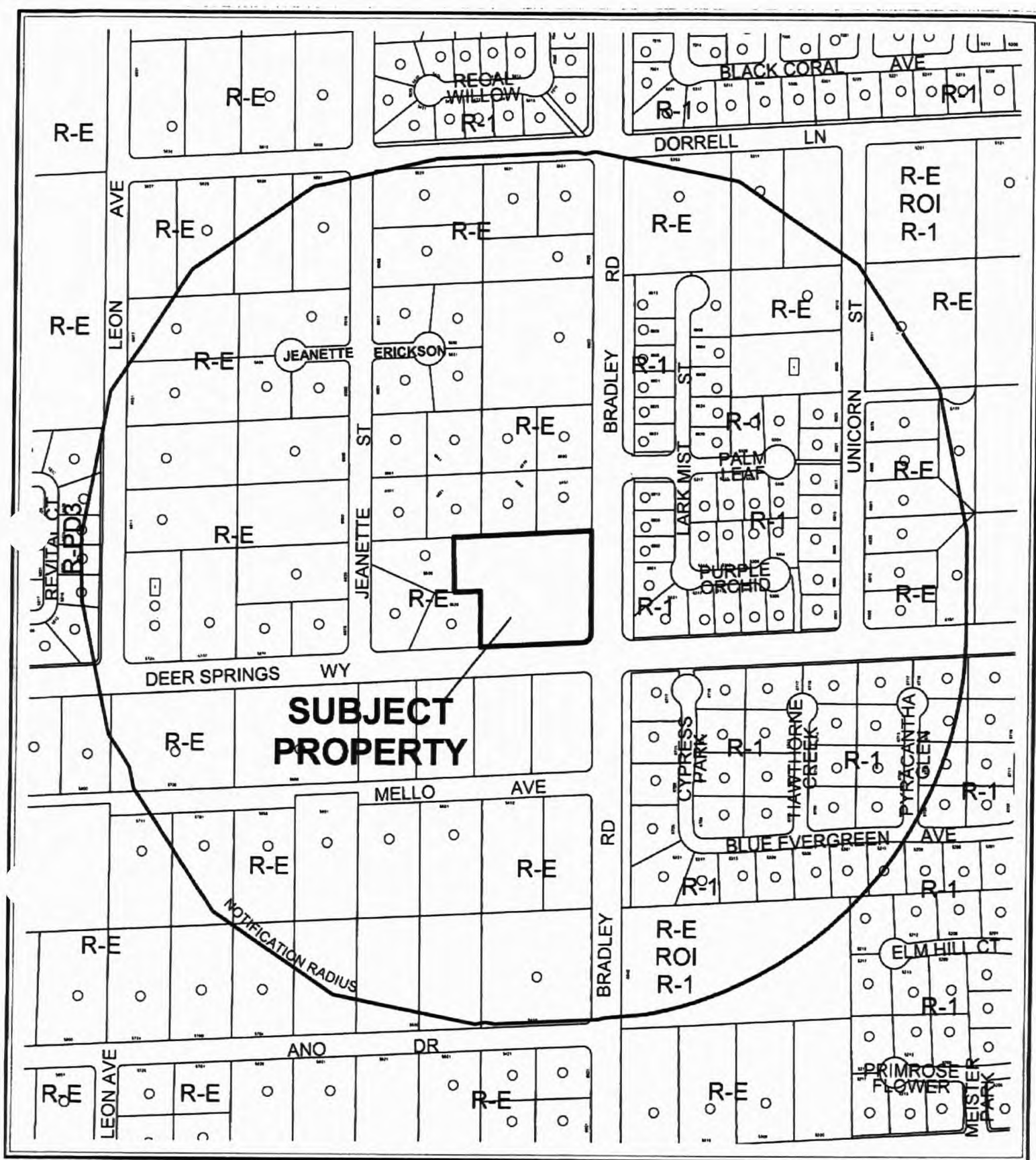
Motion made by GARY REESE to Hold in Abeyance Items 89-91, Item 96, Item 101, Items 104-107 to 4/04/2007; Items 94 and 95 to 4/18/2007; and TABLE Items 97-100

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

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

Minutes:

See Item 89 for related backup.



CASE: VAR-17244

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
R-E (RESIDENCE ESTATES)

PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)

0 200 400 Feet



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAR-17244 - APPLICANT/OWNER: TOUSA HOMES, INC.

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

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Minimum lot size of 16,000 square feet.
2. Conformance to the Conditions of Approval for Rezoning (ZON-17242) and Site Development Plan Review (SDR-17247), if approved.
3. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**** STAFF REPORT ****

PROJECT DESCRIPTION

Request for a Variance to allow a residential planned development on 2.86 acres where five acres is the minimum required.

The proposed development is located on 2.86 gross acres. Per Title 19.06.040 a Residential Planned Development shall be located on a minimum of five acres. The proposed location is only 57 percent of the required area. This is a 43 percent deviation from Title 19.06.040 standards. The proposed deviation is considered a self-imposed hardship as it is the applicant's choice to rezone the property to accommodate the proposed development; therefore, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/06	The Planning Commission recommended approval of companion items ZON-17242 and SDR-17247 concurrently with this application. The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #28/ng).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this development.	
<i>Pre-Application Meeting</i>	
09/15/06	A pre-application meeting was held. It was noted that the site was located in the Rural Preservation Overlay District Buffer. The applicant stated that these would be a mix of one and two-story homes and that the cul-de-sac would align with the western portion that is already developed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.86
Net Acres	2.26

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)
North	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)
South	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)

East	Single-family Residential	ML (Medium Low Density Residential)	R-1 (Single-family Residential)
West	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Per Title 19.06 the following Development Standards apply:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	16,030 SF
Min. Lot Width	91.79 Feet
Min. Setbacks	
• Front	20 Feet
• Side	10 Feet
• Corner	15 Feet
• Rear	25 Feet
Min. Distance Between Buildings	20 Feet
Max. Building Height	29.5 Feet

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-E (Residence Estates)	2 Units Per Acre	Seven (Only Five are Proposed)	R-PD2 (Residential Planned Development – 2 Units Per Acre)	2.49 Units Per Acre	L (Low Density Residential)	5.49 Units Per Acre

Open Space

Per Title 19.06.040 Residential Planned Developments with less than 12 dwelling units are not required to provide open space. This development proposes five-lots and open space is not required. It is noted that the applicant is proving a six-foot streetscape area along Bradley Road (Common Lot A) that includes landscaping that meets Code requirements. The applicant is requesting a waiver of the streetscape requirements along Deer Springs Way.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement

The project provides a minimum of two parking spaces pre dwelling unit. Each unit proposes to have a minimum of a two car garage, while most units include a three car garage. This meets Title 19.10 parking requirements.

ANALYSIS

The proposed development is located on 2.86 gross acres. Per Title 19.06.040 a Residential Planned Development shall be located on a minimum of five acres. The proposed location is only 57 percent of the required area. This is a 43 percent deviation from Title 19.06.040 standards.

Per Title 19.06.040 for the R-PD (Residential Planned Development) District the minimum site area that is eligible for rezoning to the R-PD (Residential Planned Development) zoning district is five acres. Any additional tract which contains less than the minimum site area, but which is contiguous to property previously zoned R-PD (Residential Planned Development), may also be zoned R-PD (Residential Planned Development) by the City Council if it otherwise qualifies for the R-PD (Residential Planned Development) zoning designation. Both such properties must be owned by or be under the control of the same property owner. This particular development is an infill parcel. The adjacent parcels are zoned R-E (Residence Estates).

The site does not meet the intent of the R-PD (Residential Planned Development) District as defined in Title 19.06.040. The proposed deviation is considered a self-imposed hardship as it is the applicant's choice to rezone the property to accommodate the proposed development; therefore, denial of this request is recommended.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship through requesting a zoning district that does not meet Code requirements. Alternative zoning 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

7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 153 by City Clerk

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-17244

Case Number: _____ APN: 125-24-203-022

Name of Property Owner: Tousa Homes

Name of Applicant: 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): _____

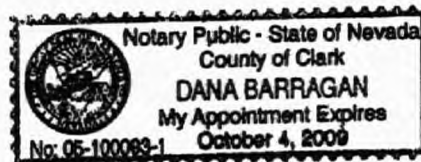
APN: _____

Signature of Property Owner: *Cheryl Kypreos*

Print Name: Cheryl Kypreos

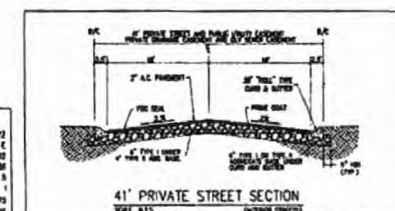
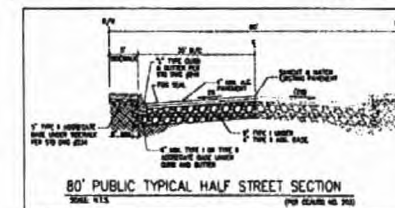
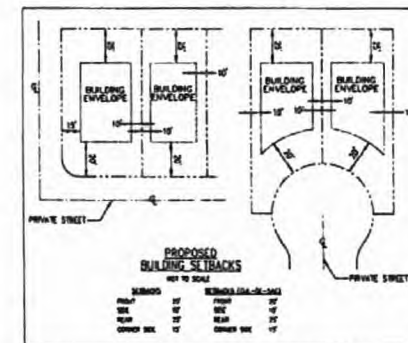
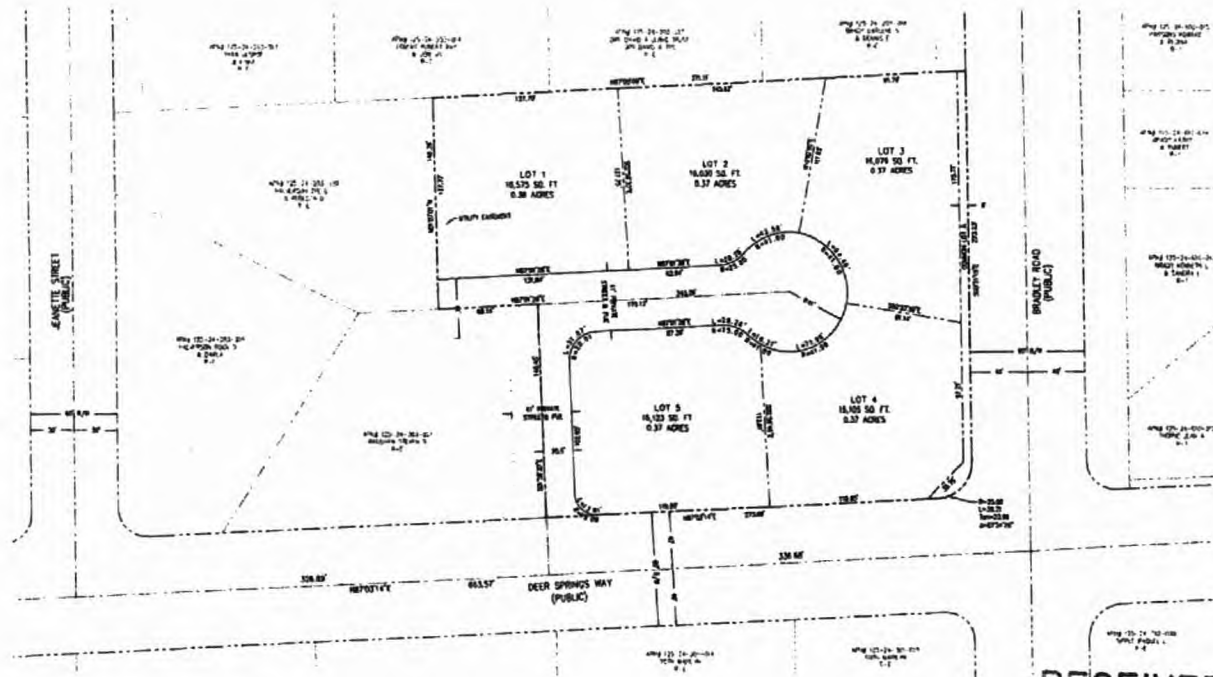
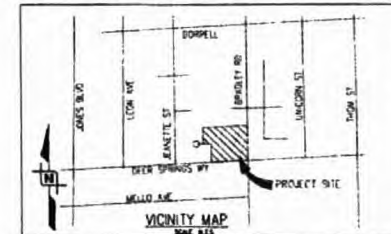
Subscribed and sworn before me

This 21st day of September, 20 06
Dana Barragan
Notary Public in and for said County and State



SITE PLAN FOR FALCON CREST UNIT 1 BY ENGLE HOMES

**R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT-2 UNITS PER ACRE)
APN# 125-24-203-022**



**RECEIVED
OCT 02 2006**

**VAR-17244
12/21/06 PC**

OWNER INFORMATION
ENGLE HOMES
125-24-203-022
125-24-203-022

DEVELOPER
ENGLE HOMES
125-24-203-022
125-24-203-022

ENGINEER
JAMES R. HARRIS
125-24-203-022
125-24-203-022

SITE DATA
ASSESSING PARCEL NUMBER 125-24-203-022
CURRENT ZONING R-1
PROPOSED ZONING R-1
ORIG. ACRES 2.00
NUMBER OF LOTS 5
ORIG. LOT SIZE 1.00
MINIMUM LOT SIZE 16,000 SF

WRIGHT
orient driven
1000 JONES BLVD, SUITE 100
FALCON CREST, CALIF. 92506
PH: 951-200-1000 FAX: 951-200-1001
WWW.WRIGHTENGINEERS.COM

REV	DATE	BY	REVISION

ENGLE HOMES	ENGLE HOMES
125-24-203-022	125-24-203-022
125-24-203-022	125-24-203-022
125-24-203-022	125-24-203-022

ENGLE HOMES	FALCON CREST UNIT 1	SITE PLAN - DEER SPRINGS WAY

DATE	9/28/06
DESIGNED BY	BB
PROJECT NO.	125-24-203-022
PROJECT NAME	125-24-203-022
SCALE	1"=40'

SEAL
JAMES R. HARRIS
125-24-203-022
125-24-203-022
125-24-203-022
125-24-203-022



September 28, 2006

CITY
PLANNING
STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
PAINTING
FLOORING

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada
89101

Dear Ladies/Gentlemen:

Please accept this letter from Wright Engineers on behalf of our client, Touse Homes, Inc., as the justification for related requests for a Rezoning, a Variance and a Site Development Plan Review for development of property located at the northwest corner of Deer Springs Way and Bradley Road, also known as Falcon Crest Unit 1 (APN 125-24-203-022).

Our client intends to develop five single-family homes on the site. The site is currently designated L (Low Density Residential) in the City's Master Plan, which allows for densities up to 5.5 u.p.a. The site is currently zoned R-E (Residence Estates).

The applicant is requesting a conforming Rezoning from the R-E district to the R-PD2 (Residential Planned Development - 2 Units per Acre) on the subject site. Although the density of the proposed project, at 2.86 u.p.a., is far below the Low Density threshold of 5.5 u.p.a., the intent is to match the scale and density of the surrounding properties in the area. All of the proposed lots exceed 16,000 s.f. in area, which is in scale with nearby development. A Site Development Plan Review for the project is also being submitted. This site plan conforms to Title 19 regulations, with the exception of the minimum site size requirement of 5 acres for R-PD developments (a request for a Variance to this requirement is also being filed), and a waiver of the perimeter landscaping strip along Deer Springs Way (the one on Bradley Road is being provided). The reason for this waiver is to have the project match the lots to the west of the cul-de-sac entrance, where no landscape buffer exists. This waiver is requested as part of this Site Development Plan Review.

The proposed rural density residential development will be compatible with surrounding residential uses, and will be a logical and attractive use of an infill parcel that will be designed to compliment the area.

Thank you for your consideration.

Sincerely,


Gary Leibold, AICP
Director of Planning

VAR-17244
12/21/06 PC

RECEIVED
CITY CLERK

Las Vegas City Council
ATT: Barbara Jo Ronemus-City Clerk
400 Stewart Avenue
Las Vegas, NV 89101

2007 JAN 10 A 10:39

January 9, 07

RE: Var-17244

Re: 55

Dear Barbara, Council ~~Mark~~, Pro-Mayor Gary Reese and Beloved Mayor Oscar Goodman. My name is Roger J. Schafer of 6821 Jeanette Street, Las Vegas 89131 and the attached Request for a Notice of Hearing is why this letter which I hoped will be recognized and addressed during the Meeting January 17, 07 at 1:00 P.M.

Unfortunately I will be at work and unable to attend yet I do have several concerns as well as questions for the proposed Variance Changes and how they may effect myself, neighbors and the area itself.

protest

Question Number 1) Will they have City Water and/or will the be on Well.
IF Well: Then has a recent study by an independant licensed Well Person taken current readings on the level of the well water and will it support these additional people.
After all water is a huge concern and thus allowing twice as much residents will have a severe impact and will deplete at an accelerated rate. A HUGE PART WHY THE INTIAL CODES/RULES are in Place prior.

Question Number 2) What will be the square footages of these proposed homes along with the lot size of each one?? Plus the Value of these proposed homes for none of wish to see our current/exsisting home drop in appraised value.

Question Number 3) When is the proposed construction to begin and also a tenative time along when the project should be fully completed?? Also would like to know the hours of operation and will it have an impact on my quality of life and health in terms of "DUST" and noise?

These are indeed concerns and questions which are very important and hopefully have been discussed. "IF" they have not since I will unable to attend hope that all of these questions and concerns will be investigated by the proper industry especially where the water is concerned...IF its city water and not well then of coarse do fully understand and no need to answer other than "City Water".

Page 1 of 2

Processed after filing

Date *1/10/07* Item *#123*

RECEIVED
CITY CLERK

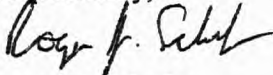
2007 JAN 10 A 10:39

However "IF" its going to be well water I fully expect a current reading and/also an independant research to see if we are capable of handel a 200% percent increase in water use versues what would be half if this variance is not approved.

I will state that this is directly in my backyard and will indeed have an impact and understand the need and development however they intial reasons these previous/current rules have been put in place is for all of us to follow <as we all have> and to ensure that all of us have the resources to live the lifestyle which we have and should be entitled to live.

Will appreciate your response and feel free to address it directly to me as well as the results of the soon to take place meeting and the final results.

Respectfully,



Roger J. Schafer
6821 Jeanette Street
Las Vegas, NV 89131

CC: Council Ross
CC: Gary Reese
CC: Oscar Goodman
CC: Las Vegas Water District

Page 2 of 2

RECEIVED
CITY CLERK

Las Vegas City Council
ATT: Charlie Kajkowski-Director of Public Works
400 E. Stewart Avenue
Las Vegas, NV 89101

2007 FEB -5 A 10: 43

February 01, 07

Support

RE: Var-17244

Dear Barbara, Council Ross, Pro-Mayer Gary Reese, Charlie Kajkowski and the Best Mayor Ever Oscar Goodman. I, Roger J. "Derby" Schafer wish to thank you for the correspondances on the issues regarding the Variance 17244 and was especially impressed that Dave Clapsaddle Director of Planning from GCGARCIA stopped my home today.

Mr. Dave Clapsaddle answered not only my concerns and issues fully yet also my neighbors. We are all extremely happy with what we were told especially the water issue and the size/pricing of the homes.

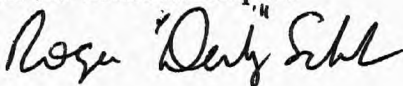
Thus am writing this letter to "THANK YOU" Each and Every One including Mr. Dave Clapsaddle for not only answering our questions and concerns yet also ensuring us that our homes and the water will not be in jeopardy of any nature.

I was Greatly impressed by this measure of taking the time and bringing over the plans and various stages along with being able to answer each and every question and past concern. Thus am writing this letter to let you know that we are all greatly happy and also a great concern of the unknow has now been answered and ensures that this project will be what I call a "Win-Win" good for all.

At this time I also would like to say how impressed I am by the Greatest Mayor Ever "Oscar Goodman" taking the time to write back and respond and did also Charlie Kajkowski Director of Public Works as well.

Not only do we live in the Worlds Greatest City we also have the Greatest Mayor , Council and Staff. Thus I do fully approve and look forward to the develop being completed as planned and Once again wish to Say "Thank You One and All."

With the Greatest Respect



Roger J. "Derby" Schafer
6821 Jeanette Street
Las Vegas, NV 89131

any questions feel free to call me directly on my personal cell 702-525-4782

Date 2/20/07 Item #103

Protest

Date: 02-15-07

Hello Mayor Goodman, Councilman Ross, and Planning Commissioners, I am the residence and owner of 5510 Deer Springs Way of Las Vegas Nevada 89131 for the last 16 years and I built this house and helped develop the private entrance road and private cul-de-sac to the addresses of 5510, 5500, and 5520 Deer Springs way at the corner of Deer Springs Way and Jeanette. Me and my family are in PROTEST against this rezoning of (ZON-17242; VAR-17244; SDR-17247) and would like to keep the quality of life that we planed and paid for and in no way agree or allow the rezoning of our cul-de-sac or give up the writes or easements to the developers or city to our private drive way and private cul-de-sac our for the new homes proposed to have access to our private drive way our private cul-de-sac.

We also would like to keep or agree to the following:

1. Retain our private drive way and private cul-de-sac as is
2. Retain our well and water as is
3. Retain our power as is as we are on The Sloan Grid
4. Retain our R-E zoning
5. Retain our horse zoning
6. No Street lights
7. No Side walks or curbs
8. meet all elevation concerns and flood issues which may arise from the new elevations
9. Have other community new homes entrance from Bradley
10. Lot sizes to measure 1/2 acre (not to the middle of the street)
11. Retaining and keeping of No association fees
12. Absolutely No CC&RS proposed by new developers

RECEIVED
CITY CLERK

2007 FEB 21 A 10:39

We the residence of Deer Springs way, unanimously agree to the above noted and hereby accept this by signing the attached page.

Thank You for you time and consideration of the situation and issues that are concerning to me my family and neighbors.

From: Rock D Halverson 43 years old and 43 years living and native to Las Vegas, Nevada.

Submitted after final agenda

Date 2/21/07 Item # 102-104

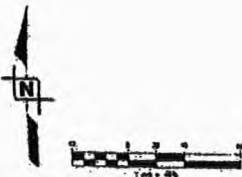
Protest signing sheet to Rezoning of (ZON-17242; VAR-17244; SDR-17247)

Name	Signature	Address	Phone#	Cell
Rock Halverson	[Signature]	5510 Deersprings Way	658-5619	413-3441
Valerie Schram	[Signature]	5700 Mello Ave	395-8900	419-3193
GEORGE R Cole	[Signature]	5701 Mello Ave	207-2306	
Lois Cole	[Signature]	5701 Mello Ave	207-2306	303-2543
Elmus Green	[Signature]	5700 Mello Ave	645-0375	245-7096
Linda Suarez	[Signature]	5711 Mello Ave	369-1957	
Andre Suarez	[Signature]	5711 Mello Ave	369-1957	
G Shelton Green, M.D.	[Signature]	5700 Mello Ave	645-0375	
Maurice Lynn	[Signature]	5501 Mello Ave	645-1538	
Lay Lynn	[Signature]	5501 Mello Ave	645-1538	
Elmus Suarez	[Signature]	5711 Mello Ave	400-0122	
Tara Suarez	[Signature]	5711 Mello Ave	400-0122	
TRICIA GESLER	[Signature]	5810 Mello Ave	656-8624	
Bryan GESLER	[Signature]	5810 Mello Ave	656-8624	
SHARON GESLER	[Signature]	6048 Stoddard St	970-1308	
MIKE GESLER	[Signature]	6048 Stoddard St	970-1308	
EARL PELRY	[Signature]	5850 Mello	645-0310	
Gary Kelso	[Signature]	49217 Fairway	526-7066	
MIKE HENDRIX	[Signature]	5741 Mello Ave	658-5251	
Grace Hendrix	[Signature]	" " "	645-9606	
Marcia Geil	[Signature]	5921 Mello Ave	658-9326	
Barbara Sue Geil	[Signature]	" " "	658-9325	
Robert G. Geil	[Signature]	" " "	" " "	
Quana S Mancuso	[Signature]	6820 Jeanette St	301-1444	
Mitzi Springall	[Signature]	6841 Jeanette St	395-1300	
Kelly J Myers	[Signature]	6801 Jeanette St	636-1503	
Todd Myers	[Signature]	6801 JEANETTE ST	636-1503	
Georgette Thompson	[Signature]	6801 JEANETTE ST	644-4760	
Timothy K. Morris	[Signature]	6900 Jeanette St	431-4447	
Todd C. Andrews	[Signature]	5609 Jeanette Cir	395-0835	
MARIC Dixon	[Signature]	5600 Dorrell Dr LV NV	810-8053	
Arnette Brown-Barker	[Signature]	9312 Palwood	89149	
Ken Lamb	[Signature]	5501 DORRELL DR	8913	
GUST AVILA	[Signature]	8025 RUSSELL RD	8913	
William A. Jones	[Signature]	6920 BRADLEY RD	8913	
MARIA S. Jones	[Signature]	6920 BRADLEY RD	8913	
Brian W Astle	[Signature]	6880 Bradley Rd	8913	
Josh Astle	[Signature]	6880 Bradley Rd	8913	
Brent Springall	[Signature]	6841 Jeanette St	8913	
Ana Ma. Salas	[Signature]	6800 Bradley Rd	8913	
Ana Briza Salas	[Signature]	6800 Bradley Rd	8913	

Protest signing sheet to Rezoning of (ZON-17242; VAR-17244: SDR-17247)

	Name	Signature	Address	Phone#
age 43	Rock D Halverson	Rock D Halverson	5510 Deersprings way,	658-5619 age 43
age 42	Dana Halverson	Dana Halverson	5510 Deersprings way	658-5619 age 42
age 22	BLADE HALVERSON	BLADE HALVERSON	5510 DEER SPRING LN	769-110 age 22
age 17	Konrad Halverson	Konrad Halverson	5510 Deersprings way	658-5619 age 17
	Stefan Bask	Stefan Bask	5520 Deersprings	645-6209
	Steven R. Bask	Steven R. Bask		
	Rebecca L Bask	Rebecca L Bask	5520 Deersprings	645-6209
	JEN CO	JEN CO	1116 13570 BAY AVE N.L.V.	982-0055
	AL COWGER	AL COWGER	5920 APRIL LN LV NV	893-1963

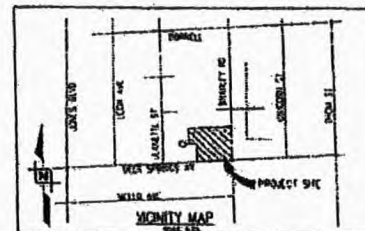
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT-2 UNITS PER ACRE)
APN# 125-24-203-022



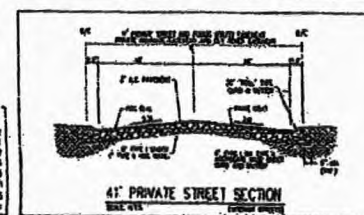
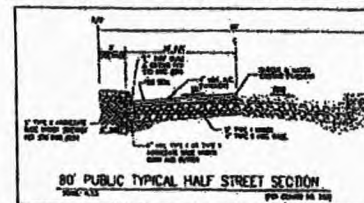
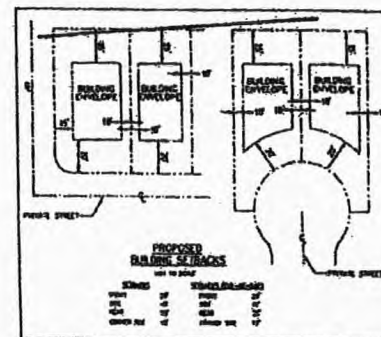
ZON-17242
12/21/06 PC

ENGINEER
WALSH ENGINEERING
1015 10TH AVE
LOS ANGELES, CALIF. 90015
(213) 621-7200 FAX (213) 621-6200

MILWAUKEE	
ADDITIONAL POWER, WINDUP 12-24-20-25	
CARDON 2000	10
PROPER 2000	10
GOOD 2000	10
POWER OF LOVE	
COACH 2000	
2000	10
2000 1000	10



RECEIVED
OCT 02 2006



WRIGHT

WAS TAKEN FROM THE
STATION ON 10/11/77 BY A POLICE OFFICER
WHILE WORKING WITH THE ARMY ON THE

[illegible][illegible]

ENCLE HOMES
FALCON CREST LANE 1
SITE PLAN -DEER SPRINGS WAY

[illegible]

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: MARCH 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-17242 AND VAR-17244

SDR-17247 – ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: TOUSA HOMES, INC. - Request for a Site Development Plan Review FOR A PROPOSED FIVE-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER OF THE STREETSCAPE REQUIREMENTS on 2.86 acres at the northwest corner of Bradley Road and Deer Springs Way (APN 125-24-203-022), R-E (Residence Estates) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

49

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter from Rock D. Halverson and protest petition

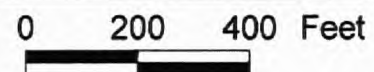
Motion made by GARY REESE to Hold in Abeyance Items 89-91, Item 96, Item 101, Items 104-107 to 4/04/2007; Items 94 and 95 to 4/18/2007; and TABLE Items 97-100

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

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

Minutes:

See Item 89 for related backup.



PROPOSED ZONING OF SUBJECT PROPERTY:
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE)



AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-17247 - APPLICANT/OWNER: TOUSA HOMES, INC.

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

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-17242) and Variance (VAR-12244), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/02/06, except as amended by conditions herein.
4. A Waiver from streetscape requirements is hereby approved, to allow no streetscape along Deer Springs Way where six feet of streetscape is required.
5. The standards for this development shall include a Minimum lot size of 16,030 square feet and Building height shall not exceed two stories or 29.5 feet, whichever is less.
6. The setbacks for this development shall be a minimum of 20 feet to the front of the house, as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 25 feet in the rear.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

9. 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.
10. Air conditioning units shall not be mounted on rooftops.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. The private entry street shall not be gated.
15. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-17242 and all other applicable site-related actions.
17. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

** STAFF REPORT **

PROJECT DESCRIPTION

The proposed development is for a five-lot single-family residential subdivision. The site would be accessed by a cul-de-sac off Deer Springs Way. The project requires a Variance to allow a Residential Planned Development on less than five acres and a waiver of streetscape requirements along Deer Springs Way. These deviations are not supported as they are due to the applicants design choices. The proposed development standards more closely match the R-D (Single-family Residential-Restricted) District than the R-E (Residence Estates) that is currently in place on the site and is most prevalent in the area. The rezoning would permit five lots where four lots would be permitted under the current designation. Due to the deviations from standards and smaller lot sizes than the adjacent property, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/21/06	The Planning Commission recommended approval of companion items ZON-17242 and VAR-17244 concurrently with this application. The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #29/ng).
<i>Related Building Permits/Business Licenses</i>	
There are no permits or licenses related to this development.	
<i>Pre-Application Meeting</i>	
09/15/06	A pre-application meeting was held. It was noted that the site was located in the Rural Preservation Overlay District Buffer. The applicant stated that these would be a mix of one and two-story homes and that the cul-de-sac would align with the western portion that is already developed.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	2.86
Net Acres	2.26

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)
North	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)
South	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)

East	Single-family Residential	ML (Medium Low Density Residential)	R-1 (Single-family Residential)
West	Single-family Residential	L (Low Density Residential)	R-E (Residence Estates)

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

DEVELOPMENT STANDARDS

Per Title 19.06 the following Development Standards apply:

<i>Standard</i>	<i>Provided</i>
Min. Lot Size	16,030 SF
Min. Lot Width	91.79 Feet
Min. Setbacks	
• Front	20 Feet
• Side	10 Feet
• Corner	15 Feet
• Rear	25 Feet
Max. Building Height	29.5 Feet

<i>Residential Adjacency Standards</i>
Residential Adjacency Standards do not apply to the proposed development.

<i>Existing Zoning</i>	<i>Permitted Density</i>	<i>Units Allowed</i>	<i>Proposed Zoning</i>	<i>Permitted Density</i>	<i>General Plan</i>	<i>Permitted Density</i>
R-E (Residence Estates)	2 Units Per Acre	Seven (Only Five are Proposed)	R-PD2 (Residential Planned Development – 2 Units Per Acre)	2.49 Units Per Acre	L (Low Density Residential)	5.49 Units Per Acre)

Open Space

Per Title 19.06.040 Residential Planned Developments with less than 12 dwelling units are not required to provide open space. This development is proposing five-lots and is not required to provide open space. It is noted that the applicant is providing a six-foot streetscape area along Bradley Road (Common Lot A) that includes landscaping that meets Code requirements. The applicant is requesting a waiver of the streetscape requirements along Deer Springs Way.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement

The project is required to provide a minimum of two parking spaces per dwelling unit. Each unit is proposed to have a minimum of a two car garage, while most units include a three car garage. This meets Title 19.10 parking requirements.

Waivers

Request	Requirement	Staff Recommendation
Streetscape requirements along Deer Springs Way. The applicant is requesting no streetscape and would like rural standards in this area.	6 Feet	This waiver is not supported and the applicant should provide the streetscape along Deer Springs Way.

ANALYSIS

The proposed development would consist of five lots. The smallest lot is 16,030 square feet. The largest lot is 16,575 square feet. The current R-E (Residence Estates) zone permits a minimum lot size of 20,000 square feet; therefore, with the current zoning a total of four lots would be permitted. The setbacks that are proposed are similar to the setbacks for the R-D (Single-family Residential-Restricted) District. These setbacks are much less than what is permitted in the R-E (Residence Estates) Zone. Elevations show one and two story homes. Materials will consist of stucco and Spanish tile. Colors will be white and tan stucco with tan and green accents.

Per Title 19.06.040 for the R-PD (Residential Planned Development) District the minimum site area that is eligible for rezoning to the R-PD (Residential Planned Development) zoning district is five acres. Any additional tract which contains less than the minimum site area, but which is contiguous to property previously zoned R-PD (Residential Planned Development), may also be zoned R-PD (Residential Planned Development) by the City Council if it otherwise qualifies for the R-PD (Residential Planned Development) zoning designation. Both such properties must be owned by or be under the control of the same property owner. This particular development is an infill parcel. The adjacent parcels are zoned R-E (Residence Estates). The site does not meet the intent of the R-PD (Residential Planned Development) District as defined in Title 19.06.

The proposed development would have five lots and would not require open space. It is noted that streetscape is required along both Bradley Road and Deer Springs Way. The applicant is providing the required six-foot wide streetscape along Bradley Road; however, a waiver is requested for the streetscape along Deer Springs Way. This is in an effort to maintain a rural appearance to the property. This waiver is not supported as the applicant has the room to provide for this landscaping and is opting not to provide the streetscape based on their design choices.

The homes are single and two-story homes. These homes range in size from 3,300 to 4,800 square feet and typically feature three-car garages. Design and color schemes are typical of development in this area.

FINDINGS

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

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

The proposed development is not considered compatible with the area. The adjacent cul-de-sac features three lots built to R-E standards. The proposed development consists of five lots and the proposed standards more closely match those of the R-D District.

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

The proposed development is not consistent with Title 19. The project requires a Variance (VAR-17244) to allow a Residential Planned Development on less than five acres. Additionally, the project does not meet the intent of the Residential Planned Development District as defined in Title 19.06.040. The site also requires a waiver of streetscape standards along Deer Springs Way, as designed. Due to these several deviations from Title 19, denial of this request is recommended.

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

Site access is provided from Deer Springs Way an 80-foot Secondary Collector. This street will provide adequate access to the proposed development.

- 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;**

Elevations and design characteristics are not unsightly or obnoxious and will be 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 not compromise the public health or the general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 150 by Planning and Development Dept

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-17247** APN: 125-24-203-022
Name of Property Owner: Tousa Homes
Name of Applicant: 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): _____

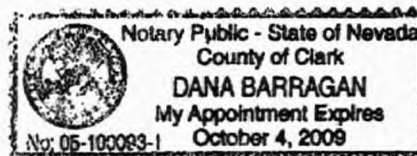
APN: _____

Signature of Property Owner: _____

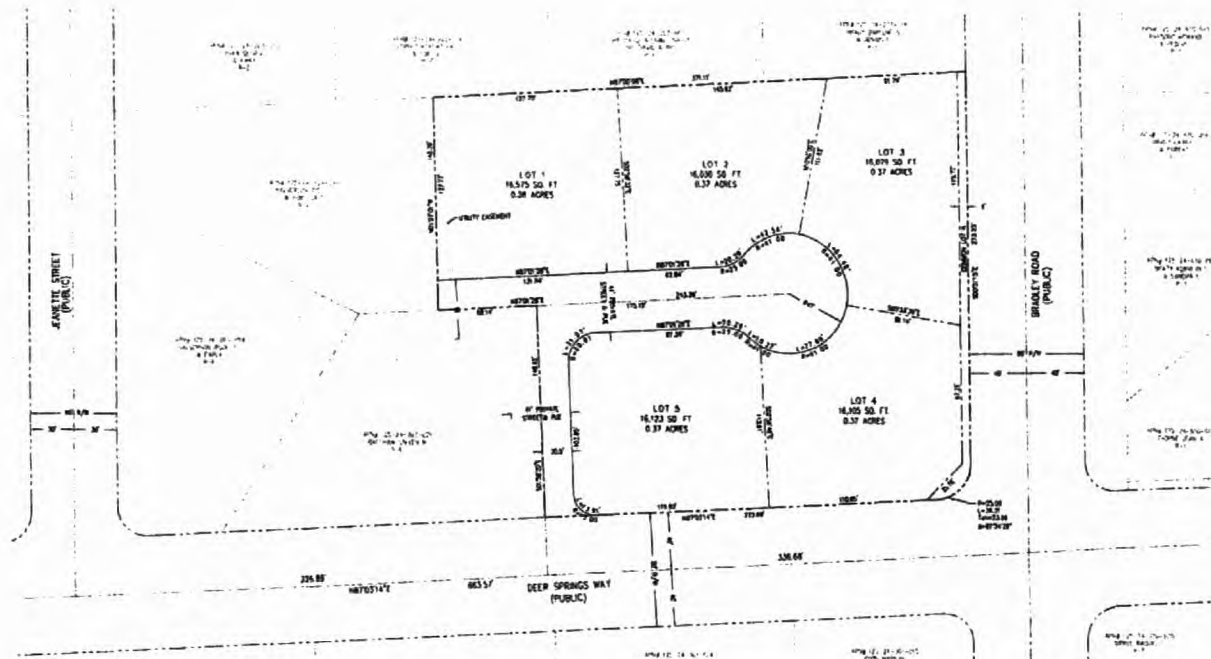
Print Name: _____

Subscribed and sworn before me

This 21st day of September 2006
Dana Barragan
Notary Public in and for said County and State



R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT-2 UNITS PER ACRE)
APN# 125-24-203-022



RECEIVED
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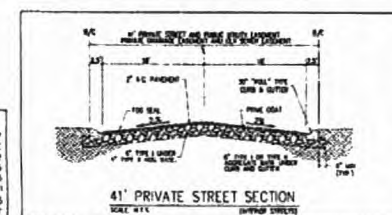
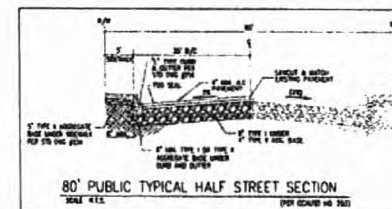
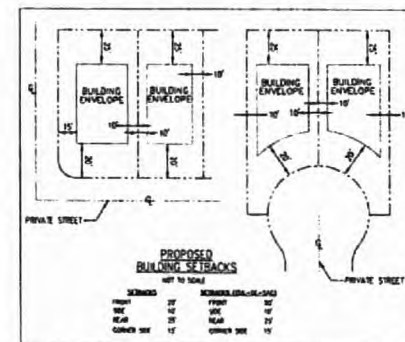
SDR-17247
12/21/06 PC

OWNER INFORMATION
 APG 120-24-283-010
 TRISA WICKS
 2022 N. Sarnocki and
 LAR WICKS are 00000

DEVELOPER
 1984-1985
 1000 N. 10TH AVE.
 LINDEN, NJ 07036

ENGINEER
SPRINT ENGINEERING
HOLLYWOOD FLORIDA
LAS VEGAS, NEVADA 89109
RS (702) 644-7000 FAX (702) 776-0111
A/E/C-2000

SITE DATA	
ASSESSORS PARCEL NUMBER	125-24-203-027
CURRENT ZONING	M-1
PROPOSED ZONING	R-PD
GROSS ACRES	2.86
NUMBER OF LOTS	5
COMMON LOTS	
DU/AC	1.75
MINIMUM LOT SIZE	14,050 SF

**WRIGHT**

client driven

AS VÍDEAS, QUEM PRODUZ, LACRAMENTO

[illegible]

	DONE NO. 1	DATE
	DONE NO. 2	DATE

ENGLE HOMES
FALCON CREST UNIT 1
SITE PLAN -DEER SPRINGS WAY

DATE: 9/28/08
 DRAWING BY: SJS
 PROJECT NAME: CH24192
 PROJECT VOP: 1"=40'
 SCALE: 1"=40'

 a/c/sjs

Sheet
 S1
 1 OF 1 1-09775
 (DATE: 9/28/08)



SCALE: 1/4" = 1' 0"

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FLOOR PLAN

SCALE: WP + HP

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QUESTION How does the law of supply and demand work?

ANSWER Supply and demand are the two forces that determine the price of a good or service in a free market. The law of supply states that, all else being equal, the quantity of a good or service supplied increases as the price increases. The law of demand states that, all else being equal, the quantity of a good or service demanded decreases as the price increases. The intersection of the supply and demand curves determines the equilibrium price and quantity.

QUESTION What is the difference between a good and a service?

ANSWER A good is a tangible item that can be stored and resold. A service is an intangible activity that is performed for someone else. Goods are typically produced by factories or farms, while services are typically provided by people.

QUESTION What is the difference between a private good and a public good?

ANSWER A private good is a good that is both excludable and rivalrous. A public good is a good that is non-excludable and non-rivalrous. Private goods can be sold to a specific person, while public goods cannot. Private goods can be consumed by one person at a time, while public goods can be consumed by many people at the same time.

QUESTION What is the difference between a natural monopoly and a private monopoly?

ANSWER A natural monopoly is a monopoly that arises due to the high fixed costs of production. A private monopoly is a monopoly that arises due to legal barriers to entry. Natural monopolies are typically regulated by the government, while private monopolies are not.

QUESTION What is the difference between a perfect competition and a monopoly?

ANSWER Perfect competition is a market structure in which there are many small firms, each of which is a price taker. A monopoly is a market structure in which there is only one firm, which is a price maker. In perfect competition, firms produce a homogeneous product, while in a monopoly, the firm produces a unique product.

QUESTION What is the difference between a short-run and a long-run?

ANSWER The short run is a period of time in which at least one input is fixed. The long run is a period of time in which all inputs are variable. In the short run, firms can adjust their output by changing the variable inputs, while in the long run, firms can adjust their output by changing all inputs.

QUESTION What is the difference between a cost curve and a demand curve?

ANSWER A cost curve shows the relationship between the quantity of a good or service produced and the total cost of production. A demand curve shows the relationship between the quantity of a good or service demanded and the price. Cost curves are typically upward sloping, while demand curves are typically downward sloping.

QUESTION What is the difference between a profit and a loss?

ANSWER Profit is the difference between total revenue and total cost. A loss is the difference between total cost and total revenue. Firms aim to maximize profit, while they aim to minimize loss.

QUESTION What is the difference between a fixed cost and a variable cost?

ANSWER A fixed cost is a cost that does not change with the quantity of output. A variable cost is a cost that changes with the quantity of output. Fixed costs are typically incurred in the short run, while variable costs are typically incurred in the long run.

QUESTION What is the difference between a sunk cost and an avoidable cost?

ANSWER A sunk cost is a cost that has already been incurred and cannot be recovered. An avoidable cost is a cost that can be avoided if a firm chooses not to produce a good or service. Sunk costs are typically irrelevant for decision making, while avoidable costs are typically relevant.

QUESTION What is the difference between a marginal cost and an average cost?

ANSWER Marginal cost is the cost of producing one additional unit of output. Average cost is the total cost divided by the quantity of output. Marginal cost is typically U-shaped, while average cost is typically U-shaped.

QUESTION What is the difference between a short-run cost curve and a long-run cost curve?

ANSWER A short-run cost curve shows the relationship between the quantity of a good or service produced and the total cost of production in the short run. A long-run cost curve shows the relationship between the quantity of a good or service produced and the total cost of production in the long run. Short-run cost curves are typically U-shaped, while long-run cost curves are typically U-shaped.

QUESTION What is the difference between a short-run profit function and a long-run profit function?

ANSWER A short-run profit function shows the relationship between the quantity of a good or service produced and the profit in the short run. A long-run profit function shows the relationship between the quantity of a good or service produced and the profit in the long run. Short-run profit functions are typically U-shaped, while long-run profit functions are typically U-shaped.

QUESTION What is the difference between a short-run supply curve and a long-run supply curve?

ANSWER A short-run supply curve shows the relationship between the quantity of a good or service supplied and the price in the short run. A long-run supply curve shows the relationship between the quantity of a good or service supplied and the price in the long run. Short-run supply curves are typically upward sloping, while long-run supply curves are typically upward sloping.

QUESTION What is the difference between a short-run demand curve and a long-run demand curve?

ANSWER A short-run demand curve shows the relationship between the quantity of a good or service demanded and the price in the short run. A long-run demand curve shows the relationship between the quantity of a good or service demanded and the price in the long run. Short-run demand curves are typically downward sloping, while long-run demand curves are typically downward sloping.

QUESTION What is the difference between a short-run equilibrium and a long-run equilibrium?

ANSWER A short-run equilibrium is the point at which the short-run supply curve intersects the short-run demand curve. A long-run equilibrium is the point at which the long-run supply curve intersects the long-run demand curve. Short-run equilibria are typically stable, while long-run equilibria are typically stable.

QUESTION What is the difference between a short-run market and a long-run market?

ANSWER A short-run market is a market in which the quantity of a good or service supplied and demanded is fixed. A long-run market is a market in which the quantity of a good or service supplied and demanded is variable. Short-run markets are typically competitive, while long-run markets are typically competitive.

QUESTION What is the difference between a short-run industry and a long-run industry?

ANSWER A short-run industry is an industry in which the number of firms is fixed. A long-run industry is an industry in which the number of firms is variable. Short-run industries are typically competitive, while long-run industries are typically competitive.

QUESTION What is the difference between a short-run economy and a long-run economy?

ANSWER A short-run economy is an economy in which the total quantity of goods and services produced and consumed is fixed. A long-run economy is an economy in which the total quantity of goods and services produced and consumed is variable. Short-run economies are typically competitive, while long-run economies are typically competitive.

QUESTION What is the difference between a short-run world and a long-run world?

ANSWER A short-run world is a world in which the total quantity of goods and services produced and consumed is fixed. A long-run world is a world in which the total quantity of goods and services produced and consumed is variable. Short-run worlds are typically competitive, while long-run worlds are typically competitive.

QUESTION What is the difference between a short-run universe and a long-run universe?

ANSWER A short-run universe is a universe in which the total quantity of goods and services produced and consumed is fixed. A long-run universe is a universe in which the total quantity of goods and services produced and consumed is variable. Short-run universes are typically competitive, while long-run universes are typically competitive.

QUESTION What is the difference between a short-run multiverse and a long-run multiverse?

ANSWER A short-run multiverse is a multiverse in which the total quantity of goods and services produced and consumed is fixed. A long-run multiverse is a multiverse in which the total quantity of goods and services produced and consumed is variable. Short-run multiverses are typically competitive, while long-run multiverses are typically competitive.

QUESTION What is the difference between a short-run omniverse and a long-run omniverse?

ANSWER A short-run omniverse is an omniverse in which the total quantity of goods and services produced and consumed is fixed. A long-run omniverse is an omniverse in which the total quantity of goods and services produced and consumed is variable. Short-run omniverses are typically competitive, while long-run omniverses are typically competitive.

QUESTION What is the difference between a short-run everything and a long-run everything?

ANSWER A short-run everything is everything in which the total quantity of goods and services produced and consumed is fixed. A long-run everything is everything in which the total quantity of goods and services produced and consumed is variable. Short-run everything is typically competitive, while long-run everything is typically competitive.

QUESTION What is the difference between a short-run nothing and a long-run nothing?

ANSWER A short-run nothing is nothing in which the total quantity of goods and services produced and consumed is fixed. A long-run nothing is nothing in which the total quantity of goods and services produced and consumed is variable. Short-run nothing is typically competitive, while long-run nothing is typically competitive.

QUESTION What is the difference between a short-run somewhere and a long-run somewhere?

ANSWER A short-run somewhere is somewhere in which the total quantity of goods and services produced and consumed is fixed. A long-run somewhere is somewhere in which the total quantity of goods and services produced and consumed is variable. Short-run somewheres are typically competitive, while long-run somewheres are typically competitive.

QUESTION What is the difference between a short-run anywhere and a long-run anywhere?

ANSWER A short-run anywhere is anywhere in which the total quantity of goods and services produced and consumed is fixed. A long-run anywhere is anywhere in which the total quantity of goods and services produced and consumed is variable. Short-run anywheres are typically competitive, while long-run anywheres are typically competitive.

QUESTION What is the difference between a short-run everywhere and a long-run everywhere?

ANSWER A short-run everywhere is everywhere in which the total quantity of goods and services produced and consumed is fixed. A long-run everywhere is everywhere in which the total quantity of goods and services produced and consumed is variable. Short-run everywheres are typically competitive, while long-run everywheres are typically competitive.

QUESTION What is the difference between a short-run nowhere and a long-run nowhere?

ANSWER A short-run nowhere is nowhere in which the total quantity of goods and services produced and consumed is fixed. A long-run nowhere is nowhere in which the total quantity of goods and services produced and consumed is variable. Short-run nowheres are typically competitive, while long-run nowheres are typically competitive.

QUESTION What is the difference between a short-run somewhere, anywhere, everywhere, and nowhere?

ANSWER A short-run somewhere, anywhere, everywhere, and nowhere is somewhere, anywhere, everywhere, and nowhere in which the total quantity of goods and services produced and consumed is fixed. A long-run somewhere, anywhere, everywhere, and nowhere is somewhere, anywhere, everywhere, and nowhere in which the total quantity of goods and services produced and consumed is variable. Short-run somewhere, anywhere, everywhere, and nowhere is typically competitive, while long-run somewhere, anywhere, everywhere, and nowhere is typically competitive.

QUESTION What is the difference between a short-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere?

ANSWER A short-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is somewhere, anywhere, everywhere, and nowhere in which the total quantity of goods and services produced and consumed is fixed. A long-run somewhere, anywhere, everywhere, and nowhere is somewhere, anywhere, everywhere, and nowhere in which the total quantity of goods and services produced and consumed is variable. Short-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is typically competitive, while long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is typically competitive.

QUESTION What is the difference between a short-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere?

ANSWER A short-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is somewhere, anywhere, everywhere, and nowhere in which the total quantity of goods and services produced and consumed is fixed. A long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is somewhere, anywhere, everywhere, and nowhere in which the total quantity of goods and services produced and consumed is variable. Short-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is typically competitive, while long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is typically competitive.

QUESTION What is the difference between a short-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere?

ANSWER A short-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is somewhere, anywhere, everywhere, and nowhere in which the total quantity of goods and services produced and consumed is fixed. A long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is somewhere, anywhere, everywhere, and nowhere in which the total quantity of goods and services produced and consumed is variable. Short-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is typically competitive, while long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is typically competitive.

QUESTION What is the difference between a short-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere?

ANSWER A short-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is somewhere, anywhere, everywhere, and nowhere in which the total quantity of goods and services produced and consumed is fixed. A long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is somewhere, anywhere, everywhere, and nowhere in which the total quantity of goods and services produced and consumed is variable. Short-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is typically competitive, while long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere is typically competitive.

QUESTION What is the difference between a short-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere, anywhere, everywhere, and nowhere, and a long-run somewhere

FLOOR AREA FLOOR	SQ. FT.
TOTAL	23,048 S.F.
GARAGE	6,448 S.F.
ENTRY 1 ST FLOOR	70 S.F.
ENTRY 1 ST FLOOR	40 S.F.
ENTRY 1 ST FLOOR	74 S.F.
COVERED LOBBY	294 S.F.
PORCH 1 ST FLOOR	404 S.F.

[illegible]

No.	Date	Issued / Description
1	2007.05.01	BLDG DEPT. GUMMUTAL
2	2007.05.01	BLDG DEPT. REMOVED
3	2007.05.01	BLDG DEPT. REMOVED
4	2007.05.01	
5	2007.05.01	
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100	2007.05.01	

Comme24x7

**BENNINGTON
PARK**



**TOUSA HOMES Inc. d.b.
ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777**



KTGYGROUP, INC.
A Division of

THE NATIONAL BUREAU

MONTANA, CA FISH

OPEN HOUSE
ONE DAY ONLY

Keywords: *depression, mood, mood disorder, mood disorder with anxiety, mood disorder without anxiety, mood disorder with anxiety, mood disorder without anxiety*

1999

Learning Objectives

Principal in Charge :	J. TULLY
Project Director :	M. FOWLER
Project Manager :	R. SCHWAB
Project Designer :	J. TULLY

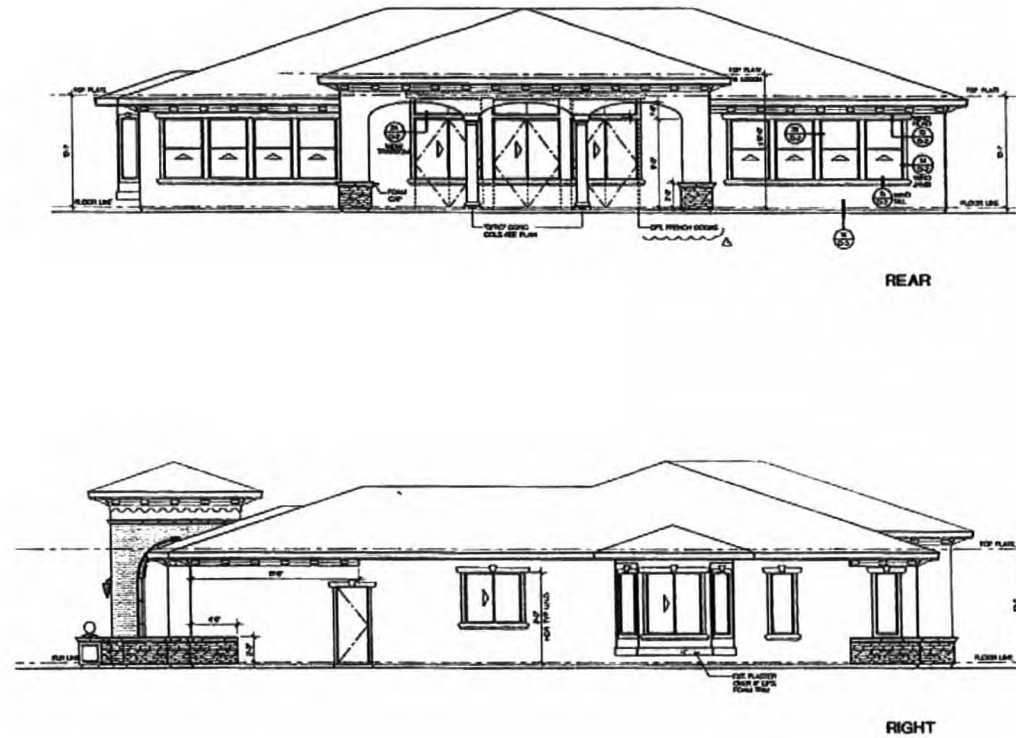
Draw Title:

**PLAN 1
"A" FLOOR PLAN
AND OPTION**

Estimated 400,000

A1.1

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OCT 02 2006 **SDR-17247**
12/21/06 PC



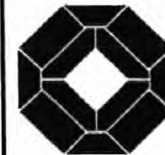
EXTERIOR ELEVATIONS SCALE: 1/8" = 1'-0"

No. Date Name / Description

3/10/05 BLDG DEPT. SUBMITTAL
A 3/10/05 BLDG DEPT. REVISIONS
A 3/10/05 BLDG DEPT. REVISIONS

Project: **BENNINGTON PARK**

TOUSA HOMES Inc. d.b.a. ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777



KTOYGROUP, INC.

ARCHITECTURAL FIRM

2000 UNIVERSITY BLVD. SUITE 100
LAS VEGAS, NV 89102

2000 UNIVERSITY BLVD. SUITE 100
LAS VEGAS, NV 89102

Phone: (702) 735-1111

License: 00000000

Principal in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: H. SCHMIDT
Project Designer: J. TAN
Checked By:

Sheet Title:
PLAN 1
"B" EXTERIOR ELEVATIONS

Sheet No.:

A1.6A

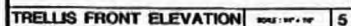
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12/21/06 PC



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



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No.	Code	Name / Description
3	37405	BLOG DEPT. SUPPLIES
4	37406	BLOG DEPT. REPAIRS
5	37407	BLOG DEPT. REPAIRS

**BENNINGTON
PARK**

2004-0777



KINGGROUP, INC.
 10000 Wilshire Blvd.
 Suite 1000
 Beverly Hills, CA 90210
 Tel: 310.277.1000
 Fax: 310.277.1001
 E-mail: info@kinggroup.com

Principal in Charge •
Project Director •
Project Manager •
Project Engineer •

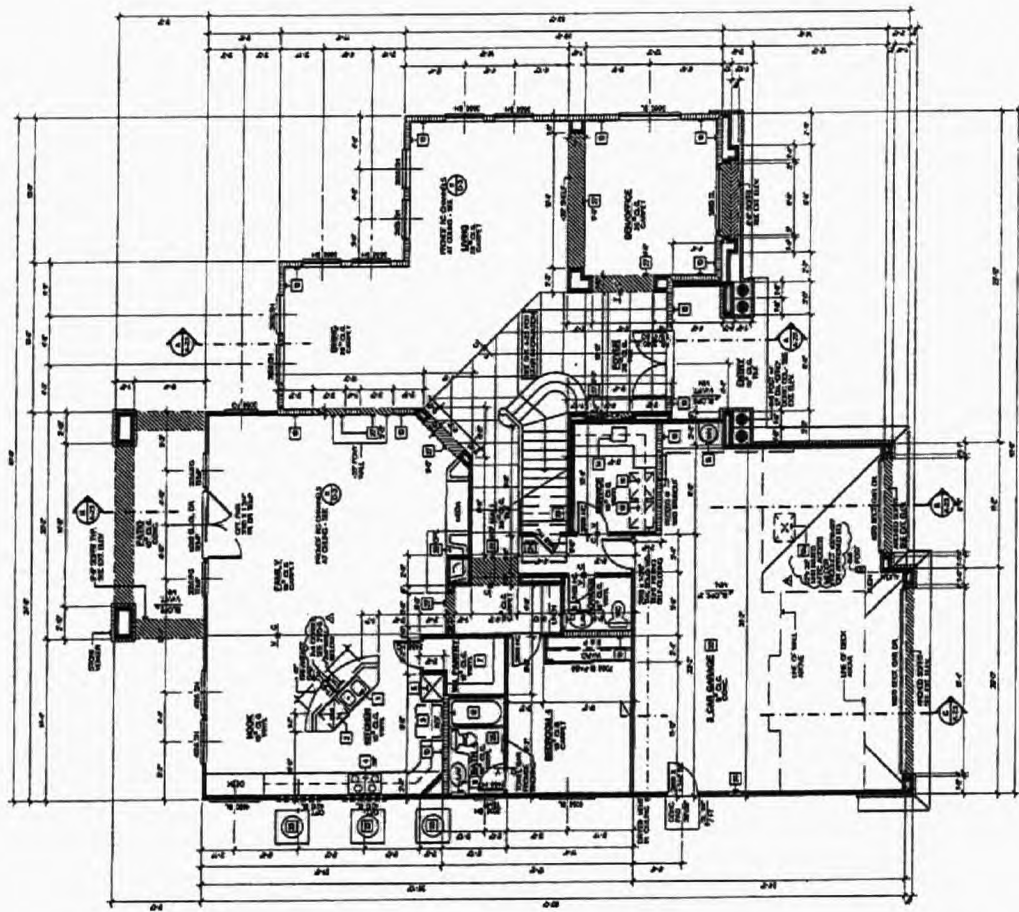
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12/21/06 PC

OCT 02 2005

12/21/06 PC



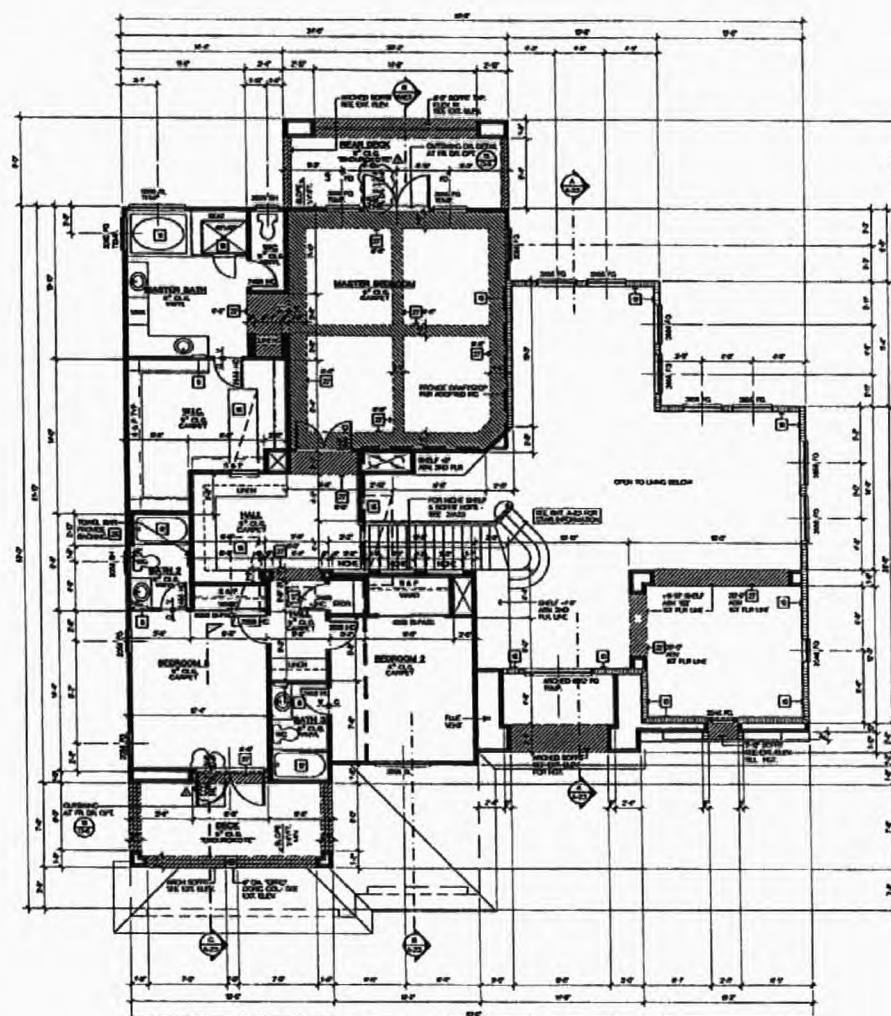
FLOOR PLANS

1

SQUARE FOOTAGE

FLOOR AREA	2222 S.F.
FIRST FLOOR	960 S.F.
SECOND FLOOR	1262 S.F.
TOTAL	2222 S.F.
GARAGE	775 S.F.
BACK DECK	62 S.F.
PATIO	79 S.F.
SUNNY 1 ST ELEVATION	77 S.F.
ENTRY 1 ST ELEVATION	71 S.F.
ENTRY 2 ND ELEVATION	74 S.F.
FRONT DECK 1 ST ELEVATION	144 S.F.
FRONT DECK 2 ND ELEVATION	144 S.F.
FRONT DECK 3 RD ELEVATION	144 S.F.
FRONT DECK 4 TH ELEVATION	144 S.F.

WINE



SECOND FLOOR PLAN

1. GENERAL NOTES
2. FINISHES
3. STRUCTURAL
4. MECHANICAL
5. ELECTRICAL
6. PLUMBING
7. PAINTS
8. FLOORING
9. ROOFING
10. EXTERIOR
11. INTERIOR
12. DETAILS
13. ELEVATIONS
14. SECTION
15. FOUNDATION
16. UTILITIES
17. SCHEDULE
18. LEGEND
19. INDEX
20. APPENDICES

SQUARE FOOTAGE

FLOOR AREA	3235 S.F.
FIRST FLOOR	3235 S.F.
SECOND FLOOR	3235 S.F.
TOTAL	6470 S.F.
Garage	720 S.F.
Back Deck	102 S.F.
Entry F.V. ELEVATION	75 S.F.
Entry R.V. ELEVATION	77 S.F.
Entry P.V. ELEVATION	76 S.F.
Front Deck F.V. ELEVATION	144 S.F.
Front Deck R.V. ELEVATION	142 S.F.
Front Deck P.V. ELEVATION	141 S.F.

Project: **BENNINGTON PARK**

TOUSA HOMES Inc., d.b.a. ENGLE HOMES
 7872 WEST SAHARA
 LAS VEGAS, NV 89117
 2004-0777

KTGYGROUP, INC.
 1100 SUTTER STREET, SUITE 100
 OAKLAND, CA 94612

Prepared by: **A. TAYLOR**
 Project Designer: **M. FOWLER**
 Project Manager: **M. SCHWARTZ**
 Project Designer: **J. TSM**

Sheet No.: **A-2.1A**

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12/21/06 PC

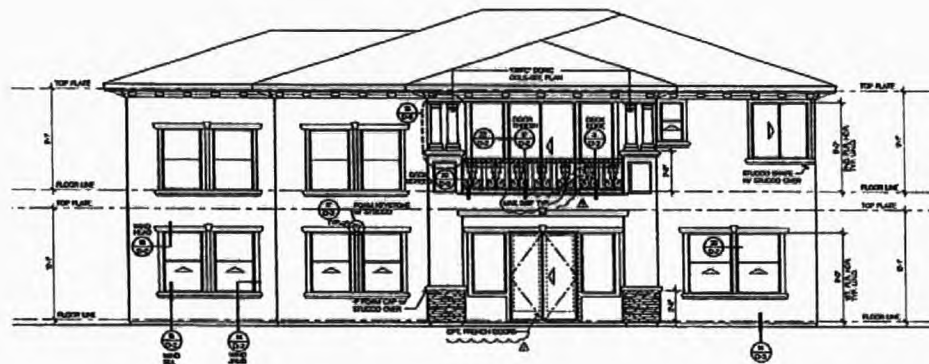


"B" ROOF PLAN	SCALE: 1/8" = 1'-0"	2
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EXTERIOR ELEVATIONS	SCALE: 1/4" = 1'-0"	1
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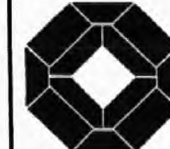


RIGHT

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

No.	Date	Issue / Description
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3	12/21/06	12/21/06 PC
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8	12/21/06	12/21/06 PC
9	12/21/06	12/21/06 PC
10	12/21/06	12/21/06 PC

Project: **BENNINGTON PARK**
TOUSA HOMES Inc. d.b.a. ENGLE HOMES
 7872 WEST SAHARA
 LAS VEGAS, NV 89117
 2004-0777



KTGYGROUP, INC.
 1000 SUTTER STREET, SUITE 100
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 415.398.2200
 info@ktgy.com

Principal in Charge: **J. TULLY**
 Project Director: **M. FOMLER**
 Project Manager: **H. SQUARA**
 Project Designer: **J. TULLY**
 Checked By:

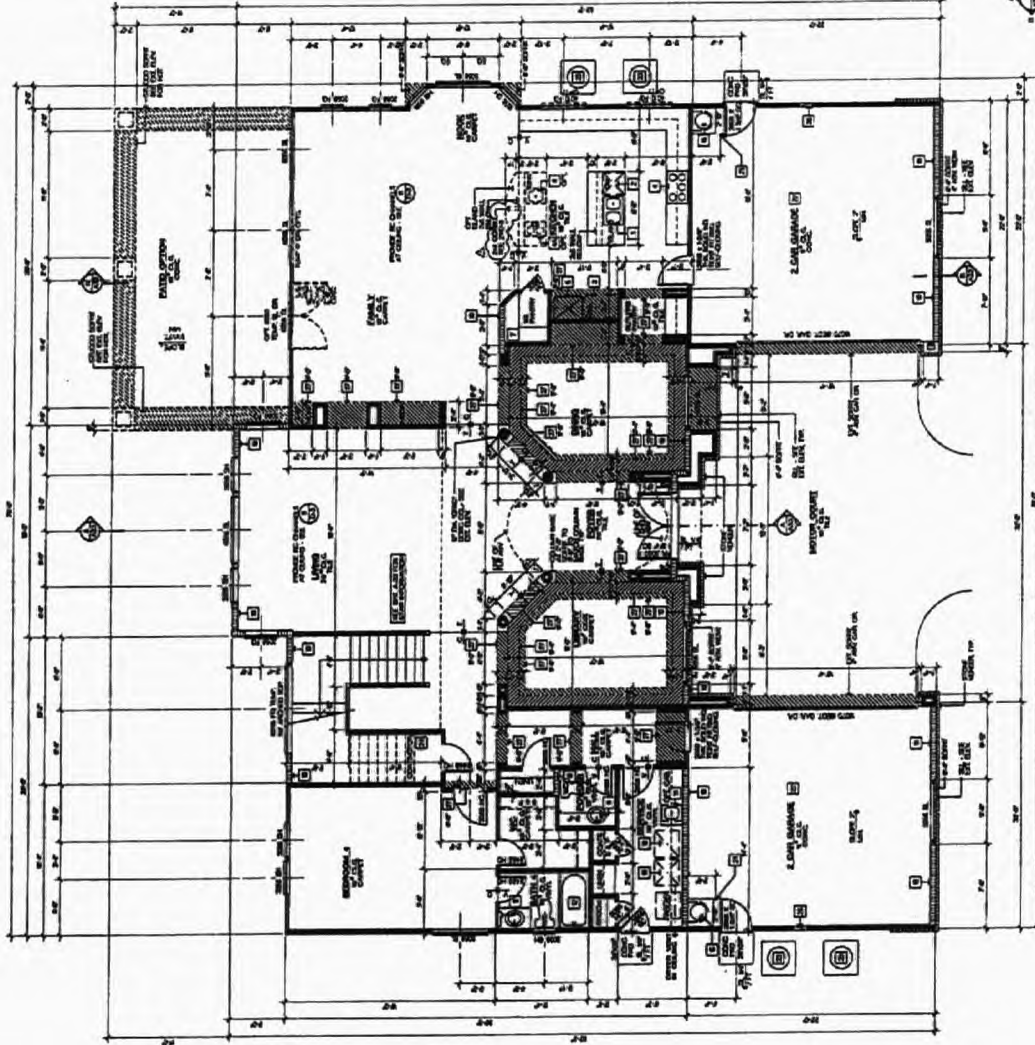
Sheet Title:
PLAN 2
EXTERIOR ELEVATIONS

Sheet No.: **A2.6A**

12/21/06 PC
 SDR-17247
 OCT 02 2006

REVIEWED

NO.	DATE	REVISION / DESCRIPTION
1	10/02/06	ISSUED FOR PERMIT
2	10/02/06	REVISION: ADD STAIRS TO GARAGE
3	10/02/06	REVISION: ADD STAIRS TO GARAGE
4	10/02/06	REVISION: ADD STAIRS TO GARAGE
5	10/02/06	REVISION: ADD STAIRS TO GARAGE
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19	10/02/06	REVISION: ADD STAIRS TO GARAGE
20	10/02/06	REVISION: ADD STAIRS TO GARAGE



FIRST FLOOR PLAN AND OPTIONS

DATE: 10/02/06

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

NOTES

1. SEE NOTES ON SHEET 101-100 FOR GENERAL NOTES.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL WALLS ARE 8" THICK UNLESS NOTED OTHERWISE.
4. ALL FLOORS ARE 4" THICK UNLESS NOTED OTHERWISE.
5. ALL CEILING ARE 8" THICK UNLESS NOTED OTHERWISE.
6. ALL ROOFS ARE 6" THICK UNLESS NOTED OTHERWISE.
7. ALL STAIRS ARE 36" WIDE UNLESS NOTED OTHERWISE.
8. ALL ELEVATOR ARE 48" WIDE UNLESS NOTED OTHERWISE.
9. ALL GARAGE ARE 12' X 12' UNLESS NOTED OTHERWISE.
10. ALL CORRIDORS ARE 6' WIDE UNLESS NOTED OTHERWISE.
11. ALL ROOMS ARE 10' X 10' UNLESS NOTED OTHERWISE.
12. ALL BATHS ARE 5' X 7' UNLESS NOTED OTHERWISE.
13. ALL KITCHENS ARE 10' X 10' UNLESS NOTED OTHERWISE.
14. ALL LIVING AREAS ARE 12' X 12' UNLESS NOTED OTHERWISE.
15. ALL BEDROOMS ARE 12' X 12' UNLESS NOTED OTHERWISE.
16. ALL HALLWAYS ARE 6' WIDE UNLESS NOTED OTHERWISE.
17. ALL CLOSETS ARE 4' X 6' UNLESS NOTED OTHERWISE.
18. ALL PORCHES ARE 6' X 6' UNLESS NOTED OTHERWISE.
19. ALL PATIOS ARE 6' X 6' UNLESS NOTED OTHERWISE.
20. ALL DRIVEWAYS ARE 12' X 12' UNLESS NOTED OTHERWISE.

SQUARE FOOTAGE

AREA	FOOTAGE
FLOOR AREA	1000 SF
CEILING AREA	1000 SF
ROOF AREA	1000 SF
TOTAL	3000 SF

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OCT 02 2006

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12/21/06 PC

BENNINGTON
PARK

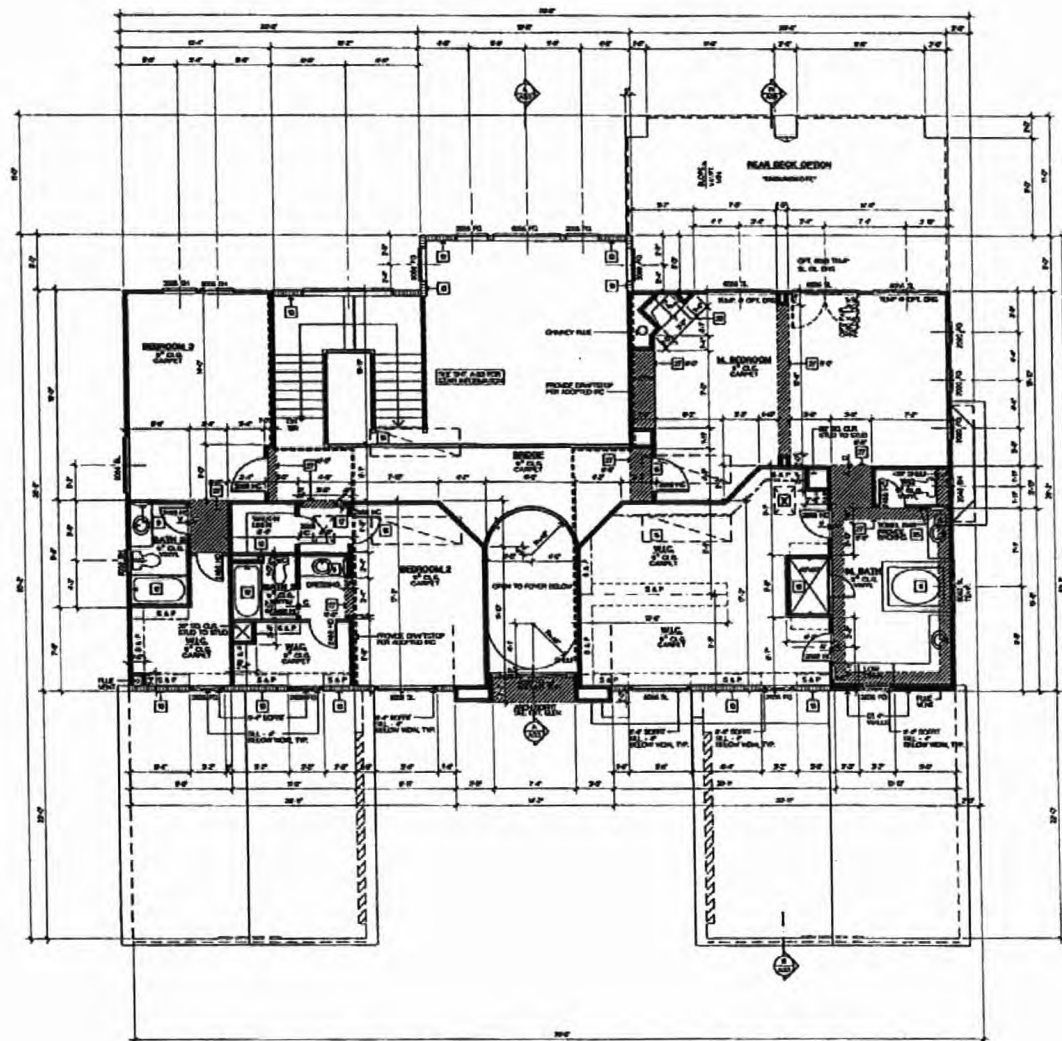
TOUSA HOMES INC. dba
ENGLE HOMES
772 WEST SARAZA
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2004-0777



KTOYGROUP, INC.
1000 LAKESHORE DRIVE
SUITE 100
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702.735.1234
WWW.KTOYGROUP.COM

Prepared by: J. TAYLOR
Checked by: J. TAYLOR
Project Manager: J. TAYLOR
Project Engineer: J. TAYLOR

PLAN 3
"X" FIRST FLOOR PLAN
AND OPTIONS



SECOND FLOOR PLAN AND OPTION

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

REVISIONS

No.	Date	Revised / Description
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2	10/02/06	REVISIONS
3	10/02/06	REVISIONS
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97	10/02/06	REVISIONS
98	10/02/06	REVISIONS
99	10/02/06	REVISIONS
100	10/02/06	REVISIONS

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. ALL WALLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE 4" THICK UNLESS NOTED OTHERWISE.
4. ALL ROOFS ARE 12" THICK UNLESS NOTED OTHERWISE.
5. ALL CEILING ARE 8" THICK UNLESS NOTED OTHERWISE.
6. ALL STAIRS ARE 12" THICK UNLESS NOTED OTHERWISE.
7. ALL DOORS ARE 2" THICK UNLESS NOTED OTHERWISE.
8. ALL WINDOWS ARE 2" THICK UNLESS NOTED OTHERWISE.
9. ALL BASES ARE 2" THICK UNLESS NOTED OTHERWISE.
10. ALL SILL ARE 2" THICK UNLESS NOTED OTHERWISE.
11. ALL CASES ARE 2" THICK UNLESS NOTED OTHERWISE.
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13. ALL GLASS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
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15. ALL ART ARE 1/2" THICK UNLESS NOTED OTHERWISE.
16. ALL BOOKS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
17. ALL RECORDS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
18. ALL TOOLS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
19. ALL EQUIPMENT ARE 1/2" THICK UNLESS NOTED OTHERWISE.
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21. ALL MATERIALS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
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24. ALL STAIN ARE 1/2" THICK UNLESS NOTED OTHERWISE.
25. ALL GLUE ARE 1/2" THICK UNLESS NOTED OTHERWISE.
26. ALL NAILS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
27. ALL SCREWS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
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99. ALL WASHERS ARE 1/2" THICK UNLESS NOTED OTHERWISE.
100. ALL BRACKETS ARE 1/2" THICK UNLESS NOTED OTHERWISE.

SQUARE FOOTAGE

FLOOR AREA	SQ. FT.
FIRST FLOOR	2700
SECOND FLOOR	2700
TOTAL	5400
REAR PATIO	400
REAR DECK	400
GARAGE 16' x 10' ELEVATION	160
GARAGE 24' x 10' ELEVATION	240
GARAGE 32' x 10' ELEVATION	320
GARAGE 40' x 10' ELEVATION	400
GARAGE 48' x 10' ELEVATION	480
GARAGE 56' x 10' ELEVATION	560
GARAGE 64' x 10' ELEVATION	640
GARAGE 72' x 10' ELEVATION	720
GARAGE 80' x 10' ELEVATION	800
GARAGE 88' x 10' ELEVATION	880
GARAGE 96' x 10' ELEVATION	960
GARAGE 104' x 10' ELEVATION	1040
GARAGE 112' x 10' ELEVATION	1120
GARAGE 120' x 10' ELEVATION	1200
GARAGE 128' x 10' ELEVATION	1280
GARAGE 136' x 10' ELEVATION	1360
GARAGE 144' x 10' ELEVATION	1440
GARAGE 152' x 10' ELEVATION	1520
GARAGE 160' x 10' ELEVATION	1600
GARAGE 168' x 10' ELEVATION	1680
GARAGE 176' x 10' ELEVATION	1760
GARAGE 184' x 10' ELEVATION	1840
GARAGE 192' x 10' ELEVATION	1920
GARAGE 200' x 10' ELEVATION	2000
GARAGE 208' x 10' ELEVATION	2080
GARAGE 216' x 10' ELEVATION	2160
GARAGE 224' x 10' ELEVATION	2240
GARAGE 232' x 10' ELEVATION	2320
GARAGE 240' x 10' ELEVATION	2400
GARAGE 248' x 10' ELEVATION	2480
GARAGE 256' x 10' ELEVATION	2560
GARAGE 264' x 10' ELEVATION	2640
GARAGE 272' x 10' ELEVATION	2720
GARAGE 280' x 10' ELEVATION	2800
GARAGE 288' x 10' ELEVATION	2880
GARAGE 296' x 10' ELEVATION	2960
GARAGE 304' x 10' ELEVATION	3040
GARAGE 312' x 10' ELEVATION	3120
GARAGE 320' x 10' ELEVATION	3200
GARAGE 328' x 10' ELEVATION	3280
GARAGE 336' x 10' ELEVATION	3360
GARAGE 344' x 10' ELEVATION	3440
GARAGE 352' x 10' ELEVATION	3520
GARAGE 360' x 10' ELEVATION	3600
GARAGE 368' x 10' ELEVATION	3680
GARAGE 376' x 10' ELEVATION	3760
GARAGE 384' x 10' ELEVATION	3840
GARAGE 392' x 10' ELEVATION	3920
GARAGE 400' x 10' ELEVATION	4000
GARAGE 408' x 10' ELEVATION	4080
GARAGE 416' x 10' ELEVATION	4160
GARAGE 424' x 10' ELEVATION	4240
GARAGE 432' x 10' ELEVATION	4320
GARAGE 440' x 10' ELEVATION	4400
GARAGE 448' x 10' ELEVATION	4480
GARAGE 456' x 10' ELEVATION	4560
GARAGE 464' x 10' ELEVATION	4640
GARAGE 472' x 10' ELEVATION	4720
GARAGE 480' x 10' ELEVATION	4800
GARAGE 488' x 10' ELEVATION	4880
GARAGE 496' x 10' ELEVATION	4960
GARAGE 504' x 10' ELEVATION	5040
GARAGE 512' x 10' ELEVATION	5120
GARAGE 520' x 10' ELEVATION	5200
GARAGE 528' x 10' ELEVATION	5280
GARAGE 536' x 10' ELEVATION	5360
GARAGE 544' x 10' ELEVATION	5440
GARAGE 552' x 10' ELEVATION	5520
GARAGE 560' x 10' ELEVATION	5600
GARAGE 568' x 10' ELEVATION	5680
GARAGE 576' x 10' ELEVATION	5760
GARAGE 584' x 10' ELEVATION	5840
GARAGE 592' x 10' ELEVATION	5920
GARAGE 600' x 10' ELEVATION	6000
GARAGE 608' x 10' ELEVATION	6080
GARAGE 616' x 10' ELEVATION	6160
GARAGE 624' x 10' ELEVATION	6240
GARAGE 632' x 10' ELEVATION	6320
GARAGE 640' x 10' ELEVATION	6400
GARAGE 648' x 10' ELEVATION	6480
GARAGE 656' x 10' ELEVATION	6560
GARAGE 664' x 10' ELEVATION	6640
GARAGE 672' x 10' ELEVATION	6720
GARAGE 680' x 10' ELEVATION	6800
GARAGE 688' x 10' ELEVATION	6880
GARAGE 696' x 10' ELEVATION	6960
GARAGE 704' x 10' ELEVATION	7040
GARAGE 712' x 10' ELEVATION	7120
GARAGE 720' x 10' ELEVATION	7200
GARAGE 728' x 10' ELEVATION	7280
GARAGE 736' x 10' ELEVATION	7360
GARAGE 744' x 10' ELEVATION	7440
GARAGE 752' x 10' ELEVATION	7520
GARAGE 760' x 10' ELEVATION	7600
GARAGE 768' x 10' ELEVATION	7680
GARAGE 776' x 10' ELEVATION	7760
GARAGE 784' x 10' ELEVATION	7840
GARAGE 792' x 10' ELEVATION	7920
GARAGE 800' x 10' ELEVATION	8000
GARAGE 808' x 10' ELEVATION	8080
GARAGE 816' x 10' ELEVATION	8160
GARAGE 824' x 10' ELEVATION	8240
GARAGE 832' x 10' ELEVATION	8320
GARAGE 840' x 10' ELEVATION	8400
GARAGE 848' x 10' ELEVATION	8480
GARAGE 856' x 10' ELEVATION	8560
GARAGE 864' x 10' ELEVATION	8640
GARAGE 872' x 10' ELEVATION	8720
GARAGE 880' x 10' ELEVATION	8800
GARAGE 888' x 10' ELEVATION	8880
GARAGE 896' x 10' ELEVATION	8960
GARAGE 904' x 10' ELEVATION	9040
GARAGE 912' x 10' ELEVATION	9120
GARAGE 920' x 10' ELEVATION	9200
GARAGE 928' x 10' ELEVATION	9280
GARAGE 936' x 10' ELEVATION	9360
GARAGE 944' x 10' ELEVATION	9440
GARAGE 952' x 10' ELEVATION	9520
GARAGE 960' x 10' ELEVATION	9600
GARAGE 968' x 10' ELEVATION	9680
GARAGE 976' x 10' ELEVATION	9760
GARAGE 984' x 10' ELEVATION	9840
GARAGE 992' x 10' ELEVATION	9920
GARAGE 1000' x 10' ELEVATION	10000

Project: **BENNINGTON PARK**

TOUSA HOMES Inc. dba. ENGLE HOMES
 777 WEST SAHARA
 LAS VEGAS, NV 89117
 2004-0777

KTGYGROUP, INC.
 1000 N. LAS VEGAS BLVD.
 SUITE 1000
 LAS VEGAS, NV 89101

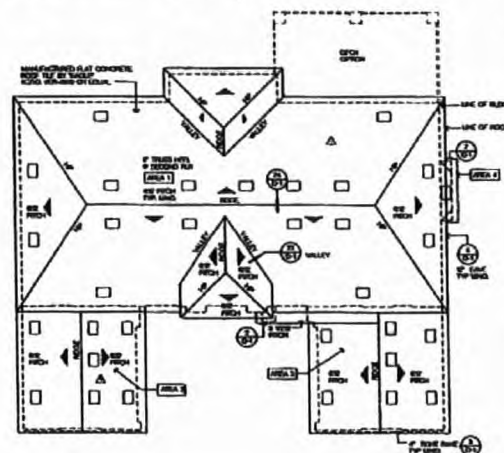
Printed in Charge: **A. TALLY**
 Project Designer: **M. FOWLER**
 Project Manager: **M. SCHMIDT**
 Project Engineer: **A. TAN**
 Checked By: **A. TAN**

Sheet Title: **PLAN 3 'A' SECOND FLOOR PLAN AND OPTION**

Sheet No.: **A3.1A**

OCT 02 2006

SDR-17247
 12/21/06 PC



'A' ROOF PLAN	SCALE: 1/8" = 1'-0"	2
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EXTERIOR ELEVATIONS SCALE: 3/8" = 1'-0"

No.	Date	Issue / Description
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37045	BLDG DEPT. SUBMITAL
37046	BLDG DEPT. REMOVAL
37047	BLDG DEPT. REMOVAL

Project -
BENNINGTON
PARK

**TOUSA HOMES Inc., d.b.a.
ENGLE HOMES
7872 WEST SARARA
LAS VEGAS, NV 89117
2004-0777**



KTGYGROUP, INC.

STANLEY SCHWARTZ, ESQ.
BOSTON, MA 02114

OVER 80-100
DVD BLU-RAY FAN
EDITION, CALIFORNIA

Liquor Store

Principal in Charge : J. TREAY
Project Director : M. FOWLER
Project Manager : M. BIGNARD
Project Designer : J. TIAN
Checked By :

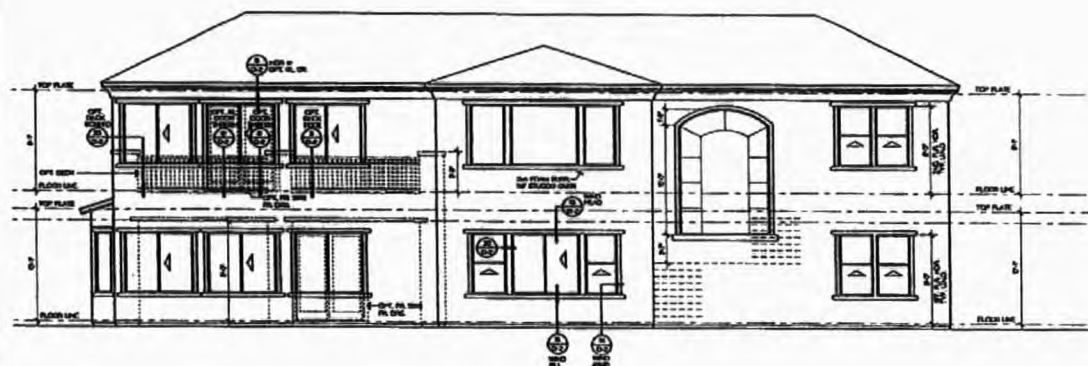
Sheet Title :
PLAN 3
"A" EXTERIOR ELEVATIONS
"A" ROOF PLAN

Page 155.

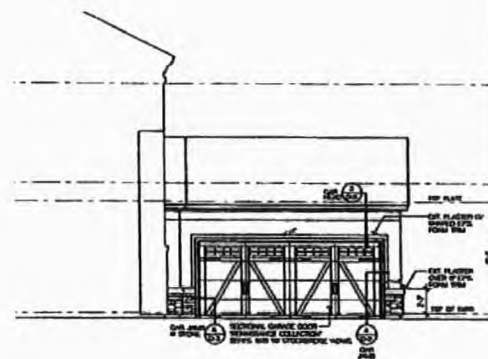
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OCT 02 2006 SDR-17247
12/21/06 PC



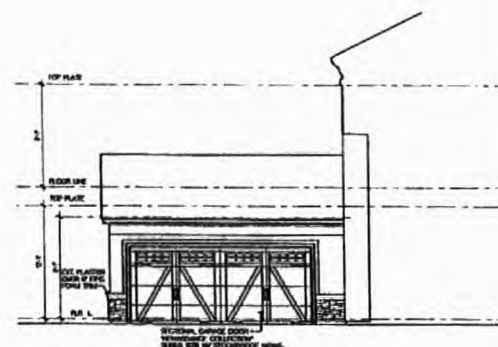
REAR



COURTYARD LEFT



RIGHT



COURTYARD RIGHT

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

No.	Date	Issue / Description
1		ISSUED FOR PERMITS
2		ISSUED FOR PERMITS
3		ISSUED FOR PERMITS
4		ISSUED FOR PERMITS
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7		ISSUED FOR PERMITS
8		ISSUED FOR PERMITS
9		ISSUED FOR PERMITS
10		ISSUED FOR PERMITS

Comments

Project: **BENNINGTON PARK**

TOUSA HOMES Inc. d.b.a.
ENGLE HOMES
7872 WEST SARARA
LAS VEGAS, NV 89117
2004-0777



KTGYGROUP, Inc.

Architect

7700 S. RIVINGTON AVE., SUITE 100

Las Vegas, NV 89117

Las Vegas, NV 89117

Las Vegas, NV 89117

License Number

Prepared in Charge: J. TULLY
Project Director: M. FOWLER
Project Manager: H. BOWMAN
Project Designer: J. TULLY
Checked By:

Sheet Title:
PLAN 3
"A" EXTERIOR ELEVATIONS

Sheet No.: **A3.4A**

12/21/06 PC
SDR-17247

OCT 0 2 2006



JOHN MITCHELL, SOUTHERN
BRIDGE, CA 94061

Principal in Charge • J. TULLY
Project Director • M. FOWLER
Project Manager • R. SCHAFRA
Project Designer • J. TSAI
Checked By •

Sheet Title •
PLAN 4
"A" EXTERIOR ELEVATION
"A" ROOF PLAN

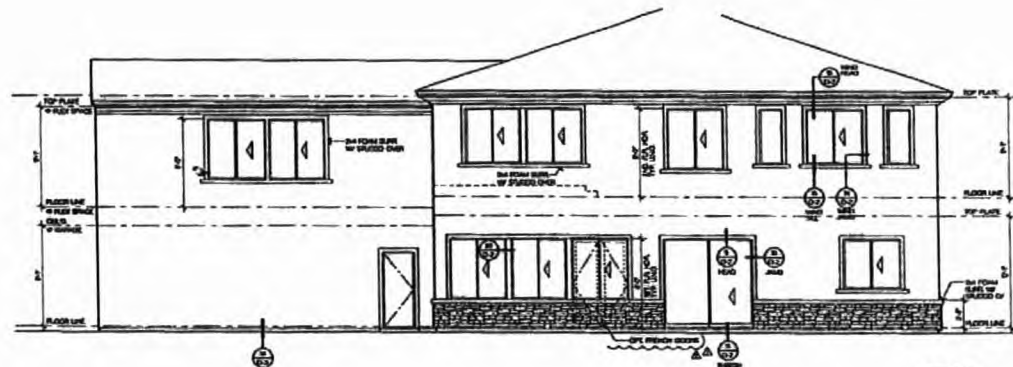
A4.4

[illegible]

EXTERIOR ELEVATIONS	SCALE: 1/4" = 1'-0"	1
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SDR-17247
12/21/06 PC

OCT 02 2006

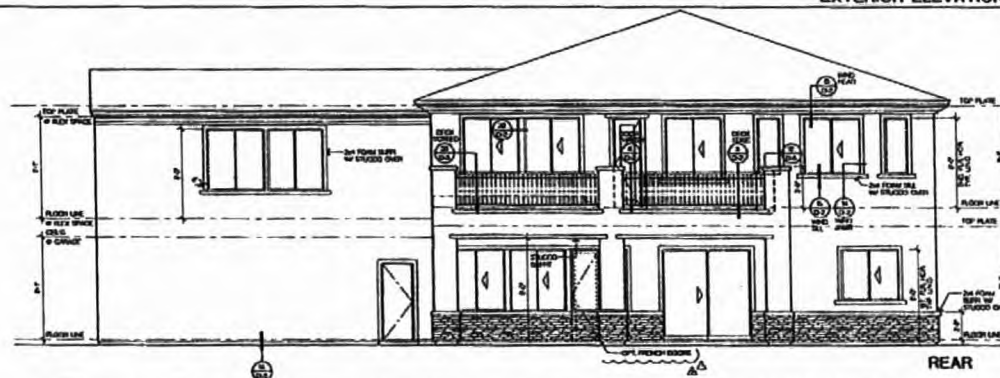


REAR



RIGHT

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



REAR

DECK OPTION ELEVATION SCALE: 1/4" = 1'-0" 2

No. Date Issue / Description

NO.	DATE	ISSUE / DESCRIPTION
1		ISSUED FOR PERMIT
2		ISSUED FOR PERMIT
3		ISSUED FOR PERMIT
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9		ISSUED FOR PERMIT
10		ISSUED FOR PERMIT

Comments

Project: **BENNINGTON PARK**

TOUSA HOMES Inc. d.b.a. ENGLE HOMES
7872 WEST SAHARA
LAS VEGAS, NV 89117
2004-0777



KTG GROUP, Inc.

Architectural Firm

8000 WOODBURN DRIVE
BIRMINGHAM, AL 35244

800.545.5555

www.ktggroup.com

Atlanta, GA

License Number

Principal in Charge: **J. TULLY**
Project Engineer: **M. POWELL**
Project Manager: **M. SCARPA**
Project Designer: **J. TSAI**
Checked By:

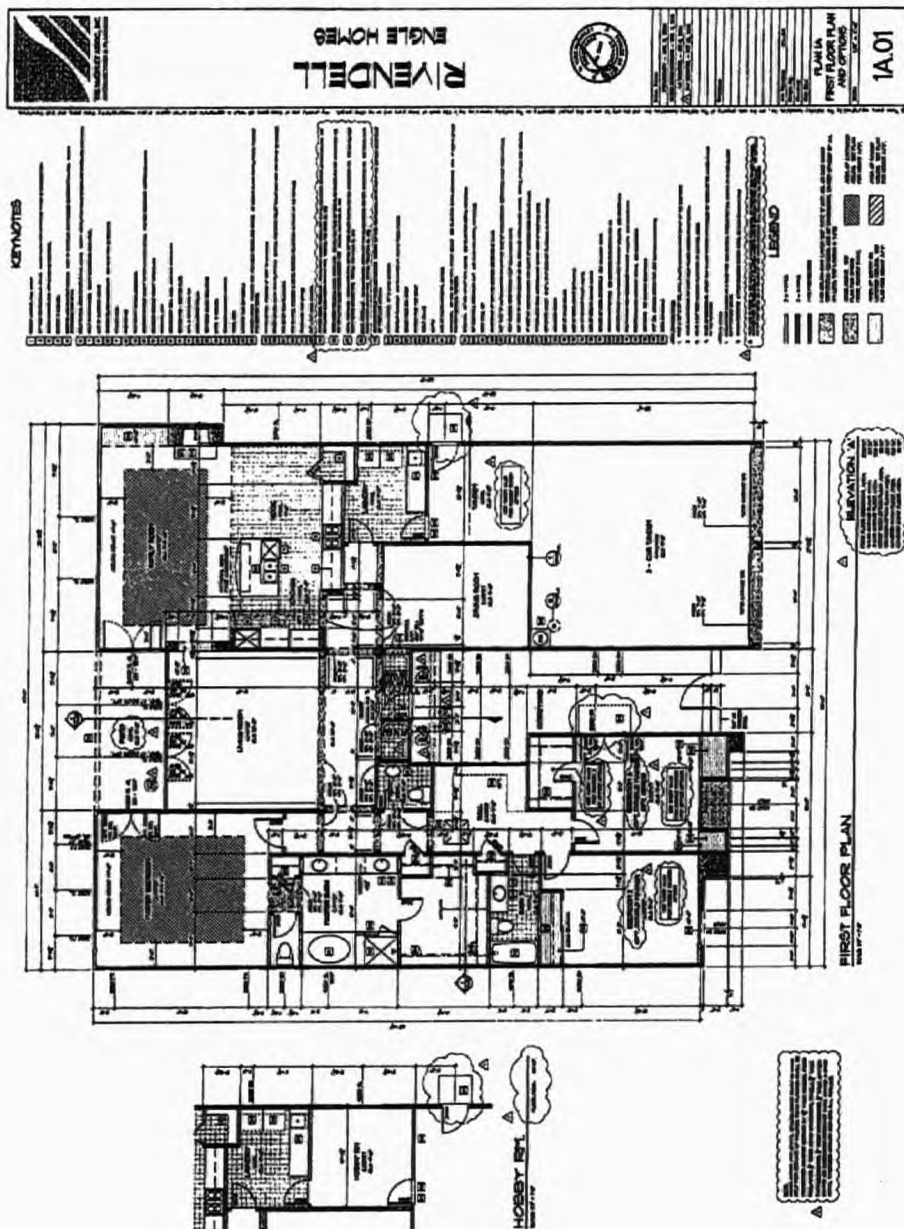
Sheet Title:
PLAN 4
'A' EXTERIOR ELEVATIONS

Sheet No.:

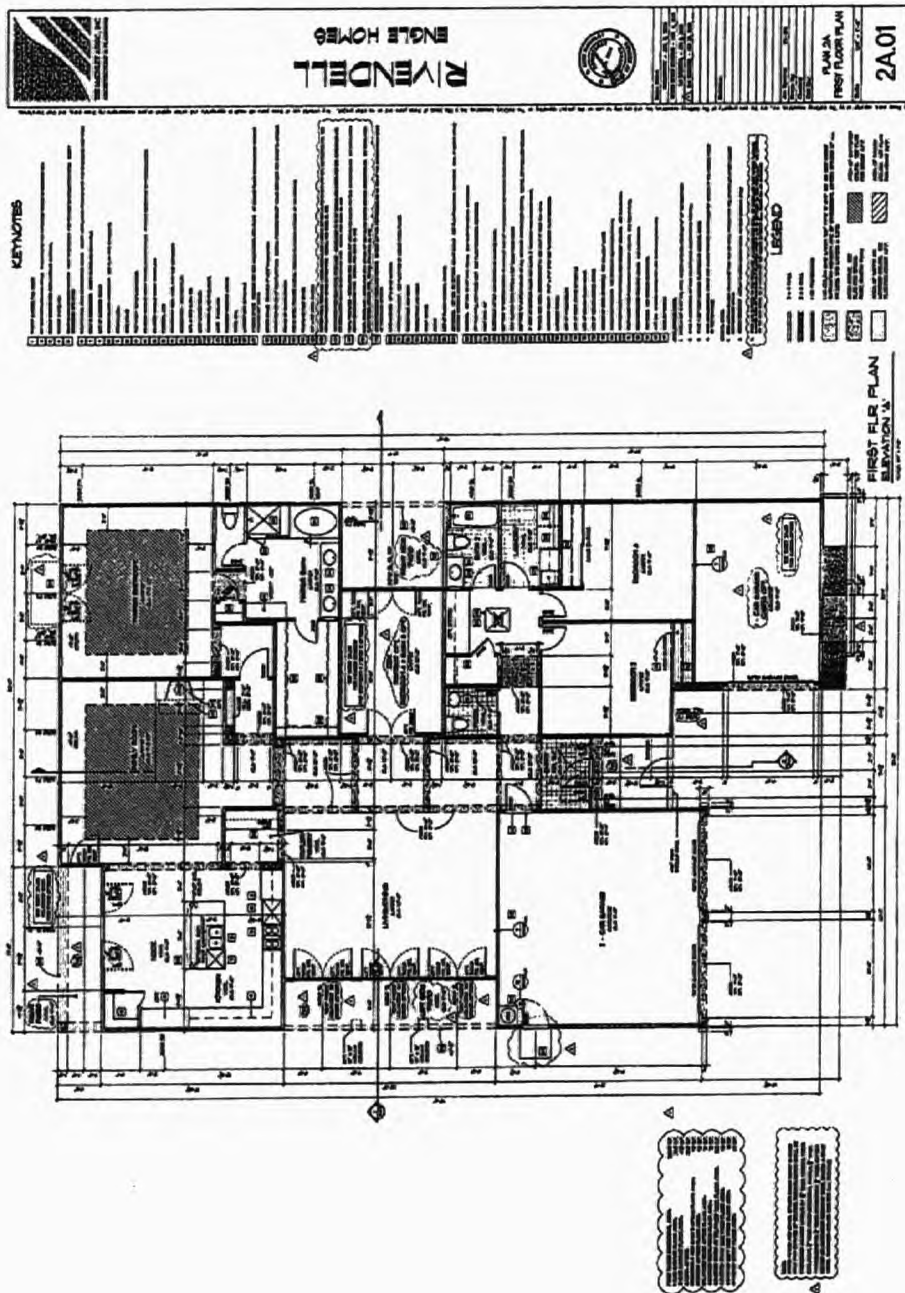
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SDR-17247
12/21/06 PC

SDR-17247
12/21/06 PC

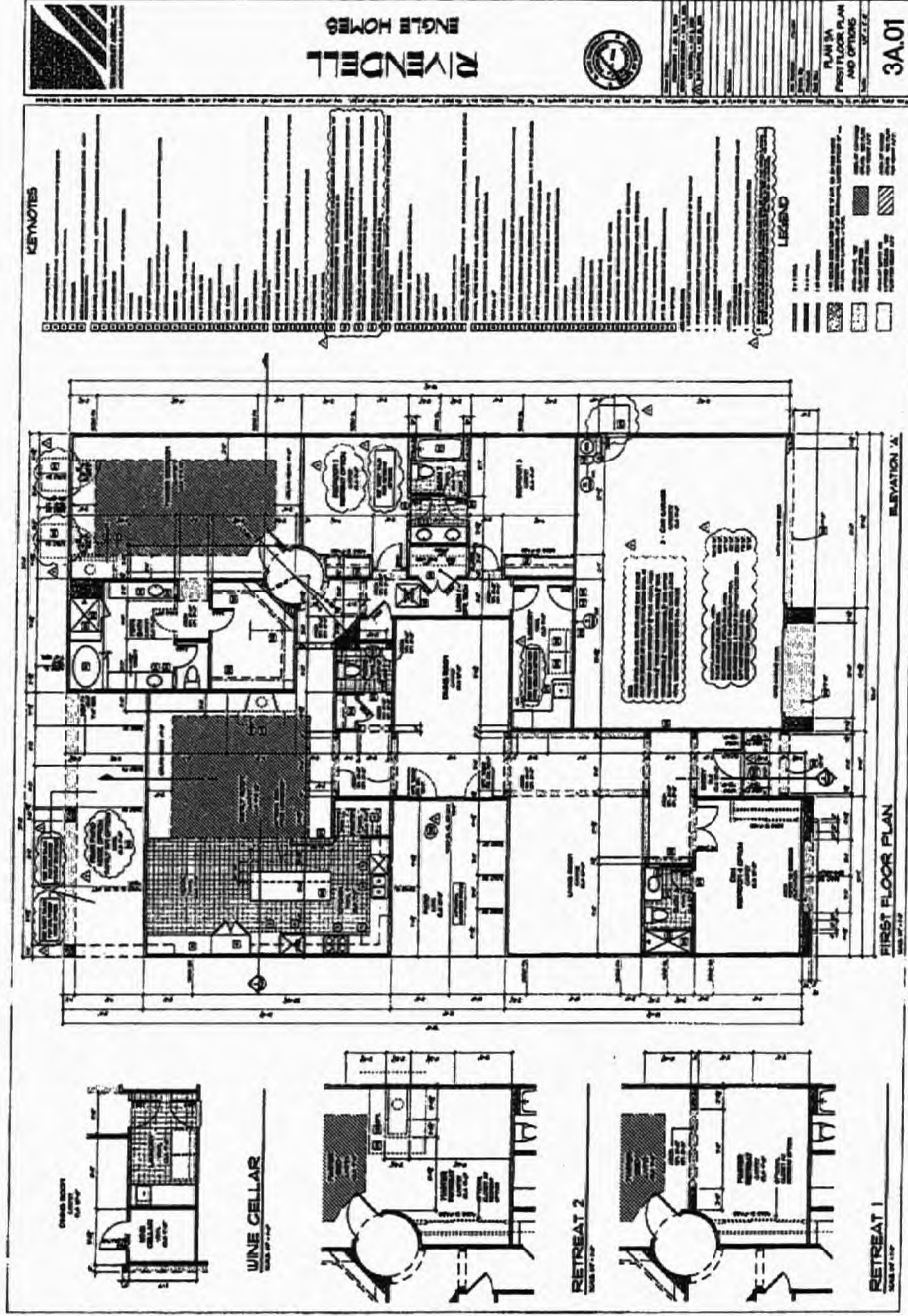


12/21/06 PC
SDR-17247



OCT 02 2006

12/21/06 PC
SDR-17247



OCT 0 2 2006

SDR-17247
12/21/06 PC

ELEVATION 'A':

FRONT ELEVATION

ELEVATION NOTES

- [illegible]

ROOF PLAN

[illegible]

LEFT ELEVATION

100% COTTON

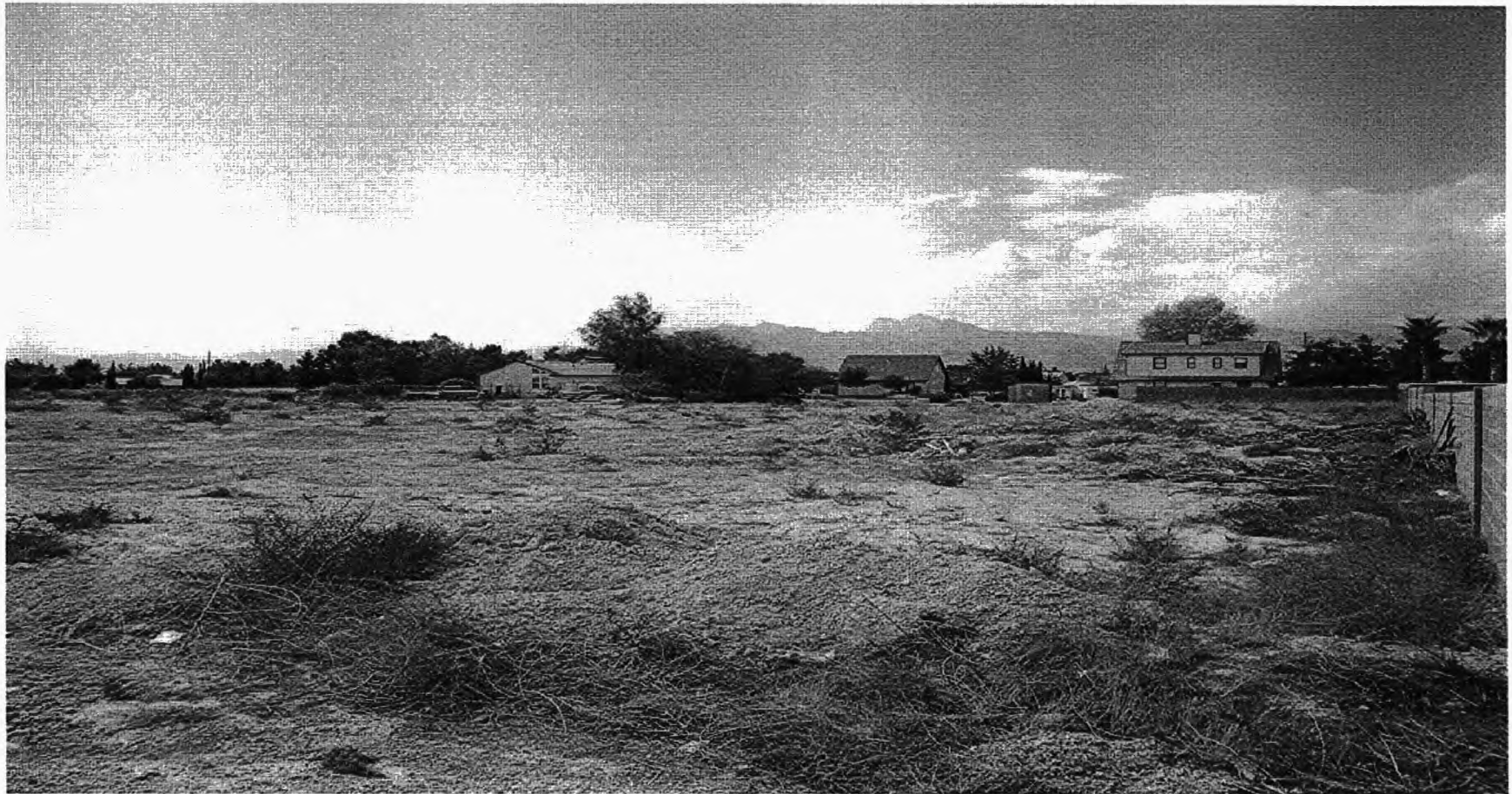
OCT 02 2006
SDR-17
12/21/06

SDR 17247				
Wright Engineers				
NWC Deer Springs & Bradley				
Proposed 5 lot single family development.				
Traffic produced by proposed development:				
	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	5	9.57	48
AM Peak Hour			0.75	4
PM Peak Hour			1.01	5
<i>(heaviest 60 minutes)</i>				
Existing traffic on all nearby streets:				
Deer Springs Way				
Average Daily Traffic (ADT)	516			
PM Peak Hour	41			
<i>(heaviest 60 minutes)</i>				
Bradley Road				
Average Daily Traffic (ADT)	1,329			
PM Peak Hour	106			
<i>(heaviest 60 minutes)</i>				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Deer Springs Way	49115			
Bradley Road	16200			
This project will add approximately 46 trips per day on Deer Springs and Bradley. This will increase expected volumes by about nine percent percent on Deer Springs and about four percent on Bradley. Deer Springs is at about 1 percent of capacity and Bradley is at about 8 percent of capacity.				
Based on Peak Hour use, this development will add roughly 9 additional cars into the area; which works out to about one every twelve minutes.				
Note that this report assumes all traffic from this development uses all named streets.				



ZON-17242, VAR-17244 & SDR-17247 - APPLICANT/OWNER: TOUSA HOMES, INC.
NORTHWEST CORNER OF BRADLEY ROAD AND DEER SPRINGS WAY
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



ZON-17242, VAR-17244 & SDR-17247 - APPLICANT/OWNER: TOUSA HOMES, INC.
NORTHWEST CORNER OF BRADLEY ROAD AND DEER SPRINGS WAY
NOVEMBER 16, 2006 PLANNING COMMISSION

10/10/06



September 28, 2006

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada
89101

Dear Ladies/Gentlemen:

Please accept this letter from Wright Engineers on behalf of our client, Touse Homes, Inc., as the justification for related requests for a Rezoning, a Variance and a Site Development Plan Review for development of property located at the northwest corner of Deer Springs Way and Bradley Road, also known as Falcon Crest Unit 1 (APN 125-24-203-022).

Our client intends to develop five single-family homes on the site. The site is currently designated L (Low Density Residential) in the City's Master Plan, which allows for densities up to 5.5 u.p.a. The site is currently zoned R-E (Residence Estates).

The applicant is requesting a conforming Rezoning from the R-E district to the R-PD2 (Residential Planned Development - 2 Units per Acre) on the subject site. Although the density of the proposed project, at 2.86 u.p.a., is far below the Low Density threshold of 5.5 u.p.a., the intent is to match the scale and density of the surrounding properties in the area. All of the proposed lots exceed 16,000 s.f. in area, which is in scale with nearby development. A Site Development Plan Review for the project is also being submitted. This site plan conforms to Title 19 regulations, with the exception of the minimum site size requirement of 5 acres for R-PD developments (a request for a Variance to this requirement is also being filed), and a waiver of the perimeter landscaping strip along Deer Springs Way (the one on Bradley Road is being provided). The reason for this waiver is to have the project match the lots to the west of the cul-de-sac entrance, where no landscape buffer exists. This waiver is requested as part of this Site Development Plan Review.

The proposed rural density residential development will be compatible with surrounding residential uses, and will be a logical and attractive use of an infill parcel that will be designed to compliment the area.

Thank you for your consideration.

Sincerely,



Gary Leebold, AICP
Director of Planning

SDR-17247
12/21/06 PC

Protest

Date: 02-15-07

Hello Mayor Goodman, Councilman Ross, and Planning Commissioners, I am the residence and owner of 5510 Deer Springs Way of Las Vegas Nevada 89131 for the last 16 years and I built this house and helped develop the private entrance road and private cul-de-sac to the addresses of 5510, 5500, and 5520 Deer Springs way at the corner of Deer Springs Way and Jeanette. Me and my family are in PROTEST against this rezoning of (ZON-17242; VAR-17244; SDR-17247) and would like to keep the quality of life that we planed and paid for and in no way agree or allow the rezoning of our cul-de-sac or give up the writes or easements to the developers or city to our private drive way and private cul-de-sac our for the new homes proposed to have access to our private drive way our private cul-de-sac.

We also would like to keep or agree to the following:

1. Retain our private drive way and private cul-de-sac as is
2. Retain our well and water as is
3. Retain our power as is as we are on The Sloan Grid
4. Retain our R-E zoning
5. Retain our horse zoning
6. No Street lights
7. No Side walks or curbs
8. meet all elevation concerns and flood issues which may arise from the new elevations
9. Have other community new homes entrance from Bradley
10. Lot sizes to measure 1/2 acre (not to the middle of the street)
11. Retaining and keeping of No association fees
12. Absolutely No CC&RS proposed by new developers

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CITY CLERK

2007 FEB 21 A 10:39

We the residence of Deer Springs way, unanimously agree to the above noted and hereby accept this by signing the attached page.

Thank You for you time and consideration of the situation and issues that are concerning to me my family and neighbors.

From: Rock D Halverson 43 years old and 43 years living and native to Las Vegas, Nevada.

Submitted after final agenda

Date 2/21/07 Item # 102-104

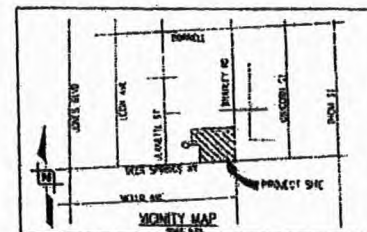
Protest signing sheet to Rezoning of (ZON-17242; VAR-17244; SDR-17247)

Name	Signature	Address	Phone#	Cell
Rock Halverson	[Signature]	5510 Deersprings Way	658-5619	413-3441
Valerie Schram	[Signature]	5700 Mello Ave	395-8900	413-3193
GEORGE R Cole	[Signature]	5701 MELLO AVE	207-2306	
Loei Cole	[Signature]	5701 MELLO AVE	207-2306	303-2543
Elvis Green	[Signature]	5700 Mello Ave	645-0375	245-7096
Linda Suarez	[Signature]	5711 Mello	369-1957	
Andre Suarez	[Signature]	5711 Mello	369-1957	
G sheldon Green, M.D.	[Signature]	5700 Mello Ave	645-0375	
MAURICE LYNN	[Signature]	5501 Mello Ave	645-1538	
LAY DEBORA	[Signature]	5501 Mello Ave	645-1538	
Pinus Suarez	[Signature]	5711 Mello Ave	400-0127	
Tara Suarez	[Signature]	5711 Mello Ave	400-0127	
TRICIA GESLER	[Signature]	5810 Mello Ave	658-8624	
Bryan GESLER	[Signature]	5810 Mello Ave	658-8624	
SHARON GESLER	[Signature]	5810 Mello Ave	870-1308	
MIKE GESLER	[Signature]	5810 Mello Ave	870-1308	
EARL PERRY	[Signature]	5850 Mello	645-0310	
Gary Kelle	[Signature]	57217 Fairway	526-7066	
MIKE HENDRIX	[Signature]	5741 Mello Ave	658-5251	
Grace Hendrix	[Signature]	" "	645-7606	
Marcia Geil	[Signature]	5921 Mello Ave	658-9326	
Barbara Sue Geil	[Signature]	" "	658-9325	
Robert G. Geil	[Signature]	" "	" "	
Dana S Mancuso	[Signature]	6820 Jeanette St	301-1444	
Mitzi Springall	[Signature]	6841 Jeanette St	395-1300	
Kelly J Myers	[Signature]	6801 Jeanette St	636-1503	
Todd Myers	[Signature]	6801 JEANETTE ST	636-1503	
Goodwin THAW	[Signature]	6801 JOANETTE ST	644-4760	
Todd C. Andrews	[Signature]	6900 Jeanette St	431-4447	
MARIC DIXON	[Signature]	5609 Jeanette Cir	395-0835	
Arnette Brown-Barker	[Signature]	5600 Dorrell Dr	810-8053	
Ken Taul	[Signature]	9312 Palwood	89149	
GURST FURMAN	[Signature]	5501 DORRELL DR	8913	
William A. JONES	[Signature]	8025 RUSSELL RD	8913	
Wanda S. Jones	[Signature]	6920 BRADLEY RD	8913	
Brian W Astle	[Signature]	6880 Bradley Rd	8913	
Josh Astle	[Signature]	6880 Bradley Rd	8913	
Brent Springall	[Signature]	6841 Jeanette St	8913	
Ana	[Signature]	6800 Bradley Rd	8913	
Ana Briza Salas	[Signature]	6800 Bradley Rd	8913	

Protest signing sheet to Rezoning of (ZON-17242; VAR-17244; SDR-17247)

	Name	Signature	Address	Phone#
age 43	Rock D Halverson	Rock D Halverson	5510 Deersprings way,	658-5619 age 43
age 42	Dana Halverson	Dana Halverson	5510 Deer Springs way	658-5619
age 22	BLADE HALVERSON	BLADE HALVERSON	5510 DEER SPRING LN	769-110
age 17	Konrad Halverson	Konrad Halverson	5510 Deer Springs way	658-5619
	Stacy Bask	Stacy Bask	5520 Deer Springs	645-6209
	Steven R. Bask	Steven R. Bask		
	Theresa L Bask	Theresa L Bask		
	Rebecca L Bask	Rebecca L Bask	5520 Deerspring	645-6209
	Jen Cox	Jen Cox	1116 13570 BAY AVE N.L.V.	982-0055
	AL COWGER	AL COWGER	5920 APRIL LN LV NV	893-1963

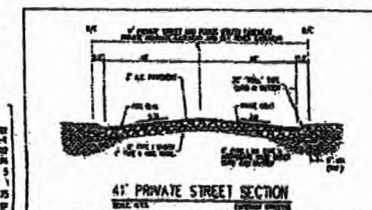
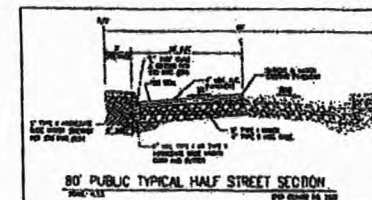
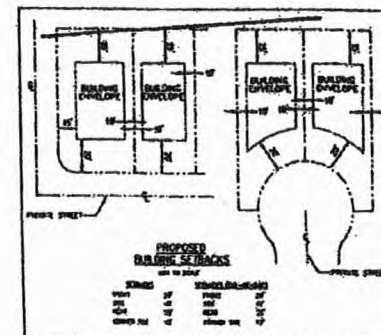
R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT-2 UNITS PER ACRE)
APN# 125-24-203-022

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ENGLIS HOMES

THE BAIN - JACOBO WAY

4/24/94
B.B.



15

ZON-17242
12/21/06 PC

OWNER INFORMATION
 NAME _____
 ADDRESS _____
 CITY _____
 STATE _____
 ZIP _____

DEVELOPER
 1975-1976
 1977-1978
 1979-1980

ENGINEER
WEEKLY ENGINEERING
725 MAIN ST. N.E.
LOS ANGELES, CALIF. 90002
IN 213-621-7000 FAX 213-621-6233

SIX DATA

ANALYSIS POINT	NUMBER	DATE	TIME
CUSTOMER NAME			
PURCHASE TYPE			
GROSS AMT			
NUMBER OF LOTS			
TOTAL LOTS			
DAILY			
Location of car			

