

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

TABLED - RENOTIFICATION - VAC-13850 - VACATION - APPLICANT/OWNER: WILLIAM LYON HOMES - Petition to Vacate public rights-of-way generally located west of the intersection of Horse Drive and Coke Street, Ward 6 (Ross)

SET DATE: 04/04/07

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

DUNNAM – APPROVED subject to conditions and amending Condition 3 as read for the record as follows:

3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-13854 may be used to satisfy this requirement provided that it addresses the area to be vacated. Alternatively, in lieu of preparing a Drainage Plan and Technical Drainage Study, public drainage easements may be reserved over the entire area requested to be vacated.

And add the following:

- Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled by the applicant, so that an un-maintained “no-man’s land” area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. The plan shall also show how

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 26 – VAC-13850

MOTION – Continued:

legal access will continue to be provided to all abutting parcels; the Order of Vacation shall not record until all issues regarding maintaining legal access to all legal parcels have been resolved. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.

– UNANIMOUS

To be heard by City Council on 4/18/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning Manager, stated the item was previously tabled to allow the applicant time to work with surrounding property owners. The item is in order; he recommended approval and deferred to Public Works for condition amendments. BART ANDERSON, Public Works, announced a revision to Condition 3 and read an additional condition to consider for approval.

SCOTT SWAPP, William Lyon Homes, appeared and agreed to all conditions.

JOHN KITCHEN, 7720 Horse Drive, expressed concern for the Vacation as it would deny access to Racel Lane. MR. KITCHEN detailed the area in question and noted that closing Conough Lane would negatively affect existing residences and future development. He gave the history of previous attempts to vacate the land in question, pointing out that it would diminish property value north of Horse Drive. MR. KITCHEN strongly opposed the matter and suggested an abeyance to allow him the opportunity to evaluate the wishes and desires of the community north of Horse Drive.

CHAIRMAN DAVENPORT acknowledge MR. KITCHEN'S concern about properly notifying surrounding property owners and DEPUTY CITY ATTORNEY BRYAN SCOTT pointed out that a Vacation request only requires that notices are given to abutting property owners rather than a certain radius.

MR. SWAPP stated that Lyon Homes has obtained tentative maps for all parcels as they have been working diligently with the County, the State park and with the City of Las Vegas to make the subject site work for the proposed development. He verified that appropriate notices were mailed as well as necessary annexations.

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MINUTES – Continued:

COMMISSIONER DUNNAM inquired if there is intent to vacate the portion of Horse Drive adjacent to MR. KITCHEN'S property and MR. SWAPP indicated that request was approved through the County.

COMMISSIONER GOYNES questioned how the Vacation would affect MR. KITCHEN'S property and MR. SWAPP confirmed that there should be no impact as his property has street frontage for access and MR. KITCHEN would actually acquire additional property.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:38 – 6:50)

1-1218

CONDITIONS:

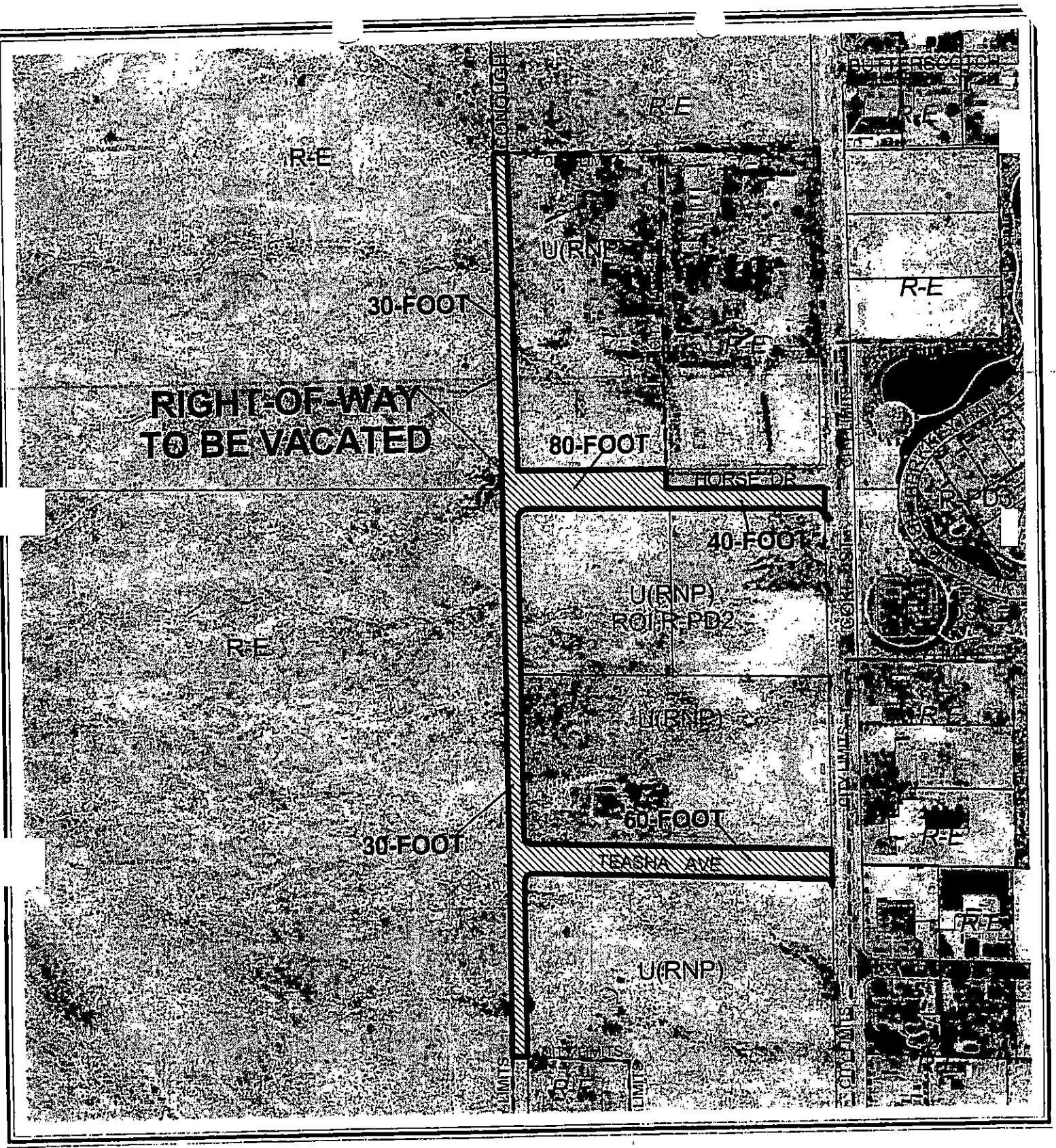
1. The limits of this Petition of Vacation shall be defined as Horse Drive and Teasha Lane between Conough Lane and Coke Street and Conough Lane, approximately 306 feet north of Racel Avenue north to the City of Las Vegas limits.
2. Appropriate vacation applications for existing rights-of-way within Clark County jurisdiction adjacent to the area to be vacated, such as VS-762-05 and VS-763-05, shall record concurrently with an Order of Vacation for this action.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-13854 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements

PLANNING COMMISSION MEETING OF MARCH 22, 2007
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CONDITIONS – Continued:

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

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



CASE: VAC-13850



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MARCH 22, 2006****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: TABLED - RENOTIFICATION - VAC-13850 -****APPLICANT/OWNER: WILLIAM LYON HOMES**

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

1. The limits of this Petition of Vacation shall be defined as Horse Drive and Teasha Lane between Conough Lane and Coke Street and Conough Lane, approximately 306 feet north of Racel Avenue north to the City of Las Vegas limits.
2. Appropriate vacation applications for existing rights-of-way within Clark County jurisdiction adjacent to the area to be vacated, such as VS-762-05 and VS-763-05, shall record concurrently with an Order of Vacation for this action.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-13854 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.

VAC-13850 - Conditions Page Two
March 22, 2006 - Planning Commission Meeting

7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

VAC-13850 - Staff Report Page One
March 22, 2006 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

This application is a Petition to Vacate public rights of way generally located west of the intersection of Horse Drive and Coke Street. Planning and Public Works have no objection to this request for a Vacation of public rights of way.

The application was previously tabled at the request of the applicant in anticipation of the City's desire to establish preliminary grading for the adjacent Floyd Lamb State Park detention basin facility. The applicant feels that these issues have now been resolved and requests consideration of this Petition to Vacate.

BACKGROUND INFORMATION

A) Related Actions

- 01/21/04 The City Council approved an Annexation (ANX-3103) Petition to annex property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 4.8 acres, APNs: 125-09-702-001 and 002. The Planning Commission and staff recommended approval.
- 01/04/06 The City Council approved a request for a Rezoning (ZON-9926) FROM: U (Undeveloped) Zone [RNP (Rural Neighborhood Preservation) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 units per acre) and a Site Development Review (SDR-9927) for an eight lot single family subdivision on 5.93 acres on the northwest corner of Horse Drive and Coke Street (APNs 125-09-702-001 and 002). The Planning Commission and staff recommended denial.
- 04/19/06 The City Council approved an Annexation (ANX-11001) Petition to annex property generally located on the southwest corner of Horse Drive and Coke Street, containing approximately 4.8 acres, APNs: 125-09-602-004, 125-09-702-003 and 125-09-704-001. The Planning Commission and staff recommended approval.
- 07/13/06 The Planning Commission voted to hold this item in abeyance in order to revise the site plan.
- 08/10/06 The Planning Commission voted to hold this item in abeyance in order to revise the site plan.
- 09/07/06 The Planning Commission voted to table this item.

VAC-13850 - Staff Report Page Two
March 22, 2006 - Planning Commission Meeting

B) Pre-Application Meeting

04/24/06 A pre-application meeting was held detailing the requirements for submittal of an R-PD (Residential Planned Development), which included the following;

- Approval of Annexation (ANX-11001)
- A Variance for Open Space will be needed
- Public Works requested rural improvements along Coke Street

C) Neighborhood Meetings

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

DETAILS OF APPLICATION REQUEST

A) Site Area

Gross Acres: 24.8

B) Existing Land Use

Subject Property: Vacant
 North: Single-Family Residential
 South: Vacant
 East: Single-Family Residential
 West: Vacant

C) Planned Land Use

Subject Property: RNP (Rural Neighborhood Preservation)
 North: RNP (Rural Neighborhood Preservation)
 South: RNP (Rural Neighborhood Preservation)
 East: PCD (Planned Community Development)
 West: PR-OS (Parks/Recreation/Open Space)

D) Existing Zoning

Subject Property: U (Undeveloped)
 North: Clark County
 South: Clark County
 East: R-PD3 (Residential Planned Development - 3 Units Per Acre)
 West: R-E (Residence Estates)

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DETAILS OF APPLICATION REQUEST

The property is legally described as the eastern thirty feet (30') of Conough Lane beginning approximately six hundred and forty six feet (646') North of the intersection of Horse Drive and Conough Lane and extending South approximately one thousand eight hundred and forty four feet (1,844'), the sixty foot (60') wide Teasha Avenue right of way from Conough Lane to Coke Street including the spandrel areas, the eighty foot (80') wide Horse Drive right of way beginning at Conough Lane and extending East approximately two hundred and ninety five feet (295') including the spandrel areas, and the South forty feet (40') of Horse Drive beginning at the intersection of Coke Street and extending West approximately three hundred feet (300') including the spandrel areas; said property being a portion of the North half (N1/2) of the Southeast quarter (SE1/4) of Section 09, Township 19 South, Range 60 East, M.D.M.

ANALYSIS

A) Planning discussion

Planning has no objection to this request for a Vacation.

B) Public Works discussion

The following information is presented concerning this request to vacate certain public street right of ways:

- A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform widths as it will eliminate Horse Drive and Teasha Avenue west of Coke Street and eliminate Conough Lane north of Racel Street.*
- B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the streets were only used for rural housing, which are being eliminated for the most part.*
- C. Does it appear that the vacation request involves only excess right-of-way? *No, it is to vacate streets in association with a proposed overlying subdivision.*
- D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, ZON-13854 and SDR-13852*
- E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

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March 22, 2006 - Planning Commission Meeting

F. Does this vacation request result in a conflict with any existing City requirements?
No.

G. Does the Department of Public Works have an objection to this vacation request?
No.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 218 (03/22/07 PC)
218 (Mailed with ZON-13854, VAR-13853 & SDR-13852 09/07/06 PC)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-13850** APN: 125-09-602-004; 702-001 thru -003; 704-001

Name of Property Owner: William Lyon Homes

Name of Applicant: William Lyon Homes

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

☐ Yes

☒ 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): _____

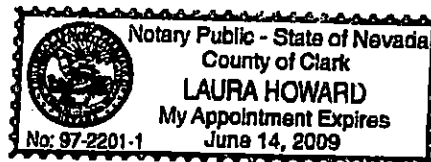
APN _____

Signature of Property Owner: _____

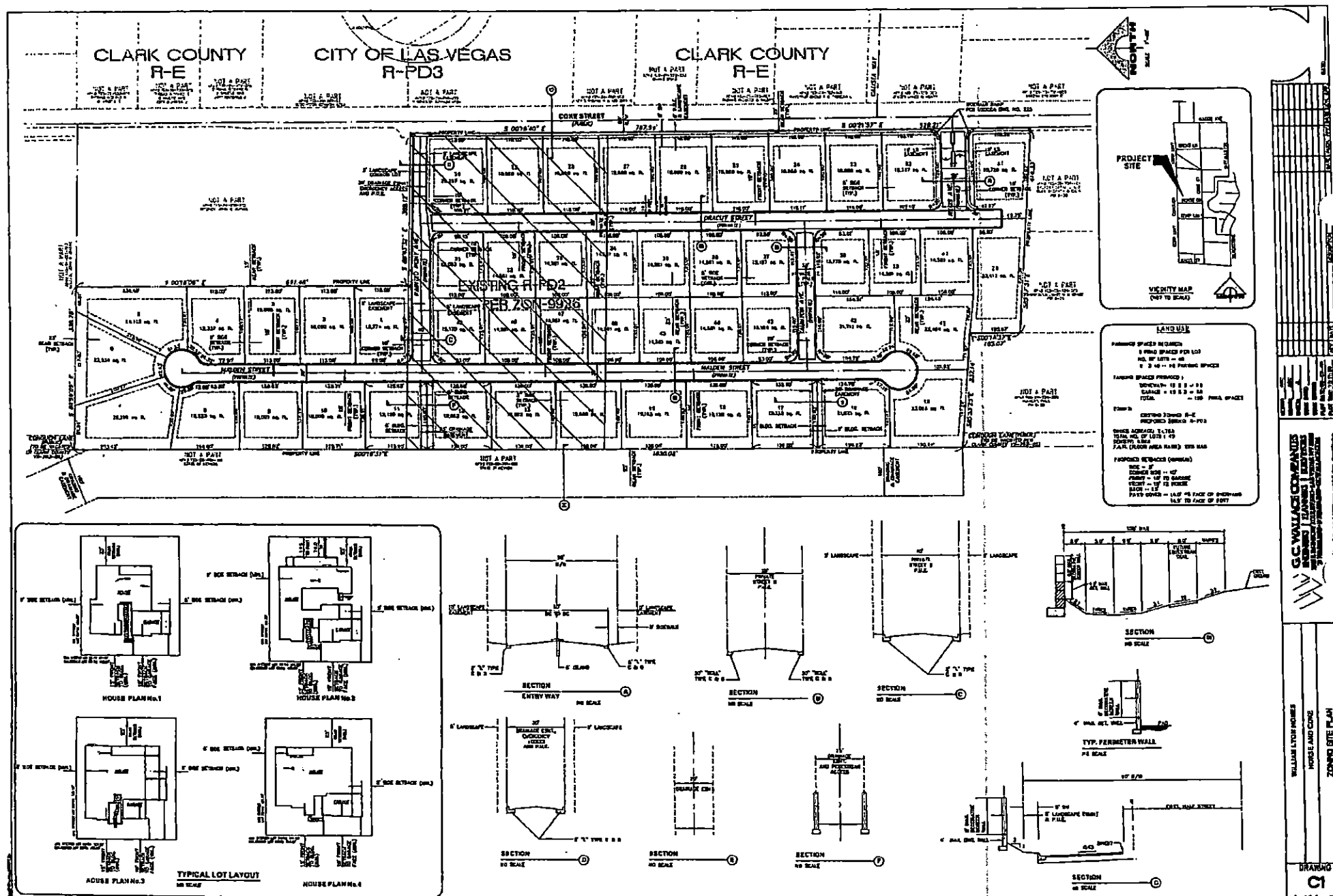
Print Name: Terry Connelly

Subscribed and sworn before me

This 9th day of May, 2006
Laura Howard
Notary Public in and for said County and State



RECEIVED

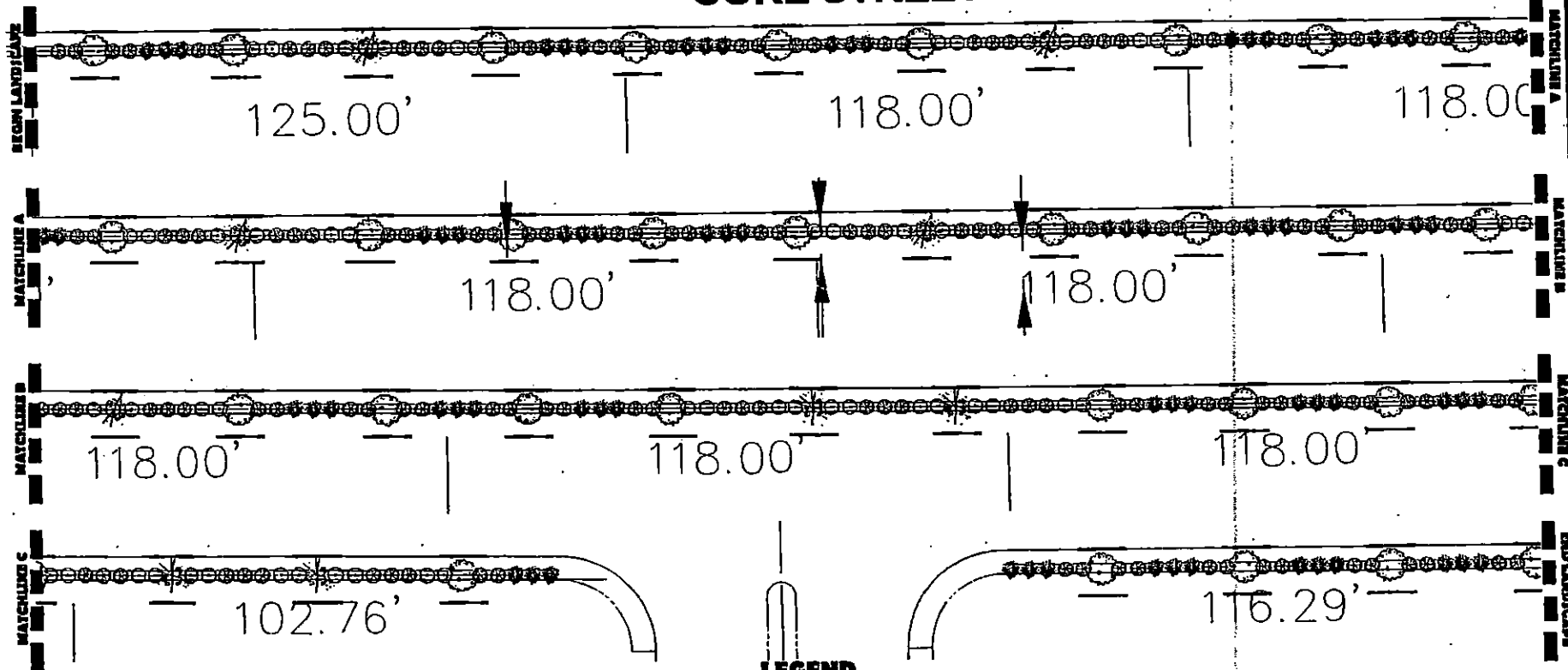


RECEIVED

VAC-13850

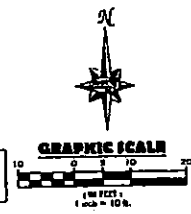
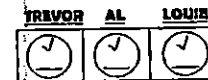
03/22/07 PC

COKE STREET



LEGEND

SYMBOL	QUANTITY	SIZE	DESCRIPTION
	11	24" Box	SOUTHERN LIVE OAK <i>Quercus Virgiliana</i>
	9	24" Box	PINK DAWN CHIVALPA STD. <i>Chitalpa Fendleri</i> 'Pink Dawn'
	19	1 Gal	OLEANDER <i>Nerium Oleander</i>
	142	1 Gal	INDIAN HAWTHORNE <i>Raphitropis Indica</i>
	72	1 Gal	DWARF OLEANDER <i>Nerium Oleander</i> 'Prostratum'
	92 Tons	3/4"	ROCK Southwest Red
	48 Pcs	1/2" Poly	ROOT BARRIER



SUN CITY LANDSCAPE INC.
1000 S. GARDEN AVE., STE. 100
LAS VEGAS, NEVADA 89105
PH: 702.735.1000 FAX: 702.735.1001
www.suncitylandscape.com

COKE AND HORSE
PERIMETER LAYOUT
COKE STREET
PLANTING DESIGN

WILLIAM LYON HOMES, INC.
500 PILOT ROAD STE. C
LAS VEGAS, NEVADA 89109
PH: 702.735.1000 FAX: 702.735.1001
www.williamlyonhomes.com

PERIMETER PLANTING LAYOUT PLAN

L1.00



ENGINEERS PLANNERS SURVEYORS

G. C. WALLACE, INC.

May 23, 2006

City of Las Vegas
Planning Department
731 S. 4th Street
Las Vegas, Nevada 89101

Writer's Contact Information:

RE: Justification Letter to Accompany a Vacation and Abandonment of Public Right-of-Ways Generally Located at Horse Drive between Conough Lane and Coke Street.

APN: 125-09-602-004

APN: 125-09-702-001

APN: 125-09-702-002

APN: 125-09-702-003

APN: 125-09-704-001

Dear Sir or Madam:

G. C. Wallace, Inc. on behalf of our client, William Lyon Homes, respectfully requests your consideration and approval of the subject application to allow for orderly development of 49 single-family residential lots located in the northwest portion of the Las Vegas Valley. The purpose of the vacation and abandonment is to eliminate right-of-ways for portions of Horse Drive, Conough Lane and Teasha Avenue through the site that are no longer needed for roadway purposes and will conflict with development of the proposed project.

Approval of this application will not result in any landlocked parcels, nor will it impede the flow of traffic in the area. Prior to the City Council's approval of Annexation 11001, the City approved VAC-8641, which encompassed a small portion of Horse and Conough. The application submitted herein includes those previously approved portions together with portions that were previously under Clark County's jurisdiction prior to the approval of ANX-11001. The applicant is continuing to work with Clark County on the remaining portions of rights of way to be vacated under Clark County application numbers VS-762-05 and VS-763-05.

The following items are included for your use in evaluating this request:

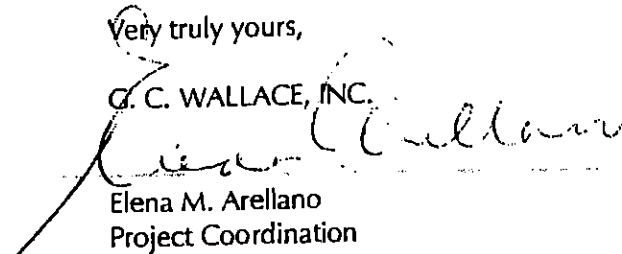
- 1- signed application, & Ownership Disclosure
- 1- Deed
- 1- legal description of area to be vacated
- 1- copy of documents that created the right of way
- 3 - Justification Letter
- 4 - 24 x 36 Vacation Exhibit
- 1 - 11 x 17 reduced copy of exhibit
- Filing Fees in the amount of \$800.00

VAC-13850
03/22/07 PC

We appreciate your consideration of this application. Please schedule these items for the next available meeting date. Should you have any questions, or require additional information, please call.

Very truly yours,

G. C. WALLACE, INC.



Elena M. Arellano
Project Coordination

Enclosures

VAC-13850
03/22/07 PC

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

NOTE: THIS APPLICATION HAS BEEN AMENDED FROM 48-UNITS TO 50-UNITS.

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

NOTE: CHAIRMAN DAVENPORT disclosed that he has had business dealings with representative JEFF ROBINS, but because there is no outstanding business, he would vote on the matter.

To be heard by City Council on 4/18/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning Manager, stated that the project is compatible with the nearby multi-family dwellings and provides appropriate transition from the general commercial to less intense single family development. He recommended approval.

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 27 – SDR-19352

MINUTES – Continued:

JEFF ROBINS, 2261 Roseanna Street, appeared on behalf of the applicant and concurred with staff's recommendation.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:50 – 6:52)

1-1650

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-5062), and Extension of Time (EOT-17460).
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 date stamped 2/26/07 and the landscape plan, floorplans, and building elevations, date stamped 1/23/07, except as amended by conditions herein.
4. A Waiver from LVMC Title 19.10 is hereby approved, to allow zero landscaping planters in the parking lot where one is required for each six parking spaces.
5. The standards for this development shall include a Minimum lot size of 6,500 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
6. The minimum distance between buildings shall be 20 feet.
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 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 to provide:

All trees are to reflect the appropriate 24-inch box size.

The following amounts of additional trees are required:

One 24" box tree along Searles Avenue.

Two 24" box trees along 23rd Street.

Four (4) five-gallon shrubs per tree.

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CONDITIONS – Continued:

Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, without limitation, rocks and small stones, crushed rock and bark, installed to a minimum depth of two inches in all areas.

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19:12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

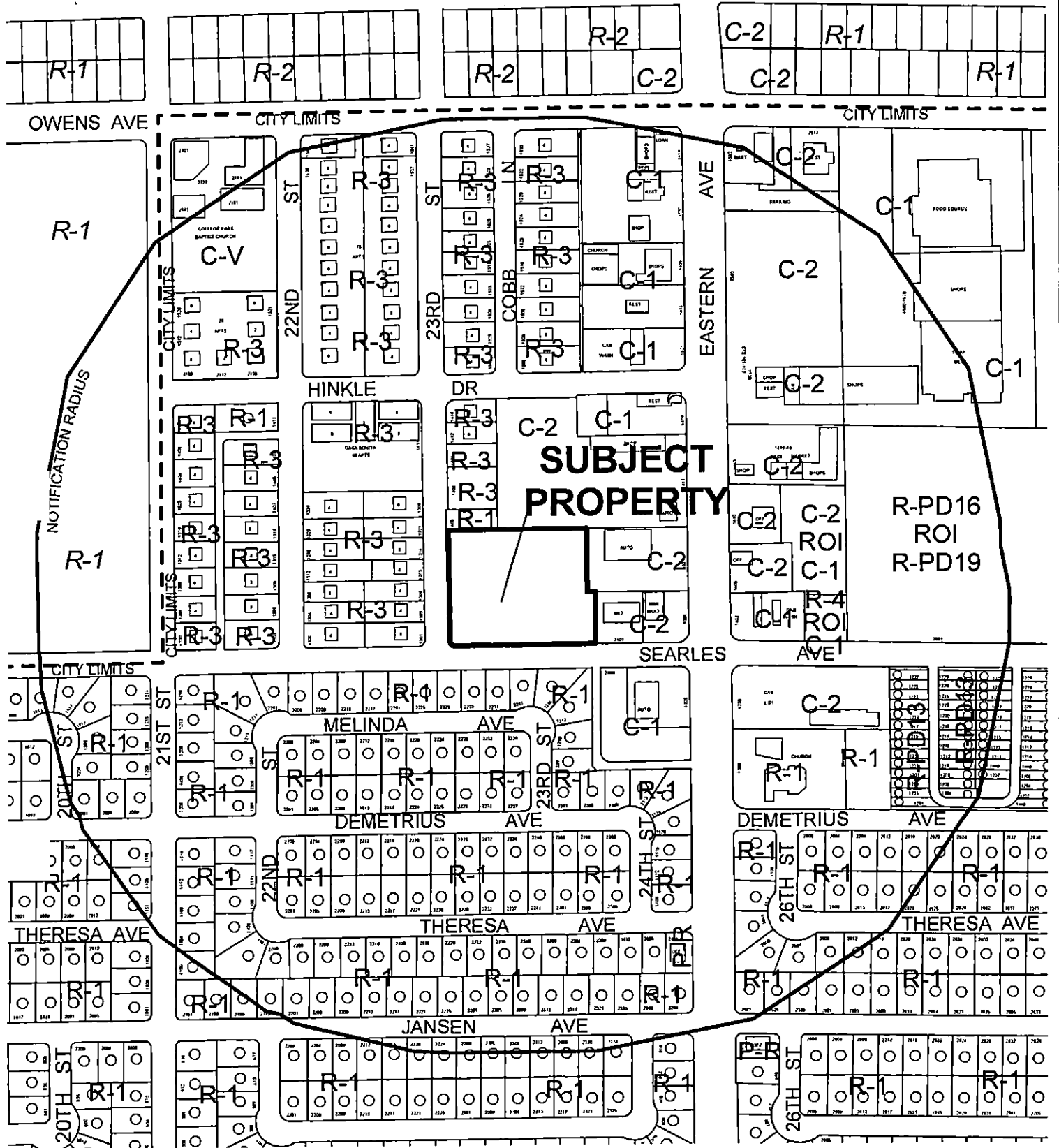
14. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from North 23rd Street.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to

PLANNING COMMISSION MEETING OF MARCH 22, 2007
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CONDITIONS – Continued:

the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
17. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
19. Site development to comply with all applicable conditions of approval for ZON-5062 and all other site-related actions.



CASE: **SDR-19352**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO R-3
(MEDIUM DENSITY RESIDENTIAL)





CASE: SDR-19352

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) UNDER RESOLUTION OF INTENT TO R-3
(MEDIUM DENSITY RESIDENTIAL)

0 300 600 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MARCH 22, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - SDR-19352 -****OWNER/APPLICANT: GREYMOUTH, LLC**

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

1. Conformance to the conditions for Rezoning (ZON-5062), and Extension of Time (EOT-17460).
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 date stamped 2/26/07 and the landscape plan, floorplans, and building elevations, date stamped 1/23/07, except as amended by conditions herein.
4. A Waiver from LVMC Title 19.10 is hereby approved, to allow zero landscaping planters in the parking lot where one is required for each six parking spaces.
5. The standards for this development shall include a Minimum lot size of 6,500 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
6. The minimum distance between buildings shall be 20 feet.
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 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 to provide:

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March 22, 2007 - Planning Commission Meeting

All trees are to reflect the appropriate 24-inch box size.

The following amounts of additional trees are required:

One 24" box tree along Searles Avenue.

Two 24" box trees along 23rd Street.

Four (4) five-gallon shrubs per tree.

Ground covers shall be installed in all landscaped areas. Non-vegetative ground covers shall include, without limitation, rocks and small stones, crushed rock and bark, installed to a minimum depth of two inches in all areas.

8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from North 23rd Street.

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15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
17. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
19. Site development to comply with all applicable conditions of approval for ZON-5062 and all other site-related actions.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 50-unit multi-family residential development on 2.25 acres located at 2380 Searles Avenue. The proposal consists of 12 fourplexes and 1 duplex, with a mix of 2-bedroom and 3-bedroom floorplans, all two stories high.

The applicant has requested a Waiver to the Title 19.10 parking lot landscaping requirements to allow no landscape islands.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
9/06/00	The City Council approved the Las Vegas 2020 Master Plan. The subject site is located within the Neighborhood Revitalization Area as described in the Plan.
11/03/04	The City Council approved: a General Plan Amendment (GPA-5060) changing a portion of the General Plan from SC (Service Commercial) to M (Medium Density Residential), a Rezoning (ZON-5062) from C-2 (General Commercial) to R-3 (Medium Density Residential), and a Site Development Plan Review (SDR-5063) for a 52-unit apartment complex. Planning Commission and Staff recommended approval.
12/06/06	The City Council approved the concurrent requests for Extensions of Time (EOT-17460 & EOT-17462) for an approved Rezoning (ZON-5062) and for an approved Site Development Plan Review (SDR-5063) at 2380 Searles Avenue.
03/08/07	The Planning Commission voted to hold this item in ABEYANCE per applicant's request.
Related Building Permits/Business Licenses	
NA	NA
Pre-Application Meeting	
1/09/07	A pre-application conference was held to discuss the new site development review for the Searles Avenue Apartment Complex. Issues regarding the future development of the multi-family project from apartments to condominiums were raised with Building & Safety staff recommending a minimum building separation of 20 feet and providing fire sprinklers. Parking and landscape requirements were discussed with the applicant requesting information regarding a waiver to the Title 19.10 parking lot landscaping standards.
Neighborhood Meeting	
NA	A neighborhood meeting was not required nor was one held.

MH

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March 22, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	2.25 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	C-2 with a resolution of intent to R-3 (Medium Density Residential)
North	Undeveloped & Major Auto Repair Garage	SC (Service Commercial)	R-1 (Single Family Residential) & C-2 (General Commercial)
South	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Auto Parts Store & Convenience Store	SC (Service Commercial)	C-2 (General Commercial)
West	Multi-family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

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	X		Y
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

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DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	6,500 Square Feet	2.25 Acres	Y
Min. Lot Width	N/A	280 Feet	N/A
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	76 Feet	Y
• Corner	5 Feet	15 Feet	Y
• Rear	20 Feet	78 Feet	Y
Min. Distance Between Buildings	10	20	Y
Max. Lot Coverage	NA	NA	NA
Max. Building Height	2 Stories / 35 Feet	2 Stories/22 Feet	Y
Trash Enclosure	Screened & covered	Screened & covered	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08.060 the following standards apply:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	66 feet	80 feet	Y
Adjacent development matching setback	5 feet	10 feet	Y
Trash Enclosure	50 feet	185 feet	Y

Existing Zoning	Permitted Density	Units Allowed
C-2 with a resolution of intent to R-3 (Medium Density Residential)	Unlimited (C-2 in MXU)	N/A
	13-25 DUAC (R-3)	56 units
Proposed Zoning	Permitted Density	Units Allowed
R-3 (Medium Density Residential)	13-25 DUAC	56 units
General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 DUAC	57 units

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Pursuant to Title 19.12 the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/ 6 Spaces	17 Trees	0	N
Buffer: Min. Trees	1 Tree/20 Linear Feet	61 Trees	55	N
TOTAL		81 Trees	55	N
Min. Zone Width	8 Feet		8 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family							
3-bedroom Unit	22 units	2 spaces/unit	44		44		Y
2-bedroom Unit	28 units	1.75 spaces/unit	49		49		Y
subtotal			93	4	93	4	Y
Visitor spaces	9	1 space/6 units	9		9		Y
TOTAL (including handicap)			102	4	103	4	Y

Waivers		
Request	Requirement	Staff Recommendation
To allow no parking lot landscape islands	One five-foot landscape island per six parking spaces.	Approval

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ANALYSIS

- **Redevelopment Plan**

The subject site is located within the Las Vegas Redevelopment Plan Area. The Plan identifies neighborhoods that may contain declining infrastructure, increasing traffic and noise, and increases in property crimes and vandalism, so that they may be stabilized and protected from further deterioration.

- **General Plan & Zoning**

The subject site has a General Plan category of M (Medium Density Residential), which allows for a maximum density of 25.49 units per acre. The proposed 21.33 residential dwelling units per acre are below the maximum permitted density of 25.49 dwelling units per acre.

The site was rezoned (ZON-5062) from C-2 (General Commercial) Zone to R-3 (Medium Density Residential) Zone with a Resolution of Intent set to expire November 6th, 2006. An Extension of Time for the rezoning (EOT-17462) was granted extending the expiration of the Resolution of Intent to November 6th, 2008.

- **Site Plan**

The site plan represents a fairly typical layout of buildings and parking areas. Circulation around the site is adequate with paths provided for pedestrian access. Two trash enclosures are located adjacent to the north side of Building #1. As shown on the provided plans, parking is shown to be entirely uncovered.

- **Waivers**

The applicant has requested a waiver to the five-foot wide parking landscape islands in the provided justification letter. The provided landscape plan is also deficient in perimeter and parking lot trees and shrubs with their addition being conditioned as part of the approval of this application.

- **Landscape Plan**

Parking lot landscaping and perimeter buffer planters and materials, including shrubs and groundcover, are not in compliance with Title 19 and the Landscape, Wall and Buffer Standards. The parking area and frontages feature primarily 15-gallon Red Leaf Plum, while the south and west buffer areas show 24-gallon Mondel Pines where 24-inch boxed trees are the minimum required for screening the existing commercially zoned property. Spaces between buildings are sparsely landscaped with a mixture of Red Leaf Plum, Mondel Pines, and an inadequate amount of Deer Grass.

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A condition has been added to this application addressing the improper tree sizes being listed and the overall shortage of trees and shrubs.

- **Elevations**

The proposed elevations are harmonious and compatible with development in the area and are not undesirable in appearance. The cement plaster and tile roofing materials are typical of residential buildings across the area. The proposed colors are of a desert-tone palette with the exterior building color painted "Sandy Beach", a terracotta tile roofing, and "Saddle Brown" for the exterior trim.

- **Floor Plans**

The development is made up of 28 two-bedroom units and 22 three-bedroom plans with accessibility provide by means of five-foot paths to each building.

FINDINGS

The following findings must be made for an SDR:

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

The proposed 50-unit apartment project is compatible with existing for-rent multi-family dwellings to the west and provides a transition between more intense general commercial uses to the north and east and the less-intense single-family uses to the south.

- 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;**

Per a previously approved General Plan Amendment (GPA-5060) to M (Medium Density Residential) and Rezoning (ZON-5062) to R-3 (Medium Density Residential) and the submitted plans, the proposed apartment complex is consistent with the General Plan, Title 19, and the Landscape, Wall and Buffer Standards.

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

Searles Avenue and 23rd Street, both 60-foot rights-of-way, are adequate in size to accommodate multi-family uses, such as the ones proposed for this site. Therefore, the proposed site access and on-site circulation will not negatively impact the adjacent roadways.

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

The proposed building materials are generally appropriate for the area and are substantially in compliance with the City's requirements. Staff recommends additional landscape in the form of trees to be added to the open space areas between buildings.

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

The proposed elevations are harmonious and compatible with development in the area and are not undesirable in appearance.

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

The proposed apartment complex will be subject to inspections for building permits, and will therefore not compromise the public health, safety and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 11

SENATE DISTRICT 2

NOTICES MAILED 300

APPROVALS 0

PROTESTS 0



STATEMENT OF FINANCIAL INTEREST



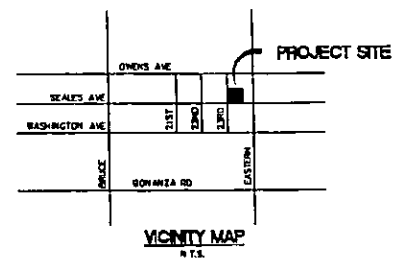
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APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT OF WAY
---	SETBACK LINE
---	ADJACENT PROPERTY LINE
---	CENTERLINE
---	PROPERTY LINE
---	LANDSCAPE BUFFER
	COVERED PARKING SPACES

APN 139-18-508-006
DOCUMENT NO. 20021004-00928
ZONING C-1
N.A.P.

APN 139-26-505-008
DOCUMENT NO. 0842-0801323
ZONING C-2
N.A.P.

APN 139-26-506-015
DOCUMENT NO. 20021004-00929
ZONING C-2
N.A.P.

APN 139-26-508-018
DOCUMENT NO. 20021004-00929
ZONING C-2
N.A.P.



BASIS OF BEARING

BEING THE CENTERLINE OF SEARLES AVENUE
BEARING 3 83° 31'13" W AS SHOWN PER
RECORD OF SURVEY BOOK 108, PAGE 65 IN
CLARK COUNTY RECORDERS OFFICE, NEVADA.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 51 EAST, N.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST (NE 1/4) OF SAID SECTION 28; THENCE SOUTH 89°34'13" WEST ALONG THE SOUTH LINE THEREOF, ALSO BEING THE CENTERLINE OF SEARLES AVENUE (60.00 FEET WIDE) A DISTANCE OF 280.00 FEET; THENCE DEPARTING SAID SOUTH LINE AND CENTERLINE OF SEARLES AVENUE, NORTH 02°34'13" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SEARLES AVENUE; AND THE TRUE POINT OF BEGINNING; THENCE COMMENCING NORTH 02°34'13" WEST A DISTANCE OF 18.00 FEET; THENCE SOUTH 89°34'13" WEST A DISTANCE OF 30.00 FEET; THENCE NORTH 02°34'13" WEST A DISTANCE OF 18.00 FEET; THENCE SOUTH 89°34'13" WEST A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID SEARLES AVENUE; THENCE ALONG SAID NORTH-OF-WAY LINE OF SAID SEARLES AVENUE, NORTH 02°34'13" WEST, A DISTANCE OF 344.95 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 18.00 FEET; THENCE ALONG THE ARC TO SAID CURVE THROUGH A CENTRAL ANGLE OF 87°51'24" AND A LENGTH OF 31.58 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY OF THE AFORESAID SEARLES AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 89°34'13" EAST A DISTANCE OF 340.42 FEET TO THE TRUE POINT OF BEGINNING.

AREA

NET AREA = 82.841 SQ. FT. 2.19 AC.
GROSS AREA = 110.484 SQ. FT. 2.72 AC.

OWNER

ROBIN A. GIL
3291 S. BONANZA STREET
LAS VEGAS, NV
(702) 328-1381

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN A FLOOD ZONE DESIGNATION "1".
DETERMINED TO BE OUTSIDE THE 5.7% ANNUAL CHANCE FLOOD
AND FLOOD ZONE DESIGNATION "A", DETERMINED TO BE
WITH NO EASE FLOOD ELEVATIONS DETERMINED
AS SHOWN PER FEMA FLOOD INSURANCE RATE MAP NO.
22003C0121E, EFFECTIVE DATE, SEPTEMBER 21, 2002.

R-3 ZONING RESTRICTIONS

FRONT SETBACK - 20 FEET
REAR SETBACK - 20 FEET
SIDE SETBACK - 5 FEET
SIDE CORNER SETBACK - 3 FEET
BUILDING HEIGHT - 35 FEET MAX
TOTAL NUMBER OF UNITS - 50 UNITS
GROSS AREA - 3.72 ACRES
DENSITY - 18.30 UNITS/ACRE

PARKING REQUIREMENTS

22 - 3 BEDROOM UNITS (3 SPACES/UNIT) = 66 SPACES
18 - 2 BEDROOM UNITS (1.75 SPACES/UNIT) = 31.5 SPACES
VISITOR, 1 PER 6 UNITS = 8 SPACES
TOTAL REQUIRED 105.5 SPACES (14 NG SPACES - 14 NG SPACES PROVIDED, 103 SPACES)

SDR-19352

REVISED

RECEIVED

FEB 26 2007

03/22/07 PC

SEARLES FOURPLEXES
SITE PLAN

2380 SEARLES AVENUE

DESIGNED BY: RM	CHECKED BY: RM
DATE: 04/20/07	DATE: 04/20/07
USER: RM	USER: RM
FILE: SDR-19352	FILE: SDR-19352
SHEET: 1 OF 1	SHEET: 1 OF 1

SHEET #

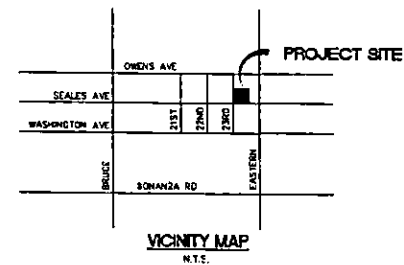
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APH 139-26-508-008
DOCUMENT NO. 00021004-00028
ZONING R-1
N.A.P.

APH 139-26-508-008
DOCUMENT NO. 0842-0801825
ZONING C-1
N.A.P.

LEGEND

SQ. FT.	SQUARE FEET
APN	ASSESSOR'S PARCEL NUMBER
R/W	RIGHT OF WAY
	SETBACK LINE
	ADJACENT PROPERTY LINE
	CENTERLINE
	PROPERTY LINE
	LANDSCAPE BUFFER

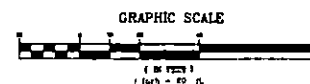


LANDSCAPE LEGEND			
QUANTITY	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
24	PIRUS ELAEGICA	MONTELL PINE	24 GAL
30	PIRUS	PURPLELEAF PLUM	15 GAL
24	MULLEBERGIA REGENS	DEER BRASS	8 GAL

IRRIGATION NOTES:

1. WATER METER AND POWER TO IRRIGATION CONTROLLER SHALL BE PROVIDED BY OWNER/DEVELOPER
2. DRP ENTITERS SHALL BE BOWSMITH OR EQUAL
3. VALVES SHALL BE MONTELL 1" OR EQUAL (C3 VALVES FOR PROJECT)
4. MAIN LINE SHALL BE 3/4" SCHEDULE 40 PVC THROUGHOUT PROJECT

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JAN 22 2007



SDR-19352
03/22/07 PC

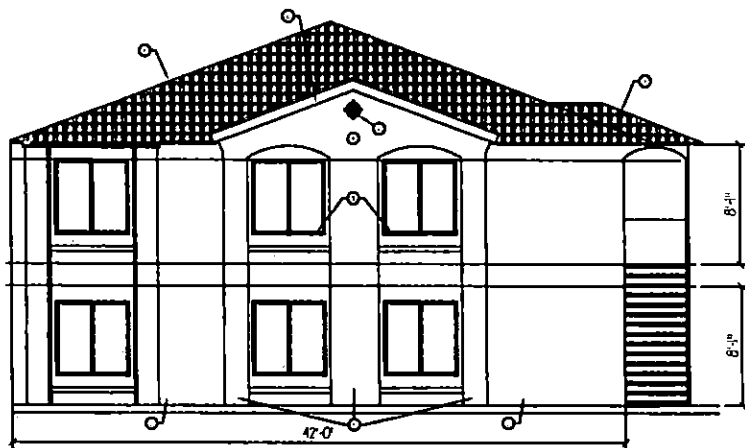
SEARLES FOURPLEXES
LANDSCAPE PLAN

2380 SEARLES AVENUE
CLARK COUNTY, NEVADA

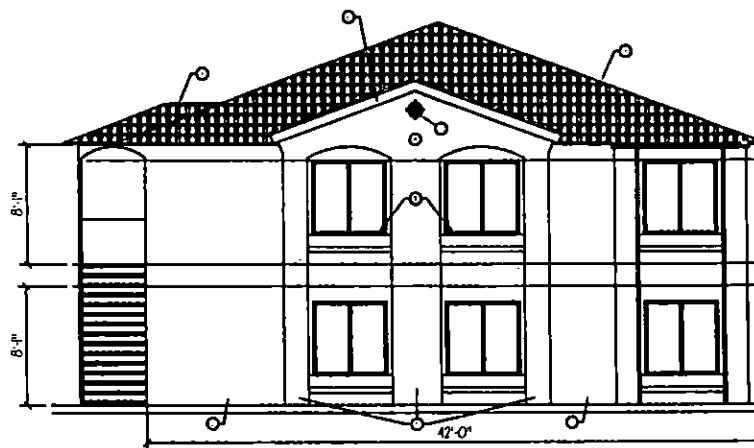
DESIGNED BY: MS
CHECKED BY: MS
DATE: 07/20/07
JOB #: 03-193
APN: 139-26-508-018
SECTION: 1 OF 1
SCALE: 1" = 10'

SHEET #
LB
1 OF 1

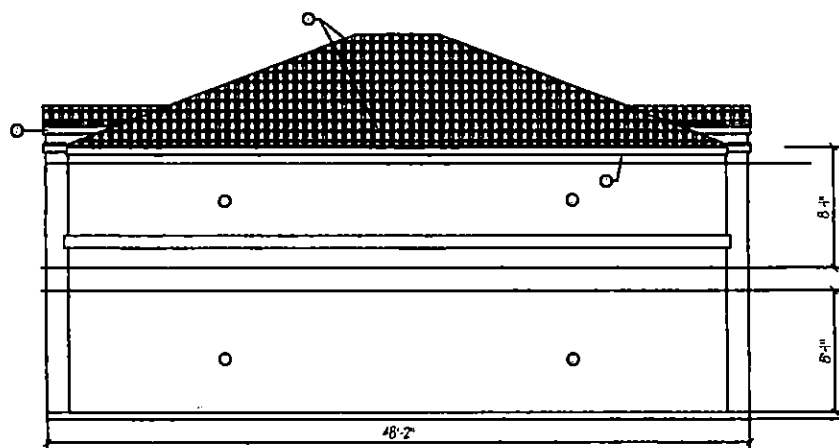
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○	4. EXTERIOR WALL FINISH - SEE SPECIFICATIONS
○	5. EXTERIOR WALL FINISH - SEE SPECIFICATIONS
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○	7. EXTERIOR WALL FINISH - SEE SPECIFICATIONS
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○	10. EXTERIOR WALL FINISH - SEE SPECIFICATIONS



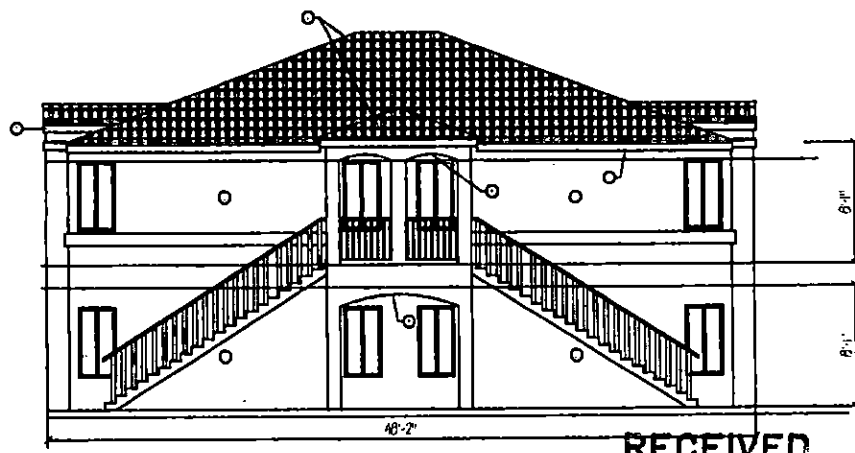
2-BEDROOMS - TYPICAL LEFT SIDE
SCALE: 1/8" = 1'-0"



2-BEDROOMS - TYPICAL RIGHT SIDE
SCALE: 1/8" = 1'-0"



2-BEDROOMS - REAR ELEVATION
SCALE: 1/8" = 1'-0"



2-BEDROOMS - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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APR 23 2007

SEARLES AVENUE APARTMENTS
2-BEDROOMS-ELEVATIONS

A4.02

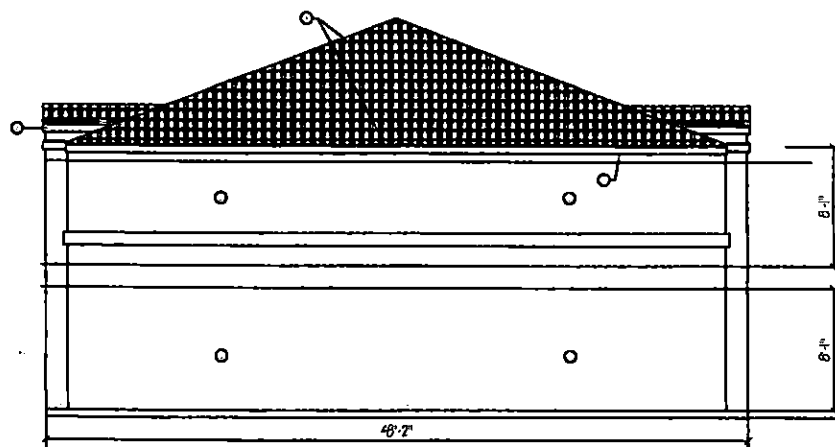
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03/22/07 PC



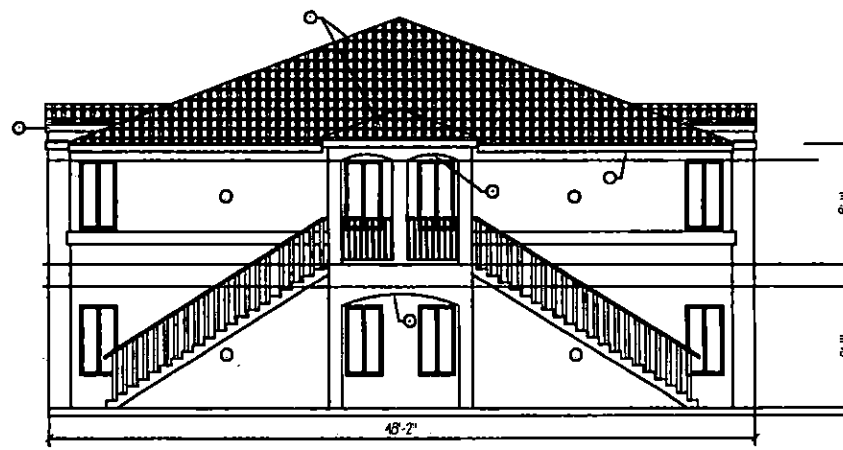
3-BEDROOMS - TYPICAL LEFT SIDE
SEE SHEET 4



3-BEDROOMS - TYPICAL RIGHT SIDE
SEE SHEET 4



3-BEDROOMS - REAR ELEVATION
SEE SHEET 4



3-BEDROOMS - FRONT ELEVATION
SEE SHEET 4

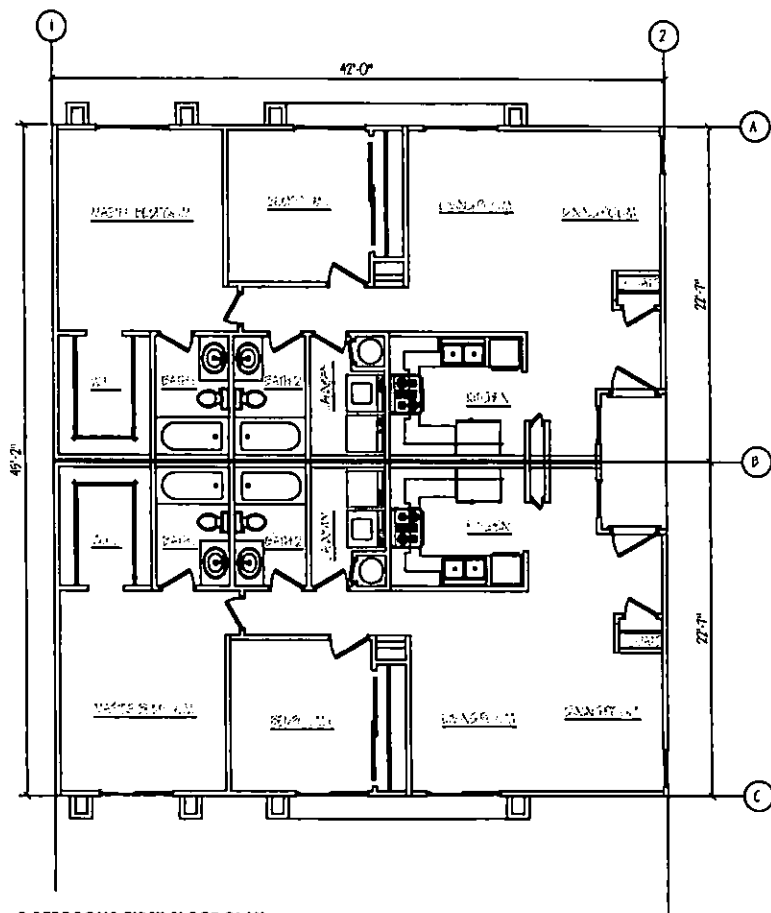
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○	9. 1/2\"
○	10. 1/2\"

SEARLES AVENUE APARTMENTS
3-BEDROOMS-ELEVATIONS

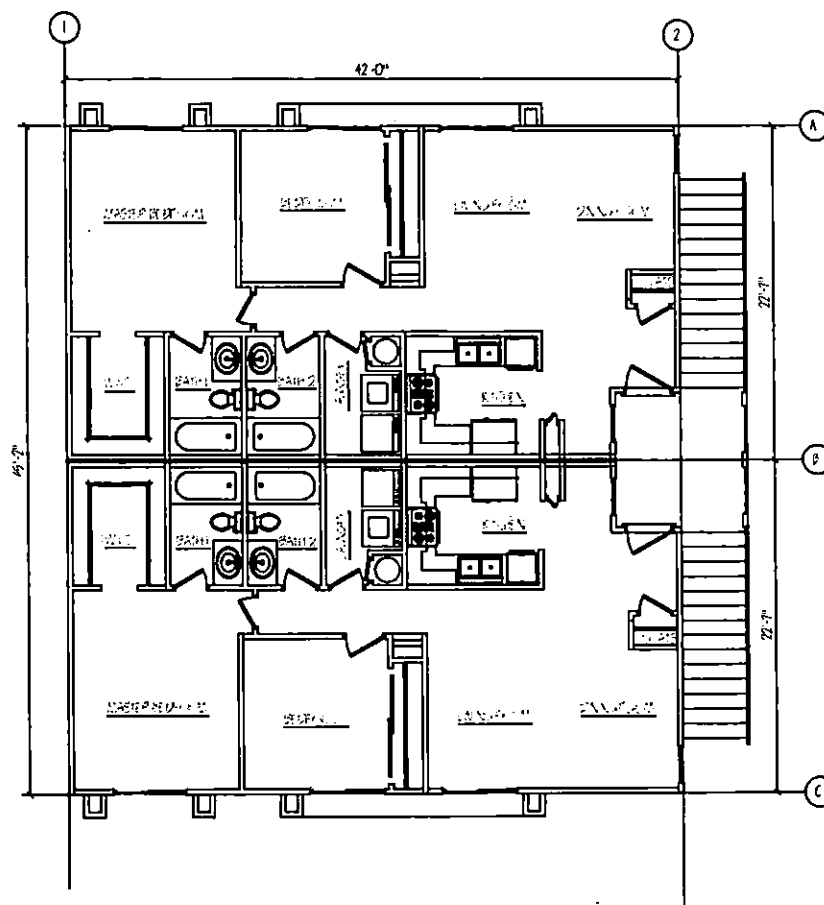
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SDR-19352
03/22/07 PC

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JAN 28 2008



2-BEDROOMS-FIRST FLOOR PLAN
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2-BEDROOMS-SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

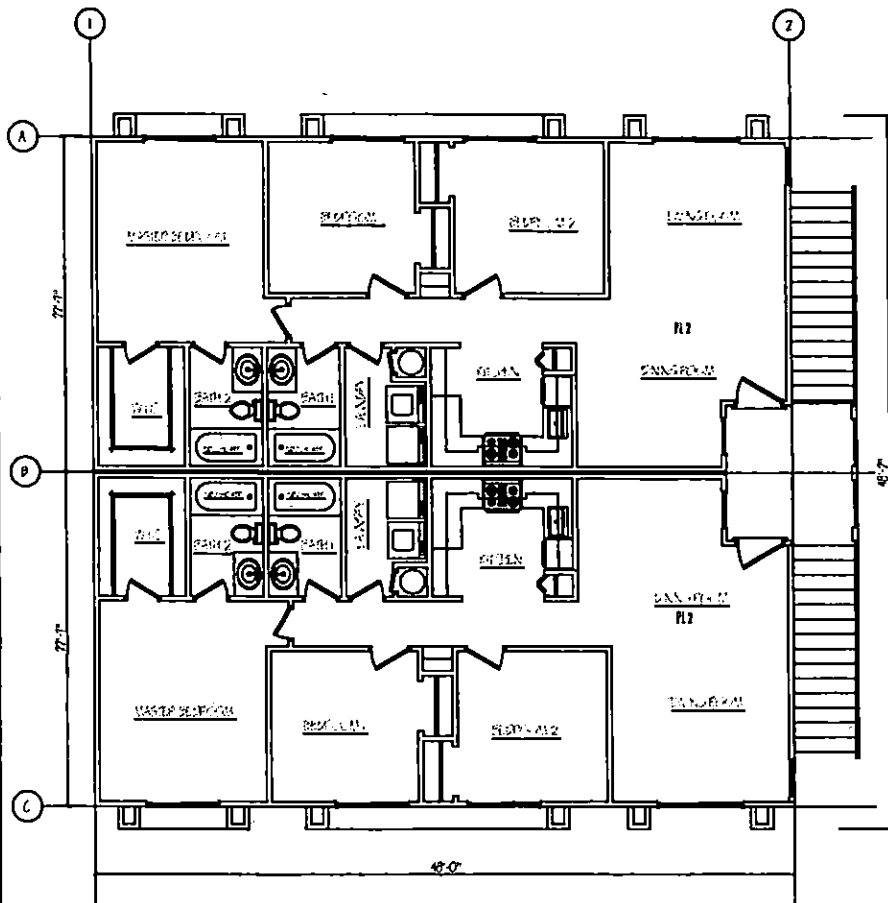
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JAN 23 2007

SEARLES AVENUE APARTMENTS
2-BEDROOMS - FLOOR PLAN

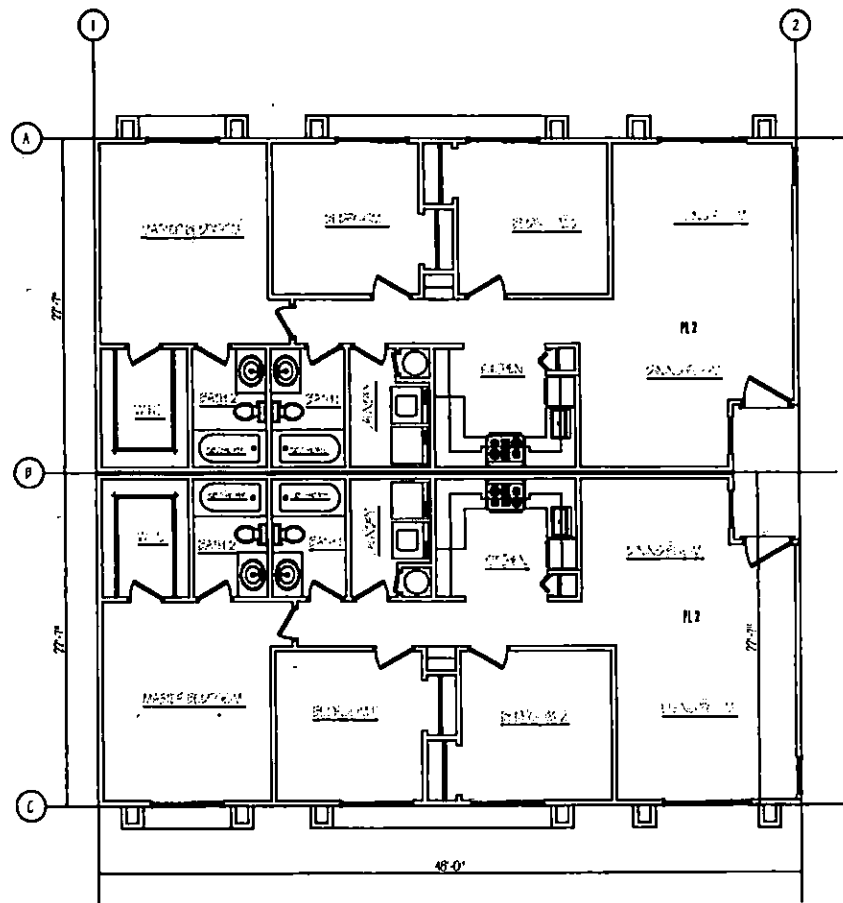
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SDR-19352
03/22/07 PC



3-BEDROOMS-SECOND FLOOR PLAN

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



3-BEDROOMS-FIRST FLOOR PLAN

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

RECEIVED

JAN 23 2007

SEARLES AVENUE APARTMENTS
3-BEDROOMS-FLOOR PLAN

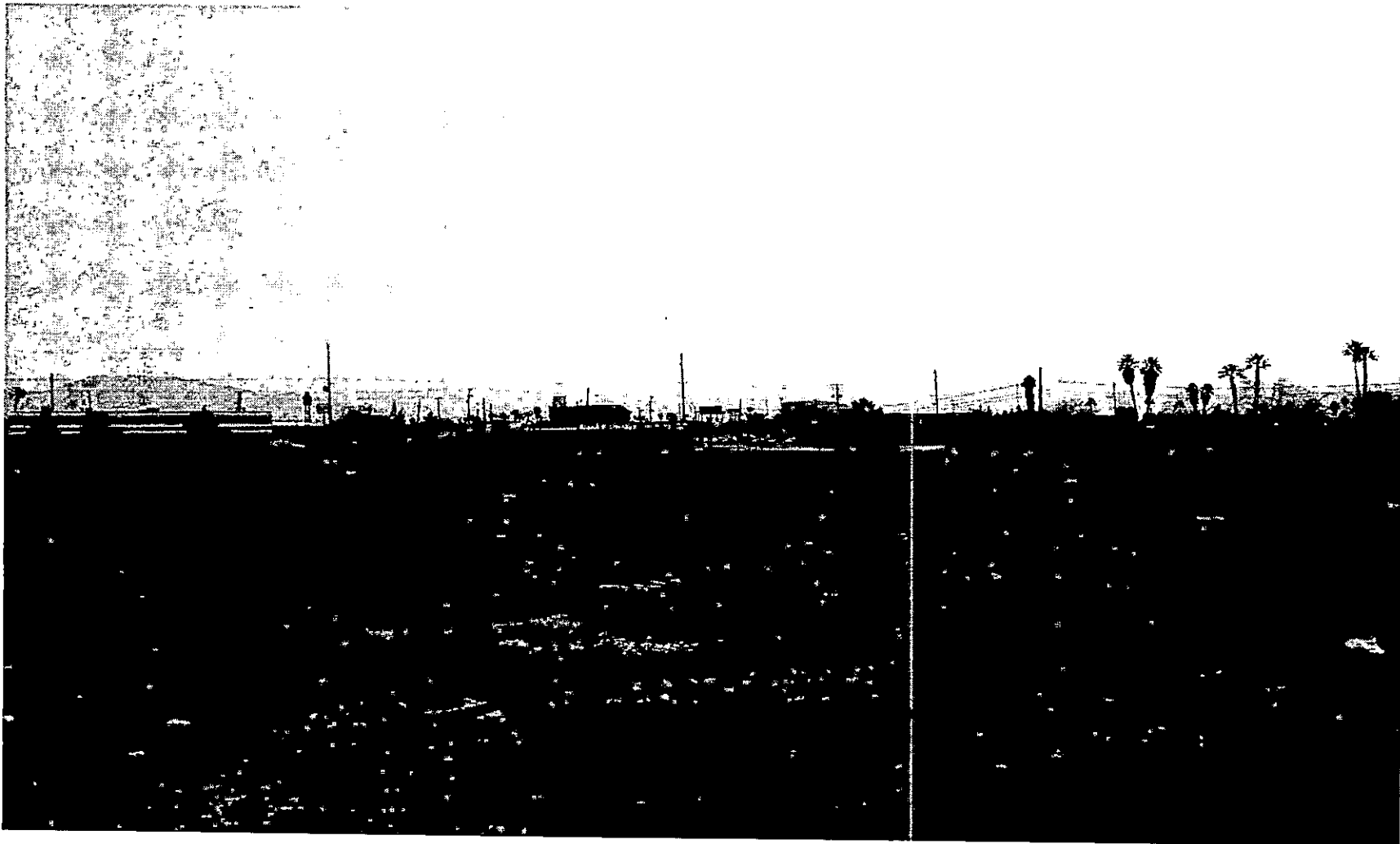
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SDR-19352
03/22/07 PC



SDR-19352 - APPLICANT/OWNER: GREYMOUTH, LLC
2380 SEARLES AVENUE
MARCH 22, 2007 PLANNING COMMISSION

01/31/07



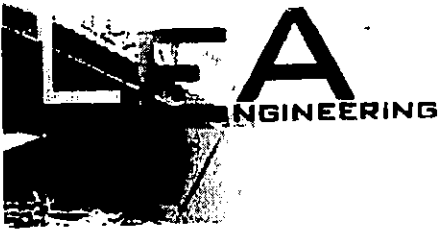
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2380 SEARLES AVENUE
MARCH 22, 2007 PLANNING COMMISSION

01/31/07



SDR-19352 - APPLICANT/OWNER: GREYMOUTH, LLC
2380 SEARLES AVENUE
MARCH 22, 2007 PLANNING COMMISSION

01/31/07



January 22, 2007

City of Las Vegas
Planning and Zoning Department
731 Fourth Avenue
Las Vegas, NV 89100

**Re: LETTER OF INTENT FOR SITE DESIGN REVIEW
AND A WAIVER OF DEVELOPMENT STANDARDS
APN 139-26-508-016**

The purpose of this letter is to request a Site Design Review and a Waiver of Development Standards, on behalf of the owner, for a proposed multifamily development located at the northeast corner of 23rd Street and Searless Ave, Assessor's Parcel Numbers 139-26-508-016.

The property is zoned Multi-Family Residential R-3. The provided 21.3 units per acre is consistent with R-3 zoning designation.

The properties to the east are developed commercial properties. The properties north on the subject site are currently undeveloped. The property is bordered by 23rd Street to the west, and Searless Avenue to the South, which are fully improved public streets.

The proposed development consists of 12 fourplexes and 2 duplexes, two stories high. Said carports will follow the same design theme as the main structure. Trash enclosures will be screened from public rights-of way. All elevations have architectural detailing around the windows and doors.

A 15-foot landscaping area, including the sidewalk has been provided along the public streets.

Along with the site design review, we respectfully request the following waiver of development standards:

Waiver of Landscape Fingers

Twenty foot minimum, easily accessible outdoor living areas are provided behind and between the buildings for daily recreational use. Also landscape buffer is provided along the public streets, which will enhance the overall appearance not only of the proposed development, but that of the adjacent properties.

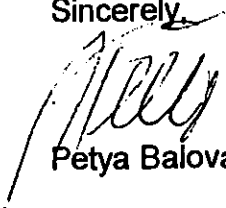
**SDR-19352
03/22/07 PC**

The proposed site plan will not be detrimental to the health, safety or welfare of the community, nor will cause traffic congestion. It will increase the value of the surrounding properties. It is in harmony with the purposes and intent of Title 19.

The owner estimates to start construction upon approval of this application and the following approval of the subsequent items such as, but not limited to, hydraulogy study, traffic stydy, utility analysis and off-site improvement plans for the proposed residential development. Architectural constructiuron documents and plans will be started and a building permit applied for. As those are completed, the actual construction can commence. The time frame for this phase is approximately 12 months.

If you require further information, please feel free to contact me at (702) 363-5242.

Sincerely,



Petya Balova, P.E.

SDR-19352
03/22/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-19616 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: A & A, INC. - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 0.33 acres at 401-403 South Sixth Street (APNs 139-34-710-007 and 008), Ward 3 (Reese).

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for V-66-79
6. City Council Approval Letter for V-16-83
7. City Council Approval Letter for V-123-84
8. City Council Approval Letter for V-50-85

MOTION:

EVANS – APPROVED subject to conditions – Motion carried with DUNNAM voting NO

To be heard by City Council on 4/18/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 28-30.

DOUG RANKIN, Planning Manager, recommended approval of the Rezoning as the application would bring the existing restaurant into conformance with the land use; however, he recommended denial of the parking Variance and the Site Development Review (SDR) as the size of the Variance is too intense and the SDR cannot be considered without the necessary Variance.

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 28 – ZON-19616

MINUTES – Continued:

ANDRE ROCHAT, 401 South Sixth Street, expressed that after 27 years at the same location, there would not be additional problems with parking. The 300 square foot expansion would eliminate the long-standing trailer in an attempt to create a more attractive building.

COMMISSIONER EVANS commended the business operation of MR. ROCHAT'S restaurant as it contributes to the vibrancy desired for the Downtown area. He pointed out that MR. ROCHAT is a long-time resident of the Downtown area and confirmed that parking is not an existing concern since the restaurant is only open at night and many people arrive by cab. He stated that the Commission must consider the Downtown as a growing metropolis area rather than an urban area where an abundance of parking is normally necessary.

COMMISSIONER TRUESDELL concurred with COMMISSIONER EVANS and emphasized that the intent is to improve an existing structure and not add additional seating. Because parking has not been an issue before, he would support the intent of the application.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 28-30.
(6:52 – 7:00)
1-1722

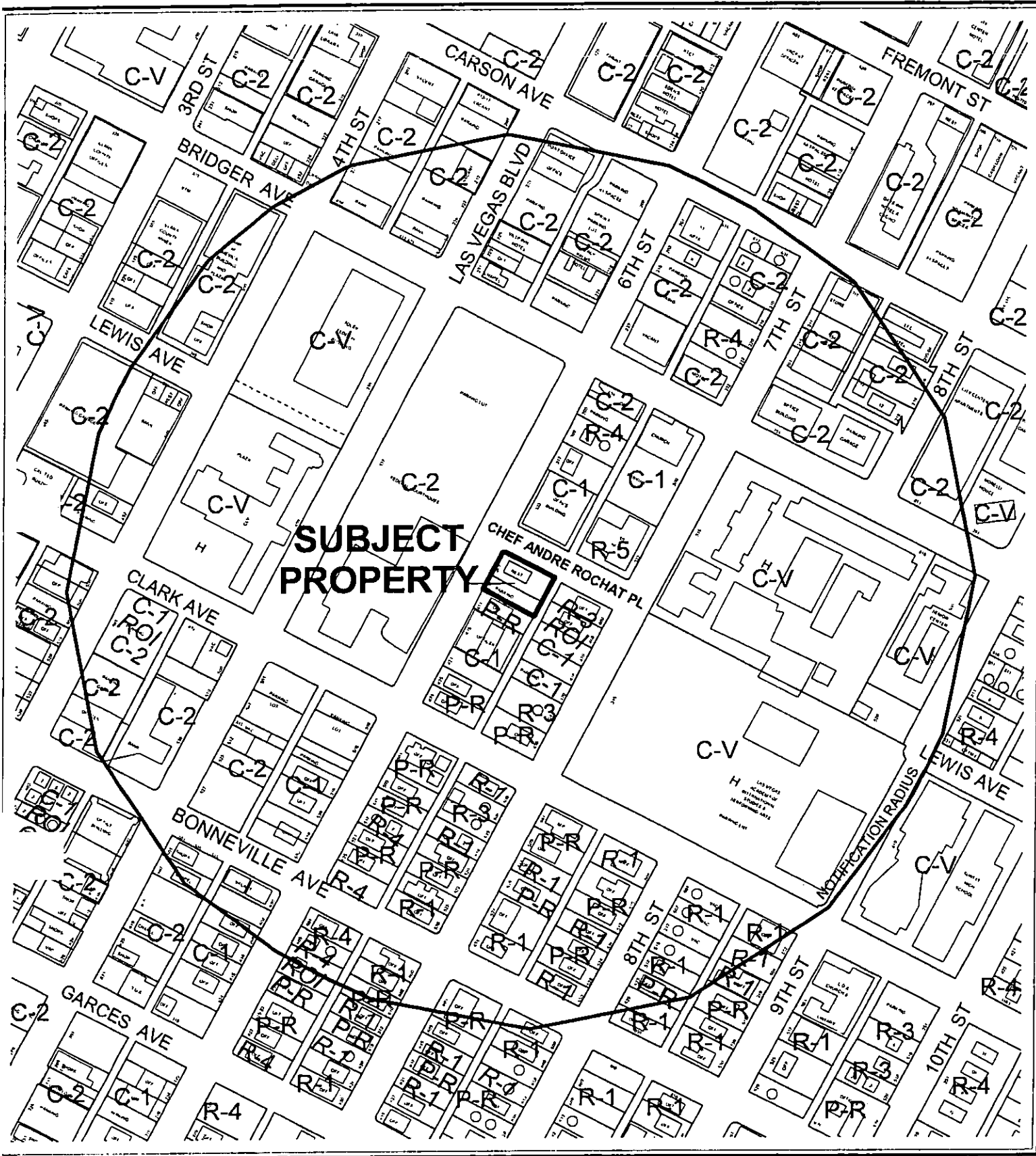
CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-19614) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. 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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.



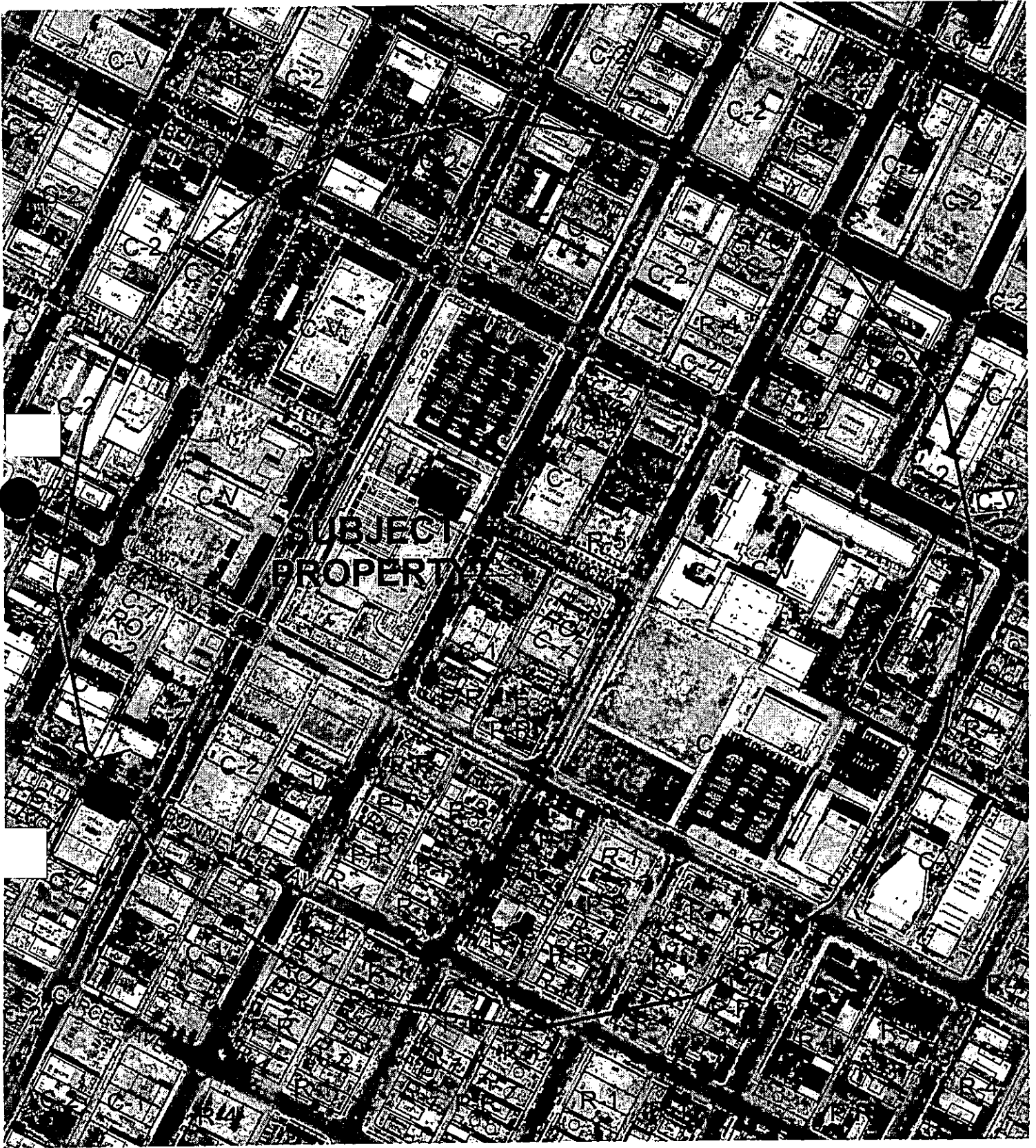
CASE: **ZON-19616**

RADIUS: 1000 FT

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

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





0 500 Feet

CASE: ZON-19616

RADIUS: 1000 FT

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

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-19616 - APPLICANT: CITY OF LAS VEGAS - OWNER: A & A, INC.

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-19614) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. 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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

ZON-19616 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Rezoning to a C-1 (Limited Commercial) District on 0.33 acres at 401 and 403 South 6th Street. The property currently consists of developed land that is zoned R-4 (High Density Residential). This action would bring the existing use into conformance with current zoning requirements and bring the site into compliance with the General Plan.

A previous approval (V-0078-78) included a variance to allow the restaurant in an R-4 (High Density Residential) zone. Two concurrent applications will be considered along with this item: a site development plan review (SDR-19614) to allow the addition of 342 square feet to the existing restaurant and a variance (VAR-20139) to allow a proposed 11 parking spaces where 72 parking spaces are required.

The proposed rezoning to the C-1 (Limited Commercial) zoning district is consistent with the existing C (Commercial) General Plan designation. It is also consistent with the existing office uses in the vicinity. Approval is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/26/78	The Board of Zoning Adjustment approved a Variance (V-0078-78) to allow a 50-seat restaurant in a residential zone where it would not otherwise be permitted.
09/27/79	The Board of Zoning Adjustment approved a Variance (V-0066-79) to allow a 22 space parking lot in a residential zone for the restaurant on this subject site. Staff recommended approval.
04/28/83	The Board of Zoning Adjustment approved a Variance (V-0016-83) to allow an addition to extend to the north side property line where a five-foot setback was required and a patron parking lot in a residential zone for the restaurant on this subject site. Staff recommended approval.
11/15/84	The Board of Zoning Adjustment approved a Variance (V-0123-84) to allow an addition to extend to the north side property line where a five-foot setback was required, a patron parking lot in a residential zone, and 46 parking spaces where 55 were required for the restaurant on this subject site. Staff recommended approval.
07/25/85	The Board of Zoning Adjustment approved a Variance (V-0050-85) to allow a 20 square foot illuminated wall sign and two 2 square foot directional signs where only a single 2 square foot non-illuminated sign was permitted for the restaurant on this subject site. Staff recommended approval.
03/22/07	A companion Special Use Permit (SUP-18084) and Variance (VAR-20139) will be heard concurrently with this item.

RTS

ZON-19616 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
07/06/93	A business license for a L16 (Tavern - a tavern license authorizes the sale of alcoholic beverages for consumption on the premises and the retailing of alcoholic beverages in original sealed or corked containers for consumption off the premises) category license was re-classified from a L04 category license (L04-00209) by the Department of Finance and Business Services. This license (L16-00150) was subsequently issued by Business Services on 01/03/02 with no apparent Planning and Development review.
02/06/97	A business license for a R09 (Restaurant: Seating 45 or more - an establishment providing preparation and retail sale of food & beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses) category license was re-classified from a R07 category license (R07-00222) by the Department of Finance and Business Services. This license (R09-00767) was subsequently issued by Business Services on 01/03/02 with no apparent Planning and Development review.
12/27/00	A business license for an A01 (Administrative Office Space - an office location in which specific administrative functions of a business are conducted apart from the primary business location) category license was processed in by the Department of Finance and Business Services. This license (A01-01106) was issued by Business Services on 01/04/01 with no apparent Planning and Development review. This license has been marked out of business as of 10/21/05.

Pre-Application Meeting	
01/11/07	A pre-application meeting was held and elements of this application were discussed. Submittal requirements were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Restaurant, 2000 sq. ft. or more (without Drive-Through) and Liquor Establishment (Tavern)	C (Commercial)	R-4 (High Density Residential)
North	Office, Other Than Listed	C (Commercial)	P-R (Professional Office and Parking)

RTS

ZON-19616 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

South	Office, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
East	Office, Other Than Listed	C (Commercial)	R3 (Medium Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
West	Government Facility	PF (Public Facility)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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 subject site is located on the Southeast Sector Map of the General Plan. The site is designated as C (Commercial) on the Redevelopment Plan Area Map of the General Plan. This category allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The proposed rezoning to the C-1 (Limited Commercial) zoning district will allow a variety of uses not currently allowed under the R-4 (High Density Residential) zoning district. The existing building is currently used for a restaurant with a tavern license use which is in compliance with the General Plan.

The site encompasses two parcels with an existing building built at the lot lines. Additionally, should the parcels in the future become separate sites the site will placed out of conformance with development standards for the proposed C-1 (Limited Commercial) zoning district. For this reason a condition has been added to the Site Development Plan Review (SDR-19614) that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

During the initial review of this development in 1978 staff had recommended against a zoning change to C-1 (Limited Commercial) in an effort to minimize the spread of commercial uses south of Lewis Avenue. Due to this concern of the staff, a variance (V-0078-78) was considered and approved to allow the 50-seat restaurant in an R-4 (High Density Residential) zoning district. As development in this area has continued away from residential and towards commercial uses and the General Plan now calls for this area to be of a commercial character, staff believes that it is now appropriate to rezone this site.

RTS

ZON-19616 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

The proposed rezoning to the C-1 (Limited Commercial) zoning district is consistent with the existing C (Commercial) General Plan designation. It would also make it consistent with surrounding land uses, which consist of office buildings to the north, south and east of the property. For these reasons staff is recommending approval of this item.

FINDINGS

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

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

The proposed rezoning would bring the zoning at this site into conformance with the C (Commercial) designation as listed under the Southeast Sector Plan of the General Plan. The C (Commercial) category allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The site's existing building can accommodate a range of uses and is in compliance with the General Plan.

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

Currently, there are office buildings to the north, south and east with a government facility to the west of the property. None of these properties should be affected by the possibility of rezoning. The proposed rezoning would be compatible with the commercial uses that surround the property.

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

Growth and development factors indicate a need for low intensity commercial activities to locate in this area. Given the existing General Plan designation of C (Commercial) on the subject site, the rezoning to the C-1 (Limited Commercial) zoning district is appropriate for the area.

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

The site will receive access from South 6th Street, which is adequate in size to meet the requirements of the proposed C-1 (Limited Commercial) zoning district.

ZON-19616 - Staff Report Page Five
March 22, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 106 [Mailed with VAR-20139 & SDR-19614]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-19616**

APN: _____

Name of Property Owner: ROCHAL MARCUS ANDRE - A & A-ive.

Name of Applicant: ROCHAL MARCUS ANDRE - A & A-ive.

Name of Representative: _____

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 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: ROCHAL M. ANDRE.

Subscribed and sworn before me

This 6th day of FEBRUARY, 2007

Marie M. Puhalski

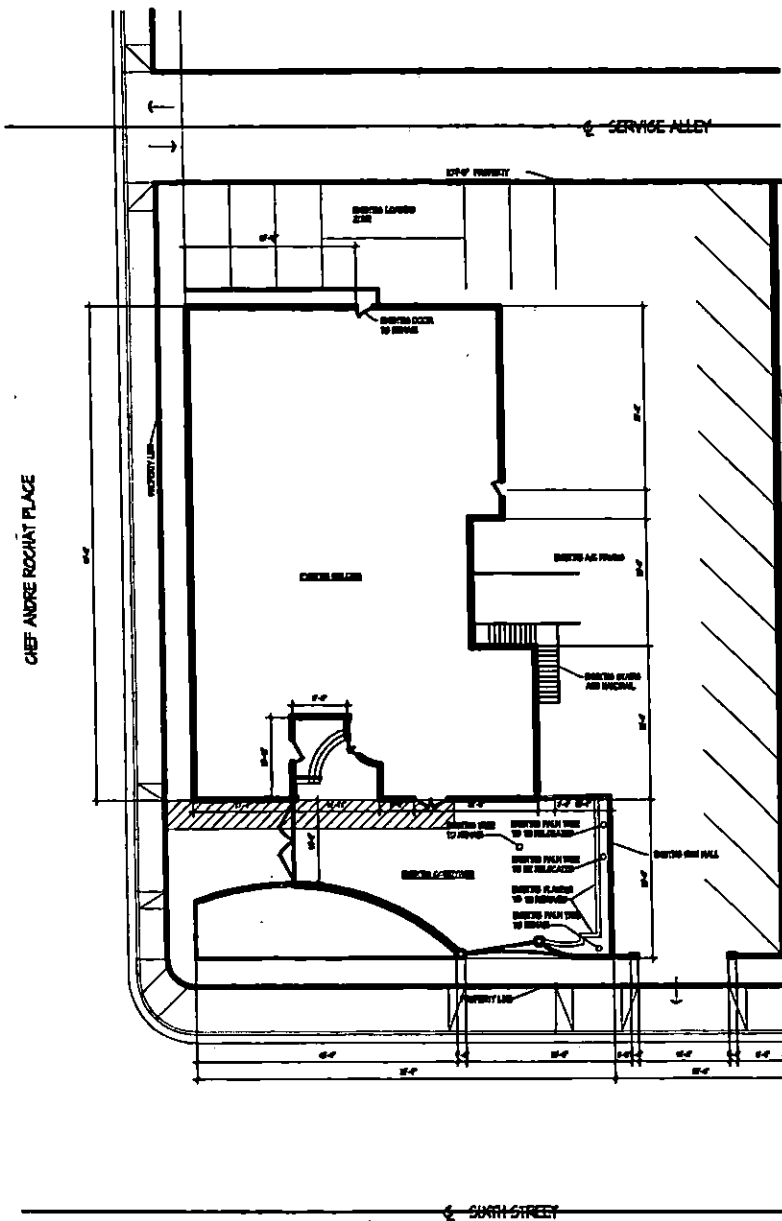
Notary Public in and for said County and State

Revised 11-14-06

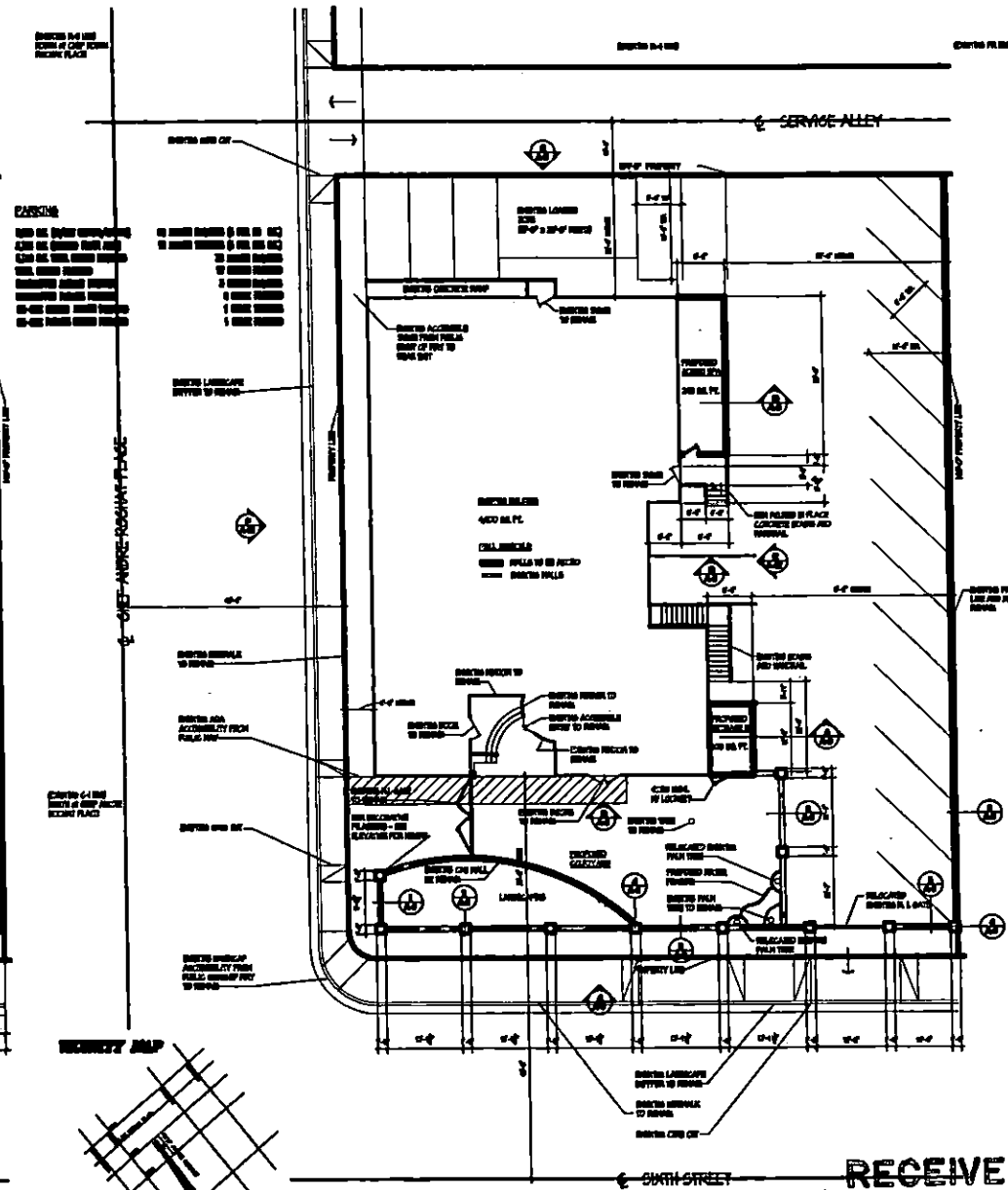
F:\dcpsol\Application Packet\Statement of Financial Interest.doc

MARIE M. PUHALSKI
Notary Public, State of Nevada
Appointment No. 00-63988-1, Clark County
My Appointment Expires June 6, 2003

CHIEF ANDRE ROCHAT PLACE



① EXISTING SITE PLAN
RECEIVED FEB 05 2007



② PROPOSED SITE PLAN
RECEIVED FEB 05 2007



GREENE TINDALL	
ARCHITECTS	
1000 WEST 10TH STREET, SUITE 100 LAS VEGAS, NV 89102 TEL: 702.735.1000 FAX: 702.735.1001 WWW.GREENETINDALL.COM	
Stamp	
SITE PLAN	
ANDRE RESTAURANT LAS VEGAS, NV	
DATE	2-5-07
BY	GT
CHECKED BY	GT
APPROVED BY	GT
SCALE	A-1

ZON-19616
03/22/07 PC

September 29, 2006

Andre Rochat
A & A, Inc.
Andre's Restaurant
401 S. 6th Street
Las Vegas, NV 89101

To: City of Las Vegas
Planning and Development Departmen

Subject: Zoning Change / Andre's Restaurant

Gentlemen:

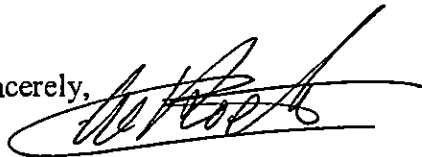
I would like to request a zoning change for Andre's Restaurant at 401 S. 6th Street, Las Vegas, NV 89101. The property is currently zoned R4 (residential). I would request that it be changed to C (commercial).

I have been operating my restaurant on this property with the approval of the City of Las Vegas since I was granted a variance for it's operation on October 1, 1979. Additional variances have been granted as the needs of the restaurant have changed over the years. (See attachments.) I understand that changes to the restaurant can no longer be accomplished with a variance from the City.

Since the business has operated on this property since 1979 I find it only appropriate that the zoning should be changed to be combatable with the actual land usage.

If you have any questions concerning my zoning change request please contact me at my office at 385-1930.

Sincerely,



Andre Rochat
A & A, Inc.

cc: file
attachments: 8

RECEIVED

FEB 05 2007

ZON-19616
03/22/07 PC



GASTRONOMY MANAGEMENT GROUP, INC.

Excellence in Food, Wine and Service

Corporate Office: 5145 Rogers Street, #C • Las Vegas, Nevada 89118 • 702/385-1930

February 5, 2007

To Whom It May Concern:

I am writing to express my interest in the city of Las Vegas beautification project. As a property owner in the Downtown redevelopment area I would like to participate in an effort to make Downtown a more appealing destination for locals and tourists alike. I currently own the property at 401 S. 6th St and Chef Andre Rochat Place which has housed Andre's French Restaurant since 1980.

At the time the restaurant opened, it did so with temporary zoning, therefore I would like to request this zoning to be made permanent. It is my intentions to upgrade the façade and entrance to the restaurant and add a permanent storage facility as part of the existing building and eliminate the temporary storage unit that has been in place for the past 27 years. At the time of this change it is also my intention to re-pave the parking lot where the temporary storage unit currently sits and the new addition would be added.

If you are in need of any additional information feel free to contact me directly at (702)385-1930.

Thank you for your time and consideration in the matter.

Sincerely,

Andre Rochat
Property Owner
Chef/Proprietor



The Original
401 South Sixth Street
Las Vegas, Nevada 89101
702/385-5016
andrelv.com info@andrelv.com



Top of the Palms Casino Resort
4321 West Flamingo Road
Las Vegas, Nevada 89103
702/951-7000
alizelv.com info@alizelv.com

ZON-19616
03/22/07 PC



RECEIVED
3770 Las Vegas Boulevard South
Las Vegas, Nevada 89109
702/798-7131
andrelv.com info@andrelv.com

October 1, 1979

A. & A., Inc.
844 E. Sahara Avenue
Las Vegas, Nevada 89104

Re: V-66-79

Gentlemen:

Your request for a Variance to allow a restaurant with twenty-four parking spaces where this use is not permitted on property located at 407 South 6th Street in Zoning District R-4, was considered by the Board of Zoning Adjustment at its regular meeting held September 27, 1979.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Revise parking plan to allow a minimum 24 ft. space on the south tier of parking spaces (this would eliminate space 22) as required by the Department of Public Services.
2. The proposed 43 ft. driveway opening must be reduced to the 25 ft. maximum as required by the Department of Public Services.
3. Remove and replace the damaged sidewalks as required by the Department of Public Services.
4. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
5. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
7. Conformance to the plot plan.

ZON-19616
03/22/07 PC

A. & A., Inc.
Re: V-66-79

October 1, 1979

8. Securing all necessary permits and licenses and satisfaction of City code requirements and design standards of all City departments.

This action by the Board of Zoning Adjustment on September 27, 1979, is final unless an appeal, in writing, is filed with the City Clerk within eleven days, or there is a review action filed by the City Commission within fourteen days.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six month time limit.

Sincerely,

COMMUNITY PLANNING AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR

D. W. BROWN
Supervisor of Zoning

DWB:rw

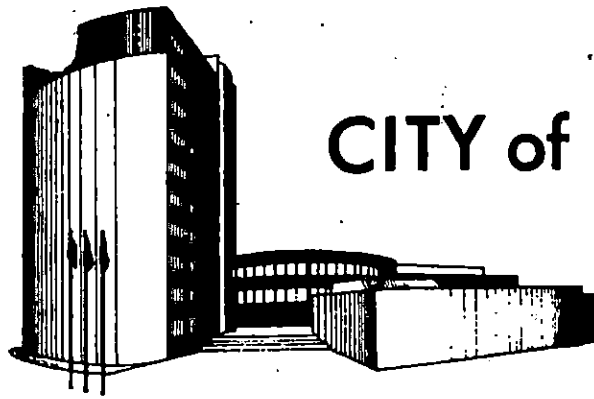
cc: City Clerk
Public Services

ZON-19616
03/22/07 PC

MAYOR BILL BRIARE
COMMISSIONERS
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
WILLIAM U. PEARSON

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

May 2, 1983

Andre Rochat, Et Al
401 South 6th St.
Las Vegas, Nevada 89101

Re: V-16-83

Dear Mr. Rochat:

Your request for a variance to allow an addition to an existing restaurant, which would extend the north side property line where a five foot (5') setback is required on property located at 401 South 6th Street in Zoning District R-4; and for a variance to allow a patron parking lot where such use is not permitted, on property located at 408 South 7th Street in Zoning District R-3 was considered by the Board of Zoning Adjustment at its regular meeting held April 28, 1983.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license or prior to occupancy.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Satisfaction of City Code requirements and design standards of all City departments.

ZON-19616
03/22/07 PC



Page Two

Andre Rochat, et al
V-16-83

May 2, 1983

6. Approval of the satellite parking lot by the City Commission.
7. Recording of VAC-11-81.
8. Approval of the parking and driveway plans by the Traffic Engineer.
9. Pave the alley as required by the Department of Engineering Services.
10. Repair any damage to the existing street improvements resulting from this development as required by the Department of Engineering Services.
11. Remove and replace all deteriorated sidewalk as required by the Department of Engineering Services.

This item will be considered by the Board of City Commissioners on May 18, 1983 at 2:00 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Commission requests that you or your representative be present at this meeting.

Sincerely,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT C. CLEMMER
Acting Chief of Zoning

HPF:jk

cc: City Clerk
Engineering Services
Dennis Oean

ZON-19616
03/22/07 PC

MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
RUSSELL W. DORN



CITY of LAS VEGAS

August 29, 1983

Mr. Andre Rochat, Et Al.
401 South 6th Street
Las Vegas, Nevada 89101

Re: V-76-83

Dear Mr. Rochat:

Your request for a Variance to allow a three hundred nine square foot addition to the existing restaurant for storage purposes without providing the additional parking space as required by Code on property located at 401 South 6th Street in Zoning District R-4, was considered by the Board of Zoning Adjustment at its regular meeting held August 25, 1983.

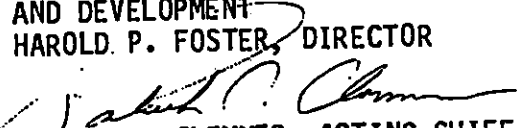
It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

1. Conformance to the plot plan and elevations.

This action by the Board of Zoning Adjustment on August 25, 1983 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter, or there is a review action filed by the City Council within fourteen days of the date of this letter.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six month time limit.

Sincerely,
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT
HAROLD P. FOSTER, DIRECTOR


ROBERT C. CLEMMER, ACTING CHIEF
ZONING DIVISION

HPF:hb
cc: City Clerk
Dept. of Eng. Services

ZON-19616
03/22/07 PC

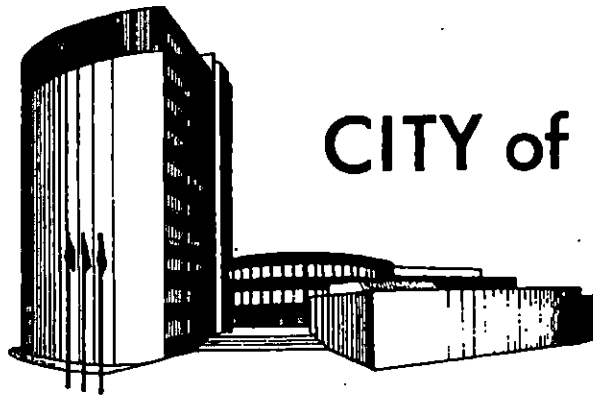


MAYOR BILL BRIARE

COUNCILMEN
RON LURIE
AL LEVY
BOB NOLEN
W. WAYNE BUNKER

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

July 30, 1985

André Rochat On Behalf Of A. & A. Inc.
401 South Sixth Street
Las Vegas, Nevada 89101

RE: V-50-85

Dear Mr. Rochat:

Your request on behalf of A. & A. Inc., for a Variance to allow one 20 square foot illuminated wall sign and two 2 square foot directional signs where only a single 2 square foot non-illuminated sign is permitted, on property located at 401 South 6th Street, in Zoning District R-4, was considered by the Board of Zoning Adjustment on July 25, 1985.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following condition:

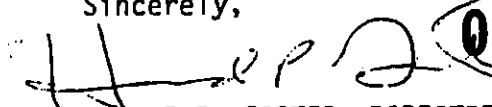
1. Conformance to the plot plan and elevations.

This action by the Board of Zoning Adjustment on July 25, 1985 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen day review period has elapsed or after the required hearing on any appeal or review.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board of Zoning Adjustment within the six month time limit.

Sincerely,


HAROLD P. FOSTER, DIRECTOR
DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

ZON-19616

03/22/07 PC



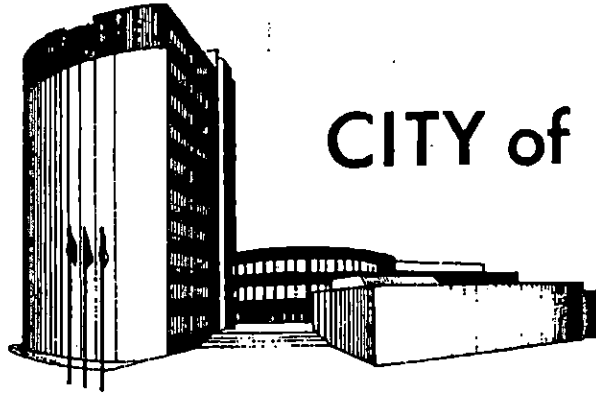
HPF:jrm

cc-Yesco Sign Company

MAYOR BILL BRIARE
COUNCILMEN
RON LURIE
PAUL J. CHRISTENSEN
AL LEVY
BOB NOLEN

CITY ATTORNEY
GEORGE F. OGILVIE

CITY MANAGER
ASHLEY HALL



CITY of LAS VEGAS

November 20, 1984

ANDRE ROCHAT, ET AL
401 South 6th Street
Las Vegas, Nevada 89101

Dear Mr. Rochat:

RE: V-123-84

Your request for a Variance to allow the following:

1. An addition to an existing restaurant to extend to the north side property line where a 5' setback is required.
2. A patron parking lot in an R-3 Zone, which is not permitted.
3. 46 parking spaces where 55 are required for the restaurant.

was considered by the Board of Zoning Adjustment at its regular meeting on November 15, 1984. The above request is on property located at 401 South Sixth Street in Zoning District R-4, and 408 South Seventh Street in Zoning District R-3.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Recording of Vacation action - VAC-11-B1.
2. Close the existing driveway on Lewis Avenue and pave the alley as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
3. Approval of an encroachment agreement for the installation and maintenance of landscaping in the right-of-way of 7th Street and Lewis Avenue as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
4. Conformance to the plot plan and elevations.
5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and

ZON-19616

03/22/07 PC



ANDRE ROCHAT, ET AL
November 20, 1984
Page 2
RE: V-123-84

underground sprinkler system shall be cause for revocation of a business license.

6. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
8. Satisfaction of City Code requirements and design standards of all City departments.
9. Approval of the parking and driveway plans by the Traffic Engineer.
10. Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development and Flood Control of the Department of Community Planning and Development.
11. Provision of fire hydrants and water flow as required by the Department of Fire Services.

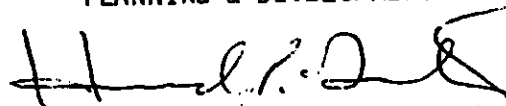
This action by the Board of Zoning Adjustment on November 15, 1984 is final unless an appeal, in writing, is filed with the City Clerk within eleven days of the date of this letter or there is a review action filed by the City Council within fourteen days of the date of this letter.

Building permits or business licenses cannot be acted upon until after the fourteen-day review period has elapsed or after the required hearing on any appeal or review.

An approved variance must be exercised within six months or it becomes null and void, unless a request for an Extension of Time is duly filed and approved by the Board within the six-month time limit.

Sincerely,

DEPARTMENT OF COMMUNITY
PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF:jcd

cc: City Clerk
LD & FC
Design & Dev.

ZON-19616
03/22/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-20139 - VARIANCE RELATED TO ZON-19616 - PUBLIC HEARING - APPLICANT/OWNER: A & A, INC. - Request for a Variance TO ALLOW 11 PARKING SPACES WHERE 72 PARKING SPACES ARE THE MINIMUM REQUIRED on 0.33 acres at 401-403 South Sixth Street (APNs 139-34-710-007 and 008), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – Motion carried with DUNNAM voting NO

To be heard by City Council on 4/18/2007

MINUTES:

See Item 28 for related discussion.

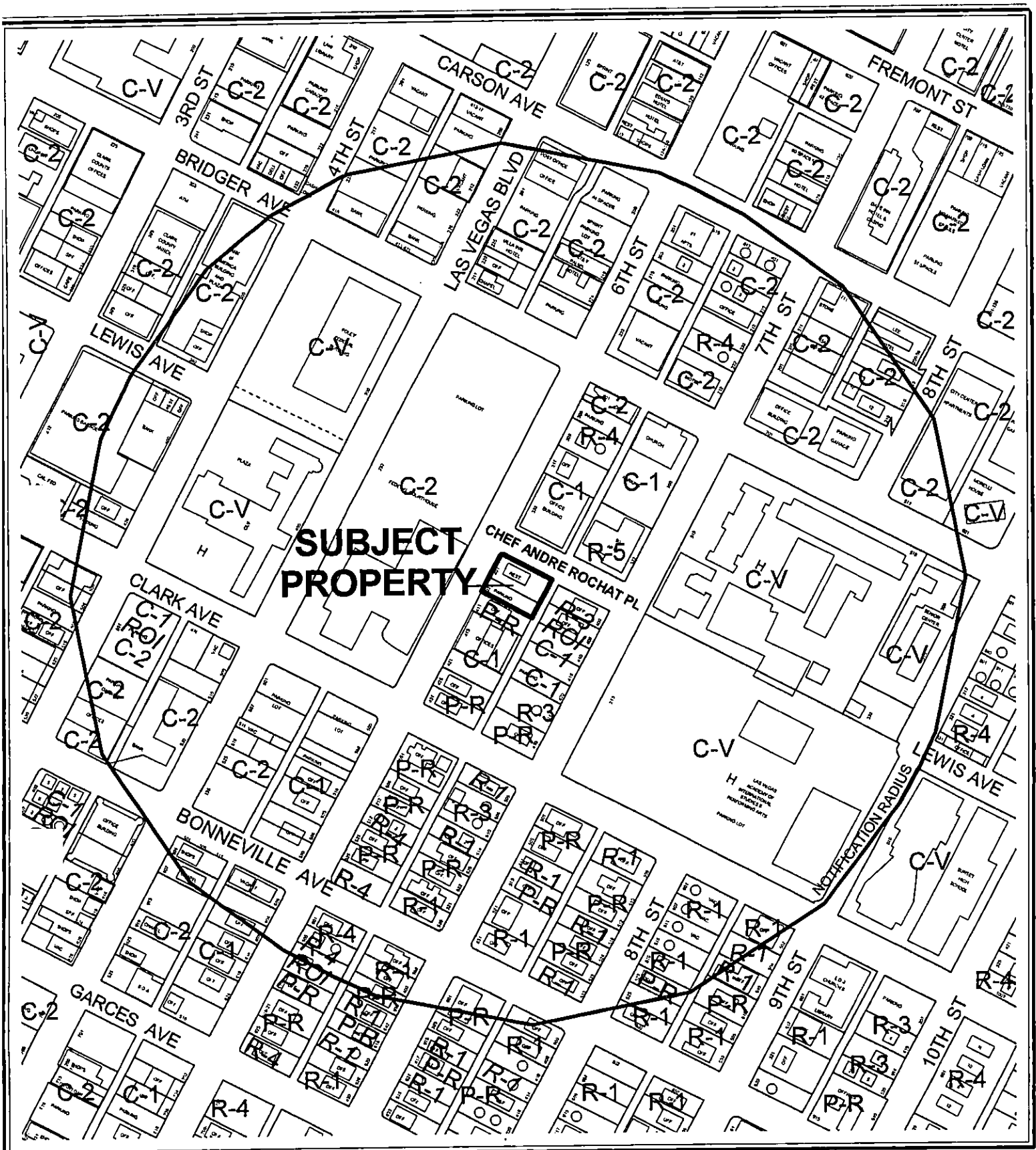
(6:52 – 7:00)

1-722

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19616), and Site Development Plan Review (SDR-19614) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



CASE: VAR-20139

RADIUS: 1000 FT

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

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-20139 - APPLICANT/OWNER: A & A, INC.

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19616), and Site Development Plan Review (SDR-19614) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-20139 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Variance to allow a proposed 11 parking spaces where 72 parking spaces are required at 401-403 South Sixth Street. A previous approval (V-0078-78) included a variance to allow the restaurant in an R-4 (High Density Residential) zone. Two concurrent applications will be considered along with this item: a site development plan review (SDR-19614) to allow the addition of 342 square feet to the existing restaurant and a rezoning (ZON-19616) to rezone the site to a C-1 (Limited Commercial) zone so that the existing use will be in conformance with the current zoning requirements.

The applicant indicates a wish to upgrade the site of the existing restaurant use by removing the temporary storage unit currently on site and making the requested permanent additions to deal with the restaurant's storage needs. Further, it is the applicant's intention to upgrade the entry landscaping and resurface areas of the on-site parking. Due to the extent of the requested variance, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/26/78	The Board of Zoning Adjustment approved a Variance (V-0078-78) to allow a 50-seat restaurant in a residential zone where it would not otherwise be permitted.
09/27/79	The Board of Zoning Adjustment approved a Variance (V-0066-79) to allow a 22 space parking lot in a residential zone for the restaurant on this subject site. Staff recommended approval.
04/28/83	The Board of Zoning Adjustment approved a Variance (V-0016-83) to allow an addition to extend to the north side property line where a five-foot setback was required and a patron parking lot in a residential zone for the restaurant on this subject site. Staff recommended approval.
11/15/84	The Board of Zoning Adjustment approved a Variance (V-0123-84) to allow an addition to extend to the north side property line where a five-foot setback was required, a patron parking lot in a residential zone, and 46 parking spaces where 55 were required for the restaurant on this subject site. Staff recommended approval.
07/25/85	The Board of Zoning Adjustment approved a Variance (V-0050-85) to allow a 20 square foot illuminated wall sign and two 2 square foot directional signs where only a single 2 square foot non-illuminated sign was permitted for the restaurant on this subject site. Staff recommended approval.
03/22/07	A companion Special Use Permit (SUP-18084) and Variance (VAR-20139) will be heard concurrently with this item.

VAR-20139 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

Percent Deviation				≈ 84.72% Reduction	
Loading Spaces	5,246 SF	1 Space @ < 10,000 SF	1 Space	1 Space	Y

- * A condition has been added that if approved the applicant must provide a revised site plan that depicts a van accessible handicap parking space per Title 19.10.010.
- ** If approved this Variance would allow 11 parking spaces where 72 parking spaces are the minimum required.

<i>Comparison of the Parking Approvals for this Site Over Time</i>				
	<i>Previously Approved</i>			<i>Proposed</i>
	<i>V-0078-78</i>	<i>V-0066-79</i>	<i>V-0123-84</i>	<i>VAR-20139</i>
Parking Required	Not Specified	25 Spaces	55 Spaces	72 Spaces
Parking Allowed	Tandem Parking w/ Valet During all Bus. Hrs.	24 Spaces	46 Spaces	11 Spaces
Percent Deviation	n/a	4.00% Reduction	≈ 16.36% Reduction	≈ 84.72% Reduction

ANALYSIS

The subject site is located on the Southeast Sector Map of the General Plan. The site is designated as C (Commercial) on the Redevelopment Plan Area Map of the General Plan. This category allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial), and GC (General Commercial) Master Plan land use categories. The existing building is currently used for a restaurant with a tavern license and is in compliance with the C (Commercial) designation.

The existing R-4 (High Density Residential) zoning is not compatible with the existing use; however, a Site Development Plan Review (V-0016-83) permitted this variance from code. To bring the zoning into compliance with the General Plan and the existing restaurant use a concurrent Rezoning (ZON-19616) request is slated to be heard. The proposed C-1 (Limited Commercial) zoning district is intended to provide most retail shopping and personal services. The use established at this location is permissible in a C-1 (Limited Commercial) zoning district which is compatible with the C (Commercial) General Plan designation. Staff is recommending approval of the companion rezoning (ZON-19616) request as it will allow this site to be brought into conformance with the General Plan.

VAR-20139 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

The site encompasses two parcels with existing buildings built across the lot lines. Additionally, should the parcels in the future become separate sites the site will be placed out of conformance with development standards for the C-1 (Limited Commercial) zoning district. For this reason a condition has been added to the Site Development Plan Review (SDR-19614) that prior to the issuance of any building or grading permits that a reversionary parcel map or administrative joining consolidating the parcels be recorded.

The expansion of the restaurant to add 342 square feet of storage space will be heard as a major amendment to an approved site development plan review (V-0016-83). The updated site development plan review (SDR-19614) is being heard concurrently with this variance. Staff is recommending denial on the site development plan review due to the extent of the proposed parking standard deviation.

The expansion of the building along with the current use calculations brings the required parking up to 72 parking spaces. In the most recent variance (V-0123-84) approval the parking was allowed at 46 spaces where 55 had been required, an approximate 16.36 percent reduction. The submitted site plan indicates 11 spaces will be provided, with no handicap spaces depicted. A condition has been added to the Site Development Plan Review (SDR-19614) that a revised site plan depicting at least one van accessible space is provided to and approved by the Planning and Development Department prior to the issuance of any building permits. This variance request constitutes an approximate 84.72 percent reduction in the number of required parking spaces and if approved would grant relief from the city standards. The great reduction in parking is partly due to the removal of the secondary parking location that was approved east of the alleyway from the current parking lot. Staff is recommending denial on the variance due to the self-imposed hardship generated by the project exceeding the capacity of the site and scope of the earlier approvals for this site.

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

VAR-20139 - Staff Report Page Five
March 22, 2007 - Planning Commission Meeting

upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by exceeding the capacity of the site without continuing the alternative parking that had been previously approved. The provision of additional parking spaces or a reduction in the intensity of the uses on-site would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site’s physical characteristics, it is concluded that the applicant’s hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 106 [Mailed with ZON-19616 & SDR-19614]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-20139** APN: 189-34-710-007 & 008
Name of Property Owner: ROCHAT MARIUS. ANDRE. A & H inc.
Name of Applicant: ROCHAT MARIUS. ANDRE. A & H inc.
Name of Representative: _____

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: _____

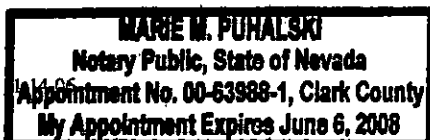
Print Name: ROCHAT MARIUS ANDRE.

Subscribed and sworn before me

This 23RD day of FEBRUARY, 2007

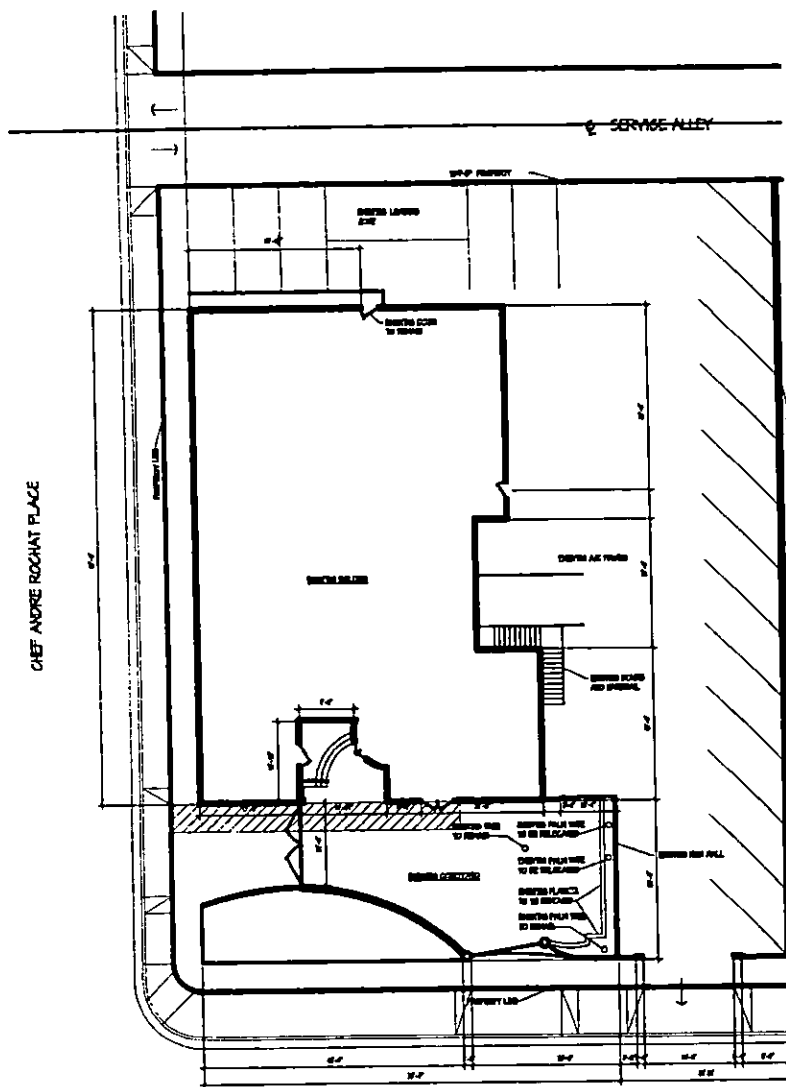
Marie M. Puhala
Notary Public in and for said County and State

Revised



f:\depot\Application Packet\Statement of Financial Interest.pdf

CHIEF ANDRE ROCHAT PLACE



① EXISTING SITE PLAN

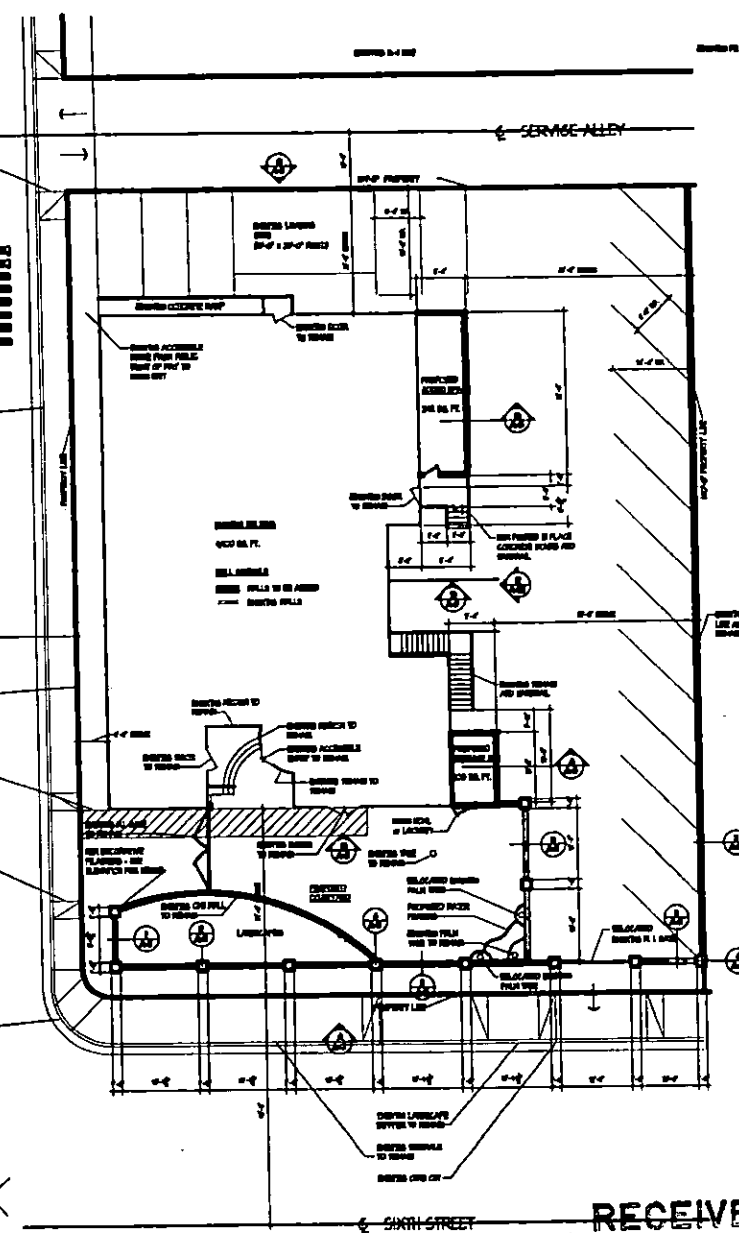
RECEIVED
FEB 05 2007

EXISTING KITCHEN
EXISTING RESTAURANT
EXISTING BAR
EXISTING SERVICE ALLEY
EXISTING PARKING
EXISTING DRIVEWAY
EXISTING SIDEWALK
EXISTING CURB
EXISTING STREET LIGHTS
EXISTING SIGNAGE
EXISTING LANDSCAPE
EXISTING UTILITIES
EXISTING FOUNDATION
EXISTING ROOF
EXISTING EXTERIOR WALLS
EXISTING INTERIOR WALLS
EXISTING FLOORS
EXISTING CEILING
EXISTING MECHANICAL
EXISTING ELECTRICAL
EXISTING PLUMBING
EXISTING HVAC
EXISTING PAINT
EXISTING FINISHES
EXISTING MATERIALS
EXISTING CONDITIONS
EXISTING LIMITS
EXISTING ADJACENTS
EXISTING CONTEXT
EXISTING HISTORY
EXISTING ANALYSIS
EXISTING SYNTHESIS
EXISTING CONCEPTS
EXISTING DEVELOPMENT
EXISTING IMPLEMENTATION
EXISTING MONITORING
EXISTING EVALUATION
EXISTING REPORTING
EXISTING RECORDING
EXISTING ARCHIVING
EXISTING PRESERVATION
EXISTING RESTORATION
EXISTING REPAIR
EXISTING REPLACEMENT
EXISTING RENOVATION
EXISTING RECONSTRUCTION
EXISTING DEMOLITION
EXISTING DECONSTRUCTION
EXISTING DISMANTLING
EXISTING DISPOSAL
EXISTING RECYCLING
EXISTING REUSE
EXISTING REPAIR
EXISTING REPLACEMENT
EXISTING RENOVATION
EXISTING RECONSTRUCTION
EXISTING DEMOLITION
EXISTING DECONSTRUCTION
EXISTING DISMANTLING
EXISTING DISPOSAL
EXISTING RECYCLING
EXISTING REUSE



PROPERTY MAP

RECEIVED
FEB 05 2007



② PROPOSED SITE PLAN

RECEIVED
FEB 05 2007

VAR-20139
03/22/07 PC

GREENE TINDALL
ARCHITECTS
1000 AVENUE OF THE STARS
SUITE 1000
FARMINGDALE, NY 11735
TEL: 516.466.1100
FAX: 516.466.1101
WWW.GREENETINDALL.COM

SITE PLAN

**ANDRE RESTAURANT
LAS VEGAS, NV**

DATE: 02/05/07
SCALE: 1/8" = 1'-0"
SHEET: A-1
OF: 1



GASTRONOMY MANAGEMENT GROUP, INC.

Excellence in Food, Wine and Service

Corporate Office: 5145 Rogers Street, #C • Las Vegas, Nevada 89118 • 702/385-1930

February 23, 0007

City of Las Vegas
400 Stewart Avenue
Las Vegas, NV 89101

To Whom It May Concern:

Since the City of Las Vegas now has a program regarding the redevelopment of the downtown area, I am attempting to take advantage of this benefit at Andre's French Restaurant situated at 401 South 6th Street. The plans include renovating the front of the restaurant, entrance and patio areas. I would also remove the storage trailer at the side of the building and replace it with a building that would be part of the existing restaurant.

I am also requesting a variance on parking. Currently we have seventeen (17) parking spaces and as we are only open for dinner there is ample parking in the street. In all of the twenty-seven (27) years that I have been in business at Andre's, there has never been a problem.

Thank you for your assistance in this matter.

Sincerely,

Marius Andre Rochat
President, A & A, Inc.



The Original
401 South Sixth Street
Las Vegas, Nevada 89101
702/385-5016
andreiv.com info@andreiv.com



Top of the Palms Casino Resort
4321 West Flamingo Road
Las Vegas, Nevada 89109
702/951-7000
alizeiv.com info@alizeiv.com



3770 Las Vegas Boulevard South
Las Vegas, Nevada 89109
702/798-7151
andreiv.com info@andreiv.com

VAR-20139

03/22/07 PC

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-19614 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19616 AND VAR-20139 - PUBLIC HEARING - APPLICANT/OWNER: A & A, INC. - Request for a Major Amendment to an approved Site Development Plan Review (V-0016-83) FOR THE ADDITION OF 342 SQUARE FEET TO AN EXISTING RESTAURANT on 0.33 acres at 401-403 South Sixth Street (APNs 139-34-710-007 and 008), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 3 (Reese).

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for V-66-79
6. City Council Approval Letter for V-16-83
7. City Council Approval Letter for V-123-84
8. City Council Approval Letter for V-50-85

MOTION:

EVANS – APPROVED subject to conditions – Motion carried with **DUNNAM** voting **NO**

To be heard by City Council on 4/18/2007

MINUTES:

See Item 28 for related discussion.

(6:52 – 7:00)
1-722

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 30 – SDR-19614

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (V-0016-83) and Variance (V-0123-84) shall be required, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19616) and Variance (VAR-20139) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/05/07, except as amended by conditions herein.
5. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the addition of at least one van accessible handicap parking space as outlined in Title 19.10.010.
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 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 all landscaping provided in connection with this site.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

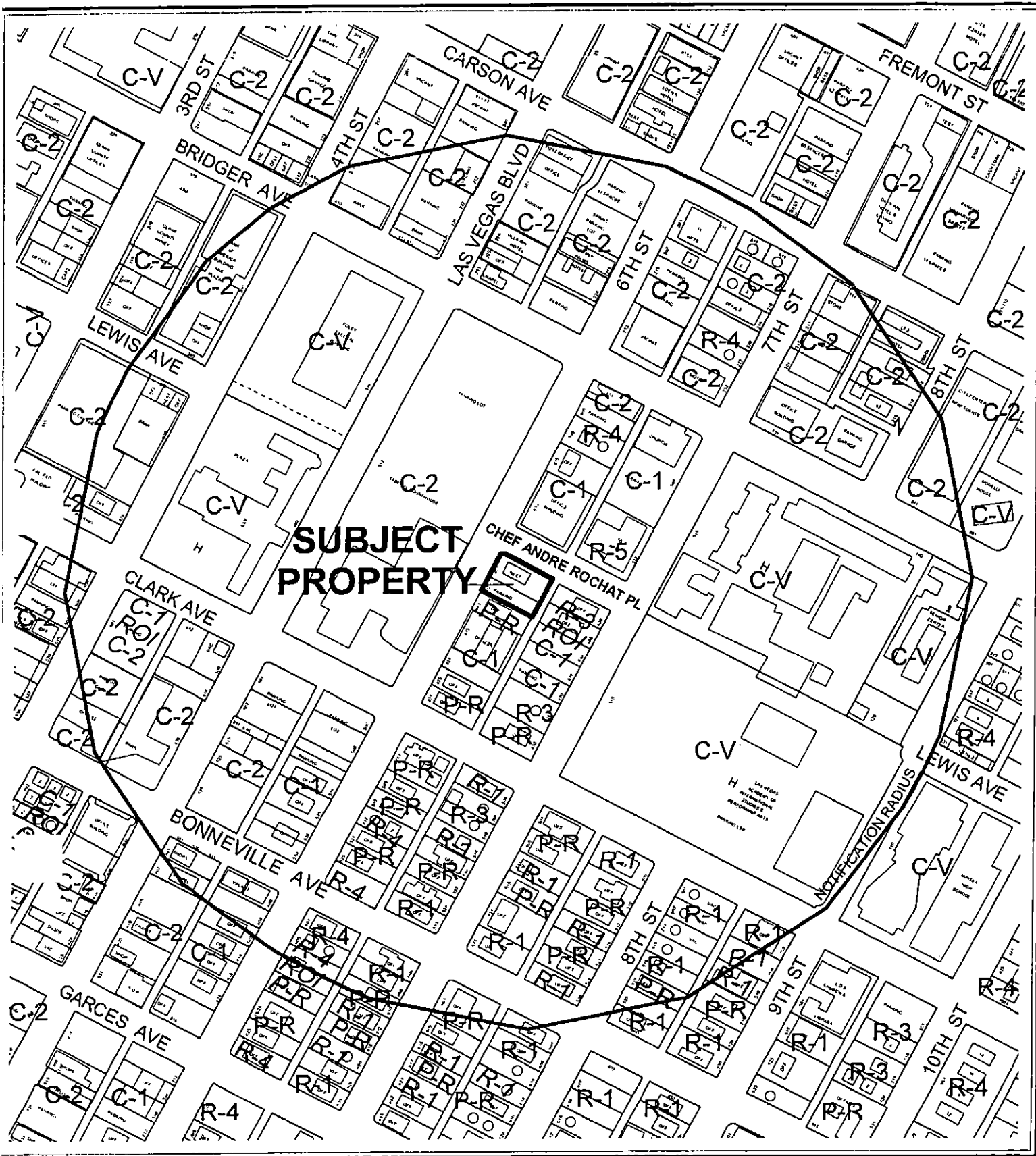
PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 30 – SDR-19614

CONDITIONS – Continued:

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Landscape and maintain all unimproved rights-of-way, if any, on Sixth Street and Chef Andre Rochat Place adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping, if any, located in the Sixth Street and Chef Andre Rochat Place public rights-of-way adjacent to this site prior to occupancy of this site.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification (ZON-19616) and all other applicable site-related actions.



CASE: **SDR-19614**

RADIUS: 1000 FT

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

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



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

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-19614 - APPLICANT/OWNER: A & A, INC.

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the Conditions of Approval for Site Development Plan Review (V-0016-83) and Variance (V-0123-84) shall be required, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19616) and Variance (VAR-20139) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/05/07, except as amended by conditions herein.
5. Recordation of a reversionary parcel map or administrative joining consolidating the parcels on the site prior to issuance of any building or grading permits.
6. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the addition of at least one van accessible handicap parking space as outlined in Title 19.10.010.
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 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 all landscaping provided in connection with this site.
8. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

RTS

SDR-19614 - Conditions Page Two
March 22, 2007 - Planning Commission Meeting

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

Public Works

13. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Landscape and maintain all unimproved rights-of-way, if any, on Sixth Street and Chef Andre Rochat Place adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping, if any, located in the Sixth Street and Chef Andre Rochat Place public rights-of-way adjacent to this site prior to occupancy of this site.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
17. Site development to comply with all applicable conditions of approval for Zoning Reclassification (ZON-19616) and all other applicable site-related actions.

SDR-19614 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a major amendment to an approved Site Development Plan Review (V-0016-83) for the addition of 342 square feet to an existing restaurant at 401-403 South Sixth Street. A previous approval (V-0078-78) included a variance to allow the restaurant in an R-4 (High Density Residential) zone. A concurrent rezoning (ZON-19616) application will be considered to rezone the site to a C-1 (Limited Commercial) zone so that the existing use will be in conformance with the current zoning requirements. Further a variance (VAR-20139) will be heard to allow a proposed 11 parking spaces where 72 parking spaces are required.

The applicant indicates a wish to upgrade the site of the existing restaurant use by removing the temporary storage unit currently on site and making the requested permanent additions to deal with the restaurants storage needs. Further, it is the applicant's intention to upgrade the entry landscaping and resurface areas of the on-site parking. Due to the extent of the requested variance, denial of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/26/78	The Board of Zoning Adjustment approved a Variance (V-0078-78) to allow a 50-seat restaurant in a residential zone where it would not otherwise be permitted.
09/27/79	The Board of Zoning Adjustment approved a Variance (V-0066-79) to allow a 22 space parking lot in a residential zone for the restaurant on this subject site. Staff recommended approval.
04/28/83	The Board of Zoning Adjustment approved a Variance (V-0016-83) to allow an addition to extend to the north side property line where a five-foot setback was required and a patron parking lot in a residential zone for the restaurant on this subject site. Staff recommended approval.
11/15/84	The Board of Zoning Adjustment approved a Variance (V-0123-84) to allow an addition to extend to the north side property line where a five-foot setback was required, a patron parking lot in a residential zone, and 46 parking spaces where 55 were required for the restaurant on this subject site. Staff recommended approval.
07/25/85	The Board of Zoning Adjustment approved a Variance (V-0050-85) to allow a 20 square foot illuminated wall sign and two 2 square foot directional signs where only a single 2 square foot non-illuminated sign was permitted for the restaurant on this subject site. Staff recommended approval.
03/22/07	A companion Special Use Permit (SUP-18084) and Variance (VAR-20139) will be heard concurrently with this item.

SDR-19614 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
07/06/93	A business license for a L16 (Tavern - a tavern license authorizes the sale of alcoholic beverages for consumption on the premises and the retailing of alcoholic beverages in original sealed or corked containers for consumption off the premises. In brief, this is a bar license and a package liquor license) category license was re-classified from a L04 category license (L04-00209) by the Department of Finance and Business Services. This license (L16-00150) was subsequently issued by Business Services on 01/03/02 with no apparent Planning and Development review.
02/06/97	A business license for a R09 (Restaurant: Seating 45 or more - an establishment providing preparation and retail sale of food & beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses) category license was re-classified from a R07 category license (R07-00222) by the Department of Finance and Business Services. This license (R09-00767) was subsequently issued by Business Services on 01/03/02 with no apparent Planning and Development review.
12/27/00	A business license for an A01 (Administrative Office Space - an office location in which specific administrative functions of a business are conducted apart from the primary business location) category license was processed in by the Department of Finance and Business Services. This license (A01-01106) was issued by Business Services on 01/04/01 with no apparent Planning and Development review. This license has been marked out of business as of 10/21/05.
Pre-Application Meeting	
01/11/07	A pre-application meeting was held and elements of this application were discussed. Submittal requirements were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	0.33

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Restaurant, 2000 sq. ft. or more (without Drive-Through) and Liquor Establishment (Tavern)	C (Commercial)	R-4 (High Density Residential)

SDR-19614 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

North	Office, Other Than Listed	C (Commercial)	P-R (Professional Office and Parking)
South	Office, Other Than Listed	C (Commercial)	C-1 (Limited Commercial)
East	Office, Other Than Listed	C (Commercial)	R3 (Medium Density Residential) under Resolution of Intent to C-1 (Limited Commercial)
West	Government Facility	PF (Public Facility)	C-2 (General Commercial)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
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 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	n/a	15,260 SF	Y
Min. Lot Width	100 Feet	109.25 Feet	Y
Min. Setbacks			
• Front	20 Feet	33 Feet	Y
• Side	10 Feet	35.75 Feet	Y
• Corner	15 Feet	5 Feet	N*
• Rear	20 Feet	22 Feet	Y
Max. Lot Coverage	50%	34.37%	Y
Max. Building Height	n/a	2 Stories	Y
Trash Enclosure	Screened	Existing	Y
Mech. Equipment	Screened	Existing	Y

- * Per the approved Site Development Plan Review (V-0016-83) relief from the city standards for the corner side setback was granted.

SDR-19614 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

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

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree / 6 Spaces	2 Trees	0 Trees	N*
Buffer:				
Min. Trees	1 Tree / 30 Linear Feet	17 Trees	3 Trees	N*
TOTAL		19 Trees	3 Trees	N*
	15 Feet – ROW		5 Feet	N*
Min. Zone Width	8 Feet – Interior Lot Lines		0 Feet	N**
Wall Height	n/a		Existing	Y

* Per the approved site plan from Site Development Plan Review (V-0016-83), Planning and Development was to approve landscaping prior to the issuance of building permits; however there is no plan available in order to verify what was approved at that time.

** A site visit indicated that there are trees along the interior lot line at the southern end of the property. A condition has been added that, if approved, the applicant is to include all proposed and existing landscaping when submitting the technical landscape plan, which is due prior to the issuance of any building permits.

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

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

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Restaurant, 2000 sq. ft. or more (without Drive-Through) and Liquor Establishment (Tavern)	3,000 SF Seating/Waiting Area 2,246 SF BOH	1 Space / 50 SF of Seating/Waiting Area and 1 Space / 200 SF of total remaining GFA	69 Spaces	3 Spaces	11 Spaces	0*	N
TOTAL (including handicap)	5,246 SF		72 Spaces		11 Spaces		N**
Percent Deviation					≈ 84.72% Reduction		

7. 结论

9

PLANT TREES

SHRUBS

GROUND COVERS

LILY OF THE VALLEY
LANDSCAPE MATERIALS

3

VICINITY MA

u r b a n . g r a p h i c s

Time (min)	Control (%)	100 mg/kg (%)	200 mg/kg (%)
0	95	95	95
15	90	85	85
30	65	75	75
60	90	65	65



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prelim.
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L1.1

ZON-19673

03/22/07 PC

VICINITY MAP
 RECEIVED
 FEB 06 2007



Development Resource Consultants, Inc.

Civil Engineering • Land Surveying • Land Planning

February 6, 2007

City of Las Vegas
700 S. 4th Street
Las Vegas, NV 89155

Attention: Doug Rankin
Planning Supervisor

Regarding: **Justification Letter for Site Design Review, Re-Zoning and Variance**
Jones and Cheyenne / APN #138-13-101-006

On behalf of our client, TCR Southwest Properties Inc., DRC Engineering would like to submit a request for a Site Design Review and Variance for an increase in building height on approximately 6.30 +/- acres of land generally located on the southeast corner of Jones Boulevard and Cheyenne Avenue.

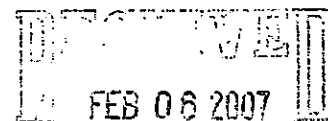
The site plan and building types have been changed from what was previously approved however, the key elements of density and open space conforms to the previously approved site plan. Because of a change in the unit mix, the parking requirement is less than what was previously approved but still meets the City's code requirement.

Project Description

The proposed project shall consist of 161 3-story units on a 6.30 +/- acre parcel of land. Directly to the north is an existing Rite-Aid. Across Cheyenne Ave is currently zoned C-1, to the west is C-1 to the south is RPD-25 and to the east is a County island zoned R-E.

Variance

We are proposing 161 3-story units with 68,875 sq.ft of open space. Increasing the building height to 40 feet allows the flexibility of the building layout which now gives you more open space and amenities.



ZON-19673

03/22/07 PC

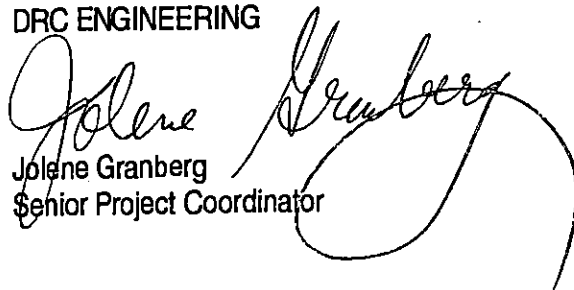
Specific Variance requests are listed below.

Nature of Request	Proposed Standard	City Standard
Increase building height	40'	35' or 2 stories

Please call me if you should have any questions or require additional information.

Sincerely,

DRC ENGINEERING


Jolene Granberg
Senior Project Coordinator

RECEIVED
FEB 06 2007

ZON-19673
03/22/07 PC

Aaron J. Kramer
6024 Heather Mist Lane
Las Vegas, Nevada 89108
(702) 658-2135
Email: ajkramer@cox.net

March 11, 2007

Planning & Development Department,
Current Planning Division,
Development Services Center
731 South Fourth Street
Attn: ZON-19673, SDR-19670, VAR-19672
Las Vegas, Nevada 89101

RE: ZON-19673, SDR-19670 & VAR-19672

Dear Mr. Reed:

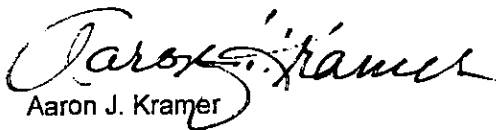
I am **OPPOSED** to the Rezoning (ZON-19673), Site Development Plan Review (SDR-19670) and the Variance (VAR-19672) as proposed by TCR-Southwest Properties, Inc., Cohen 1969 Trust.

As you already know, there is a multi-family (high-density) housing complex under construction immediately south of the proposed property. Traffic congestion is an existing and growing problem at the intersection of North Jones Boulevard and West Cheyenne Avenue with no room for expansion. Yet another multi-family housing project will exacerbate this condition. I have also noticed a sharp increase in the number of pedestrians crossing this intersection en-route to the Vons shopping center on the northwest corner over the last couple of years. It is only logical to expect a substantial increase in pedestrian traffic if this project is approved.

The associated Variance (VAR-19672) request to reduce the required open space from 142,249 square feet to only 68,875 square feet is absurd. I can't believe that the Planning Commission would ever allow a 60% reduction in clear space. The developer is clearly more concerned with money than quality of life.

Additional considerations are increased crime and a serious negative impact on existing single family home values in neighborhoods adjacent to high-density housing projects.

Sincerely


Aaron J. Kramer

LAW OFFICE

*Jay H. Brown, Ltd.*A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jay@jhbrownltd.com

March 20, 2007

VIA FACSIMILE to 385-7268

Mr. Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101Re: Item No. 34 – ZON-19673
Item No. 35 – VAR-19672
Item No. 36 – SDR-19670
Applicant: TCR-Southwest Properties, Inc.
March 22, 2007 City Planning Commission Meeting

Dear Doug:

Please be advised that I represent the applicant on the above referenced applications.

On behalf of my client, I respectfully request that these applications be abeyed from the March 22, 2007 City Planning Commission meeting and reset for the April 26, 2007 agenda. My client is continuing its discussions with the neighbors with the hope of reaching an amicable solution.

Very truly yours,



Jay H. Brown

JHB:cc

Submitted after final agenda

Date 3/22/07 Item #34-36

RECEIVED
MAR 20 2007

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-19672 - VARIANCE RELATED TO ZON-19673 - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER: COHEN 1969 TRUST - Request for a Variance TO ALLOW 68,875 SQUARE FEET OF OPEN SPACE WHERE 142,249 SQUARE FEET IS REQUIRED FOR A PROPOSED 161-UNIT MULTI-FAMILY RESIDENTIAL SUBDIVISION on 7.36 acres at 3132 North Jones Boulevard (APN 138-13-101-006), C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone], Ward 5.

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter

MOTION:

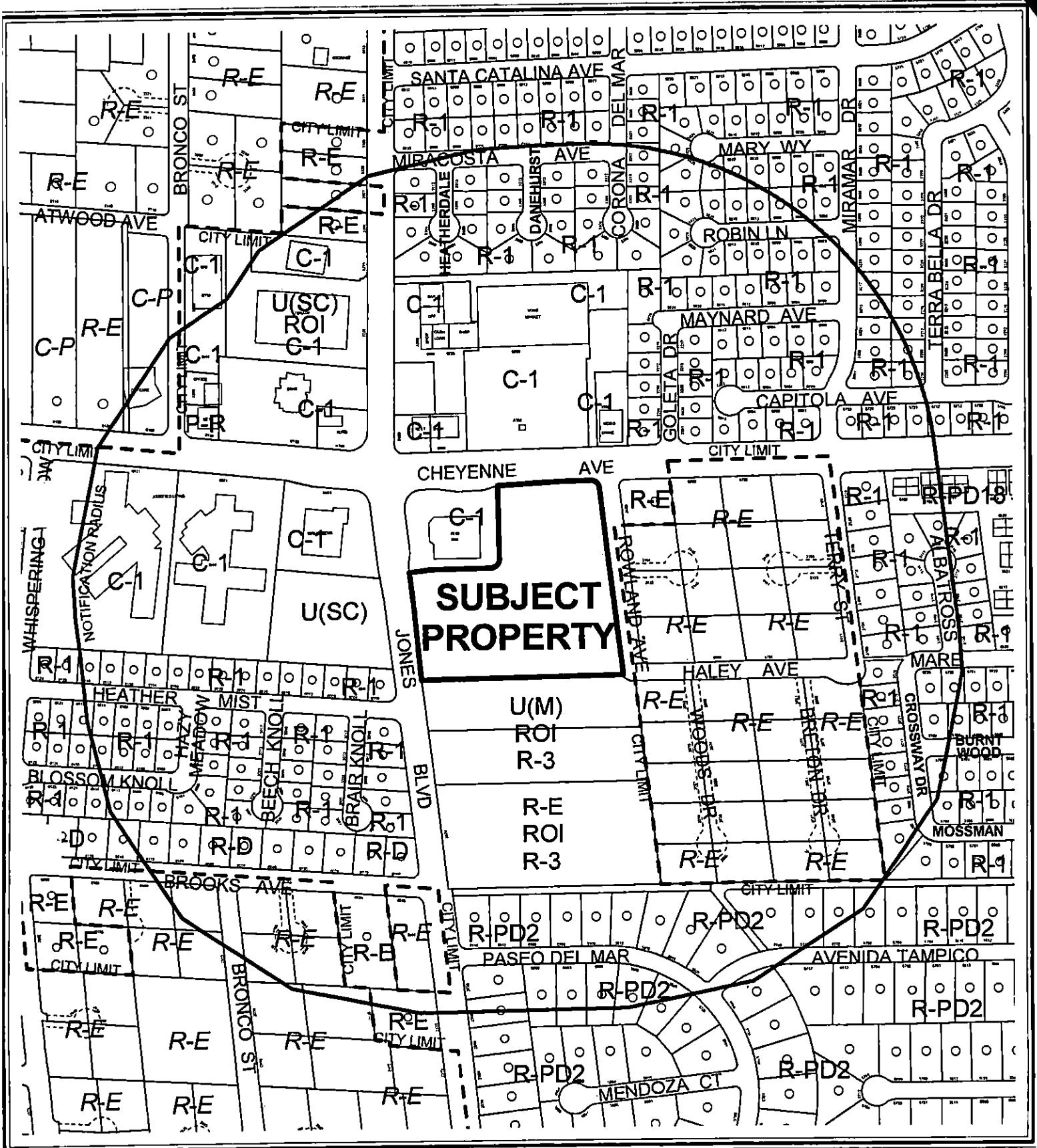
GOYNES – HOLD IN ABEYANCE Items 1, 3, 16–25, 31 and 33 to 4/12/2007; Items 34-36 to 4/26/2007; and WITHDRAW WITHOUT PREJUDICE Item 32 – UNANIMOUS

NOTE: COMMISSIONER TRUESDELL indicated he would vote on the abeyance for Items 34-36; however, when those matters return, he would abstain as he owns property within the notice area.

MINUTES:

Pertaining to Items 34-36, the applicant requested an abeyance to 4/26/2007. See Item 34 for related backup.

(6:02 – 6:05)



CASE: VAR-19672

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-19672 - APPLICANT: TCR-SOUTHWEST - OWNER:
COHEN 1969 TRUST**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19673) and Site Development Plan Review (SDR-19670) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-19672 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Variance to allow 68,875 square feet of open space where 115,869 square feet is required for a proposed 161-unit multi-family residential subdivision on 6.30 acres at 3132 North Jones Boulevard, southeast of the intersection of North Jones Boulevard at West Cheyenne Avenue. No physical site constraints prevent the project design from complying with the openspace requirements. Furthermore, the project will not conform to the underlying zone and General Plan. Staff recommends denial of the request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/06/06	The City Council considered a request for a General Plan Amendment (GPA-14354), Rezoning (ZON-14356), and Site Development Plan Review (SDR-14352) for a proposed 161-unit condominium development on 7.1 gross acres at 3132 North Jones Boulevard. Planning Commission and staff recommended denial. City Council approved the project subject to conditions.
10/27/97	The City Council approved a Rezoning (Z-86-97) from U (Underdeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) for development of a 16,708 square foot drugstore. Planning Commission and Staff recommended approval.
06/15/94	The City Council considered a request for reclassification (Z-41-94) of property located on the southeast corner of Cheyenne Avenue and Jones Boulevard from N-U (Non-Urban) to C-1 (Limited Commercial). City Council, Planning Commission, and staff recommended approval.
Related Building Permits/Business Licenses	
None	
Pre-Application Meeting	
01/24/07	A Pre-Application conference was held with the applicant and staff advised of the openspace requirements.
Neighborhood Meeting	
A neighborhood meeting is not required for this application type nor was one held.	
Details of Application Request	
Site Area	
Gross Acres	7.36 acres
Net Acres	6.30 acres

VAR-19672 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	M (Medium Density Residential)	C-1 (Limited Commercial) under ROI (ZON-14356)
North	Commercial and Parking	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-family Residential	U (Undeveloped) M (Medium Density Residential)	U (Undeveloped) M (Medium Density Residential)
East	Single Family Residential	Single Family Residential	Unincorporated Residential area
West	Vacant lot and Commercial	SC (Service Commercial)	C-1 (Limited Commercial); U (Undeveloped) SC (Service Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
R-PD (Residential Planned Development) District	X		Y
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

Standard	Requested R-PD
Min. Lot Size	NA
Min. Lot Width	300 feet
Min. Setbacks • Front • Side • Corner • Rear	20 feet 5 feet (south property line, 25 (along private road) 20 feet (along Cheyenne Avenue) 20 feet
Min. Distance Between Buildings	20 feet
Max. Building Height	3 stories/40 feet

JA

VAR-19672 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

In accordance with Title 19 – Section 19.08.060 the following Residential Adjacency Standards apply to the project:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	East Property Line 120 feet	East Property Line 120 feet	Y
	69 feet	80 feet	Y
	West Property Line 120 feet	West Property Line 120 feet	Y
Adjacent development matching setback	YES	YES	Y
Trash Enclosure	50 feet	120 feet	Y
		75 feet	
		127 feet	

Pursuant to Title 19 – Section 19.12 the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/6 Space	17 islands with 17 Trees	19 island with 19 trees	Y
Buffer: Min. Trees	1 Trees/20 Linear Feet	98 Trees	90	N
TOTAL				
Min. Zone Width	10 Feet along Public Right-of-Way 6 feet along interior lot lines		15 feet 6 feet	Y
Wall Height	4 Feet with top 2 feet open visibility along front property line 8 Feet along interior lot lines		Unknown	N

Pursuant to Title 19 – Section 19.06.040 the following open space standards apply:

Open Space – R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
6.30 acres (274,428 square feet)	25.5 du/acre	1.65	42%	115,869 square feet (2.66 acres)	25%	68,824 square feet (1.58 acres)	N*

VAR-19672 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Multi-Family Residential	Studio and One Bedroom Units - 75 units	1.25 spaces per unit	94		94		Y
	Two Bedroom Units - 70 units	1.75 spaces per unit	122		122		Y
	Three Bedroom and Above Units - 15 units	Two spaces per unit	30		30		Y
Guest parking	161 units	1 guest space for every 6 units	27		32		Y
SubTotal			273		278		Y
ADA Accessible	3 units	1 space for each ADA accessible unit		3		5	Y
TOTAL			273		278		Y
Loading Spaces							
Percent Deviation							

ANALYSIS

The project will result in a Residential Planned (Multi-Family) Development composed of 161 1, 2, and 3 bedroom units with associated landscape and hardscape improvements on a 6.30 net acre site. The project site is bounded by Jones Boulevard to the west, a thru street/drive north and west of the site between an existing commercial/retail structure and the project site; Cheyenne Avenue to the north, Rowland Street and Clark County residential land to the east, and multi-family residential development to the south.

JA

VAR-19672 - Staff Report Page Five
March 22, 2007 - Planning Commission Meeting

- **General Plan and Zoning**

The project site is zoned as U (Undeveloped) M (Medium Density Residential) General Plan Designation] Zone under Resolution of Intent to R-PD25 (Residential Planned Development - 25 units per acre Zone). The proposed zone change to R-PD25 (Residential Planned Development - 25 Units Per Acre) which is consistent with the allowable density (25.49 Units Per Acre) for the Medium Density Residential Land Use category is being considered with this request. Per Title 19.06 the R-PD (Residential Planned Development) District is intended to provide for flexibility and innovation in residential development, with an emphasis on enhanced amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns.

While the density of the proposed development meets the requirements of the M (Medium Density Residential) Land Use Designation, the lack of open space for the development fails to meet the requirements of the Residential Planned Development category and therefore is not considered to meet the intent of the General Plan.

- **Site Plan/Openspace Requirement**

Residential planned developments containing 12 or more dwelling units require compliance with the openspace and common recreational facilities allocation requirement of Title 19.06.040. The project site plan proposes 68,824 square feet (1.58 acres) of openspace where 2.66 acres (115,869 square feet) is required (42 percent deficiency). The project site is a flat parcel that does not possess any topographical constraints. Additionally no unique site conditions exist which precludes the project from implementing code requirements. The deviation from the standard is 60 percent. Staff does not support the Variance request as the proposal is significantly deficient in required openspace and therefore recommends denial.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of

VAR-19672 - Staff Report Page Six
March 22, 2007 - Planning Commission Meeting

the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing a development with inadequate openspace. A project alternative that reduces the number of units would allow conformance to 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 5

ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

NOTICES MAILED 286 [Mailed with ZON-19673 & SDR-19670]

APPROVALS 0

PROTESTS 1



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

VAR-19672

Case Number: _____ APN: _____

Name of Property Owner: Cohen 1969 Trust, Phillip Joseph Cohen Trustee

Name of Applicant: TCR - Southwest

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

_____ Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

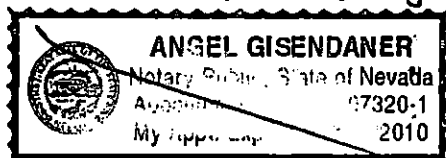
Print Name: Phillip Joseph Cohen, Trustee

Subscribed and sworn before me

This 1ST day of FEBRUARY, 2007

Notary Public in and for said County and State CLARK, NEVADA

My Appointment expires July 06, 2010



FEB 06 2007

N88°54'28"E (BASIS OF BEARINGS PER R-1)

680.99'

CHEYENNE AVENUE

C-1

DRIVE THROUGH OVERHANG

EXISTING "RITE AID" BUILDING

JONES BLVD.

U(SC)

637.66'

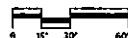
R-1

S89°14'28"W

R-3

599.05'

FEB 06 2007



ARCHITECTURAL SITE PLAN



PROJECT DATA

SITE DATA:

ADDRESS: S.E.C. CHEYENNE AVE. & JONES BLVD.
CITY OF LAS VEGAS, NEVADA
SITE AREA: (NET) 4.831 ACRES = 223,017 S.F.
(GROSS) 4.730 ACRES = 202,816 S.F.

CURRENT ZONING: R-1
PROPOSED ZONING: R-1
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

BUILDING HEIGHT: 4-40'-10" (45 STORY)
DENSITY (GROSS): 10 UNITS PER ACRE
25 D.U./AC

OPEN SPACE: REQUIRED: 1.41 ACRES = 61,218 S.F.
PROVIDED: 1.58 ACRES = 68,218 S.F.

UNIT MIX:

UNIT MIX:
UNIT A (1-BEDROOM = 824 S.F.) 75
UNIT B (2-BEDROOM = 1,063 S.F.) 25
UNIT C (2-BEDROOM = 1,334 S.F.) 15
LOFT (2-BEDROOM = 874 S.F.) 5
TOTAL: 120

BUILDING AREA:

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	73,110 S.F.	2	146,220 S.F.
BUILDING 2	23,884 S.F.	2	47,768 S.F.
BUILDING 3	30,632 S.F.	1	30,632 S.F.
BUILDING 4	17,944 S.F.	2	35,888 S.F.
BUILDING 5 (LOFT)	9,463 S.F.	2	18,926 S.F.
CLUBHOUSE (GROSS)	25,524 S.F.	1	25,524 S.F.
TOTAL			305,358 S.F.

LOT COVERAGE: (TOTAL UNDER ROOF)

BUILDING TYPE	AREA	QUANTITY	TOTAL AREA
BUILDING 1	8,273 S.F.	2	16,546 S.F.
BUILDING 2	7,882 S.F.	2	15,764 S.F.
BUILDING 3	10,286 S.F.	1	10,286 S.F.
BUILDING 4	8,833 S.F.	2	17,666 S.F.
BUILDING 5 (LOFT)	2,130 S.F.	2	4,260 S.F.
CLUBHOUSE	14,135 S.F.	1	14,135 S.F.
CABANA	854 S.F.	1	854 S.F.
POOL ENCLASURE	174 S.F.	1	174 S.F.
TOTAL			63,204 S.F.

PARKING:

REQUIREMENT	SPACES	REMARKS
1 BEDROOM UNIT	1	8 UNITS
2 BEDROOM UNIT	2	50 UNITS
3 BEDROOM UNIT	3	38 UNITS
TOTAL REQUIRED		96 UNITS
TOTAL PROVIDED	1 SPACE / 3 UNITS	360 UNITS

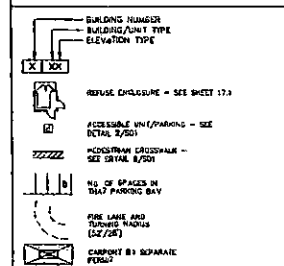
VISITOR PARKING:

REQUIREMENT	SPACES	REMARKS
1 SPACE / 3 UNITS		360 UNITS
TOTAL PROVIDED		360 UNITS

ACCESSIBLE PARKING:

REQUIREMENT	SPACES	REMARKS
28 x 200 = 5.6 (4)		5.6 S.P.
STANDARD VAN ACCESSIBLE	1 PER 8 ACCESSIBLE SPACES	1 S.P.

SYMBOL SCHEDULE



VICINITY MAP



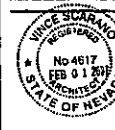
VAR-19672

03/22/07 PC

built form
architecture

builtform architecture
group of nevada, inc.

1215 LAS VEGAS BLVD., SUITE 101
LAS VEGAS, NEVADA 89101
PHONE: 702.735.5571 FAX: 702.735.5572



Cheyenne & Jones
Rental Apartment Community
City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 785-1781

REVISIONS	DATE	BY	CHKD
1			
2			
3			
4			
5			

A1.1

© BUILTFORM ARCHITECTURE GROUP, INC.



Development Resource Consultants, Inc.

Civil Engineering • Land Surveying • Land Planning

February 6, 2007

City of Las Vegas
700 S. 4th Street
Las Vegas, NV 89155

Attention: Doug Rankin
Planning Supervisor

Regarding: Justification Letter for Site Design Review, Re-Zoning and Variance
Jones and Cheyenne / APN #138-13-101-006

On behalf of our client, TCR Southwest Properties Inc., DRC Engineering would like to submit a request for a Site Design Review and Variance for an increase in building height on approximately 6.30 +/- acres of land generally located on the southeast corner of Jones Boulevard and Cheyenne Avenue.

The site plan and building types have been changed from what was previously approved however, the key elements of density and open space conforms to the previously approved site plan. Because of a change in the unit mix, the parking requirement is less than what was previously approved but still meets the City's code requirement.

Project Description

The proposed project shall consist of 161 3-story units on a 6.30 +/- acre parcel of land. Directly to the north is an existing Rite-Aid. Across Cheyenne Ave is currently zoned C-1, to the west is C-1 to the south is RPD-25 and to the east is a County island zoned R-E.

Variance

We are proposing 161 3-story units with 68,875 sq.ft. of open space. Increasing the building height to 40 feet allows the flexibility of the building layout which now gives you more open space and amenities.

FEB 06 2007

VAR-19672
03/22/07 PC

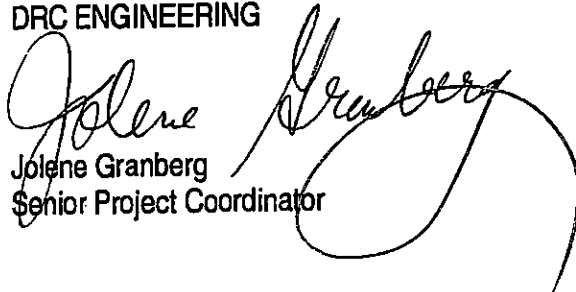
Specific Variance requests are listed below.

Nature of Request	Proposed Standard	City Standard
Increase building height	40'	35' or 2 stories

Please call me if you should have any questions or require additional information.

Sincerely,

DRC ENGINEERING


Jolene Granberg
Senior Project Coordinator

RECEIVED
FEB 06 2007

VAR-19672
03/22/07 PC

Aaron J. Kramer
6024 Heather Mist Lane
Las Vegas, Nevada 89108
(702) 658-2135
Email: ajkramer@cox.net

March 11, 2007

Planning & Development Department,
Current Planning Division,
Development Services Center
731 South Fourth Street
Attn: ZON-19673, SDR-19670, VAR-19672
Las Vegas, Nevada 89101

RE: ZON-19673, SDR-19670 & VAR-19672

Dear Mr. Reed:

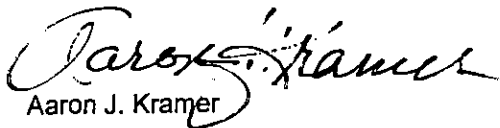
I am **OPPOSED** to the Rezoning (ZON-19673), Site Development Plan Review (SDR-19670) and the Variance (VAR-19672) as proposed by TCR-Southwest Properties, Inc., Cohen 1969 Trust.

As you already know, there is a multi-family (high-density) housing complex under construction immediately south of the proposed property. Traffic congestion is an existing and growing problem at the intersection of North Jones Boulevard and West Cheyenne Avenue with no room for expansion. Yet another multi-family housing project will exacerbate this condition. I have also noticed a sharp increase in the number of pedestrians crossing this intersection en-route to the Vons shopping center on the northwest corner over the last couple of years. It is only logical to expect a substantial increase in pedestrian traffic if this project is approved.

The associated Variance (VAR-19672) request to reduce the required open space from 142,249 square feet to only 68,875 square feet is absurd. I can't believe that the Planning Commission would ever allow a 60% reduction in clear space. The developer is clearly more concerned with money than quality of life.

Additional considerations are increased crime and a serious negative impact on existing single family home values in neighborhoods adjacent to high-density housing projects.

Sincerely


Aaron J. Kramer

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-19670 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19673 AND VAR-19672 - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER: COHEN 1969 TRUST - Request for a Site Development Plan Review for a 161-UNIT MULTI-FAMILY DEVELOPMENT on 7.36 acres at 3132 North Jones Boulevard (APNs 138-13-101-006), C-1 (Limited Commercial) Zone [PROPOSED: R-PD25 (Residential Planned Development - 25 Units Per Acre) Zone], Ward 5.

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter

MOTION:

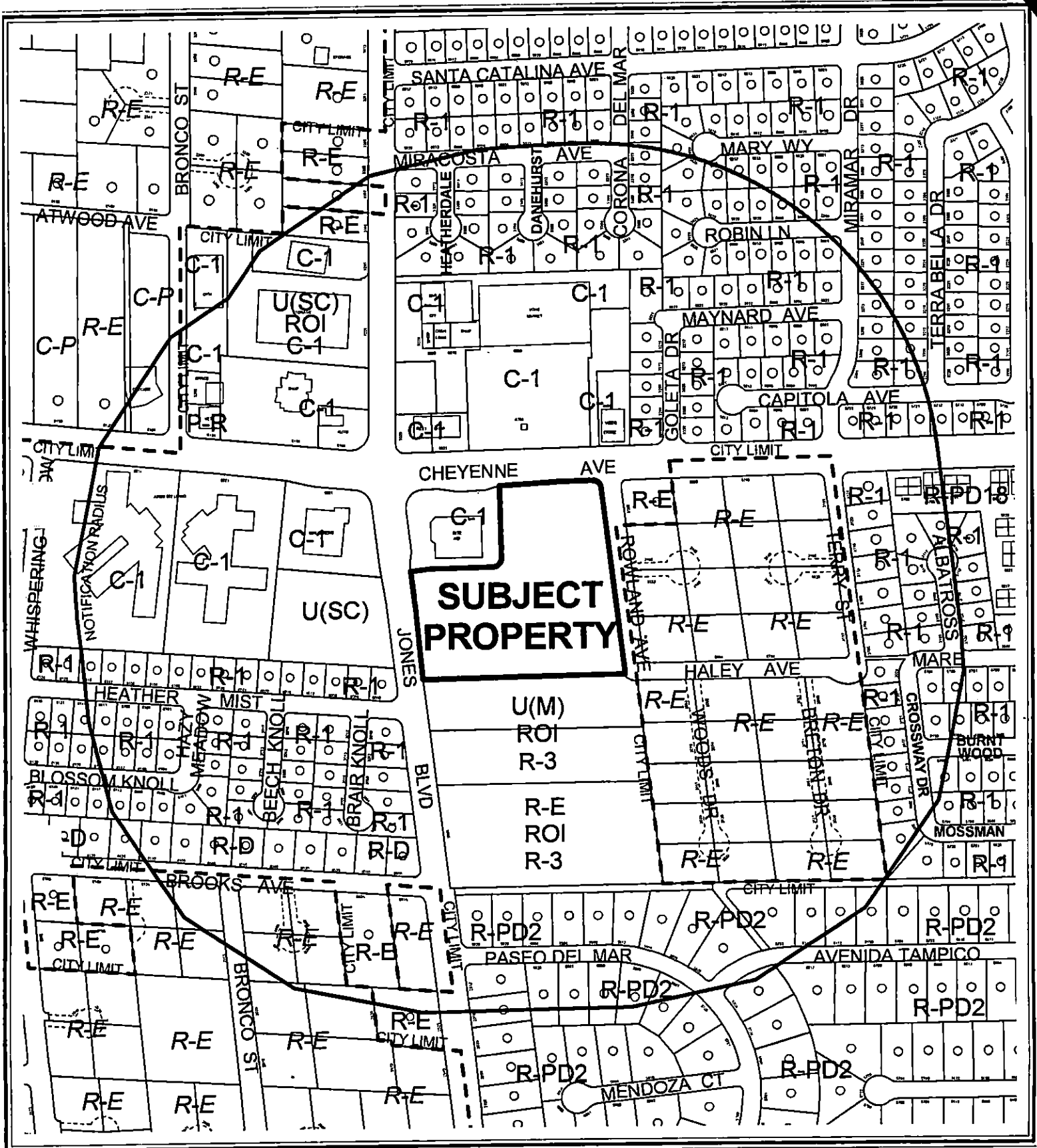
GOYNES – HOLD IN ABEYANCE Items 1, 3, 16–25, 31 and 33 to 4/12/2007; Items 34-36 to 4/26/2007; and **WITHDRAW WITHOUT PREJUDICE** Item 32 – **UNANIMOUS**

NOTE: COMMISSIONER TRUESDELL indicated he would vote on the abeyance for Items 34-36; however, when those matters return, he would abstain as he owns property within the notice area.

MINUTES:

Pertaining to Items 34-36, the applicant requested an abeyance to 4/26/2007. See Item 34 for related backup.

(6:02 – 6:05)



0 300 600 Feet

CASE: SDR-19670

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

C-1 (LIMITED COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MARCH 22, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-19670 - APPLICANT: TCR-SOUTHWEST - OWNER:
COHEN 1969 TRUST**

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

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19673), and Variance (VAR19672) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. Prior to the issuance of the Building Permit revised site plans and elevations depicting perimeter wall/fence heights shall be submitted to the Planning and Development Department to ensure compliance with Title 19 – Section 19.08.040.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations date stamped 2/06/2007 except as amended by conditions herein.
5. The minimum distance between buildings shall be 20 feet.
6. The setbacks for this development shall be 20 feet along the front, 25 feet along the road between the existing commercial use and the project site, 5 feet along the interior property line, 20 feet along Cheyenne Avenue, and 20 feet along Roland Street.
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 application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

SDR-19670 - Conditions Page Two
March 22, 2007 - Planning Commission Meeting

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

Public Works

14. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the (ITS Infrastructure Improvements Corridor Phase 3) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
15. The proposed gated driveway shall be designed, located and constructed in accordance with Standard Drawing #222a and shall align with the driveway on the west side of Jones Boulevard. This driveway must also receive approval from the Nevada Department of Transportation.
16. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Jones Boulevard and Cheyenne Avenue public rights of way adjacent to this site.
17. A Homeowners' Association or Landscape Maintenance Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

SDR-19670 - Conditions Page Three
March 22, 2007 - Planning Commission Meeting

18. Provide a copy of a recorded joint access agreement between this site and Assessor's Parcel No. 138-13-101-005 prior to the issuance of any permits.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site prior to submittal of any construction drawings.
20. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-19673 and all other applicable site-related actions.

SDR-19670 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Site Development Plan Review for a 161-unit multi-family development on 6.30 acres located at 3132 North Jones Boulevard, southeast of the intersection of Cheyenne Avenue and Jones Boulevard. The project is comprised of ten 2 and 3 story buildings comprised of 1, 2, and 3 bedroom residential units, a clubhouse, pool, common area openspace, uncovered and covered parking, garages, designated ADA accessible units, and related hardscape and landscape improvements. Companion items to be considered concurrently with this application request include a Rezone (ZON-19673) and Variance (VAR-19672).

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/06/06	The City Council considered a request for a General Plan Amendment (GPA-14354), Rezoning (ZON-14356), and Site Development Plan Review (SDR-14352) for a proposed 161-unit condominium development on 7.1 gross acres at 3132 North Jones Boulevard. Planning Commission and staff recommended denial. City Council approved the project subject to conditions.
10/27/97	The City Council approved a Rezoning (Z-86-97) from U (Underdeveloped) Zone [SC (Service Commercial) General Plan Designation] to C-1 (Limited Commercial) for development of a 16,708 square foot drugstore. Planning Commission and staff recommended approval.
06/15/94	The City Council considered a request for reclassification (Z-41-94) of property located on the southeast corner of Cheyenne Avenue and Jones Boulevard from N-U (Non-Urban) to C-1 (Limited Commercial). City Council, Planning Commission, and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
None	
<i>Pre-Application Meeting</i>	
01/24/07	A Pre-Application conference was held with the applicant and staff advised of the openspace requirements.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application type nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	7.36 acres
Net Acres	6.30 acres

SDR-19670 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	M (Medium Density Residential)	C-1 (Limited Commercial) under ROI (ZON-14356)
North	Commercial and Parking	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-family Residential	U (Undeveloped) M (Medium Density Residential)	U (Undeveloped) M Medium Density Residential
East	Single Family Residential	Single Family Residential	Unincorporated Residential area
West	Vacant lot and Commercial	(SC) Service Commercial	C-1 (Limited Commercial) U (Undeveloped) SC (Service Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
R-PD (Residential Planned Development) District	X		Y
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 19.06, the development standards shall be established upon the approval of the Rezoning and Site Development Plan Review for each Planned Development District.

Standard	Requested R-PD
Min. Lot Size	NA
Min. Lot Width	300 feet
Min. Setbacks	
• Front	20 feet
• Side	5 feet (south property line) 25 feet (along private road),
• Corner	20 feet (along Cheyenne Avenue)
• Rear	20 feet
Min. Distance Between Buildings	20 feet
Max. Building Height	3 stories/40 feet

SDR-19670 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

In accordance with Title 19 – Section 19.08.060 the following Residential Adjacency Standards apply to the project:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	East Property Line 120 feet	East Property Line 120 feet	Y
	69 feet West Property Line	80 feet West Property Line	Y
	120 feet	120 feet	Y
Adjacent development matching setback	YES	YES	Y
Trash Enclosures	50 feet	120 feet	Y
		75 feet	
		127 feet	

Existing Zoning	Permitted Density	Units Allowed
U (Undeveloped) M (Medium Density Residential General Plan Designation)	25.49 Units Per Acre (GPA designation)	161
Proposed Zoning	Permitted Density	Units Allowed
R-PD25 (Residential Planned Development - 25 Units Per Acre)	25.00 Units Per Acre	161
General Plan	Permitted Density	Units Allowed
M (Medium Density Residential)	25.49 Units Per Acre	161

Pursuant to Title 19 – Section 19.12 the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/6 Space	17 islands with 17 Trees	19 island with 19 trees	Y
Buffer: Min. Trees	1 Trees/20 Linear Feet	98 Trees	90	N
TOTAL				
Min. Zone Width	10 Feet along Public Right-of-Way 6 feet along interior lot lines		15 feet 6 feet	Y
Wall Height	4 Feet with top 2 feet open visibility along front property line 8 Feet along interior lot lines		Unknown	N

SDR-19670 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

Pursuant to Title 19 – Section 19.06.040 the following openspace standards apply:

Open Space – R-PD only							
Total Acreage	Density	Required			Provided		Compliance
		Ratio	Percent	Area	Percent	Area	
6.30 acres (274,428 square feet)	25.5 du/acre	1.65	42%	115,869 square feet (2.66 acres)	25%	68,824 square feet (1.58 acres)	N*

*Companion Variance (VAR-19672) shall be considered with this request to allow reduction of required openspace.

Pursuant to Title - Section 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		
Multi-Family Residential	Studio and One Bedroom Units - 75 units	1.25 spaces per unit	94		94		Y
	Two Bedroom Units - 70 units	1.75 spaces per unit	122		122		Y
	Three Bedroom and Above Units - 15 units	Two spaces per unit	30		30		Y
Guest parking	161 units	1 guest space for every 6 units	27		32		Y
SubTotal			273		278		Y
ADA Accessible	3 units	1 space for each ADA accessible unit		3		5	Y
TOTAL			273		278		Y

JA

SDR-19670 - Staff Report Page Five
March 22, 2007 - Planning Commission Meeting

Loading Spaces							
Percent Deviation							

Waivers		
Request	Requirement	Staff Recommendation
Perimeter Landscaping	1 tree per 20 lineal feet 98 trees 90 provided	Deny

ANALYSIS

The project will result in a Residential Planned (Multi-Family) Development composed of 161 1, 2, and 3 bedroom units with associated landscape and hardscape improvements on a 6.30 net acre site. The project site is bounded by Jones Boulevard to the west, a private drive north and west of the site between an existing commercial/retail structure and the project site; Cheyenne Avenue to the north, Rowland Street and Clark County residential land to the east, and multi-family residential development to the south.

- **General Plan and Zoning**

The project site is zoned as U (Undeveloped) M (Medium Density Residential – General Plan Designation)] Zone under Resolution of Intent to R-PD25 (Residential Planned Development - 25 Units Per Acre). The proposed Rezone (ZON-19673) is to R-PD25 (Residential Planned Development - 25 Units Per Acre) which is consistent with the allowable density (25.49 Units Per Acre) for the Medium Density Residential Land Use category. Per Title 19.06 the R-PD (Residential Planned Development) District is intended to provide for flexibility and innovation in residential development, with an emphasis on enhanced amenities, efficient utilization of open space, the separation of pedestrian and vehicular traffic, and homogeneity of land use patterns.

While the density of the proposed development meets the requirements of the M (Medium Density Residential) Land Use Designation, the lack of open space for the development fails to meet the requirements of the Residential Planned Development category and therefore, is not considered to meet the intent of the General Plan. Staff recommendation is for denial.

SDR-19670 - Staff Report Page Six
March 22, 2007 - Planning Commission Meeting

- **Site Plan**

The site plan proposes a gated community with 10 buildings including a clubhouse with swimming pool and cabana, 2 and 3 story residential structures, lofts over garages, related hardscape and landscape improvements, surface parking, and community openspace. A total of 280 surface parking spaces comprised of covered (carports and garages) and uncovered spaces will be provided on-site in conformance with residential parking requirements. Three units will be designated as ADA (Americans with Disabilities Act) accessible and required ADA parking is included. The development standards for Residential Planned Developments are established upon approval of the Rezone and associated Site Development Plan Review for this project.

- **Landscape Plan**

The project landscaping buffers comply with Title 19 requirements for multi-family residential development. Perimeter trees do not meet the minimum required as 98 are required where 90 are proposed. Furthermore, openspace will not meet minimum requirements of Title 19 – Section 19.06.040. A companion Variance (VAR-19672) to allow a reduction of openspace will be considered with this request.

- **Elevations/Residential Adjacency**

The proposed structures will utilize earth tone stucco and trim with limestone accents and Spanish tile roofing. The building heights will range between 40 feet high within the interior of the site and along Jones Avenue, and 23 feet high adjacent to Rowland Street and existing off-site single family residences. As such the proposal requires conformance to the Residential Adjacency Standards (RAS) of Title 19 - Section 19.08.060. The existing single family residences along Rowland Street are within Clark County yet the loft structures proposed along this corridor are subject to City RAS. Single family uses are also located west of the development site on Heather Mist Lane at Jones Avenue. A proximity slope analysis was prepared which determined the proposed structures will be within the slope envelope at these two areas thereby complying with the RAS setbacks.

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;”**

SDR-19670 - Staff Report Page Seven
March 22, 2007 - Planning Commission Meeting

The primary issue with the development is the lack of required open space. Openspace is an integral part of the R-PD (Residential Planned Development) zone the developer receives flexibility in design and density for the provision of amenities, such as open space. When open space is not provided, the project does not meet the standards for the zoning district in which it is located. Furthermore, the project is designed to maximize the permitted density which will result in a development that is considered incompatible with the site area and adjacent single-family residences east of the subject parcel.

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

Open space is an integral part of the R-PD (Residential Planned Development) zone, as the developer receives flexibility in design and density for the provision of amenities, such as open space. When open space is not provided the resultant effect is a project that does not meet the standards for the zoning district in which it is located.

The alternative for implementing a project which maximizes the allowable density is a proposal of imaginative layout and design and sufficiently addresses the intrinsic element of required open space. Clearly, this applicant wishes to have the density advantage offered by R-PD (Residential Planned Development) zoning without providing any offsetting benefit to the future residents.

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

The subject property abuts Jones Boulevard to the West, a primary arterial street that carries a substantial volume of vehicular traffic, and Rowland, a local street to the east. Since one can only access the development from Jones and not the local street Rowland, there is no concern for negative impacts on the neighborhood.

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

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

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

Building design characteristics are not unsightly and will be harmonious and compatible with development in the area.

SDR-19670 - Staff Report Page Eight
March 22, 2007 - Planning Commission Meeting

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

NOTICES MAILED 286 [Mailed with VAR-19672 & ZON-19673]

APPROVALS 0

PROTESTS 1

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PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19670** APN: _____

Name of Property Owner: **Cohen 1969 Trust, Phillip Joseph Cohen Trustee**

Name of Applicant: **TCR - Southwest**

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/Authorized Agent: *Phillip Joseph Cohen*

Print Name: Phillip Joseph Cohen, Trustee

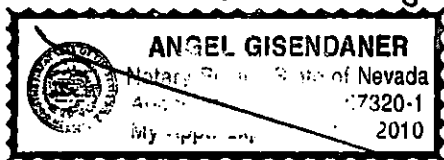
Subscribed and sworn before me

This 1ST day of FEBRUARY, 20 07

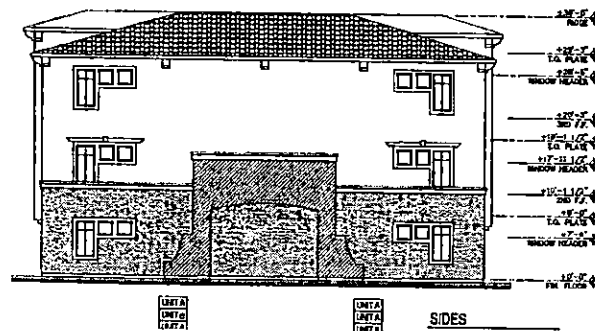
Angel G

Notary Public in and for said County and State CLARK, NEVADA

My Appointment Expires July 06, 2010



AB



EXTERIOR COLOR PALETTE	1	2
PAINT COLOR #1	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #2	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #3	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #4	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #5	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #6	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #7	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #8	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #9	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #10	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #11	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #12	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #13	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #14	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #15	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #16	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #17	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #18	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #19	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #20	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #21	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #22	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #23	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #24	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #25	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #26	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #27	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #28	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #29	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"
PAINT COLOR #30	10 300 "CONCRETE HOUSE"	10 300 "CONCRETE HOUSE"

- KEYED NOTES:**
1. CONCRETE ROOF TILE
 2. STUCCO SYSTEM
 3. STUCCO FINISH
 4. BRICK - SEE UNIT PLANS
 5. BALCONY BRICK
 6. DOOR - SEE UNIT PLANS
 7. DECORATIVE POP-OUT @ BRICK
 8. GLASS BLOCK
 9. DECORATIVE POP-OUT @ FLOORED BRICK
 10. GARAGE DOOR - SEE UNIT PLANS
 11. 4" X 8" X 8" FIRM DRAINAGE UPRIGHT
 12. PATIO/BALCONY RAIL
 13. CONCRETE UNIT SURROUNDED BY LANDSCAPE
 14. RECEPT @ BALCONY
 15. FALSE WINDOW
 16. STUCCO POP-OUT
 17. DECORATIVE BRICK
 18. DECORATIVE STUCCO POP-OUT
 19. BRICK
 20. UNIT ELEVATION BY EXTERIOR LIGHTING UNIT/UNIT
 21. ADDRESS DOORS TO MATCH EACH LOCATION
 22. SYNTHETIC STONE VENEER CONCRETE STONE
 23. METAL RAILING

- GENERAL NOTES:**
1. REFER TO SITE PLAN FOR COLOR PALETTE LOCATIONS
 2. ROOF DRAINAGE BY PITCHED ROADS TO GRADE BELOW
 3. ALL CONCRETE UNITS SURROUNDED BY BRICK/STONE WALLS & METAL GATE ACCESS
 4. ELECTRICAL EQUIPMENT SURROUNDED BY DECORATIVE METAL ENCLOSURES

NOTES

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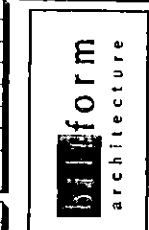
ARTISTS' RENDERING SUBJECT TO FINAL DESIGN CHANGES

DATE: 03/22/07

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

PROJECT: SDR-19670

REVISION: 01



billion architecture group
of nevada, inc.
1120 W. WARD BLVD., SUITE 101
LAS VEGAS, NV 89101
PHONE: (702) 762-1120



Cheyenne & Jones
Rental Apartment Community
Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 762-1120

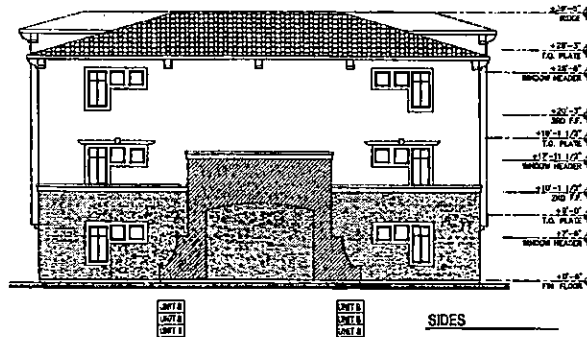
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BUILDING TYPE 2
EXTERIOR ELEVATIONS
SDR-19670
03/22/07 PC

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EXTERIOR COLOR PALETTE	1	2
DOOR COLOR (1)	DO 300 "WOODGRAIN HOUSE"	DO 400 "BANG BERRY"
DOOR COLOR (2)	DO 400 "BANG BERRY"	DO 300 "WOODGRAIN HOUSE"
DOOR COLOR (3)	DO 300 "WOODGRAIN HOUSE"	DO 400 "BANG BERRY"
WALLS / FILL	W 400 "GREAT SHORE MT."	W 300 "GREAT SHORE MT."
TRIMMING, BALCONY, DOORS	TR 300 "WOODGRAIN"	TR 400 "BANG BERRY"
WINDOW FRAMES	WF 300 "WOODGRAIN"	WF 400 "BANG BERRY"
ROOF TILE	RT 300 "WOODGRAIN"	RT 400 "BANG BERRY"

- NOTES:**
1. CONCRETE ROOF TILE
 2. STUCCO STUCCO
 3. STUCCO STUCCO
 4. WINDOW - SEE UNIT PLANS
 5. BALCONY RAILING
 6. DOOR - SEE UNIT PLANS
 7. DECORATIVE POP-OUT @ WINDOW
 8. GLASS BLOCK
 9. DECORATIVE POP-OUT @ RECESSED WINDOW
 10. GARAGE DOOR - SEE UNIT PLANS
 11. 48\"/>

- GENERAL NOTES:**
1. REFER TO SITE PLAN FOR COLOR PALETTE LOCATIONS
 2. ROOF DRAINAGE BY PAVED ROADS TO GRADE BELOW
 3. A/C CONDENSATE UNITS SCHEDULED BY WINDOW/DOOR & METAL GATE HOUSES
 4. ELECTRICAL EQUIPMENT COORDINATE BY DECORATIVE METAL CIRCULATIONS

NOTES

FOR CONCEPTUAL PURPOSES ONLY
ARTIST'S RENDERING SUBJECT TO FINAL DESIGN CHANGES



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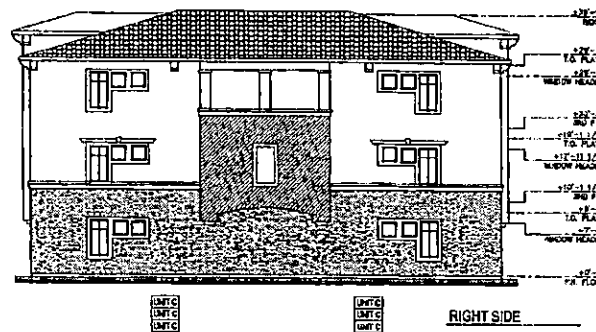
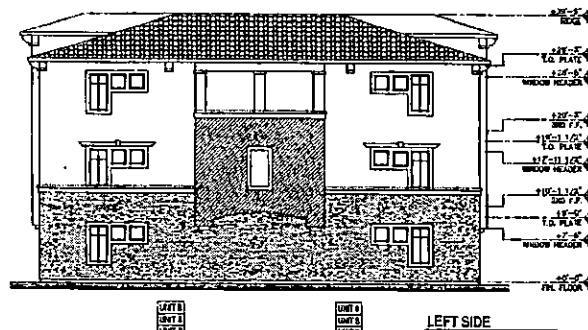
**BUILDING TYPE 3
EXTERIOR ELEVATIONS**

SDR-19670
03/22/07 PC

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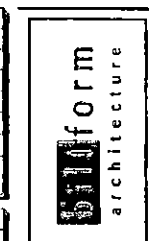
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EXTERIOR COLOR PALETTE	1	2
ROOF COLOR (R)	01 000 "CONCRETE ROOF"	02 000 "CONCRETE ROOF"
WALL COLOR (W)	03 000 "CONCRETE WALL"	04 000 "CONCRETE WALL"
WALL COLOR (W)	05 000 "CONCRETE WALL"	06 000 "CONCRETE WALL"
WALL COLOR (W)	07 000 "CONCRETE WALL"	08 000 "CONCRETE WALL"
WALL COLOR (W)	09 000 "CONCRETE WALL"	10 000 "CONCRETE WALL"
WALL COLOR (W)	11 000 "CONCRETE WALL"	12 000 "CONCRETE WALL"
WALL COLOR (W)	13 000 "CONCRETE WALL"	14 000 "CONCRETE WALL"
WALL COLOR (W)	15 000 "CONCRETE WALL"	16 000 "CONCRETE WALL"
WALL COLOR (W)	17 000 "CONCRETE WALL"	18 000 "CONCRETE WALL"
WALL COLOR (W)	19 000 "CONCRETE WALL"	20 000 "CONCRETE WALL"
WALL COLOR (W)	21 000 "CONCRETE WALL"	22 000 "CONCRETE WALL"
WALL COLOR (W)	23 000 "CONCRETE WALL"	24 000 "CONCRETE WALL"
WALL COLOR (W)	25 000 "CONCRETE WALL"	26 000 "CONCRETE WALL"
WALL COLOR (W)	27 000 "CONCRETE WALL"	28 000 "CONCRETE WALL"
WALL COLOR (W)	29 000 "CONCRETE WALL"	30 000 "CONCRETE WALL"
WALL COLOR (W)	31 000 "CONCRETE WALL"	32 000 "CONCRETE WALL"
WALL COLOR (W)	33 000 "CONCRETE WALL"	34 000 "CONCRETE WALL"
WALL COLOR (W)	35 000 "CONCRETE WALL"	36 000 "CONCRETE WALL"
WALL COLOR (W)	37 000 "CONCRETE WALL"	38 000 "CONCRETE WALL"
WALL COLOR (W)	39 000 "CONCRETE WALL"	40 000 "CONCRETE WALL"
WALL COLOR (W)	41 000 "CONCRETE WALL"	42 000 "CONCRETE WALL"
WALL COLOR (W)	43 000 "CONCRETE WALL"	44 000 "CONCRETE WALL"
WALL COLOR (W)	45 000 "CONCRETE WALL"	46 000 "CONCRETE WALL"
WALL COLOR (W)	47 000 "CONCRETE WALL"	48 000 "CONCRETE WALL"
WALL COLOR (W)	49 000 "CONCRETE WALL"	50 000 "CONCRETE WALL"
WALL COLOR (W)	51 000 "CONCRETE WALL"	52 000 "CONCRETE WALL"
WALL COLOR (W)	53 000 "CONCRETE WALL"	54 000 "CONCRETE WALL"
WALL COLOR (W)	55 000 "CONCRETE WALL"	56 000 "CONCRETE WALL"
WALL COLOR (W)	57 000 "CONCRETE WALL"	58 000 "CONCRETE WALL"
WALL COLOR (W)	59 000 "CONCRETE WALL"	60 000 "CONCRETE WALL"
WALL COLOR (W)	61 000 "CONCRETE WALL"	62 000 "CONCRETE WALL"
WALL COLOR (W)	63 000 "CONCRETE WALL"	64 000 "CONCRETE WALL"
WALL COLOR (W)	65 000 "CONCRETE WALL"	66 000 "CONCRETE WALL"
WALL COLOR (W)	67 000 "CONCRETE WALL"	68 000 "CONCRETE WALL"
WALL COLOR (W)	69 000 "CONCRETE WALL"	70 000 "CONCRETE WALL"
WALL COLOR (W)	71 000 "CONCRETE WALL"	72 000 "CONCRETE WALL"
WALL COLOR (W)	73 000 "CONCRETE WALL"	74 000 "CONCRETE WALL"
WALL COLOR (W)	75 000 "CONCRETE WALL"	76 000 "CONCRETE WALL"
WALL COLOR (W)	77 000 "CONCRETE WALL"	78 000 "CONCRETE WALL"
WALL COLOR (W)	79 000 "CONCRETE WALL"	80 000 "CONCRETE WALL"
WALL COLOR (W)	81 000 "CONCRETE WALL"	82 000 "CONCRETE WALL"
WALL COLOR (W)	83 000 "CONCRETE WALL"	84 000 "CONCRETE WALL"
WALL COLOR (W)	85 000 "CONCRETE WALL"	86 000 "CONCRETE WALL"
WALL COLOR (W)	87 000 "CONCRETE WALL"	88 000 "CONCRETE WALL"
WALL COLOR (W)	89 000 "CONCRETE WALL"	90 000 "CONCRETE WALL"
WALL COLOR (W)	91 000 "CONCRETE WALL"	92 000 "CONCRETE WALL"
WALL COLOR (W)	93 000 "CONCRETE WALL"	94 000 "CONCRETE WALL"
WALL COLOR (W)	95 000 "CONCRETE WALL"	96 000 "CONCRETE WALL"
WALL COLOR (W)	97 000 "CONCRETE WALL"	98 000 "CONCRETE WALL"
WALL COLOR (W)	99 000 "CONCRETE WALL"	100 000 "CONCRETE WALL"

- KEYED NOTES:**
1. CONCRETE ROOF TILE
 2. STUCCO EXTERIOR
 3. STUCCO FASCIA
 4. WINDOWS - SEE UNIT PLANS
 5. BALCONY RAILING
 6. DOOR - SEE UNIT PLANS
 7. DECORATIVE POP-OUT @ WINDOWS
 8. GLASS BLOCK
 9. DECORATIVE POP-OUT @ RECESSED WINDOW
 10. GARAGE DOOR - SEE UNIT PLANS
 11. 16" DIA. 8" HIGH DRAINAGE CIRCLES
 12. PAVING/STUCCO WALL
 13. CONCOURSE UNIT SURROUNDED BY LANDSCAPING
 14. SCULPTURE AT BALCONY
 15. FALSE WINDOW
 16. STUCCO POP-OUT
 17. DECORATIVE CORNER
 18. DECORATIVE STUCCO POP-OUT
 19. SKYLIGHT
 20. LIGHT FIXTURE BY EXTERIOR LIGHTING LANTERN
 21. ADDRESS DOOR TO METAL PANEL LOCATION
 22. METAL PANEL METAL CORNERSTONE STONE
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- GENERAL NOTES:**
1. REFER TO SITE PLAN FOR COLOR PALETTE
 2. ROOF DRAINAGE BY PITCHED ROOF TO GRADE
 3. A/C CO-OPPER UNITS SURROUNDED BY MASONRY
 4. ELECTRICAL EQUIPMENT SURROUNDED BY DECORATIVE



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Trammell Crow Residential Southwest
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PHONE: (702) 761-1111

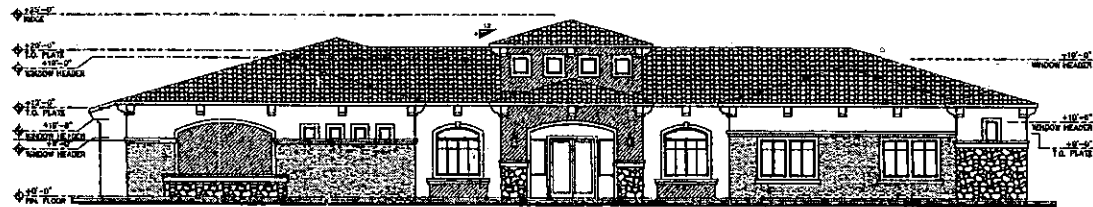
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NOTES
FOR CONCEPTUAL PURPOSES ONLY.
ARCHITECT'S RESPONSIBILITY SUBJECT TO FINAL DESIGN
CHANGES.

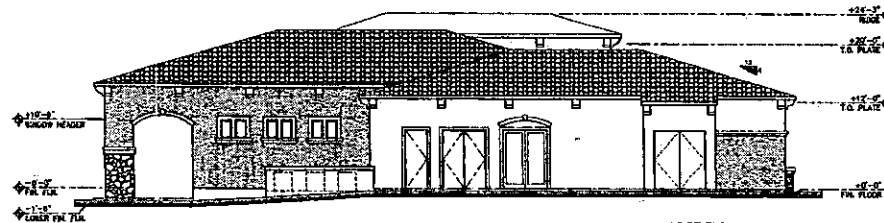
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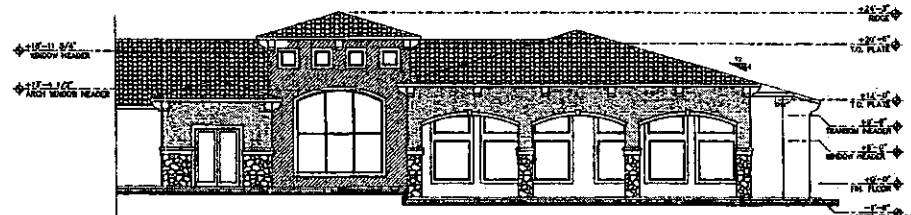
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BUILDING TYPE 4
EXTERIOR ELEVATIONS
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FRONT ELEVATION
AT MAIN BUILDING



LEFT ELEVATION
AT MAIN BUILDING



REAR ELEVATION
AT MAIN BUILDING

RECEIVED
FEB 06 2007

EXTERIOR COLOR PALETTE	1	2
BODY COLOR #	NO 302 "UNDESIGNED WALL"	NO 422 "DESIGN NOTE"
BODY COLOR #	NO 448 "DESIGN NOTE"	NO 324 "DESIGN NOTE"
BODY COLOR #	NO 302 "DESIGN NOTE"	NO 302 "DESIGN NOTE"
FAÇON / TIE	NO 408 "DESIGN NOTE"	NO 408 "DESIGN NOTE"
FINISHED BALCONY FLOOR	NO 302 "DESIGN NOTE"	NO 302 "DESIGN NOTE"
WINDOW FRAMES	TAN	TAN
ROOF TILE	TAN	TAN

KEYNOTES

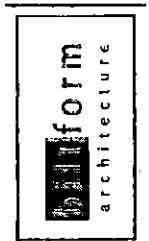
1. GABLETILE ROOF TILE
2. STUCCO SYSTEM
3. STUCCO FINISH
4. WINDOW - SEE UNIT PLANS
5. BALCONY RAILING
6. DOOR - SEE UNIT PLANS
7. DECORATIVE POP-OUT @ NO. 302
8. GLASS BLOCK
9. DECORATIVE POP-OUT @ REGULAR WINDOW
10. GARAGE DOOR - SEE UNIT PLANS
11. 48" WIDE 2" INCH DRAINAGE OPENING
12. PATIO/BALCONY WALL
13. CONDENSING UNIT SURROUNDED BY LANDSCAPING
14. SCUPPER AT BALCONY
15. FALSE WINDOW
16. STUCCO POP-OUT
17. DECORATIVE CORREL
18. DECORATIVE STUCCO POP-OUT
19. BRUSH
20. LIGHTS FEATURE BY EVERETT LIGHTING LANTERN
SERIES 302 "FUSION"
21. ACCESS DOORS TO NEAR PARK LOCATION
22. EXTERIOR BRINE LENSAR COMPANY STONE
COUNTRY BRINE "COASTAL BRINE"
23. METAL BRINE

GENERAL NOTES

1. REFER TO MAIN PLAN FOR COLOR PALETTE
LOOKING.
2. ROOF DRAINAGE BY FINISHED ROADS TO GRADE
BELOW.
3. A/C CONDENSING UNITS SURROUNDED BY LANDSCAPING
WITH A METAL GATE ACCESS.
4. ELECTRICAL EQUIPMENT SURROUNDED BY DECORATIVE
METAL ENCLOSURES.

NOTES

FOR CONCEPT PURPOSES ONLY.
ARTIST'S RENDERING SUBJECT TO FINAL DESIGN
CHANGES.



bllifform architecture
group
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1220 East Carson Ave., Suite 171
Las Vegas, NV 89101
Phone: (702) 735-1111 Fax: (702) 735-1111



Cheyenne & Jones
Rental Apartment Community
3950 Las Vegas Blvd. S. Suite 1000
Las Vegas, NV 89119

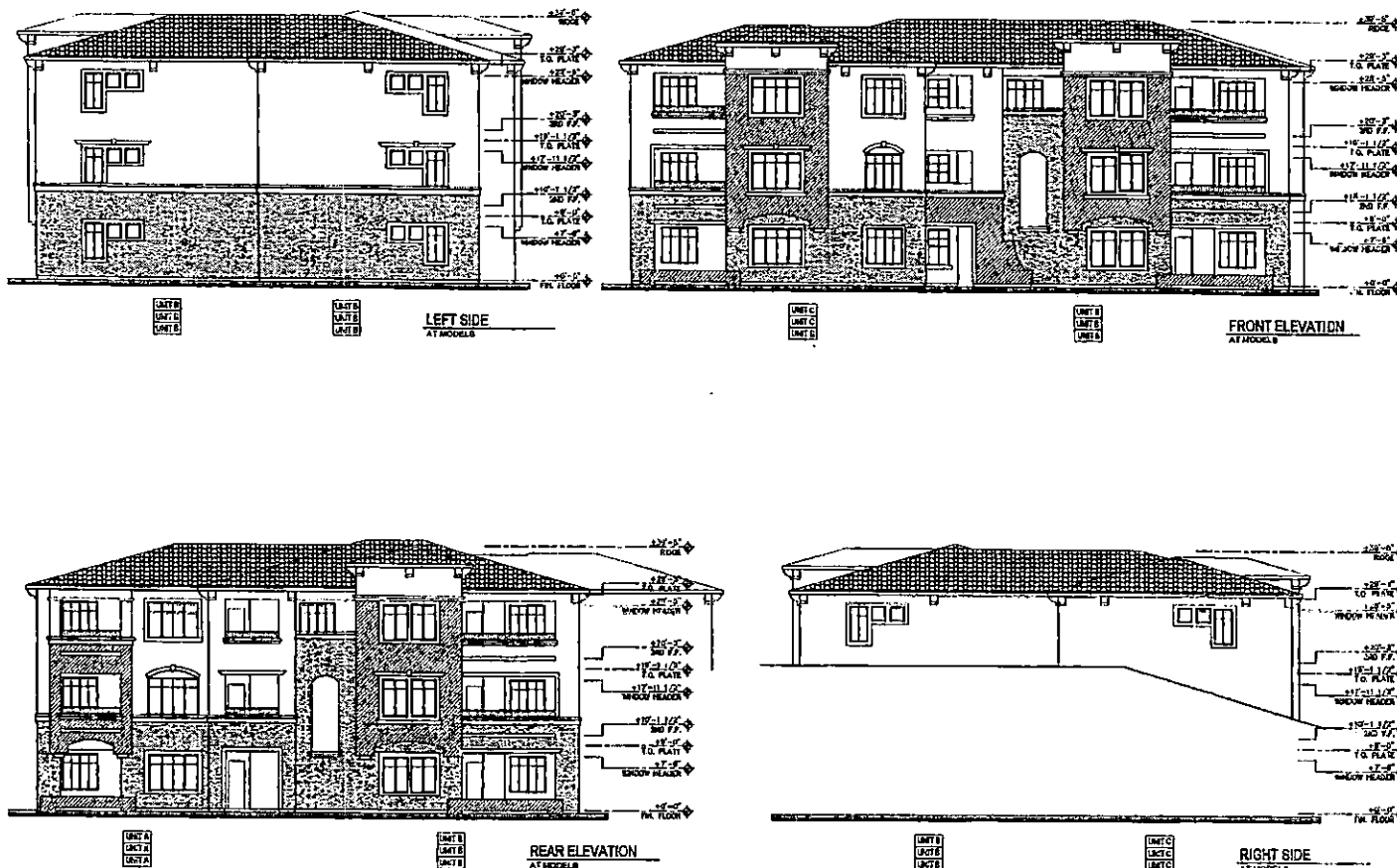
Trammell Crow Residential Southwest
3950 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 735-1111

REVISIONS	NOTES
1	
2	
3	
4	
5	
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7	
8	
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CLUBHOUSE-MAIN
EXTERIOR ELEVATIONS

SDR-19670
03/22/07 PC

A8.2
2 NATIONAL ARCHITECTURE GROUP, INC.



EXTERIOR COLOR PALETTE	1	2
BODY COLOR #1	02 302 "SHIMMERING HOUSE"	02 402 "SAND WIND"
BODY COLOR #2	02 402 "SHIMMERING HOUSE"	02 402 "SHIMMERING HOUSE"
BODY COLOR #3	02 302 "SHIMMERING HOUSE"	02 302 "SHIMMERING HOUSE"
PAVING / TRIM	02 402 "SHIMMERING HOUSE"	02 402 "SHIMMERING HOUSE"
TRIMMED, BALCONY, DOORS	02 302 "SHIMMERING HOUSE"	02 302 "SHIMMERING HOUSE"
WINDOW FRAMES	02 402 "SHIMMERING HOUSE"	02 402 "SHIMMERING HOUSE"
ROOF TILE	02 402 "SHIMMERING HOUSE"	02 402 "SHIMMERING HOUSE"

- KEYED NOTES:**
1. CONCRETE ROOF TILE
 2. BRICK SYSTEM
 3. BRICK FACIA
 4. WINDOW - SEE UNIT PLANS
 5. BALCONY RAILING
 6. DOOR - SEE UNIT PLANS
 7. DECORATIVE POP-OUT WINDOW
 8. BRICK BLOCK
 9. DECORATIVE POP-OUT WINDOW
 10. GARAGE DOOR - SEE UNIT PLANS
 11. 4" WIDE X 8" HIGH DRAINAGE GUTTER
 12. PATIO/BALCONY RAIL
 13. CONCRETE UNIT SUBSTRUCTURE BY LANDSCAPING
 14. SLOPPED AT BALCONY
 15. BRICK WINDOW
 16. BRICK POP-OUT
 17. BRICK WINDOW
 18. DECORATIVE BRICK POP-OUT
 19. BRICK
 20. LIGHT FIXTURE BY EXTERIOR LIGHTING LANTERN
 21. ACCESS DOORS TO WATER PUMP LOCATION
 22. BRICK STONE VENEER LANTERN STONE
 23. BRICK STONE VENEER LANTERN STONE
 24. BRICK STONE VENEER LANTERN STONE

- GENERAL NOTES:**
1. REFER TO SITE PLAN FOR COLOR PALETTE LOCATIONS
 2. BRICK CHIMNEY BY PITCHED ROOF TO GRADE
 3. 4" WIDE CONCRETE UNIT SUBSTRUCTURE BY LANDSCAPING
 4. ELECTRICAL EQUIPMENT ENCLOSED BY DECORATIVE METAL ENCLOSURE

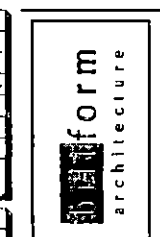
NOTES:

FOR CHAIRMAN: PAPERWORK DATE

DATE: FEBRUARY 1, 2007

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

WEST NO.



biform architecture
group
of nevada, inc.
1225 S. 10th Street, Suite 101
Las Vegas, NV 89102
Phone: 702.442.2222 Fax: 702.442.2222



Cheyenne & Jones
Residential Apartment Community
City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 796-1761

REVISION	DATE	BY	APP'D
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7			
8			
9			
10			

CLUBHOUSE-LIVABLE
EXTERIOR ELEVATIONS

SDR-19670

03/22/07 PC

A8.3

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FEB 06 2007



(C) ELEVATIONS



FEB 06 2007

SYMBOL SCHEDULE

① **METER PANEL LOCATION: PLAN** ELECTRICAL PLAN
② **WATER METER LOCATION: W/ST** SEE MET
ELECTRICAL CONSTRUCTION PRIOR TO START. WATER
PANEL MUST STAY NO PROTECT MORE THAN 1"
PLAST MET ELECTRICAL EQUIPMENT SEE OTHER
PLANS FOR NOTED DET. SEE ELECTRICAL PLANS
FOR LOCATION, CONSTRUCTION AND OTHER
NOTES

③ **TREATMENT THERMAL CABLE: CABLE IN TIGHT**
AND 8 WATER METER CABLE. ONE IN EACH
W/ST. SEE MET ELECTRICAL CONSTRUCTION
FOR LOCATION. VERIFY BEE WITH ELECTRICAL
PLANS. REFER TO MET FOR MET ELECTRICAL
PLANS FOR LOCATION, W/ST MARKERS & OTHER
NOTES

④ **MEASURED STAIR TYPE: SEE OTHER STAIR**
PLAN STAIRS AND STAIR SECTIONS

⑤ **ATDC MARKS - MAX. GLEN: 3/14/94**

⑥ **SEE SHEET TWO FOR SOUND AND FIRE
RAISED DETAIL**

⑦ **CONCRETEING UNIT**

⑧ **OPTIONAL FIRE RISER LOCATION: SEE
FLOOR AND FIRE RISER FOR LOCATION
AND OTHER INFORMATION**

⑨ **PURCHASE FIRE EXTINGUISHER WITH
CANNIST NOT TO BE LOCKED INSTALLED
AT A MAXIMUM HEIGHT OF 4' 6"**

BUILDING PLAN NOTES

1. AIR FLOW UNIT PLANS SEE SHEETS A1, A2, A3,
A4, A5, A6, A7, A8, A9, A10, A11

2. DASH TO FACE OF OTHER UNIT



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las vegas, nevada 89104
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Trammell Crow Residential Southwest
City of Las Vegas, Clark County, Nevada
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 796-2161

REMARKS:

 -

 -

 -

 -

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NOTE: IF YOU HAVE ANY COMMENTS, CONCERNS, OR QUESTIONS, PLEASE CALL THE ASSISTANT.

JOB NO. GS

DATE FEBRUARY 1, 2011

SCALE 1/8" = 1'

SHEET NO.

A9.1

LOFT BUILDING
FIRST & SECOND FLOOR PLANS

SDR-19670

03/22/07 PC



RECEIVED
FEB 06 2007

EXTERIOR COLOR PALETTE	1	2
ROOF COLOR #1	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #2	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #3	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #4	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #5	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #6	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #7	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #8	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #9	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #10	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #11	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #12	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #13	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #14	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #15	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #16	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #17	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #18	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #19	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #20	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #21	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #22	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #23	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #24	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #25	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #26	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #27	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #28	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #29	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #30	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #31	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #32	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
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ROOF COLOR #34	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #35	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #36	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #37	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #38	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #39	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #40	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #41	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #42	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #43	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #44	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #45	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #46	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #47	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #48	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #49	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #50	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
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ROOF COLOR #52	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #53	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #54	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #55	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #56	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #57	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #58	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #59	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #60	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #61	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #62	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #63	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #64	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #65	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #66	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #67	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #68	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #69	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #70	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #71	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #72	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #73	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #74	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #75	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #76	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #77	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #78	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #79	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #80	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #81	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #82	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #83	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #84	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #85	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #86	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #87	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #88	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #89	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #90	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #91	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #92	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #93	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #94	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #95	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #96	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #97	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #98	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #99	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF
ROOF COLOR #100	NO. 308 "SANDSTONE" ROOF	NO. 422 "SANDSTONE" ROOF

- NOTES**
1. CONCRETE ROOF TILE
 2. STUCCO SIDING
 3. STUCCO FASAD
 4. WINDOWS - SEE UNIT PLANS
 5. BALCONY RAILING
 6. BALCONY - SEE UNIT PLANS
 7. DELEGATE PUMP-OUT & BARGE
 8. GLASS BLOCK
 9. SECURITY PUMP-OUT & BARGE
 10. BARGE UNIT - SEE UNIT PLANS
 11. 16" BARGE & 8" BARGE BARGE UNIT
 12. SECURITY PUMP-OUT & BARGE
 13. SECURITY PUMP-OUT & BARGE
 14. SECURITY PUMP-OUT & BARGE
 15. SECURITY PUMP-OUT & BARGE
 16. SECURITY PUMP-OUT & BARGE
 17. SECURITY PUMP-OUT & BARGE
 18. SECURITY PUMP-OUT & BARGE
 19. SECURITY PUMP-OUT & BARGE
 20. SECURITY PUMP-OUT & BARGE
 21. SECURITY PUMP-OUT & BARGE
 22. SECURITY PUMP-OUT & BARGE
 23. SECURITY PUMP-OUT & BARGE

- GENERAL NOTES**
1. REFER TO SITE PLAN FOR COLOR PALETTE LOCATIONS
 2. REFER TO SITE PLAN FOR COLOR PALETTE LOCATIONS
 3. REFER TO SITE PLAN FOR COLOR PALETTE LOCATIONS
 4. ELECTRICAL EQUIPMENT LOCATIONS BY COORDINATE METAL ENCLOSURES

bill form
Architecture

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Fax: (702) 735-1111

NO. 4617
FEB 6 1 1997
STATE OF NEVADA

Cheyenne & Jones
Rental Apartment Community
Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
Phone: (702) 735-1111

NOTES
FOR CONSTRUCTION PURPOSES ONLY
REVISIONS
DATE
SCALE
1/8" = 1'-0"

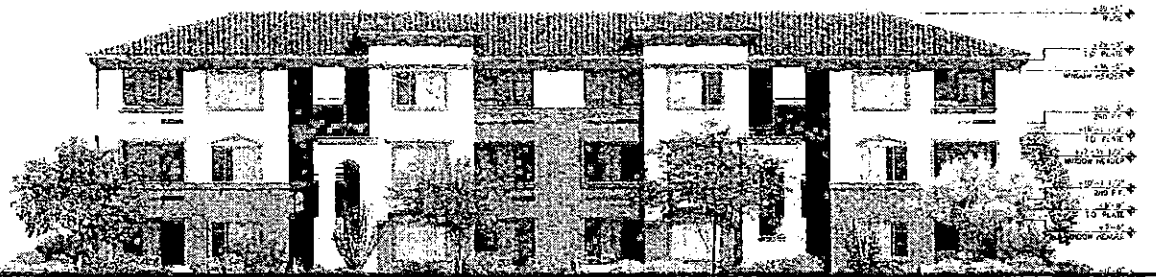
SDR-19670
03/22/07 PC
BUILDING TYPE 1
EXTERIOR ELEVATIONS
A4.2



UNIT 1
UNIT 2
UNIT 3

UNIT 4
UNIT 5
UNIT 6

SIDES



UNIT 1
UNIT 2
UNIT 3

UNIT 4
UNIT 5
UNIT 6

UNIT 7
UNIT 8
UNIT 9

UNIT 10
UNIT 11
UNIT 12

FRONT
ELEVATION - FRONT

EXTERIOR COLOR PALETTE		1	2
WALL COLOR #1	WALL COLOR #2	WALL COLOR #3	WALL COLOR #4
WALL COLOR #5	WALL COLOR #6	WALL COLOR #7	WALL COLOR #8
WALL COLOR #9	WALL COLOR #10	WALL COLOR #11	WALL COLOR #12
WALL COLOR #13	WALL COLOR #14	WALL COLOR #15	WALL COLOR #16
WALL COLOR #17	WALL COLOR #18	WALL COLOR #19	WALL COLOR #20
WALL COLOR #21	WALL COLOR #22	WALL COLOR #23	WALL COLOR #24
WALL COLOR #25	WALL COLOR #26	WALL COLOR #27	WALL COLOR #28
WALL COLOR #29	WALL COLOR #30	WALL COLOR #31	WALL COLOR #32
WALL COLOR #33	WALL COLOR #34	WALL COLOR #35	WALL COLOR #36
WALL COLOR #37	WALL COLOR #38	WALL COLOR #39	WALL COLOR #40
WALL COLOR #41	WALL COLOR #42	WALL COLOR #43	WALL COLOR #44
WALL COLOR #45	WALL COLOR #46	WALL COLOR #47	WALL COLOR #48
WALL COLOR #49	WALL COLOR #50	WALL COLOR #51	WALL COLOR #52
WALL COLOR #53	WALL COLOR #54	WALL COLOR #55	WALL COLOR #56
WALL COLOR #57	WALL COLOR #58	WALL COLOR #59	WALL COLOR #60
WALL COLOR #61	WALL COLOR #62	WALL COLOR #63	WALL COLOR #64
WALL COLOR #65	WALL COLOR #66	WALL COLOR #67	WALL COLOR #68
WALL COLOR #69	WALL COLOR #70	WALL COLOR #71	WALL COLOR #72
WALL COLOR #73	WALL COLOR #74	WALL COLOR #75	WALL COLOR #76
WALL COLOR #77	WALL COLOR #78	WALL COLOR #79	WALL COLOR #80
WALL COLOR #81	WALL COLOR #82	WALL COLOR #83	WALL COLOR #84
WALL COLOR #85	WALL COLOR #86	WALL COLOR #87	WALL COLOR #88
WALL COLOR #89	WALL COLOR #90	WALL COLOR #91	WALL COLOR #92
WALL COLOR #93	WALL COLOR #94	WALL COLOR #95	WALL COLOR #96
WALL COLOR #97	WALL COLOR #98	WALL COLOR #99	WALL COLOR #100

- NOTES**
1. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 2. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 3. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 4. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 5. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 6. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 7. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 8. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 9. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 10. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 11. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 12. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 13. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 14. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 15. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 16. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
 17. SEE ARCHITECT'S PLAN FOR COLOR PALETTE
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- GENERAL NOTES**
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NOTES

FOR CONSTRUCTION PURPOSES ONLY

NOTES TO BE USED ONLY FOR CONSTRUCTION PURPOSES

DATE: 02/22/07

BY: [Signature]

PROJECT: [Project Name]



1611 form architecture
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DENVER, CO 80202
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FAX: 303.733.1612



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City of Las Vegas, Clark County, Nevada
Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 796-7141

NOTES	DATE	BY
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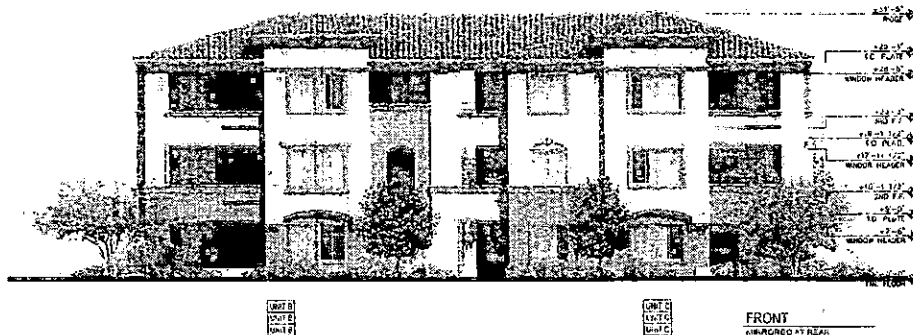
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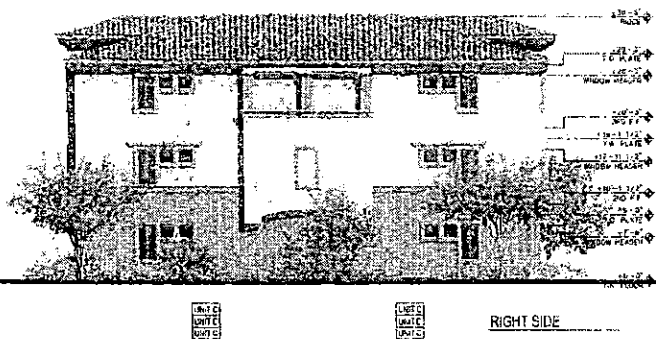
BUILDING TYPE 2
EXTERIOR ELEVATIONS

A5.2

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FRONT
DIMENSIONS AT REAR



RIGHT SIDE



LEFT SIDE

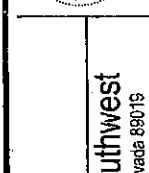
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ROOF COLOR #9	01 018	01 018	01 018
ROOF COLOR #10	01 018	01 018	01 018
ROOF COLOR #11	01 018	01 018	01 018
ROOF COLOR #12	01 018	01 018	01 018
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Registered Professional Engineer
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PHONE: (702) 796-7716

NOTES
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ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
DATE: 03/22/07
SCALE: 1/8" = 1'-0"

BUILDING TYPE 4
EXTERIOR ELEVATIONS
SDR-19670
03/22/07 PC

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Eastern Orthodoxy
 group
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 Atlanta, GA 30309
 Phone 404-525-1111



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City of Las Vegas, Clark County, Nevada

950 Howard H.
BOSTON, MA 02111

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GENERAL NOTES

1. REFER TO SITE MEMO FOR CROWN PALATIS
10/28/83
2. MOST CROWNED BY MOUNTAIN AND IN CHAIN
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3. AT CROWNED CRYSTAL MOUNTAIN AT MOUNTAIN
CLAY AND METAL GIVE ACTS
4. CROWNED CRYSTAL MOUNTAIN AT CROWNED
METAL CRYSTALS

NOTES
FOR CONCEPTUAL MAPS
ARTISTS REMEMBER: SUBJECT IS FIRST, VISUAL
CHANGES

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A8.2

CLUBHOUSE-MAIN EXTERIOR ELEVATIONS

SDR-19670

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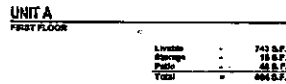
CLUBHOUSE-LIVABLE
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A8.3

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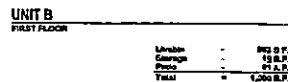
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Rental Apartment Community

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Trammell Crow Residential Southwest

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3950 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019

MANAGER

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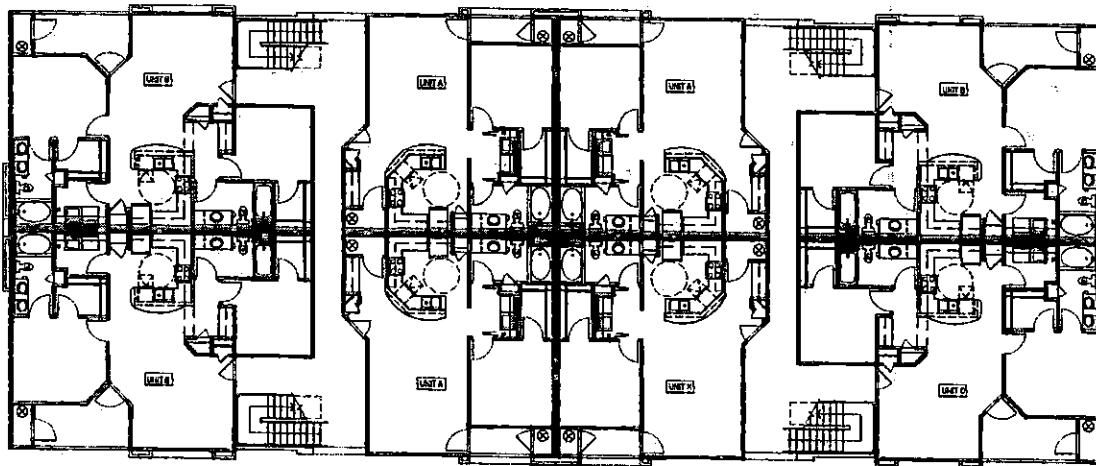
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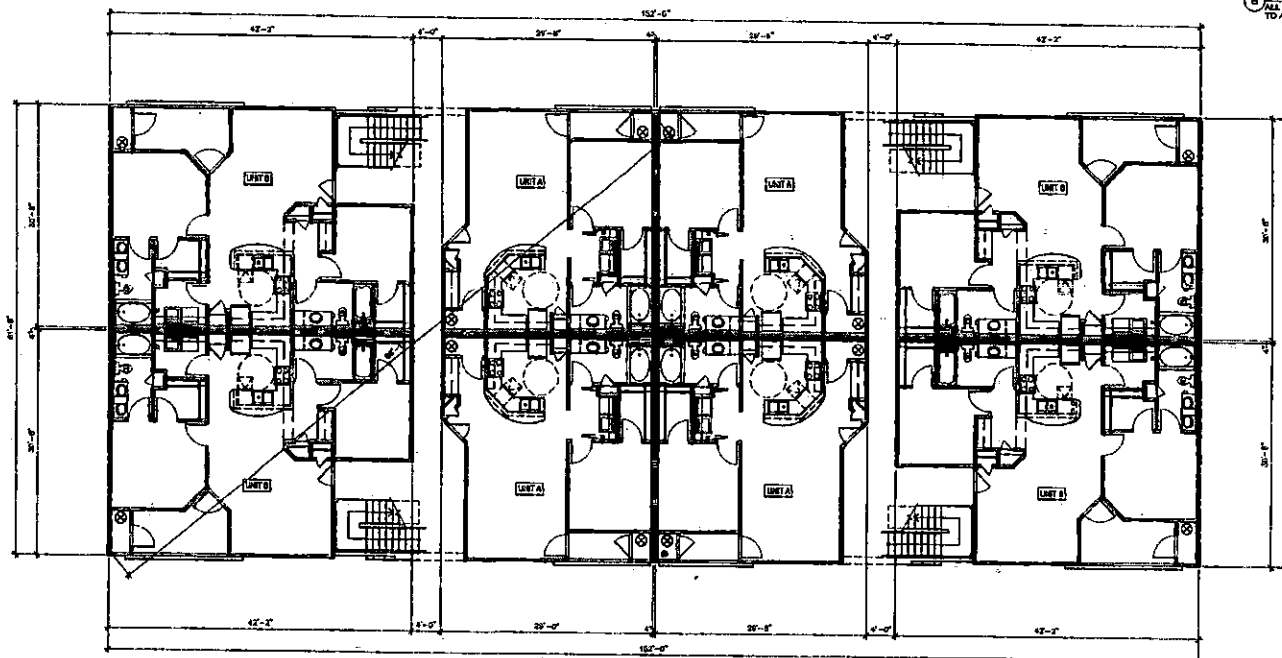
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SECOND FLOOR PLAN
ALL DIMENSIONS AT 1ST FLOOR
TO APPLY TO 2ND FLOOR LAYOUT



FIRST FLOOR PLAN
1/8" = 1'-0"

SYMBOL SCHEDULE	
(1)	MEDIA PACE LOCATION SEE MECHANICAL PLAN FOR EXACT LOCATION. VERIFY SIZE OF ELECTRICAL CONNECTION PRIOR TO START. PATCH SHALL BE 1" MIN. PROJECT 1/8" MIN. 1" DEPTH FOR MOST USE. SEE ELECTRICAL PLANS FOR LOCATION, CONNECTIONS & OTHER INFORMATION.
(2)	TELEPHONE TERMINAL CABLE TO FAP AND A POWER SYSTEM CABLE ONE IN EACH BLDG. PLAN. SEE ELECTRICAL FOR EXACT LOCATION. VERIFY USE WITH ELECTRICAL CONTRACTOR PRIOR TO START. SEE ELECTRICAL PLANS FOR LOCATION, CONNECTIONS & OTHER INFORMATION.
(3)	RECYCLER STAIR TYPE. SEE SHEET A4.1 FOR STAIR PLANS AND STAIR SECTIONS.
(4)	4" MIN. ALUMINUM - SEE DETAIL 37/04
(5)	SEE SHEET F10 FOR STAIRS AND FIRE RATED DETAILS
(6)	CONCRETE UNIT
(7)	OPTIONAL FIRE RATED LOCKDOWN SEE FLOOR AND SITE PLANS FOR LOCATION AND OTHER INFORMATION.
(8)	PORTABLE FIRE EXTINGUISHER WITH CABINET NOT TO BE LOCKED INSTALLED AT A MAXIMUM HEIGHT OF 42"
BUILDING PLAN NOTES	
1. FOR TYPICAL UNIT PLANS, SEE SHEETS A4.1, A4.2, A4.3, A4.4, A4.5, A4.6, A4.7	
2. SEE TO FACE OF 8" MIN. UNIT.	



billform architecture
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REVISIONS	
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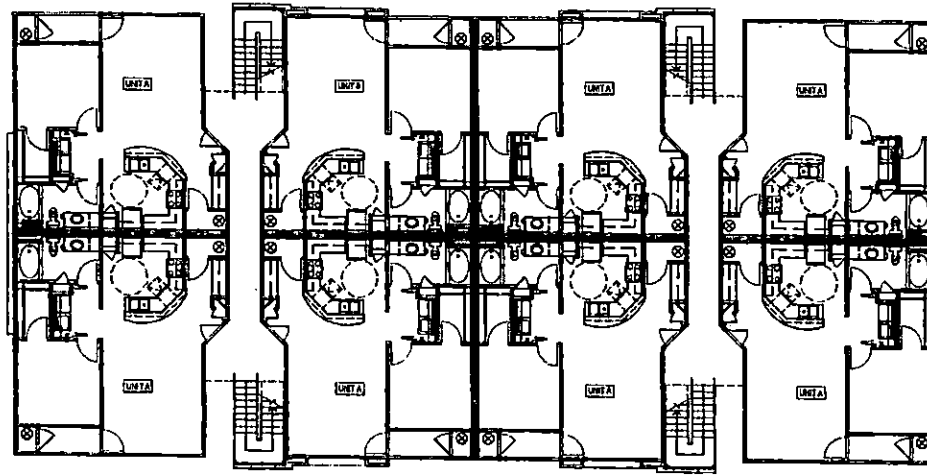
A4.1

BUILDING TYPE 1
FIRST & SECOND FLOOR PLANS

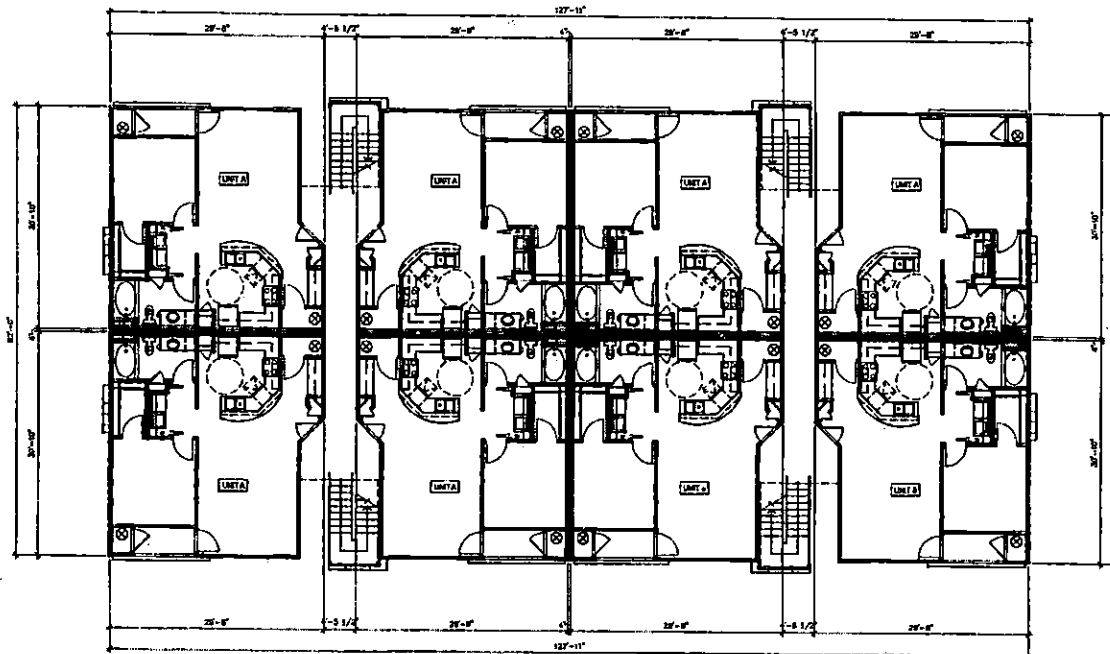
SDR-19670
03/22/07 PC

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B SECOND FLOOR PLAN
ALL DIMENSIONS AT 1ST FLOOR
TO APPLY TO 2ND FLOOR UNIT G.



A FIRST FLOOR PLAN
1/8" = 1'-0"

SYMBOL SCHEDULE	
⊙	WATER PUMP LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. VERIFY SIZE W/ ELECTRICAL CONTRACTOR PRIOR TO START. WATER PUMP SHALL NOT PROJECT MORE THAN 1" PAST ANY ELECTRICAL EQUIPMENT. SEE DETAIL SHEETS FOR EXACT DET. SEE ELECTRICAL PLANS FOR LOCATION, CONNECTIONS AND OTHER INFORMATION.
⊙	TELEPHONE TERMINAL CABINET. CABLE TO TOP OF 8" STAIR WELLS. CABLE ONE 8" STAIR WELLS. PLAN, SEE ELECTRICAL FOR EXACT LOCATION. VERIFY SIZE WITH ELECTRICAL CONTRACTOR PRIOR TO START. SEE ELECTRICAL PLANS FOR LOCATION, CONNECTIONS AND OTHER INFORMATION.
⊙	INDICATE STAIR TYPE. SEE SHEET A5.1.1 FOR STAIR PLANS AND STAIR SECTIONS.
⊙	AVAIL. ACCESS - SEE DETAIL A7.1/4.
⊙	SEE SHEET F11 FOR SOUND AND FIRE RATED DETAILS.
⊙	CONDENSING UNIT.
⊙	OPTIONAL FIRE RACK LOCATION. SEE PLANS AND SEE PLANS FOR LOCATION AND OTHER INFORMATION.
⊙	PORTABLE FIRE EXTINGUISHER WITH CABINET NOT TO BE LOCATED INSTALLED AT A MAXIMUM HEIGHT OF 4'.

BUILDING PLAN NOTES

1. FOR TYPICAL UNIT PLANS SEE SHEETS A5.1, A5.2, A5.3, A5.4, A5.5, A5.6, A5.7, A5.8, A5.9, A5.10, A5.11, A5.12, A5.13, A5.14, A5.15, A5.16, A5.17, A5.18, A5.19, A5.20, A5.21, A5.22, A5.23, A5.24, A5.25, A5.26, A5.27, A5.28, A5.29, A5.30, A5.31, A5.32, A5.33, A5.34, A5.35, A5.36, A5.37, A5.38, A5.39, A5.40, A5.41, A5.42, A5.43, A5.44, A5.45, A5.46, A5.47, A5.48, A5.49, A5.50, A5.51, A5.52, A5.53, A5.54, A5.55, A5.56, A5.57, A5.58, A5.59, A5.60, A5.61, A5.62, A5.63, A5.64, A5.65, A5.66, A5.67, A5.68, A5.69, A5.70, A5.71, A5.72, A5.73, A5.74, A5.75, A5.76, A5.77, A5.78, A5.79, A5.80, A5.81, A5.82, A5.83, A5.84, A5.85, A5.86, A5.87, A5.88, A5.89, A5.90, A5.91, A5.92, A5.93, A5.94, A5.95, A5.96, A5.97, A5.98, A5.99, A5.100.
2. THIS IS PAGE 17 OF 17.

bilform
architecture

bilform Architecture Group
of Nevada, Inc.
1219 East Main Road, Suite 101
Reno, NV 89501
Phone: (775) 784-1111
Fax: (775) 784-1112

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STATE OF NEVADA

Cheyenne & Jones
Rental Apartment Community
City of Las Vegas, Clark County, Nevada

Trammell Crow Residential Southwest
3950 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 784-1111

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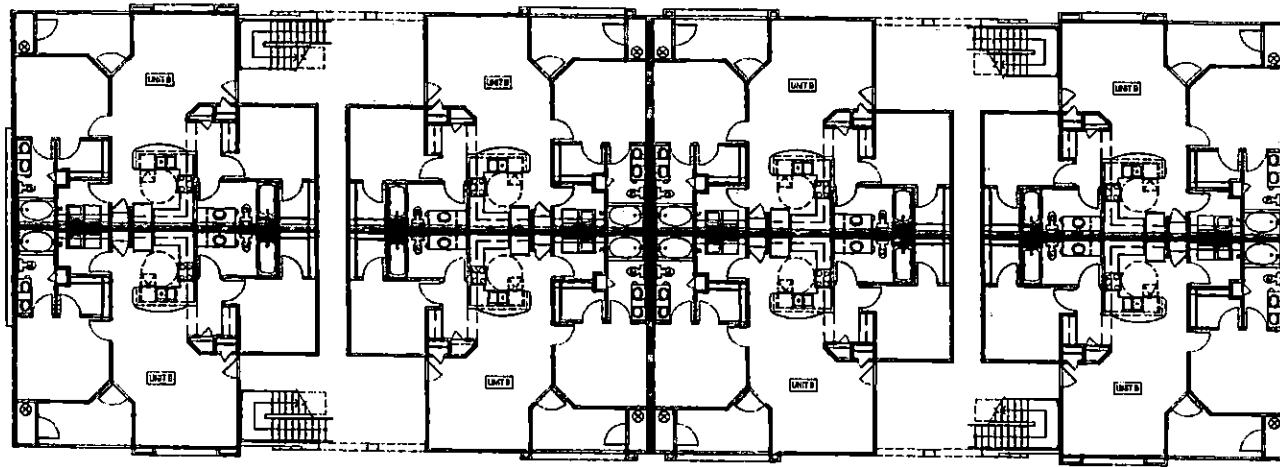
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BUILDING TYPE 2
FIRST & SECOND FLOOR PLANS

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SYMBOL SCHEDULE

- Ⓜ METER PANEL LOCATION SEE ELECTRICAL PLAN FOR EXACT LOCATION. 48" BY 36" BY 7". ELECTRICAL CONTRACTOR PANEL TO STAIR, METER PANEL SHALL NOT BE PLACED MORE THAN 1' FROM ANY ELECTRICAL EQUIPMENT. SEE DETAIL FOR LOCATION, CONFINEMENT AND OTHER INFORMATION.
- Ⓢ TELEPHONE TERMINAL CABINET, 48" BY 36" BY 7". SEE ELECTRICAL PLAN FOR EXACT LOCATION. 48" BY 36" BY 7". SEE ELECTRICAL PLAN FOR LOCATION, CONFINEMENT AND OTHER INFORMATION.
- Ⓢ INDICATOR STAIR TOP, SEE SHALL ASB-1 FOR STAIR PLANS AND STAIR SECTIONS.
- Ⓢ ATIC ACCESS - SEE DETAIL 21/04.
- Ⓢ SEE SHEET P10 FOR SOUND AND FIRE RATED DETAILS.
- Ⓢ CONCERNING UNIT.
- Ⓢ OPTIONAL FIRE RATED LOCATION, SEE FLOOR AND SITE PLANS FOR LOCATION AND OTHER INFORMATION.
- Ⓢ PORTABLE FIRE EXTINGUISHER WITH CHARGES NOT TO BE LOCATED AT MAXIMUM HEIGHT OF 4'2".

BUILDING PLAN NOTES

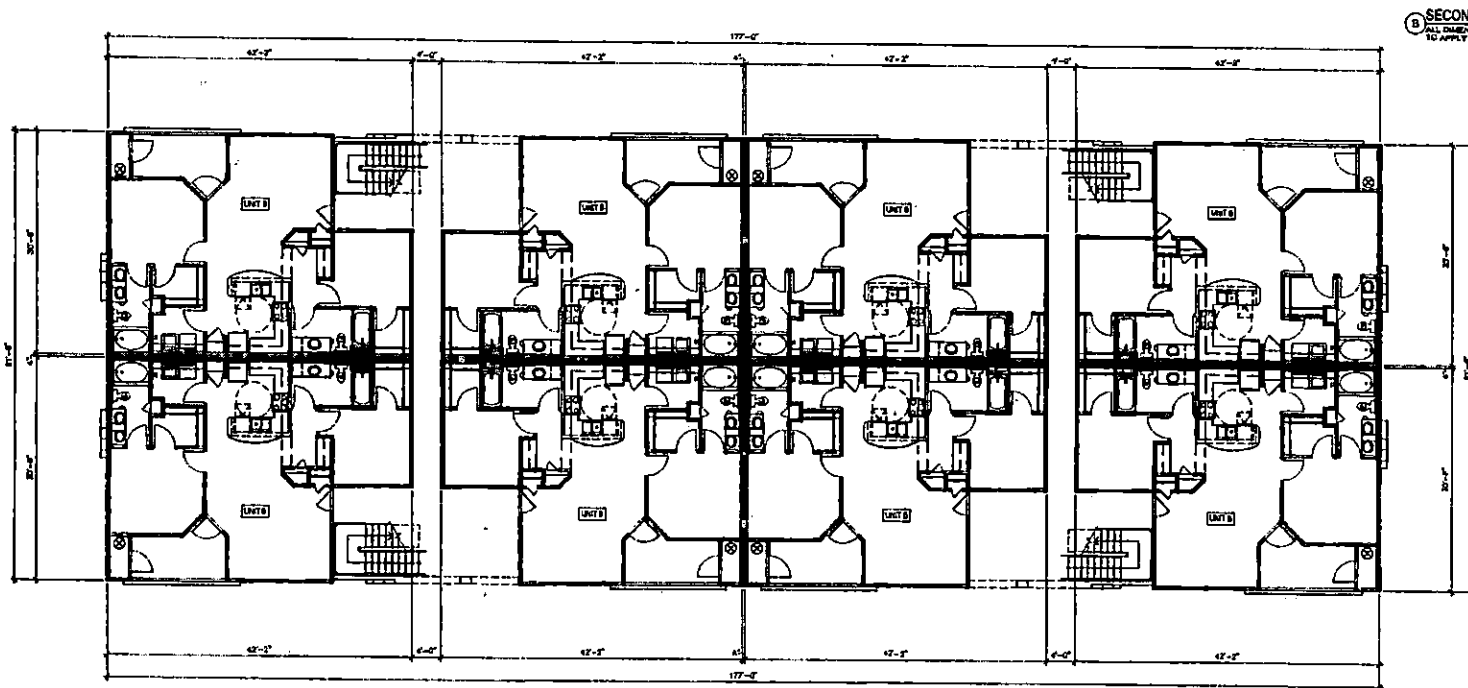
- 1. FOR TYPICAL UNIT PLANS SEE SHEETS A6.1, A6.2, A6.3, A6.4, A6.5, A6.6, A6.7.
- 2. GAPS TO FACE OF STUD UNIT.

billform architecture

billform architecture group
of nevada, inc.

1225 W. WILSON AVE., SUITE 101
LAS VEGAS, NEVADA 89104
PHONE: (702) 833-1111
FAX: (702) 833-1112

STATE OF NEVADA
No. 4817
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ARCHITECTURE
STATE OF NEVADA



SECOND FLOOR PLAN
ALL DIMENSIONS AT 1ST FLOOR
TO APPLY TO 2ND FLOOR UNLESS NOTED OTHERWISE

FIRST FLOOR PLAN

Cheyenne & Jones
Rental Apartment Community
Cheyenne & Jones Community, LLC

Trammell Crow Residential Southwest
3660 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 784-7771

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SDR-19670

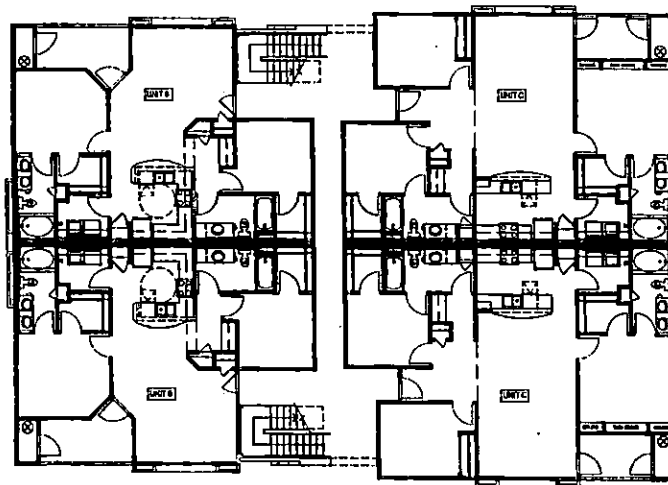
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BUILDING TYPE 3
SECOND FLOOR PLANS

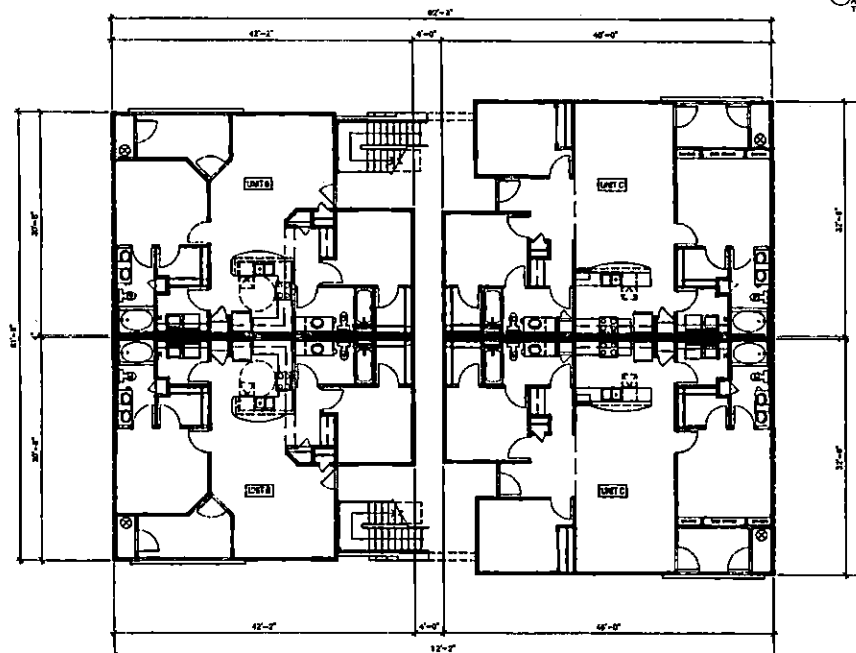
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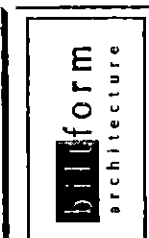


B SECOND FLOOR PLAN
ALL DIMENSIONS AT 1ST FLOOR
TO APPLY TO 2ND FLOOR U.N.O.



A FIRST FLOOR PLAN
1/8" = 1'-0"

SYMBOL SCHEDULE	
⊗	METER PACE LOCATION. SEE ELECTRICAL PLAN FOR EXACT LOCATION. NOTIFY SEE E.P. ELECTRICAL CONTRACTOR PRIOR TO START. METER PACE MUST BE LOCATED WITHIN 1' OF ANY ELECTRICAL EQUIPMENT. SEE OTHER SHEETS FOR EXACT LOC. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION AND OTHER INFORMATION.
⊗	TELEPHONE SIGNAL CABINET. CABLE TV TAP BOX & WATER METER CABINET. ONE IN EACH WING. PLACE SEE ELECTRICAL FOR EXACT LOCATION. NOTIFY SEE WITH ELECTRICAL CONTRACTOR PRIOR TO START. SEE ELECTRICAL PLANS FOR LOCATION, CONFIGURATION & OTHER INFORMATION.
⊗	INDICATES STAIR TYPE. SEE SHEET A1A1 FOR STAIR PLANS AND STAIR SECTIONS.
⊗	AT&T ACCESS - SEE DETAIL P1/04.
⊗	SEE SHEET F01 FOR SOUND AND FIRE RATED DETAILS.
⊗	CONCRETE CHUT.
⊗	OFFICIAL FIRE RISK LOCATION. SEE FLOOR AND SITE PLANS FOR LOCATION AND OTHER INFORMATION.
⊗	PORTABLE FIRE EXTINGUISHER WITH CHARGE NOT TO BE LOCATED OUTSIDE AT A MAXIMUM HEIGHT OF 43".
BUILDING PLAN NOTES	
1. FOR TYPICAL UNIT PLANS SEE SHEETS A1.1, A2.1, A3.1, A4.1, A5.1, A6.1, A7.1.	
2. ONE TO FACE OF STUD MARK.	



biform architecture
group
of nevada, inc.
1228 W. WASH. AVE. - SUITE 101
LAS VEGAS, NEVADA 89101
PHONE: (702) 734-1111



Cheyenne & Jones
Rental Apartment Community
City of Las Vegas, Clark County, Nevada
Trammell Crow Residential Southwest
3960 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89019
PHONE: (702) 734-1111

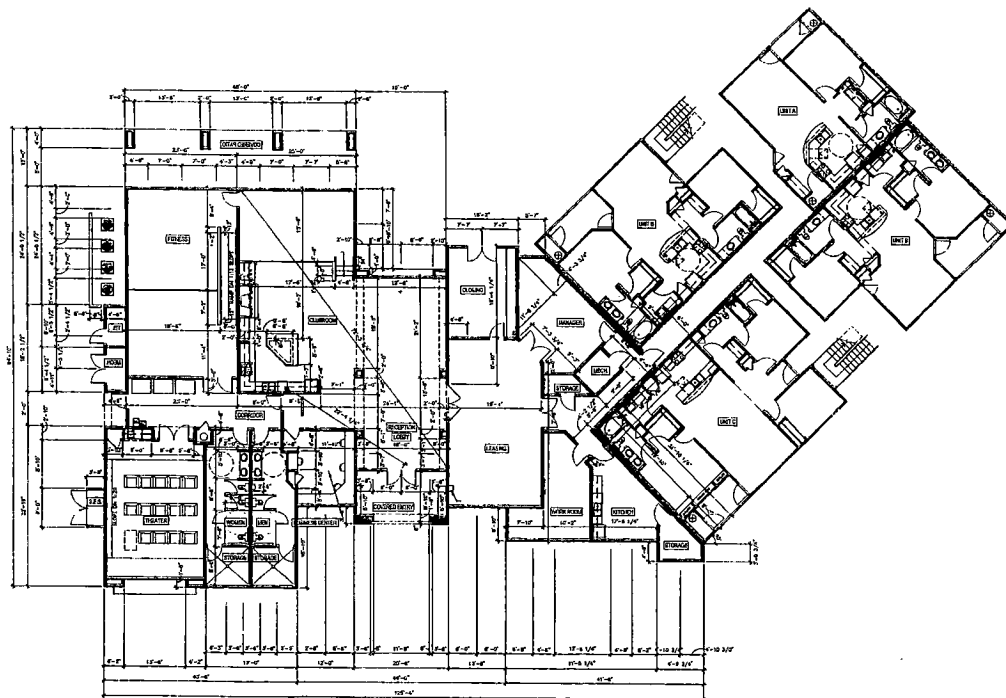
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**BUILDING TYPE 4
FIRST & SECOND FLOOR PLANS**

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CLUBHOUSE FLOOR PLAN

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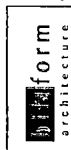
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Cheyenne & Jones
Rental Apartment Community
1300 S. 10th St., Cheyenne, WY 82001

Trammel Crow Residential Southwest
3880 Howard Hughes Pkwy., Suite 500 Las Vegas, Nevada 89119
PH: 702.737.1234

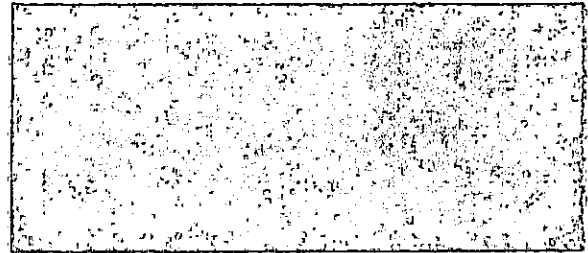


blissform architecture
GROUP
of saturday, inc.
1220 West 40th St., Suite 101
Las Vegas, NV 89103
PH: 702.737.1234

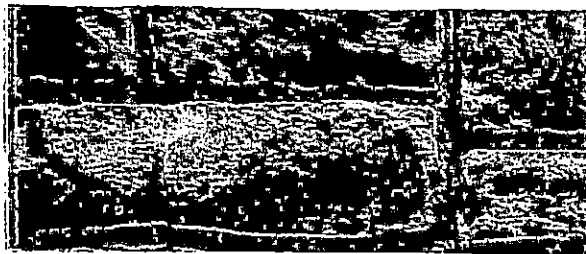




PRIMARY STUCCO
ICI 364
'MAPLE SEASON'



SECONDARY STUCCO
ICI 530
'CAMEL COAT'



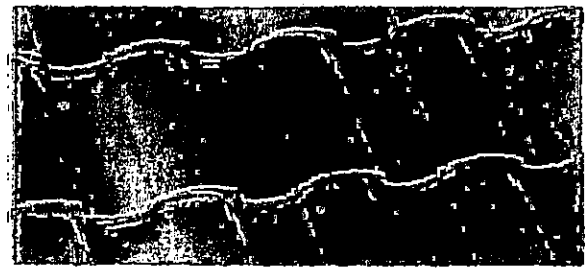
FIELDSTONE ACCENT
EL DORADO STONE
LIMESTONE
'SHILO'



FASCIA / TRIM
ICI 512
'HALE VILLAGE'



SHUTTERS, RAILINGS, DOORS
ICI 903
'SEA LANE'



ROOF TILES
EAGLE ROOFING
SHC 8711
'PUERTA DEL SOL BLEND'

DEC 10
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WINDOWS FRAME COLOR - TAN.

COLOR PALETTE 1

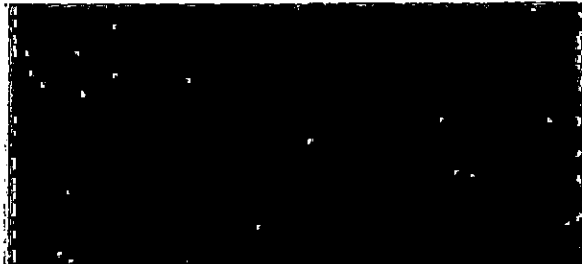
Cheyenne & Jones

City of Las Vegas

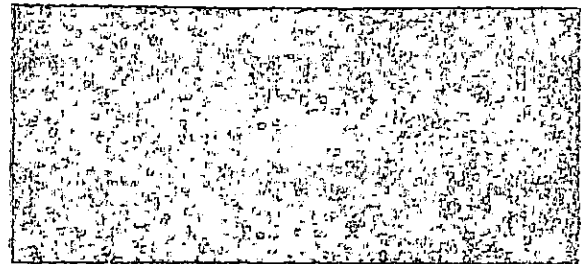
Nevada

SDR-19670

03/22/07 PC



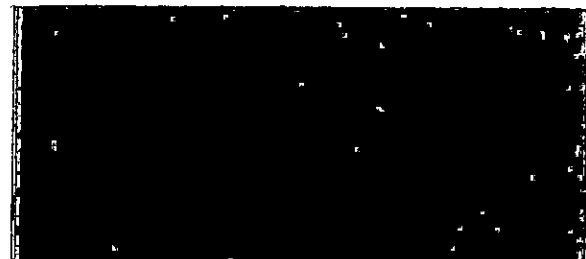
PRIMARY STUCCO
ICI 322
"CENTURY BROWN"



SECONDARY STUCCO
ICI 535
"TRADITIONAL TAN"



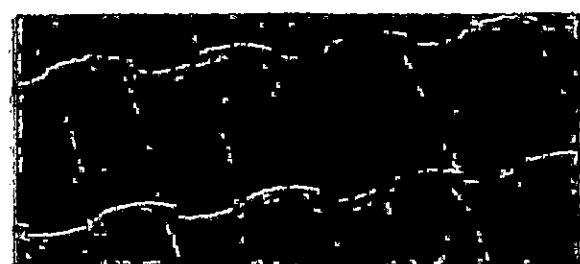
FIELDSTONE ACCENT
EL DORADO STONE
LIMESTONE
"SHILO"



FASCIA / TRIM
ICI 512
"HALE VILLAGE"



SHUTTERS, RAILINGS, DOORS
ICI 196
"STEWART HOUSE"



ROOF TILES
EAGLE ROOFING
SMC 8402
"MISSION SANTA CRUZ"

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WINDOWS FRAME COLOR - TAN.

COLOR PALETTE 2

Cheyenne & Jones

City of Las Vegas

Nevada

SDR-19670

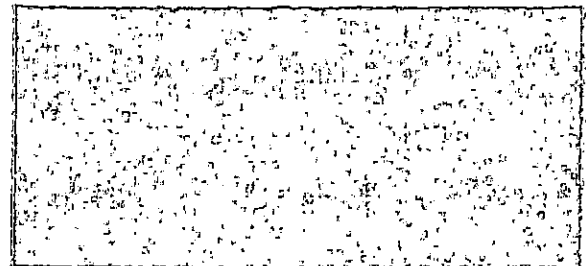
03/22/07 PC 2-1-07

biltform architecture
group, inc.

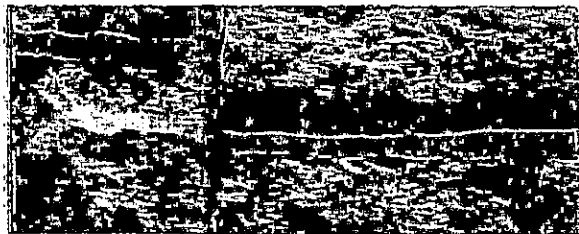
1220 east osborn road . suite 101
phoenix arizona 85014
Phone 602.285.9200 Fax: 602.285.9229



PRIMARY STUCCO
ICI 323
"AFTERNOON TEA"



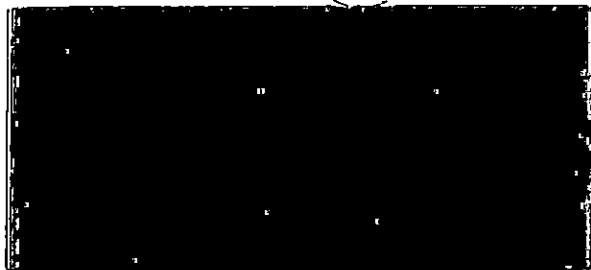
SECONDARY STUCCO
ICI 610
"SISAL"



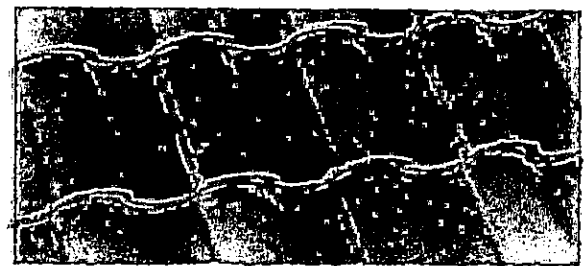
FIELDSTONE ACCENT
EL DORADO STONE
LIMESTONE
"SHILO"



FASCIA / TRIM
ICI 512
"HALE VILLAGE"



SHUTTERS, RAILINGS, DOORS
ICI 262
"WOOD HAVEN"



ROOF TILES
EAGLE ROOFING
SUNSET BLEND 3646
"CAPISTRANO BLEND"

WINDOWS FRAME COLOR - TAN.

COLOR PALETTE 3

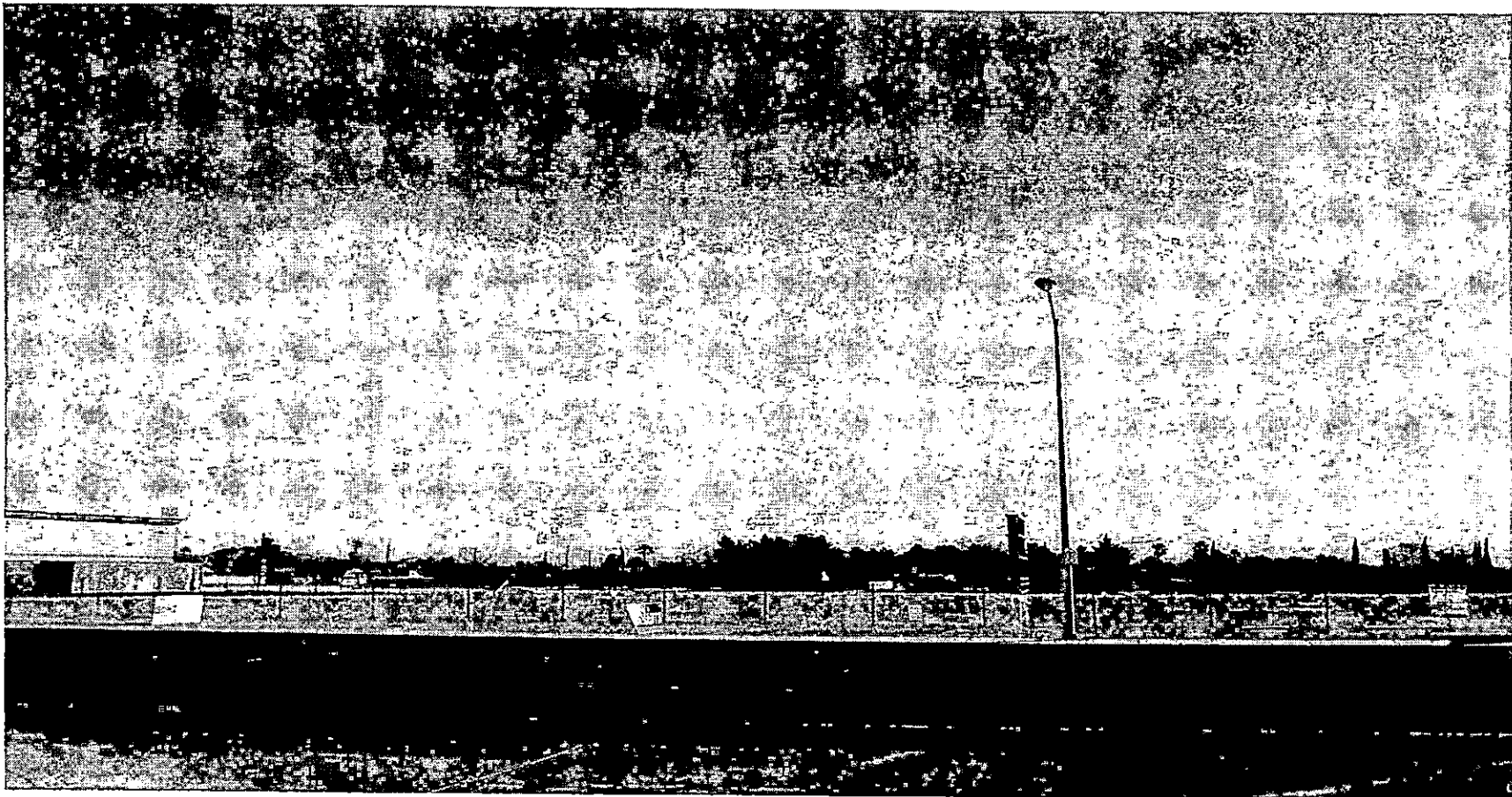
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City of Las Vegas

Nevada

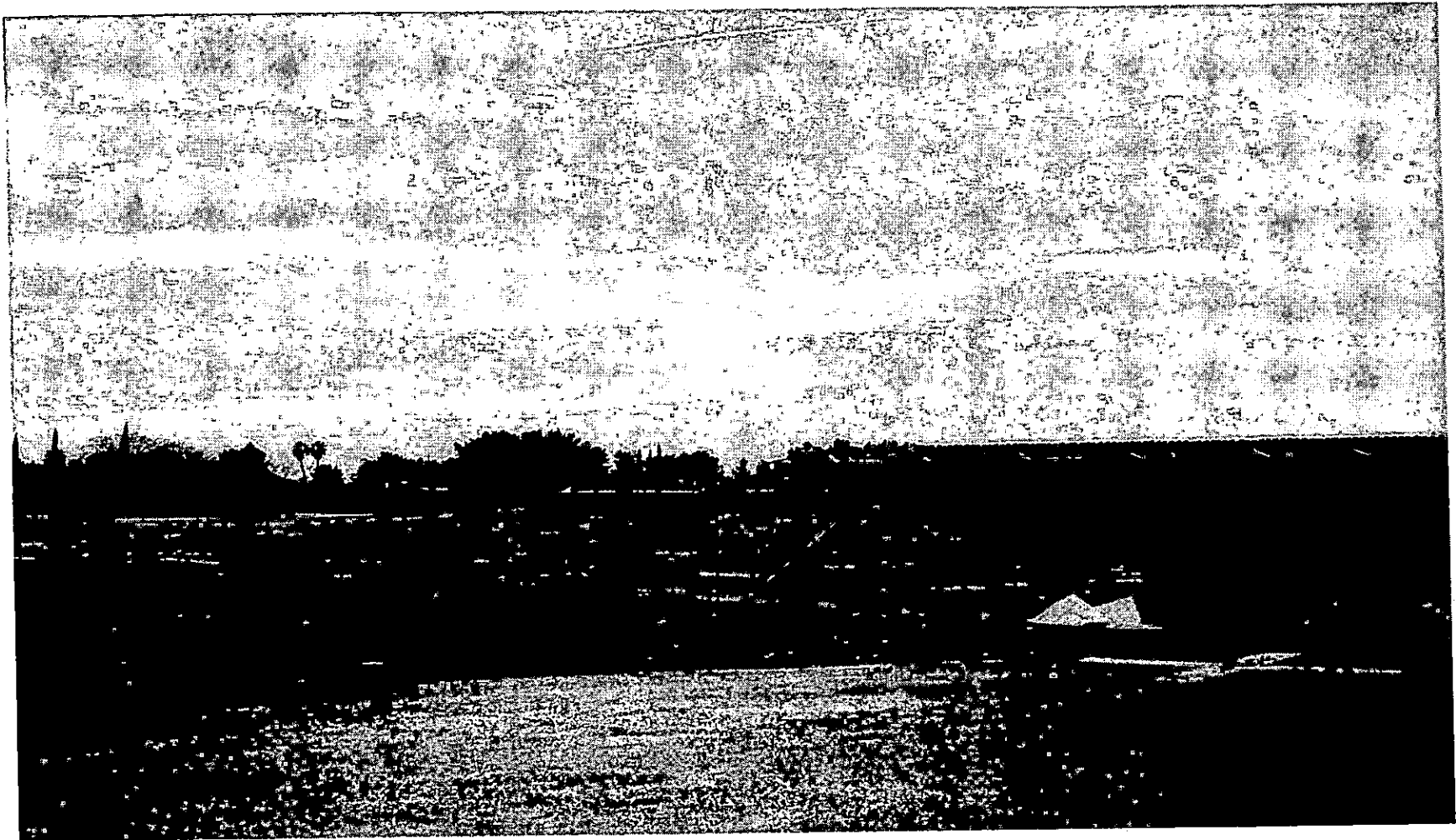
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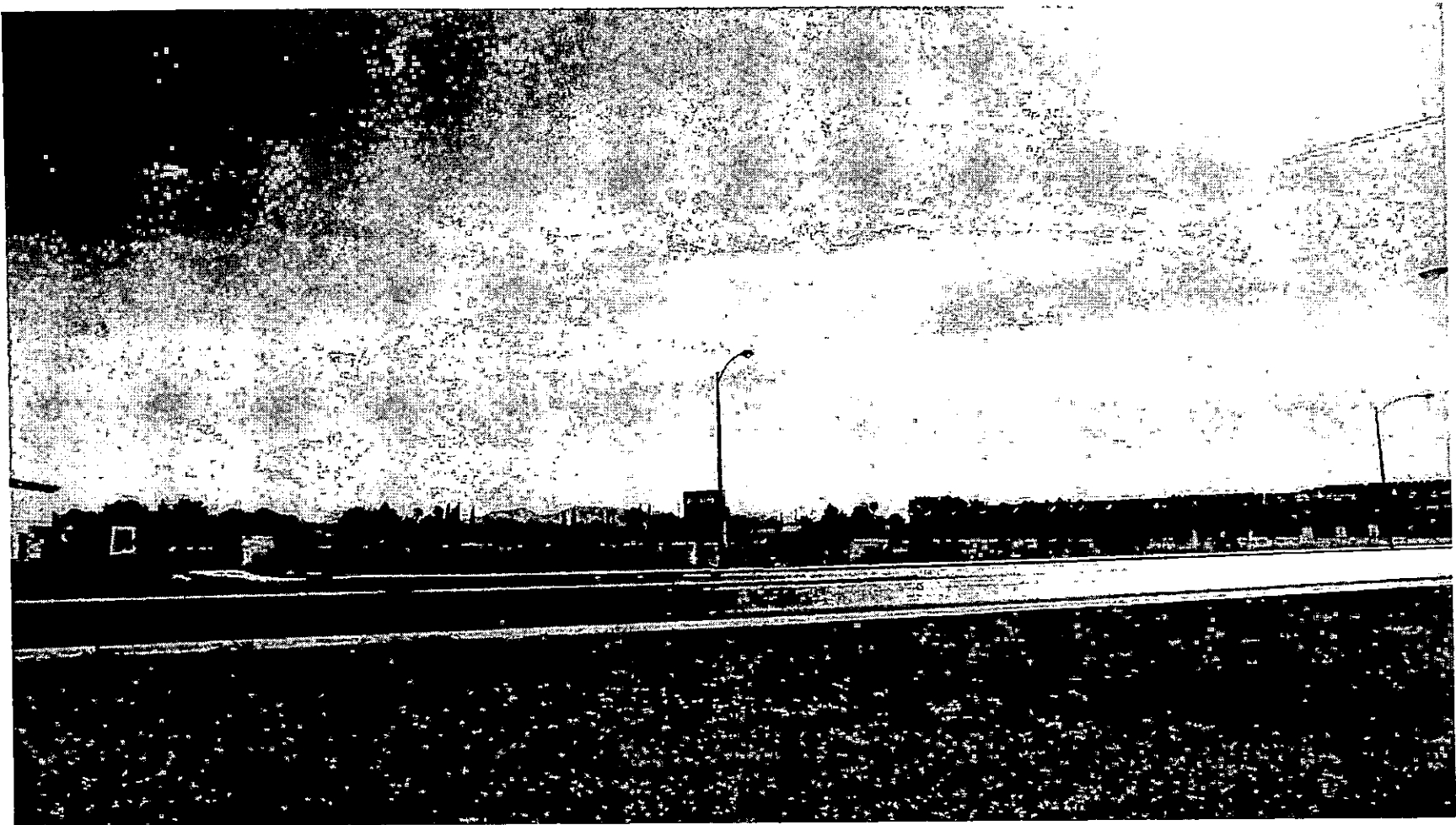
ZON-19673, VAR-19672 & SDR-19670 - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER:
COHEN 1969 TRUST
3132 NORTH JONES BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/16/07



ZON-19673, VAR-19672 & SDR-19670 - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER:
COHEN 1969 TRUST
3132 NORTH JONES BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/16/07



ZON-19673, VAR-19672 & SDR-19670 - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER:
COHEN 1969 TRUST
3132 NORTH JONES BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/16/07



ZON-19673, VAR-19672 & SDR-19670 - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER:
COHEN 1969 TRUST
3132 NORTH JONES BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/16/07



Development Resource Consultants, Inc.

Civil Engineering • Land Surveying • Land Planning

February 6, 2007

City of Las Vegas
700 S. 4th Street
Las Vegas, NV 89155

Attention: Doug Rankin
Planning Supervisor

Regarding: **Justification Letter for Site Design Review, Re-Zoning and Variance
Jones and Cheyenne / APN #138-13-101-006**

On behalf of our client, TCR Southwest Properties Inc., DRC Engineering would like to submit a request for a Site Design Review and Variance for an increase in building height on approximately 6.30 +/- acres of land generally located on the southeast corner of Jones Boulevard and Cheyenne Avenue.

The site plan and building types have been changed from what was previously approved however, the key elements of density and open space conforms to the previously approved site plan. Because of a change in the unit mix, the parking requirement is less than what was previously approved but still meets the City's code requirement.

Project Description

The proposed project shall consist of 161 3-story units on a 6.30 +/- acre parcel of land. Directly to the north is an existing Rite-Aid. Across Cheyenne Ave is currently zoned C-1, to the west is C-1 to the south is RPD-25 and to the east is a County island zoned R-E.

Variance

We are proposing 161 3-story units with 68,875 sq ft of open space. Increasing the building height to 40 feet allows the flexibility of the building layout which now gives you more open space and amenities.

FEB 06 2007 **SDR-19670**
03/22/07 PC

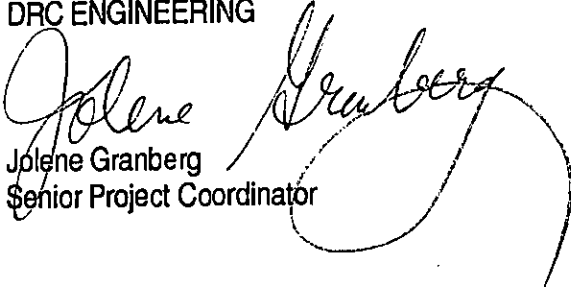
Specific Variance requests are listed below.

Nature of Request	Proposed Standard	City Standard
Increase building height	40'	35' or 2 stories

Please call me if you should have any questions or require additional information.

Sincerely,

DRC ENGINEERING


Jolene Granberg
Senior Project Coordinator

FEB 06 2007

SDR-19670
03/22/07 PC

Aaron J. Kramer
6024 Heather Mist Lane
Las Vegas, Nevada 89108
(702) 658-2135
Email: ajkramer@cox.net

March 11, 2007

Planning & Development Department,
Current Planning Division,
Development Services Center
731 South Fourth Street
Attn: ZON-19673, SDR-19670, VAR-19672
Las Vegas, Nevada 89101

RE: ZON-19673, SDR-19670 & VAR-19672

Dear Mr. Reed:

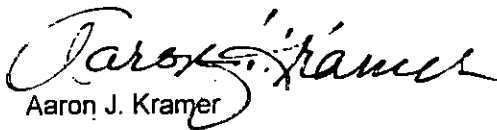
I am **OPPOSED** to the Rezoning (ZON-19673), Site Development Plan Review (SDR-19670) and the Variance (VAR-19672) as proposed by TCR-Southwest Properties, Inc., Cohen 1969 Trust.

As you already know, there is a multi-family (high-density) housing complex under construction immediately south of the proposed property. Traffic congestion is an existing and growing problem at the intersection of North Jones Boulevard and West Cheyenne Avenue with no room for expansion. Yet another multi-family housing project will exacerbate this condition. I have also noticed a sharp increase in the number of pedestrians crossing this intersection en-route to the Vons shopping center on the northwest corner over the last couple of years. It is only logical to expect a substantial increase in pedestrian traffic if this project is approved.

The associated Variance (VAR-19672) request to reduce the required open space from 142,249 square feet to only 68,875 square feet is absurd. I can't believe that the Planning Commission would ever allow a 60% reduction in clear space. The developer is clearly more concerned with money than quality of life.

Additional considerations are increased crime and a serious negative impact on existing single family home values in neighborhoods adjacent to high-density housing projects.

Sincerely


Aaron J. Kramer

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-19680 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: M (INDUSTRIAL) on 0.15 acres on the southeast corner of "F" Street and Wilson Avenue (APN 139-27-301-002), Ward 5.

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with DUNNAM voting NO

To be heard by City Council on 4/18/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 37-39.

ANDY REED, Planning Supervisor, stated that the proposed rezoning classification complies with the General Plan designation of the site and the use is compatible with existing uses in the area. The site plan depicts substantial landscaping along Bonanza Road and F Street adjacent to the new building and MR. REED recommended approval of all applications.

NARDO DeLUNA appeared on behalf of the applicant and concurred with all conditions.

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 37 – ZON-19680

MINUTES – Continued:

CLIFFORD RICCI, 300 West Bonanza Road, appeared in opposition to the requested waivers pertaining to perimeter landscaping. His property is located across D Street and he stated that Bonanza Road is in need of as much beautification as possible. MR. RICCI also expressed concern since condemnation of the freeway and eminent domain associated with the widening of Grand Central Parkway are expected.

TED RUSSELL, Las Vegas resident, supported the project as all matters are in conformance with staff's recommendation. He added that approval would mitigate the loitering of outside patrons from having to tolerate extreme temperatures.

DEPUTY CITY ATTORNEY BRYAN SCOTT stated that the subject property should be considered as it currently sits and not be influenced by potential plans for the area since there is no guarantee that any plans would culminate.

MR. DeLUNA commented that the applicant is aware of the plans of the Nevada Department of Transportation (NDOT).

CHAIRMAN DAVENPORT inquired about the existing buildings in relation to the required landscaping. MR. REED confirmed that new landscaping would be installed adjacent to the new building but the applicant is not required to tear down the existing buildings in order to provide landscaping.

COMMISSIONER TRUESDELL acknowledged MR. RICCI'S concerns but emphasized that enforcement tactics exist in order to mitigate proper upkeep of land. It is the City's desire to encourage development Downtown; however, it is not the intent to allow such services to be provided in a blighted area.

MARGO WHEELER, Director of Planning and Development, deferred to the Staff Report which analyzed the waivers on landscaping based to their existing conditions.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 37-39.

(7:00 – 7:12)

1-2067

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 37 – ZON-19680

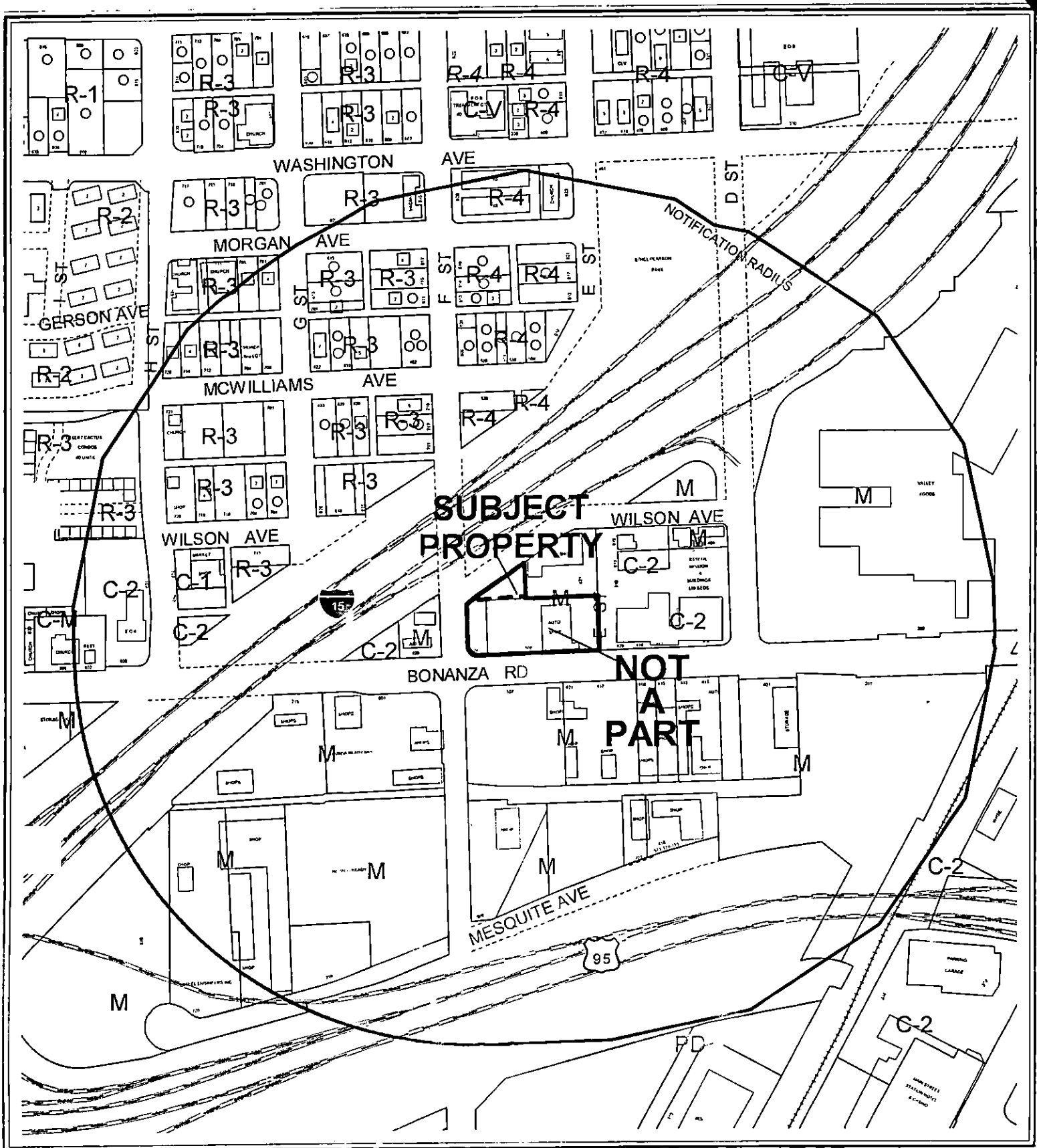
CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-19681) and Site Development Plan Review (SDR-19679) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. Coordinate with the Nevada Department of Transportation (NDOT) to discuss impacts to this site plan, such as right-of-way requirements, from the "D" Street/"F" Street Connector project. Provide documentation from NDOT to the City of Las Vegas Land Development Section that any NDOT requirements have been satisfied prior to the approval of any construction drawings.
4. Coordinate the right-of-way requirements pertaining to the "D" Street/"F" Street Connector project adjacent to this site with the Right-of-Way section of the Department of Public Works prior to the issuance of any permits.



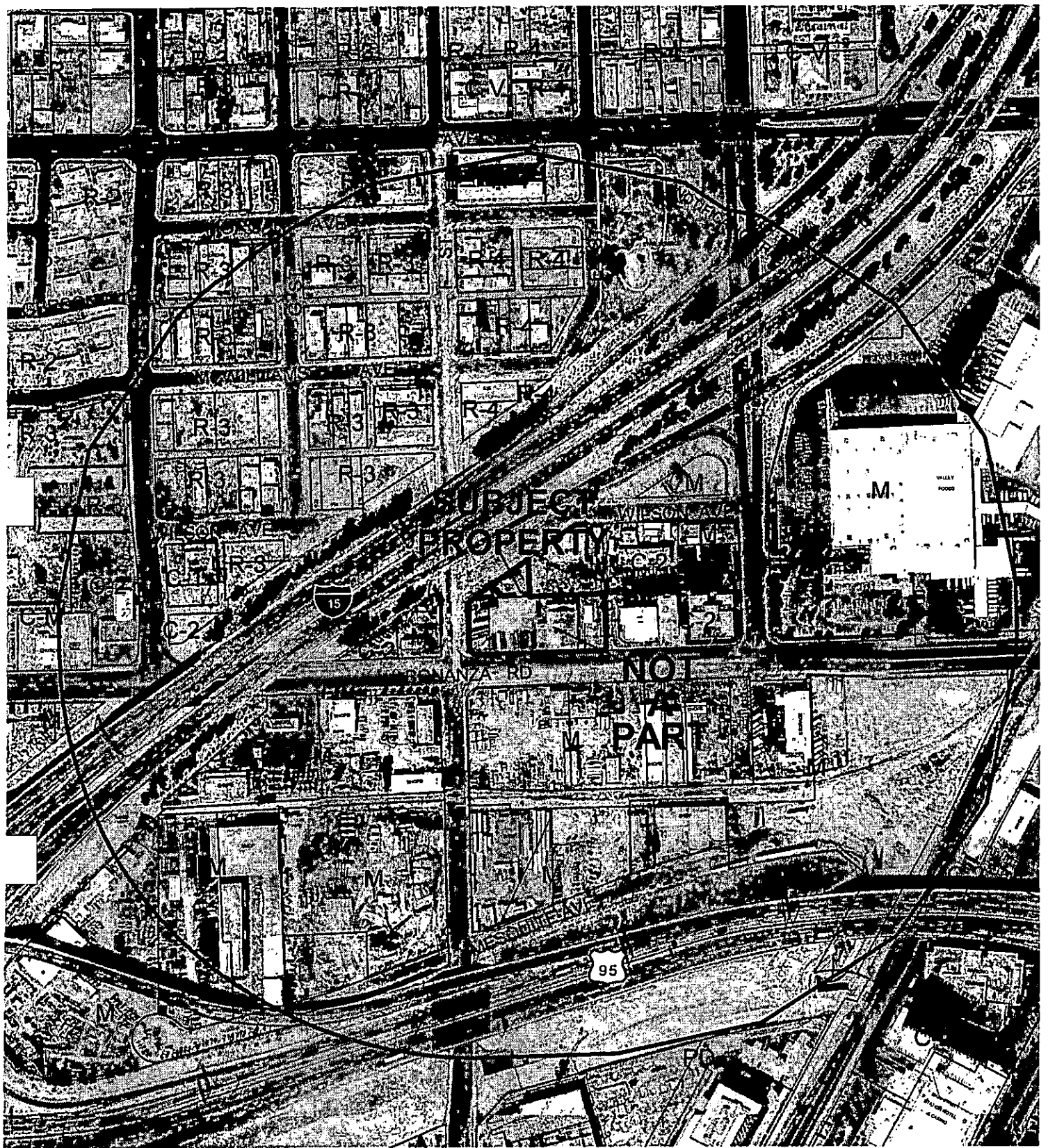
CASE: **ZON-19680**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PRCPERTY: M (INDUSTRIAL)





CASE: **ZON-19680**

RADIUS: 1000 FT

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

PROPOSED ZONING OF SUBJECT PROPERTY: M (INDUSTRIAL)

0 500 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-19680 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-19681) and Site Development Plan Review (SDR-19679) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Public Works

3. Coordinate with the Nevada Department of Transportation (NDOT) to discuss impacts to this site plan, such as right-of-way requirements, from the "D" Street/"F" Street Connector project. Provide documentation from NDOT to the City of Las Vegas Land Development Section that any NDOT requirements have been satisfied prior to the approval of any construction drawings.
4. Coordinate the right-of-way requirements pertaining to the "D" Street/"F" Street Connector project adjacent to this site with the Right-of-Way section of the Department of Public Works prior to the issuance of any permits.

ZON-19680 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a rezoning from R-4 (High Density Residential) to M (Industrial) on a 0.15 acre portion of a 1.82 acre site at 516 West Bonanza Road.

The proposed M (Industrial) zoning conforms to the LI/R (Light Industry Research) General Plan Designation of the subject site and will be compatible with the adjacent properties which are also within the M (Industrial) zoning district.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
	A Reversionary Final Map, combining this parcel with adjacent parcels, is currently under Technical Review.
<i>Pre-Application Meeting</i>	
01/17/07	Staff explained the requirements for a zone change on this site
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.15

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industry/Research)	R-4 (High Density Residential)
North	I-15	I-15	I-15
South	Storage	LI/R (Light Industry/Research)	M (Industrial)
East	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
West	Auto repair shop	LI/R (Light Industry/Research)	M (Industrial)

ZON-19680 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

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

The site is located within an area of the North Las Vegas Airport Overlay District that limits building height to 175 feet. Since the maximum building height on the submitted elevations is depicted at 35 feet, this request complies with that standard.

The Master Plan Transportation Trails Element indicates that a Pedestrian Path is required along the north side of Bonanza Road, adjacent to this property. The Pedestrian Path requires a five foot wide sidewalk adjacent to a minimum five foot wide landscape buffer. The site plan indicates compliance with this requirement.

ANALYSIS

The proposed M (Industrial) zoning of the site will be consistent with the existing zoning of surrounding parcels to the east and south and will allow a range of permissible uses compatible with the surrounding development in the area.

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 M (Industrial) zoning conforms to the LI/R (Light Industry Research) general plan designation of the subject site.

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

The uses allowed by the M (Industrial) zoning will be compatible with the adjacent properties which are also within the M (Industrial) zoning district.

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

The proposed M (Industrial) zone will allow for appropriate uses on the subject site that are compatible with the existing area.

AR

ZON-19680 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

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.”**

Access to the site is provided by Bonanza Road, which is designated by the Master Plan of Streets and Highways as a Primary Street and will meet the requirements of the proposed M (Industrial) zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 87 [Mailed with SUP-19681 & SDR-19679]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-19680** APN: 139-27-310-074-075

Name of Property Owner: LAS VEGAS RESCUE MISSION

Name of Applicant: Kenneth Sprengle, Executive Director

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

 Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: Robert M. [Signature]

Print Name: Kenneth SPENKLE, Executive Director

Subscribed and sworn before me

This 2nd day of February, 2007.

Theresa May Malfabon
Notary Public in and for said County and State



THERESA MAY Malfabon
Notary Public, State of Nevada
Appointment No. 06-109330-1
My Appt. Expires Oct. 30, 2010

RECEIVED



DeLUNA
ENGINEERING • PLANNING • LAND SURVEYING

2675 S. Jones Blvd., Suite 104, Las Vegas, Nevada 89146
Tel. (702) 255-6242 • Fax (702) 255-7247 • email: delunainc@aol.com

February 6, 2007

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

Attention: Mr. Andy Reed, Senior Planner

Subject: **Proposed Las Vegas Rescue Mission**

Dear Mr. Reed;

With this letter, we will try to convey to you some of the intentions and/or characteristics of the subject project. We are applying for the Special Use Permit to comply with the requirements to be able to build this kind of commercial project on the parcel of land zoned industrial (M). In connection with this, the proposed building will be of block materials which will be somewhat colored split-face in nature. This will be a great enhancement to the adjacent existing buildings which are made of standard concrete masonry blocks.

The existing establishments, namely the Non-profit Thriftshop (8654 s.f) and the Shop and Storage Building (6765 s.f.), require a total of 41.4 parking spaces per code. They have been in operation for almost 20 years and the area designated for parking, the open space directly between the two (2) buildings, can only accommodate approximately 21 spaces. An additional seven (7) parking spaces can be added if the open space east of the Thriftshop is utilized as such. All these years, they have been deficient by about 14 parking spaces, but because of the nature of the operation, which expects customers mostly without cars, they really didn't experience any need for additional parking spaces. With the proposed project, a rescue mission with 16 beds, approximately 4 spaces are required. Together with the existing two (2) establishments, the total parking space required will be 46 spaces. The development of this site will result with a total of 55 parking spaces which will substantially improve the parking issue.

The parcel directly north of the proposed building which has a present zoning of R-4, is being re-zoned to a land use of industrial (M), to satisfy the requirements that a Rescue Mission cannot be built on a parcel with a residential zoning.

Please let us know if you have a question or should you need some additional information.

Very truly yours,
DeLUNA

Leonardo V. DeLuna, P.E.
LVdL/csp

cc: Mr. Ken Sprenkle, Las Vegas Rescue Mission

RECEIVED
FEB 06 2007

ZON-19680
03/22/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-19681 - SPECIAL USE PERMIT RELATED TO ZON-19680 - PUBLIC HEARING -

APPLICANT/OWNER: LAS VEGAS RESCUE MISSION - Request for a Special Use Permit FOR A RESCUE MISSION on the northeast corner of "F" Street and Bonanza Road (APN 139-27-301-002), R-4 (High Density Residential), C-2 (General Commercial) and M (Industrial) Zones [PROPOSED: C-2 (General Commercial) and M (Industrial) Zones], Ward 5.

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with **DUNNAM** voting **NO**

To be heard by the City Council on 4/18/2007

MINUTES:

See Item 37 for related discussion.

(7:00 – 7:12)

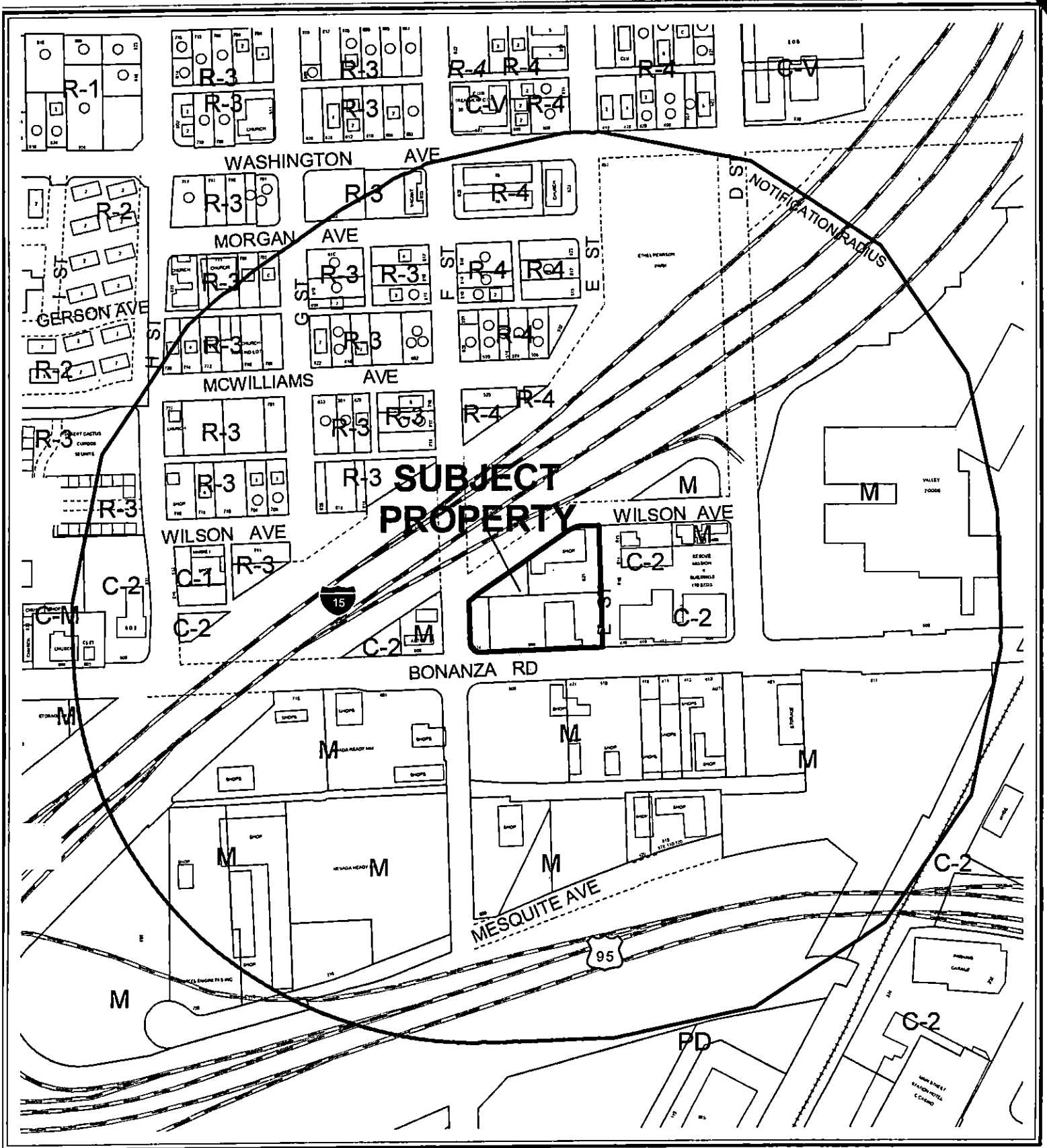
1-2067

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 38 – SUP-19681

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning ZON-19680 and Site Development Plan Review SDR-19679 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



CASE: SUP-19681

RADIUS: 1000 FT

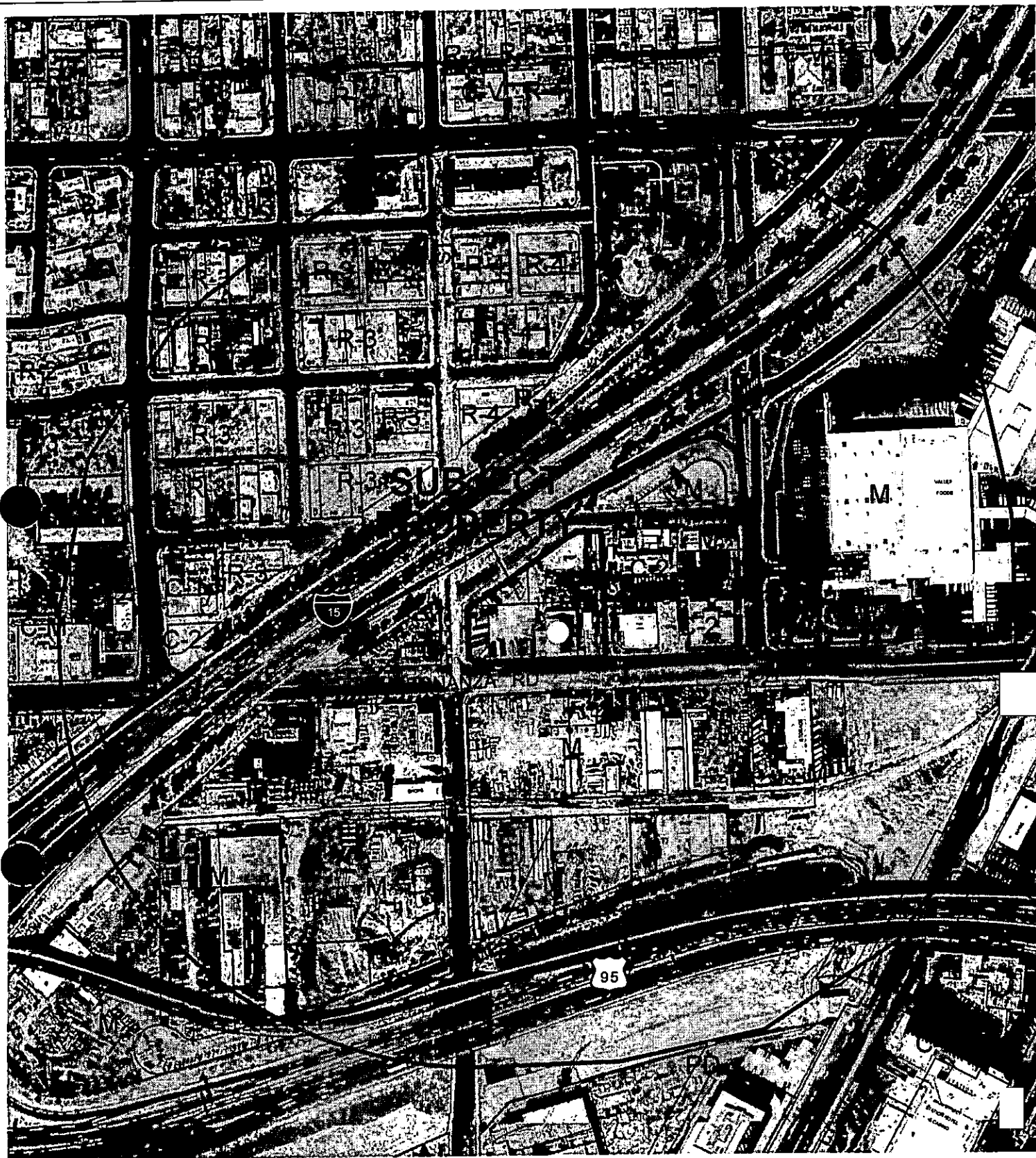
ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL), C-2 (GENERAL COMMERCIAL), AND M (INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND M (INDUSTRIAL)





0

500 Feet

CASE: SUP-19681

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL), C-2 (GENERAL COMMERCIAL), AND M (INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND M (INDUSTRIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-19681 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning ZON-19680 and Site Development Plan Review SDR-19679 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-19681 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a rescue mission at 508-524 West Bonanza Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
	A Reversionary Final Map, combining this parcel with adjacent parcels, is currently under Technical Review.
<i>Pre-Application Meeting</i>	
01/17/07	Staff explained the requirements for a zone change on this site
<i>Neighborhood Meeting</i>	
	A neighborhood meeting is not required for this type of application.

<i>Details of Application Request</i>			
<i>Site Area</i>			
Gross Acres	1.82		
<i>Surrounding Property</i>	<i>Existing Land Use</i>	<i>Planned Land Use</i>	<i>Existing Zoning</i>
Subject Property	Undeveloped	LI/R (Light Industry/Research)	R-4 (High Density Residential)
North	I-15	I-15	I-15
South	Storage	LI/R (Light Industry/Research)	M (Industrial)
East	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
West	Auto repair shop	LI/R (Light Industry/Research)	M (Industrial)

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

SUP-19681 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

The site is located within an area of the North Las Vegas Airport Overlay District that limits building height to 175 feet. Since the maximum building height on the submitted elevations is depicted at 35 feet, this request complies with that standard.

The Master Plan Transportation Trails Element indicates that a Pedestrian Path is required along the north side of Bonanza Road, adjacent to this property. The Pedestrian Path requires a five foot wide sidewalk adjacent to a minimum five foot wide landscape buffer. The site plan indicates compliance with this requirement.

DEVELOPMENT STANDARDS

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	1.82 acres	N/A
Min. Lot Width	100 Feet		Y or N
Min. Setbacks			
• Front	• 10 Feet	• 24 Feet	Y
• Side	• 10 Feet	• 177 Feet	Y
• Corner	• 10 Feet	• 34 Feet	Y
• Rear	• 20 Feet	• 20 Feet	Y
Max. Lot Coverage	N/A	33 %	Y
Max. Building Height	N/A	35 Feet	Y
Trash Enclosure	Roofed/screened	Roofed/screened	Y

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	105 Feet	436 Feet	Y
Trash Enclosure	50 Feet	436 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Proposed Rescue Mission	16 beds	1 space per 4 beds	4				
Existing Thriftshop	8654 sf	1/250	35				
Existing storage	6,,765 sf	1/1000	7				
TOTAL			46	2	55	2	Y
Loading Spaces			1		1		Y

SUP-19681 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

ANALYSIS

This site is developed with an existing warehouse building the northeast corner of the site and a thrift shop in the southeast corner. The applicant proposes to construct a 16 bed, 10771 square foot rescue mission in the west portion of the site. Access to the site is provided by an existing driveway to Bonanza Road. A new parking lot will also be constructed in the west portion of this site. New landscape areas will be placed along the property lines adjacent to the building and within the parking lot.

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 land use conforms to the LI/R (Light Industry Research) general plan designation of the subject site and is compatible with existing and proposed development in the area.

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

The proposed M (Industrial) zoning conforms to the LI/R (Light Industry Research) general plan designation of the subject site.

The uses allowed by the M (Industrial) zoning is appropriate for this location and will be compatible with the adjacent properties which are also within the M (Industrial) zoning district.

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."**

Access to the site is provided by Bonanza Road, which is designated by the Master Plan of Streets and Highways as a Primary Street and will meet the requirements of the proposed M (Industrial) zoning district.

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."**

SUP-19681 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

The development will be subject to inspections, and appropriate measures will be taken to protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

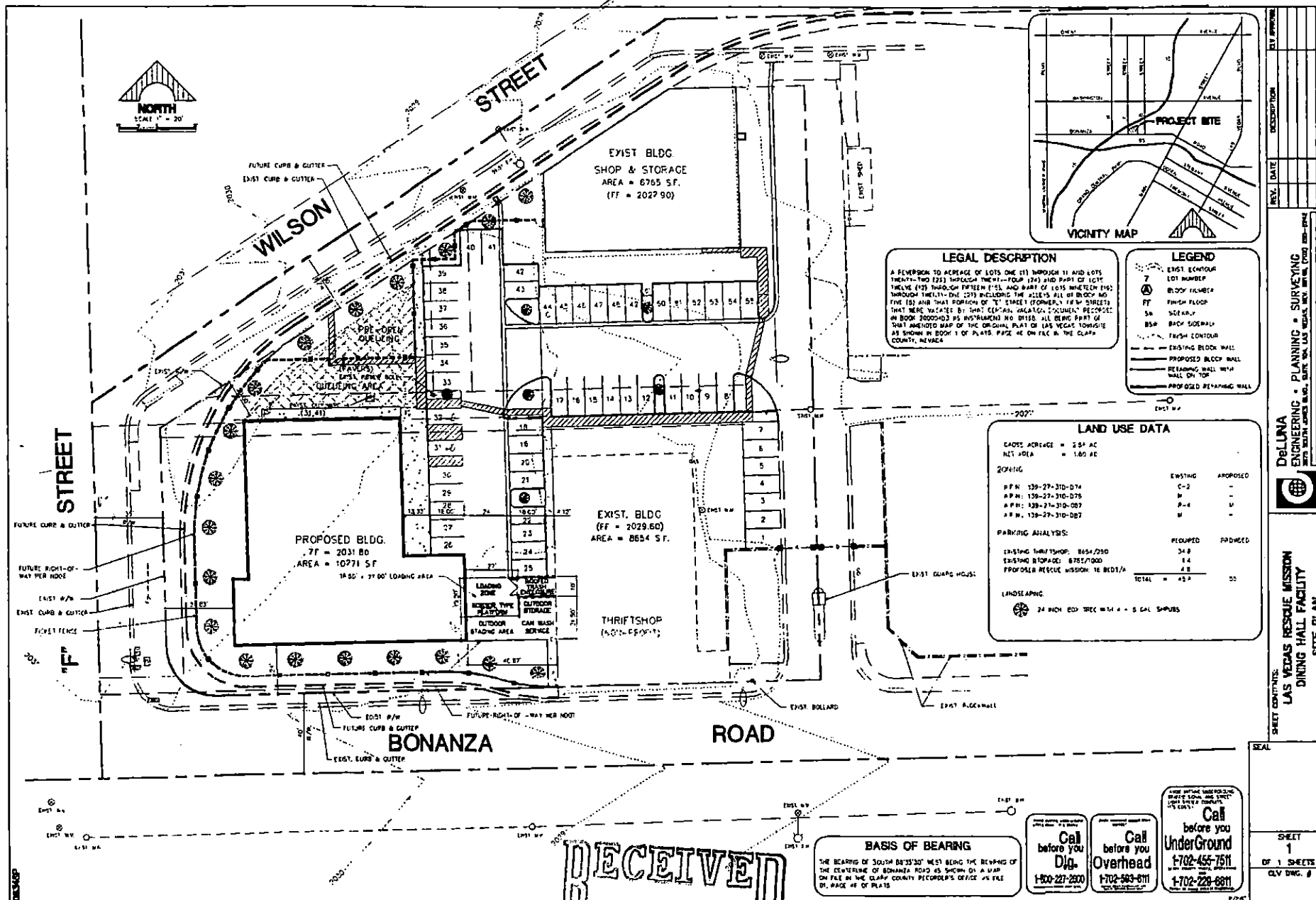
NOTICES MAILED 87 [Mailed with ZON-19680 & SDR-19679]

APPROVALS 0

PROTESTS 0



f:\depot\Application Packet\Statement of Financial Interest.doc





DeLUNA
ENGINEERING • PLANNING • LAND SURVEYING

2675 S. Jones Blvd., Suite 104, Las Vegas, Nevada 89146
Tel. (702) 255-6242 • Fax (702) 255-7247 • email: delunainc@aol.com

February 6, 2007

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

Attention: Mr. Andy Reed, Senior Planner

Subject: **Proposed Las Vegas Rescue Mission**

Dear Mr. Reed;

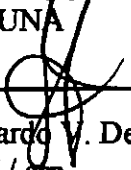
With this letter, we will try to convey to you some of the intentions and/or characteristics of the subject project. We are applying for the Special Use Permit to comply with the requirements to be able to build this kind of commercial project on the parcel of land zoned industrial (M). In connection with this, the proposed building will be of block materials which will be somewhat colored split-face in nature. This will be a great enhancement to the adjacent existing buildings which are made of standard concrete masonry blocks.

The existing establishments, namely the Non-profit Thriftshop (8654 s.f) and the Shop and Storage Building (6765 s.f.), require a total of 41.4 parking spaces per code. They have been in operation for almost 20 years and the area designated for parking, the open space directly between the two (2) buildings, can only accommodate approximately 21 spaces. An additional seven (7) parking spaces can be added if the open space east of the Thriftshop is utilized as such. All these years, they have been deficient by about 14 parking spaces, but because of the nature of the operation, which expects customers mostly without cars, they really didn't experience any need for additional parking spaces. With the proposed project, a rescue mission with 16 beds, approximately 4 spaces are required. Together with the existing two (2) establishments, the total parking space required will be 46 spaces. The development of this site will result with a total of 55 parking spaces which will substantially improve the parking issue.

The parcel directly north of the proposed building which has a present zoning of R-4, is being re-zoned to a land use of industrial (M), to satisfy the requirements that a Rescue Mission cannot be built on a parcel with a residential zoning.

Please let us know if you have a question or should you need some additional information.

Very truly yours,
DeLUNA


Leonardo V. DeLuna, P.E.
LVdL/cjp

cc: Mr. Ken Sprenkle, Las Vegas Rescue Mission

RECEIVED
FEB 06 2007

SUP-19681
03/22/07 PC

RECEIVED

FEB 06 2007

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-19679 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19680 AND SUP-19681 - PUBLIC HEARING - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION - Request for a Site Development Plan Review FOR A PROPOSED 10,771 SQUARE FOOT RESCUE MISSION AND WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW NO LANDSCAPING ALONG PORTIONS OF THE NORTH AND SOUTH PROPERTY LINES WHERE 15-FOOT WIDE LANDSCAPE BUFFERS ARE REQUIRED AND TO ALLOW NO LANDSCAPING ALONG THE EAST PROPERTY LINE WHERE AN EIGHT FOOT LANDSCAPE BUFFER IS REQUIRED on 1.82 acres on the northeast corner of "F" Street and Bonanza Road (APN 139-27-301-002), R-4 (High Density Residential), C-2 (General Commercial) and M (Industrial) Zones [PROPOSED: C-2 (General Commercial) and M (Industrial) Zones], Ward 5.

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with **DUNNAM** voting **NO**

To be heard by the City Council on 4/18/2007

MINUTES:

See Item 37 for related discussion.

(7:00 – 7:12)
1-2067

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 39 – SDR-19679

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19680) 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 02/06/07, except as amended by conditions herein.
4. A Waiver from Title 19.12.04 is hereby approved, to allow no landscaping along portions of the north and south property lines where 15-foot wide landscape buffers are required and to allow no landscaping along the east property line where an eight foot landscape buffer is required.
5. An Exception from Title 19.10.010 J is hereby approved, to allow eight parking lot trees where ten are required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
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. Only as required for commercial development.

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 39 – SDR-19679

CONDITIONS – Continued:

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

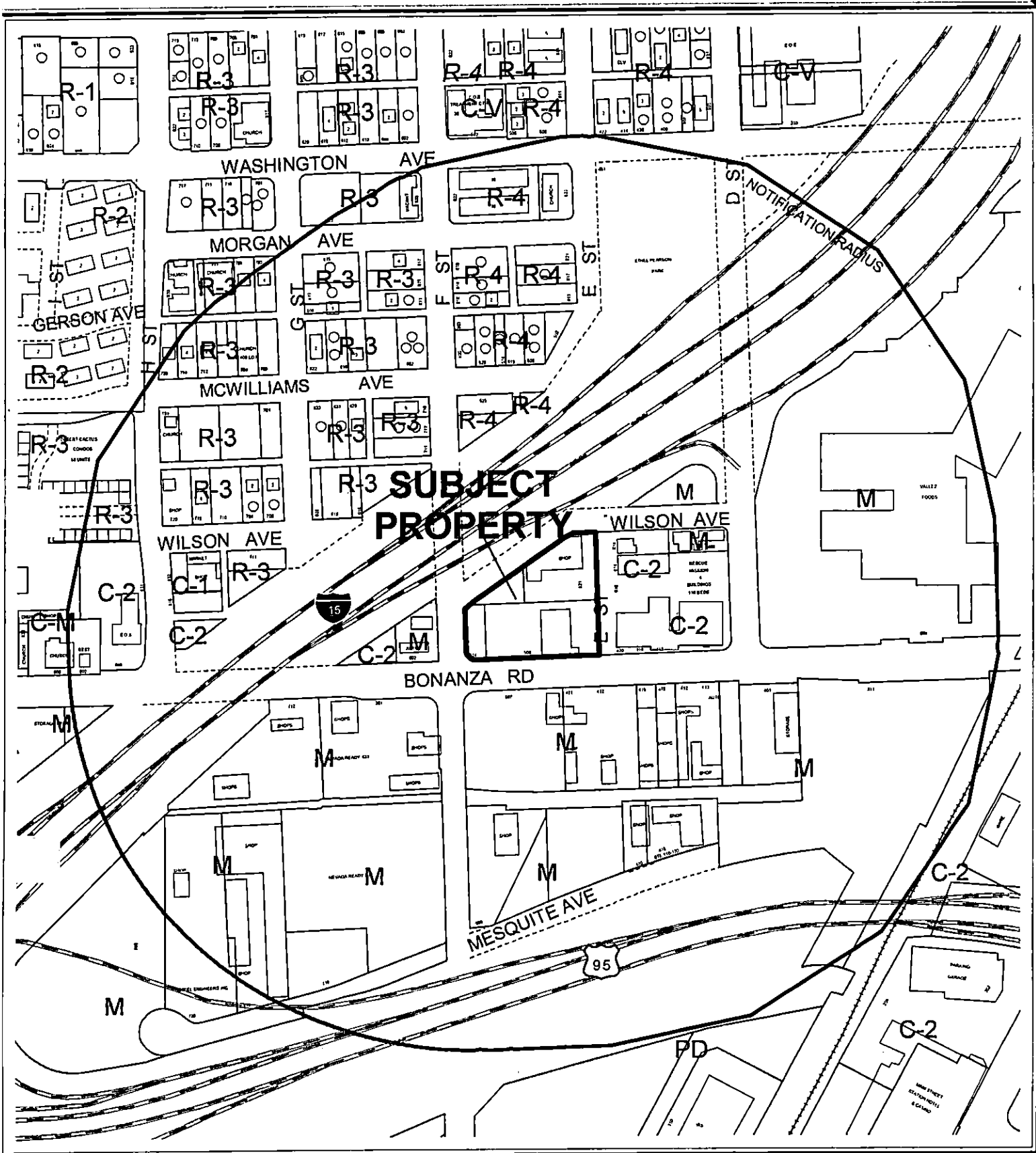
15. Coordinate with the Nevada Department of Transportation (NDOT) to discuss impacts to this site plan, such as right-of-way requirements, from the “D” Street/”F” Street Connector project. Provide documentation from NDOT to the City of Las Vegas Land Development Section that any NDOT requirements have been satisfied prior to the approval of any construction drawings.
16. Coordinate the right-of-way requirements pertaining to the “D” Street/”F” Street Connector project adjacent to this site with the Right-of-Way section of the Department of Public Works prior to the issuance of any permits.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation, if necessary, for all landscaping and private improvements in the Bonanza Road public right-of-way adjacent to this site.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site,

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 39 – SDR-19679

CONDITIONS – Continued:

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

19. A sanitary sewer relocation and abandonment plan must be submitted to and approved by the Collection Systems Planning Section of the Department of Public Works prior to the submittal of any construction drawings for this site. Submit a Petition of Vacation for the existing public sewer easement overlying the line to be abandoned. In addition, grant public sewer easements for all public sewers not located within existing public street right-of-way. 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.
20. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Bonanza Road.
22. Site development to comply with all applicable conditions of approval for ZON-19680 and all other site-related actions.



CASE: SDR-19679

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-4 (HIGH DENSITY RESIDENTIAL), C-2 (GENERAL COMMERCIAL), AND M (INDUSTRIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND M (INDUSTRIAL)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MARCH 22, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-19679 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION**

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

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-19680) 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 02/06/07, except as amended by conditions herein.
4. A Waiver from Title 19.12.04 is hereby approved, to allow no landscaping along portions of the north and south property lines where 15-foot wide landscape buffers are required and to allow no landscaping along the east property line where an eight foot landscape buffer is required.
5. An Exception from Title 19.10.010 J is hereby approved, to allow eight parking lot trees where ten are required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

AR

SDR-19679 - Conditions Page Two
March 22, 2007 - Planning Commission Meeting

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

Public Works

15. Coordinate with the Nevada Department of Transportation (NDOT) to discuss impacts to this site plan, such as right-of-way requirements, from the "D" Street/"F" Street Connector project. Provide documentation from NDOT to the City of Las Vegas Land Development Section that any NDOT requirements have been satisfied prior to the approval of any construction drawings.
16. Coordinate the right-of-way requirements pertaining to the "D" Street/"F" Street Connector project adjacent to this site with the Right-of-Way section of the Department of Public Works prior to the issuance of any permits.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation, if necessary, for all landscaping and private improvements in the Bonanza Road public right-of-way adjacent to this site.

SDR-19679 - Conditions Page Three
March 22, 2007 - Planning Commission Meeting

18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
19. A sanitary sewer relocation and abandonment plan must be submitted to and approved by the Collection Systems Planning Section of the Department of Public Works prior to the submittal of any construction drawings for this site. Submit a Petition of Vacation for the existing public sewer easement overlying the line to be abandoned. In addition, grant public sewer easements for all public sewers not located within existing public street right-of-way. 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.
20. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
21. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Bonanza Road.
22. Site development to comply with all applicable conditions of approval for ZON-19680 and all other site-related actions.

SDR-19679 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 10,771 square foot rescue mission and waivers of the perimeter landscape buffer standard to allow no landscaping along portions of the north and south property lines where 15-foot wide landscape buffers are required and to allow no landscaping along the east property line where an eight foot landscape buffer is required on 1.82 acres on the northeast corner of "F" Street and Bonanza Road.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
	A Reversionary Final Map, combining this parcel with adjacent parcels, is currently under Technical Review.
Pre-Application Meeting	
01/17/07	Staff explained the requirements for a zone change on this site
Neighborhood Meeting	
	A neighborhood meeting is not required for this type of application.

Details of Application Request			
Site Area			
Gross Acres	1.82		
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industry/Research)	R-4 (High Density Residential)
North	I-15	I-15	I-15
South	Storage	LI/R (Light Industry/Research)	M (Industrial)
East	Warehouse	LI/R (Light Industry/Research)	M (Industrial)
West	Auto repair shop	LI/R (Light Industry/Research)	M (Industrial)

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

AR

SDR-19679 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

The site is located within an area of the North Las Vegas Airport Overlay District that limits building height to 175 feet. Since the maximum building height on the submitted elevations is depicted at 35 feet, this request complies with that standard.

The Master Plan Transportation Trails Element indicates that a Pedestrian Path is required along the north side of Bonanza Road, adjacent to this property. The Pedestrian Path requires a five foot wide sidewalk adjacent to a minimum five foot wide landscape buffer. The site plan indicates compliance with this requirement.

DEVELOPMENT STANDARDS

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.82 acres	N/A
Min. Lot Width	100 Feet		Y or N
Min. Setbacks			
• Front	• 10 Feet	• 24 Feet	• Y
• Side	• 10 Feet	• 177 Feet	• Y
• Corner	• 10 Feet	• 34 Feet	• Y
• Rear	• 20 Feet	• 20 Feet	• Y
Max. Lot Coverage	N/A	33 %	Y
Max. Building Height	N/A	35 Feet	Y
Trash Enclosure	Roofed/screened	Roofed/screened	Y

<i>Residential Adjacency Standards</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
3:1 proximity slope	105 Feet	436 Feet	Y
Trash Enclosure	50 Feet	436 Feet	Y

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree/6 Spaces	10 Trees	8 Trees	N
Buffer:				
Min. Trees	1 Trees/30 Linear Feet	38 Trees	19 Trees	N
Min. Zone Width				
North prop line	15 Feet		0 Feet along a portion	N
South prop line	15 Feet		0 Feet along a portion	N
East prop line	8 Feet		0 Feet	N
West prop line	15 Feet		15 Feet	Y

SDR-19679 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Proposed Rescue Mission	16 beds	1 space per 4 beds	4				
Existing Thriftshop	8654 sf	1/250	35				
Existing storage	6,765 sf	1/1000	7				
TOTAL			46	2	55	2	Y
Loading Spaces			1		1		Y

Waivers		
Request	Requirement	Staff Recommendation
No landscaping along a portion of the north property line	15 Feet	Approval- new landscaping is proposed adjacent to new building – Location of existing building prevents compliance along entire property line.
No landscaping along a portion of the south property line	15 Feet	Approval- new landscaping is proposed adjacent to new building – Location of existing building prevents compliance along entire property line.
No landscaping along the east property line	0 Feet	Approval – parking lot of existing building prevents compliance.

ANALYSIS

This site is developed with an existing warehouse building the northeast corner of the site and a thrift shop in the southeast corner. The applicant proposes to construct a 16 bed, 10771 square foot rescue mission in the west portion of the site. Access to the site is provided by an existing driveway to Bonanza Road. A new parking lot will also be constructed in the west portion of this site. New landscape areas will be placed along the property lines adjacent to the building and within the parking lot.

The elevations depict a split fact block exterior with a typical building height of 26 feet. A decorative, reminiscent of a light house, has a height of 35 feet and is located along the east edge of the building.

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SDR-19679 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

The floor plans indicate a 16 bunk sleeping area and a dining hall with a maximum capacity of 16 people.

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 is compatible with existing and proposed development in the area.

In regard to “2”:

The proposed development is not in compliance with the city’s landscaping standards. However, staff notes that the areas of non-compliance are adjacent to existing building and that additional landscaping areas are proposed adjacent to the new building.

In regard to “3”:

The proposed site access and circulation will not negatively impact adjacent roadways or neighborhood traffic. The site will access Bonanza Road, a Primary Arterial on the Master Plan of Streets and Highways. Bonanza Road will be adequate in size to meet the traffic of the proposed development.

SDR-19679 - Staff Report Page Five
March 22, 2007 - Planning Commission Meeting

In regard to “4”:

The proposed development is aesthetically appropriate for the area. The landscape materials as proposed will be appropriate for this project.

In regard to “5”:

The building elevations and design characteristics of the proposed buildings are well-suited for the area and would be harmonious with the design of adjacent development and nearby commercial structures.

In regard to “6”:

The development will be subject to inspections, and appropriate measures will be taken to protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

14

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 87 [Mailed with SUP-19681 & ZON-19680]

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19679** APN: 139-27-310-074 & 075

Name of Property Owner: LAS VEGAS RESCUE MISSION

Name of Applicant: Kenneth Sprinkle - Executive Director

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

Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: FGM

Print Name: Kenneth Spinkic, Executive Director

Subscribed and sworn before me

This 2nd day of February, 2007

Notary Public in and for said County and State



THERESA MAY Malfabon
Notary Public, State of Nevada
Appointment No. 06-109330-1
My Appt. Expires Oct. 30, 2010

RECEIVED



STREET

WILSON

STREET

EXIST. BLDG.
SHOP & STORAGE
AREA = 6765 S.F.
(FF = 2027.90)

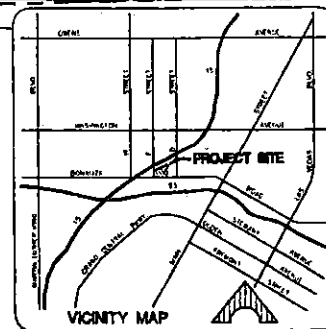
PROPOSED BLDG.
FF = 2031.80
AREA = 10771 S.F.

EXIST. BLDG.
(FF = 2029.60)
AREA = 8654 S.F.

THRIFTSHOP
(NOT-PROFIT)

BONANZA

ROAD



LEGAL DESCRIPTION
A PERCESSION TO PERCEASE OF LOTS ONE (1) THROUGH 11 AND LOTS TWENTY-TWO (22) THROUGH TWENTY-FOUR (24) AND PART OF LOTS TWELVE (12) THROUGH FIFTEEN (15) AND PART OF LOTS NINETEEN (19) THROUGH TWENTY-ONE (21) INCLUDING THE ALLEYS ALL IN BLOCK NO. FIVE (5) AND THAT PORTION OF "F" STREET (FORMERLY 12TH STREET) THAT WERE VACATED BY THAT EDITIONAL VACATION DOCUMENT RECORDED IN BOOK 20000403 AS INSTRUMENT NO. 01041, ALL BEING PART OF THAT UNRECORDED MAP OF THE ORIGINAL PLAT OF LAS VEGAS TOWNSHIP AS SHOWN IN BOOK 1 OF PLATS, PAGE 46 ON FILE IN THE CLARK COUNTY, NEVADA.

- LEGEND**
- 7 EXIST. CONTOUR
 - LOT NUMBER
 - 100' BLOCK NUMBER
 - FF FINISH FLOOR
 - 1" = 20' SCALE
 - 15' BACH SIDEWALK
 - 15' FINISH SIDEWALK
 - EXISTING BLOCK WALL
 - PROPOSED BLOCK WALL
 - RETAINING WALL WITH WALL ON TOP
 - PROPOSED RETAINING WALL

LAND USE DATA

GROSS ACREAGE = 2.54 AC	EXISTING	PROPOSED
NET AREA = 1.86 AC		
ZONING:		
A.P.N. 130-27-310-074	C-3	-
A.P.N. 130-27-310-075	M	-
A.P.N. 130-27-310-082	M-4	-
A.P.N. 130-27-310-083	M	-
PARKING ANALYSIS:	REQUIRED	PROVIDED
EXISTING THURFTSHOP, RESEA/ZEED	34.2	-
EXISTING STORAGE: 8782/7000	4.8	-
PROPOSED RESCUE MISSION 10 BEDS/4	4.0	-
	Total = 43.0	43.0
LANDSCAPING		
24" DIAM. 8'0" TREE WITH 4" - 5" GAL. SHUBS		

DELUNA
ENGINEERING & PLANNING • SURVEYING
1000 S. MAIN ST., SUITE 100, LAS VEGAS, NV 89101 (702) 251-1000

SHEET CONTAINS:
LAS VEGAS RESCUE MISSION
DINING HALL FACILITY
SITE PLAN

RECEIVED
FEB 06 2007

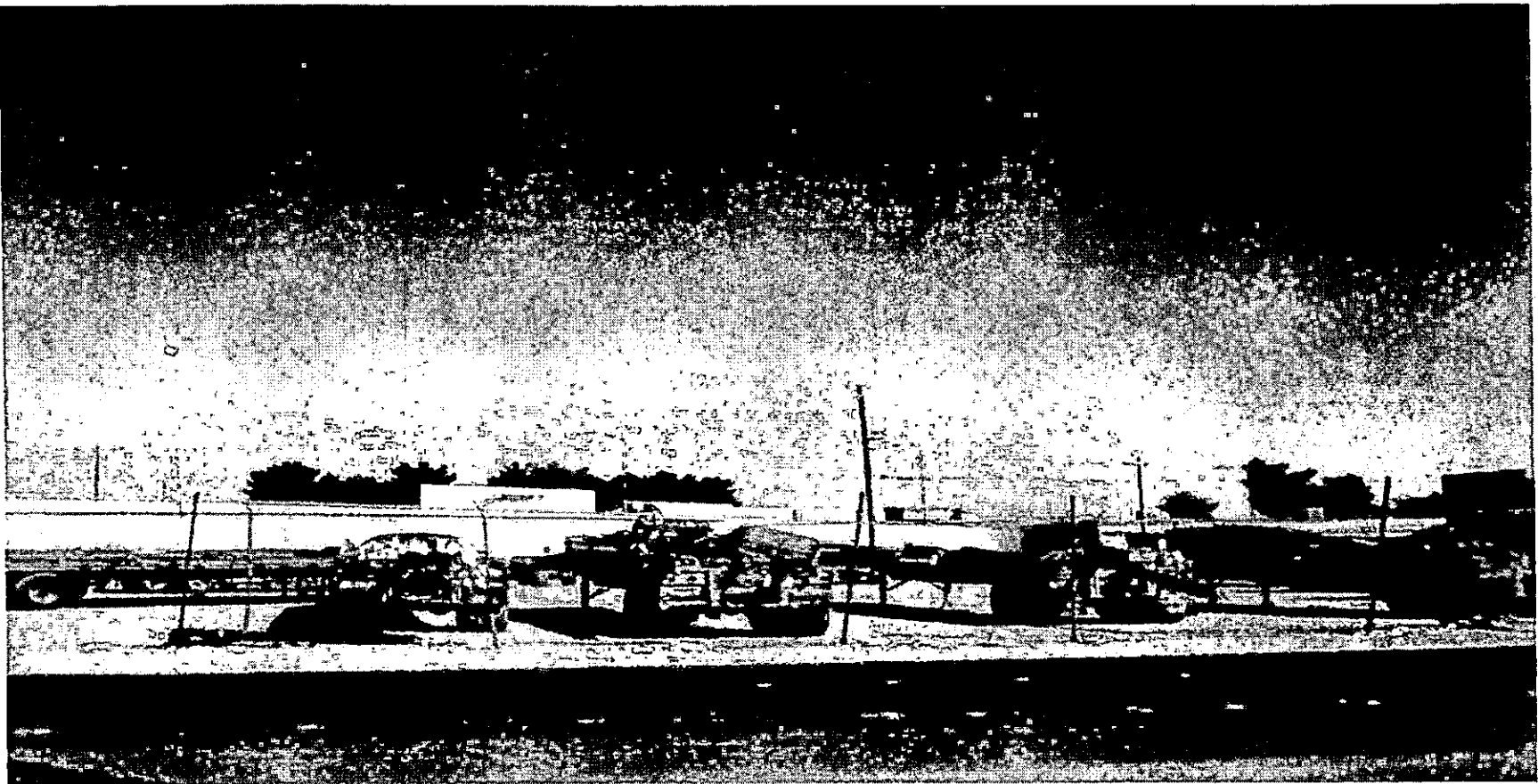
BASIS OF BEARING
THE BEARING OF SOUTH 88°33'30" WEST BEING THE BEARING OF THE CENTERLINE OF BONANZA ROAD AS SHOWN BY A MAP ON FILE IN THE CLARK COUNTY RECORDERS OFFICE AS FILE 01, PAGE 46 OF PLATS.

Call before you Dig
1-800-227-2800

Call before you Overhead
1-702-593-6111

Call before you UnderGround
1-702-456-7511
1-702-228-0811

SDR-19679
03/22/07 PC



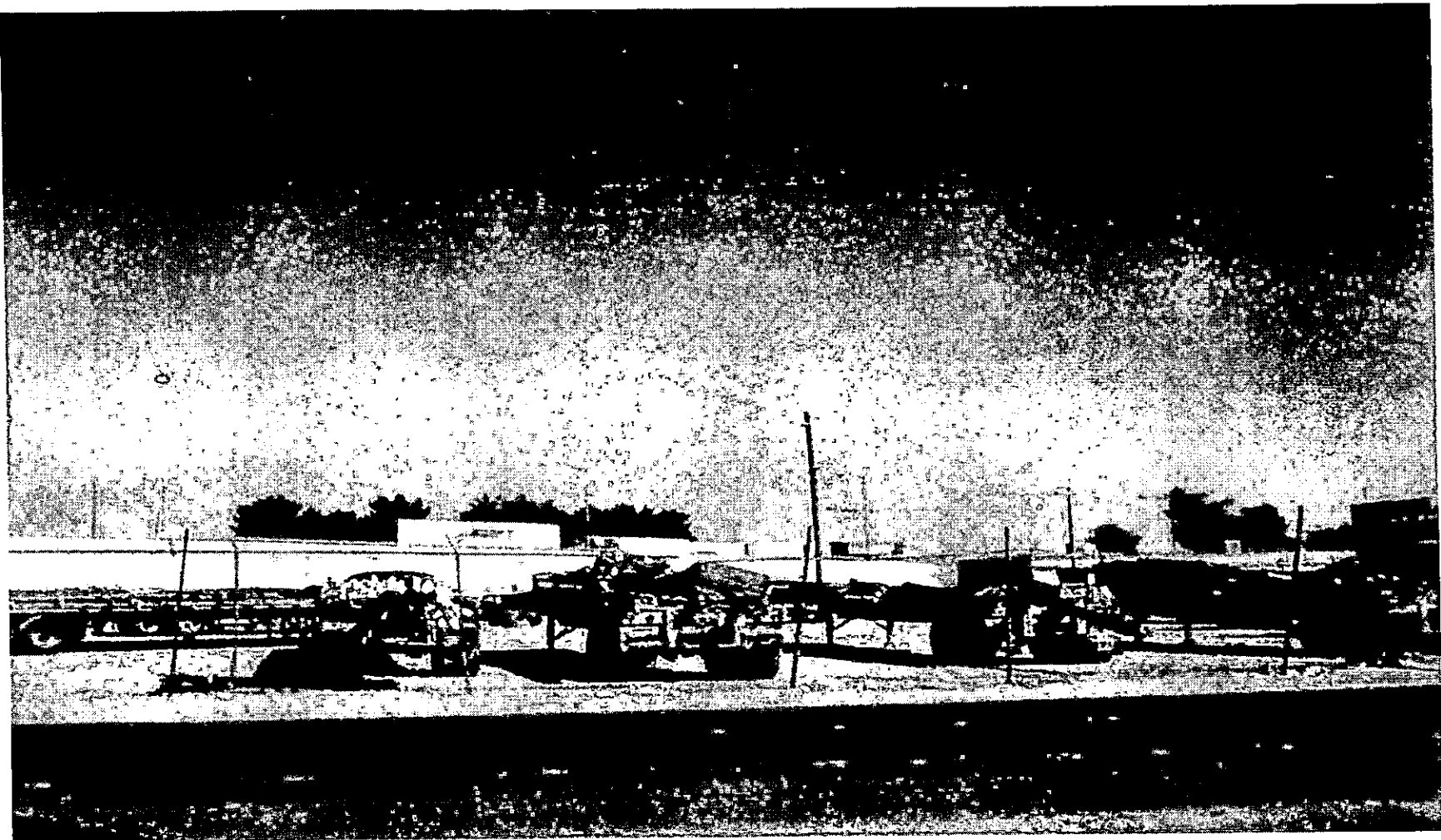
ZON-19680, SUP-19681 & SDR-19679 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION
516 WEST BONANZA ROAD
MARCH 22, 2007 PLANNING COMMISSION

03/02/07



ZON-19680, SUP-19681 & SDR-19679 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION
516 WEST BONANZA ROAD
MARCH 22, 2007 PLANNING COMMISSION

03/02/07



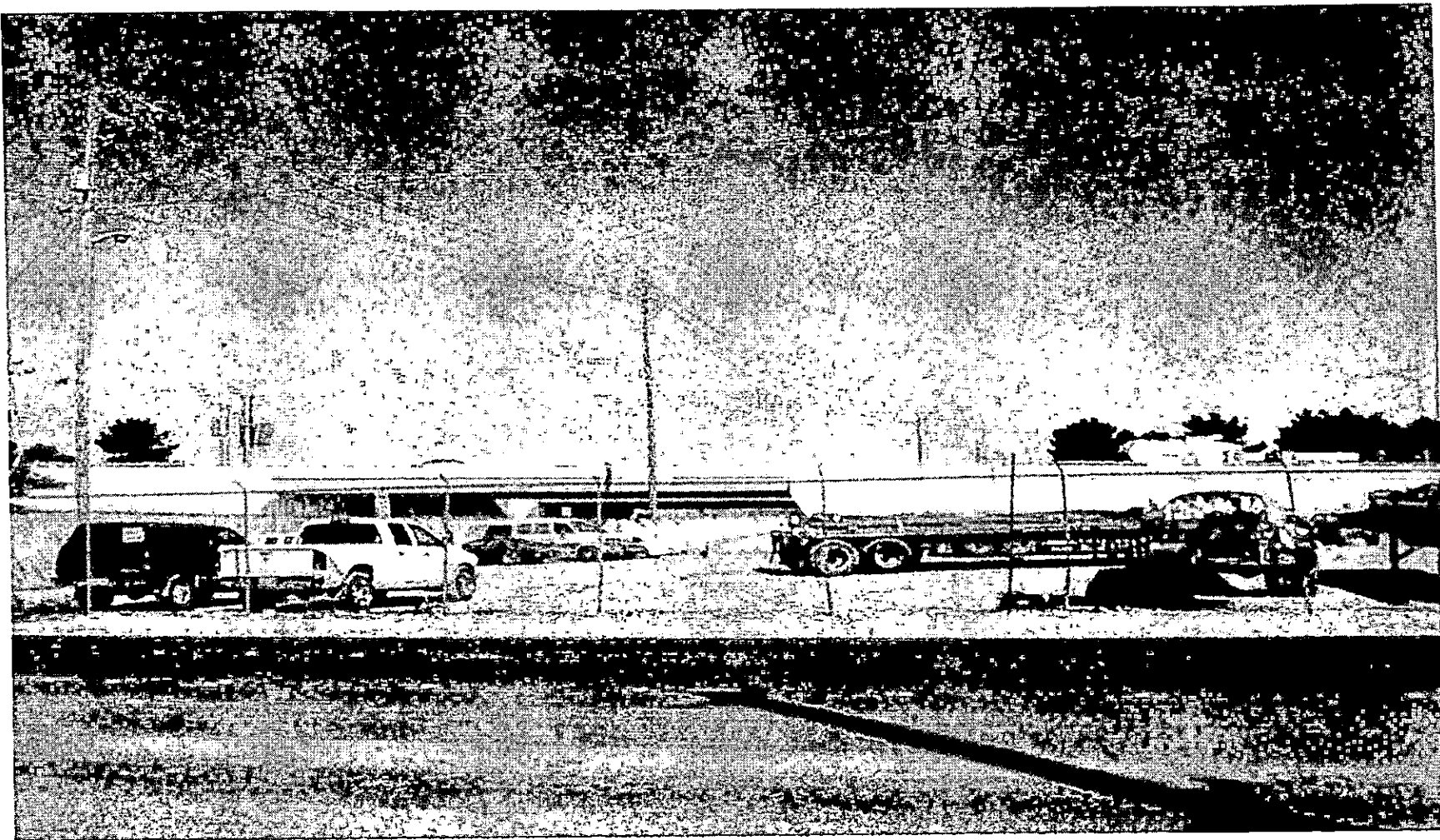
ZON-19680, SUP-19681 & SDR-19679 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION
516 WEST BONANZA ROAD
MARCH 22, 2007 PLANNING COMMISSION

03/02/07



ZON-19680, SUP-19681 & SDR-19679 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION
516 WEST BONANZA ROAD
MARCH 22, 2007 PLANNING COMMISSION

03/02/07



ZON-19680, SUP-19681 & SDR-19679 - APPLICANT/OWNER: LAS VEGAS RESCUE MISSION
516 WEST BONANZA ROAD
MARCH 22, 2007 PLANNING COMMISSION

03/02/07



DeLUNA
ENGINEERING • PLANNING • LAND SURVEYING

2675 S. Jones Blvd., Suite 104, Las Vegas, Nevada 89146
Tel. (702) 255-6242 • Fax (702) 255-7247 • email: delunainc@aol.com

February 6, 2007

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

Attention: Mr. Andy Reed, Senior Planner

Subject: Proposed Las Vegas Rescue Mission

Dear Mr. Reed;

With this letter, we will try to convey to you some of the intentions and/or characteristics of the subject project. We are applying for the Special Use Permit to comply with the requirements to be able to build this kind of commercial project on the parcel of land zoned industrial (M). In connection with this, the proposed building will be of block materials which will be somewhat colored split-face in nature. This will be a great enhancement to the adjacent existing buildings which are made of standard concrete masonry blocks.

The existing establishments, namely the Non-profit Thriftshop (8654 s.f) and the Shop and Storage Building (6765 s.f.), require a total of 41.4 parking spaces per code. They have been in operation for almost 20 years and the area designated for parking, the open space directly between the two (2) buildings, can only accommodate approximately 21 spaces. An additional seven (7) parking spaces can be added if the open space east of the Thriftshop is utilized as such. All these years, they have been deficient by about 14 parking spaces, but because of the nature of the operation, which expects customers mostly without cars, they really didn't experience any need for additional parking spaces. With the proposed project, a rescue mission with 16 beds, approximately 4 spaces are required. Together with the existing two (2) establishments, the total parking space required will be 46 spaces. The development of this site will result with a total of 55 parking spaces which will substantially improve the parking issue.

The parcel directly north of the proposed building which has a present zoning of R-4, is being re-zoned to a land use of industrial (M), to satisfy the requirements that a Rescue Mission cannot be built on a parcel with a residential zoning.

Please let us know if you have a question or should you need some additional information.

Very truly yours,
DeLUNA

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FEB 08 2007

SDR-19679
03/22/07 PC

Leonardo V. DeLuna, P.E.
LVdL/ cry

cc: Mr. Ken Sprenkle, Las Vegas Rescue Mission

RECEIVED

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-19502 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KELLY DON AND PATRICE L. MARSHALL - Request for Variance TO ALLOW THE ENCLOSURE OF AN EXISTING PATIO COVER 20 FEET FROM THE REAR PROPERTY LINE WHICH REQUIRES A 30-FOOT SETBACK on 0.25 acres at 4820 Golfridge Drive (APN 125-35-810-034), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Ross).

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning Supervisor, reported there is no hardship on the site to justify such request and recommended denial.

KELLY MARSHAL, 4820 Golf Ridge Drive, was present.

Upon clarification about the owner's intent, COMMISSIONER STEINMAN announced his support of the request.

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 40 – VAR-19502

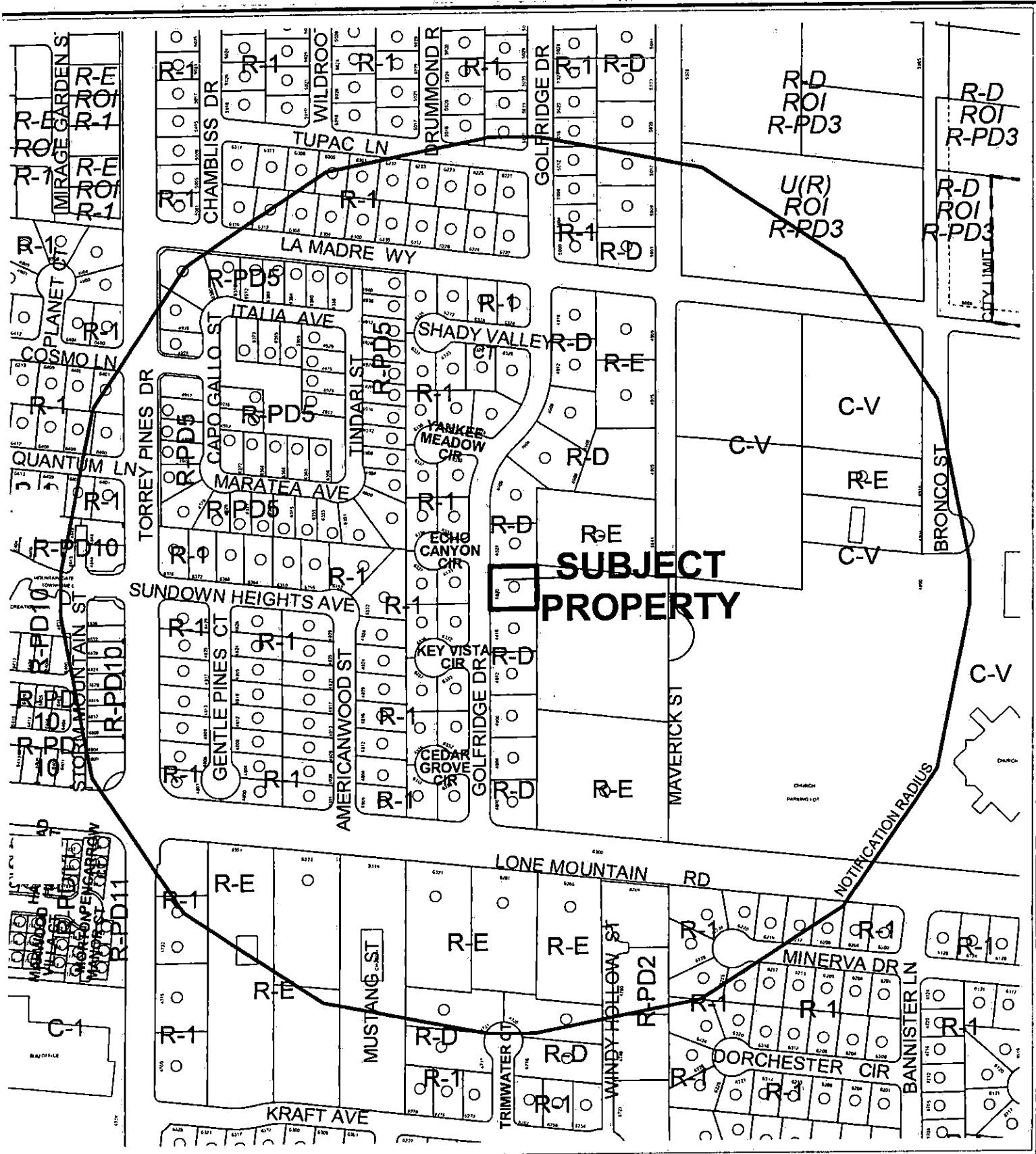
MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing closed.
(7:12 – 7:14)
1-2601

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-107-90) and Variance (V-11-92) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.



CASE: **VAR-19502**
 RADIUS: 1000 FT
 ZONING OF SUBJECT PROPERTY: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED)





CASE: VAR-19502

RADIUS: 1000 FT

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

0 500 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: VAR-19502 - APPLICANT/OWNER: KELLY DON AND
PATRICE L. MARSHALL**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-107-90) and Variance (V-11-92) shall be required, except as amended herein.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-19502 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for Variance to allow an existing patio cover 20 feet from the rear property line to be enclosed, where enclosing a patio cover requires a 30-foot rear setback at an existing single family residence. The rear property line of the existing residence abuts a vacant lot.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
12/19/90	The City Council approved a Rezoning (Z-107-90) for property located on the west side of Maverick Street between La Madre Way and Lone Mountain Road, including the subject site, from R-E (Residence Estates) to R-1 (Single-Family Residential), R-D (Single-Family Residential - Restricted) and R-E(Residence Estates). The subject site was rezoned R-D (Single-Family Residential - Restricted). The Planning Commission and staff recommended approval.
02/25/92	The Board of Zoning Adjustment approved a Variance (V-11-92) to allow a 24-foot front setback on several lots including the subject site where a minimum setback of 25 feet is required.

<i>Related Building Permits/Business Licenses</i>
NA

<i>Pre-Application Meeting</i>	
01/25/07	A pre-application meeting was held to discuss the requirements for a Variance and the implications of enclosing a patio with regard to the minimum rear yard setback in the R-D (Single Family Residential – Restricted) zone.

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

Details of Application Request	
Site Area	
Gross Acres	0.25 acres

VAR-19502 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single Family Residential	R (Rural Density Residential)	R-D (Single Family Residential - Restricted)
North	Single Family Residential	R (Rural Density Residential)	R-D (Single Family Residential - Restricted)
South	Single Family Residential	R (Rural Density Residential)	R-D (Single Family Residential - Restricted)
East	Undeveloped	R (Rural Density Residential)	R-E (Residence Estates)
West	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	NA
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O (Airport Overlay) District	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 site is located in the Airport Overlay District 175 foot buffer. As a two-story, single-family residence, the home is well below the height restrictions associated with this designation.

DEVELOPMENT STANDARDS

Pursuant to Title 19.06

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	11,000 Square Feet	11,000 SF	Y
Min. Lot Width	90 Feet	100 Feet	Y
Min. Setbacks			
• Front	25 Feet*	24 Feet*	Y
• Side	10 Feet	10 Feet	Y
• Corner	NA	NA	NA
• Rear	30 Feet**	20.75 Feet	N**
Max. Lot Coverage	NA	23%	Y
Max. Building Height	35 Feet or 2 Stories	27 Feet, 2 stories	Y

* The minimum front setback on the subject site is established at 24 Feet by an approved Variance (V-11-92).

** Subject of this Variance.

RL

VAR-19502 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

ANALYSIS

While the proposed deviation from standards to allow a rear yard setback of 20 feet where 30 feet is the minimum required will not have a significant effect on adjacent properties, the deviation from standards is considered a self-imposed hardship. The existing patio was built with the original house in 1994, and is consistent with those of neighboring homes as evidenced in the aerial imagery of the Country Lane Series 2 subdivision of which the subject site is a part. The existing covered patio is allowed by Title 19 to encroach into the rear yard setback. However, by enclosing an encroaching covered patio, the permitted encroachment becomes part of the primary structure which is not allowed to encroach into the rear yard setback. The rear yard of the property that is the subject of this variance abuts an undeveloped parcel and would not impact any neighbors to the rear. This 2.5 acre vacant site was approved for a Rezoning to R-D (Single-Family Residential – Restricted) in 2003, but the entitlement expired prior to the issuance of any permits. Nevertheless, enclosing the patio as proposed is an attempt to overbuild the site, and staff cannot recommend approval for this application. Public Works has no comments on this application.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to enclose a patio within the rear yard setback. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

VAR-19502 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 1

SENATE DISTRICT 6

NOTICES MAILED 84

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT**

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-19502** APN: 125-35-810-034

Name of Property Owner: KELLY AND PATRICE MARSHALL

Name of Applicant: KELLY MARSHALL

Name of Representative: JANE

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: _____

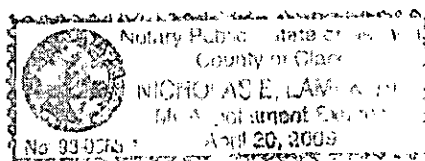
Signature of Property Owner:

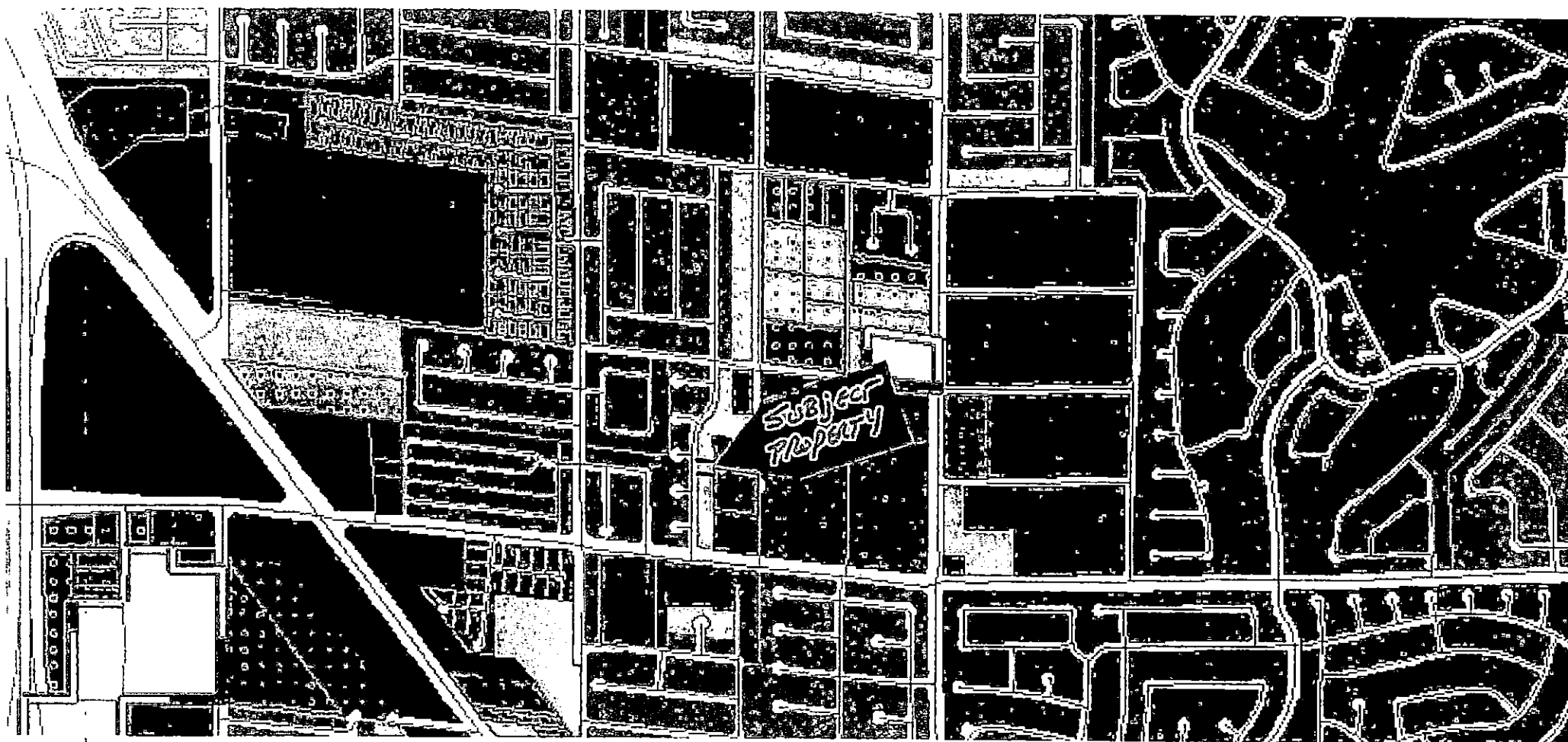
Print Name: KELLY MARIS HALL

Subscribed and sworn before me

This 26th day of January, 2007

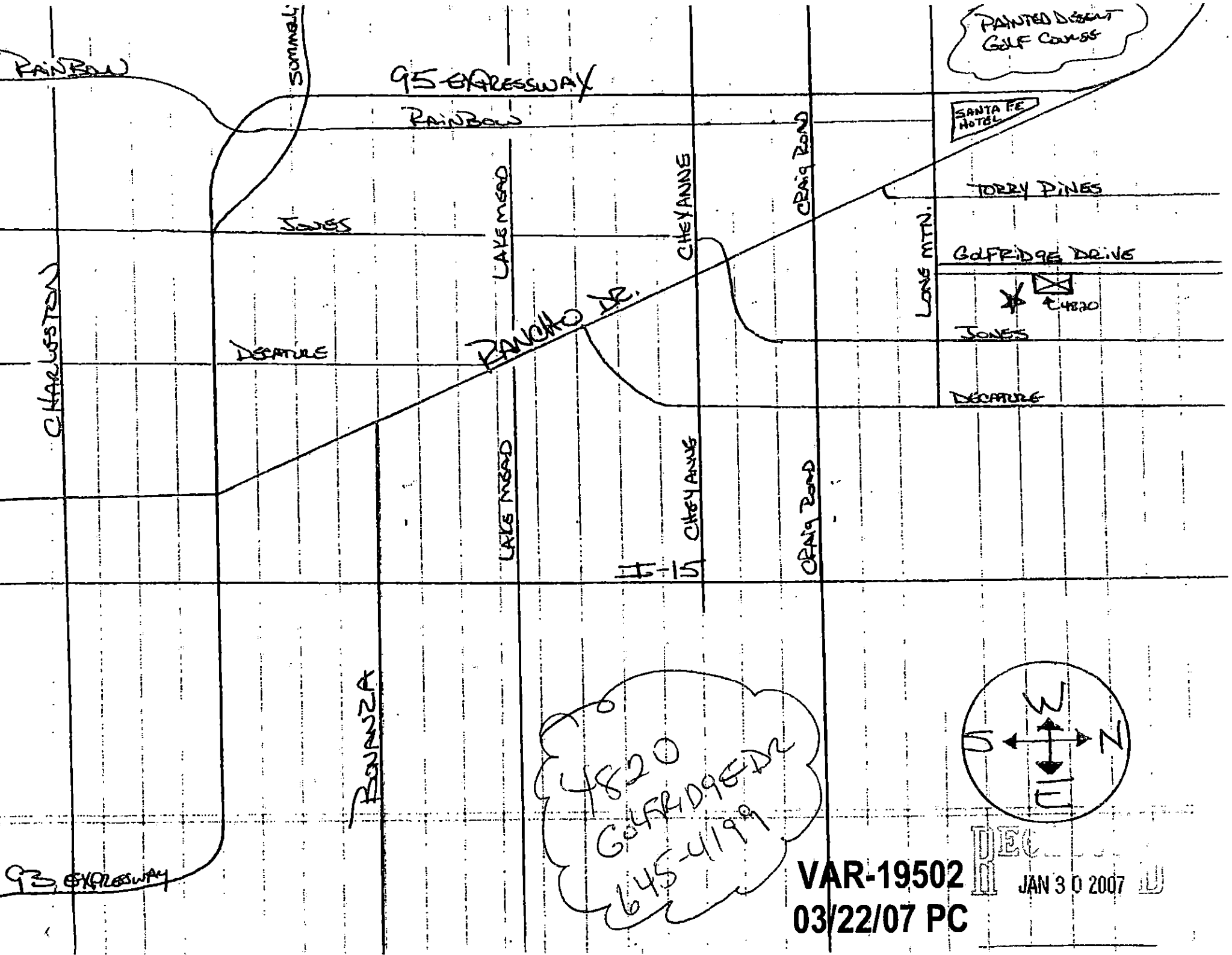
(Notary Public in and for said County and State



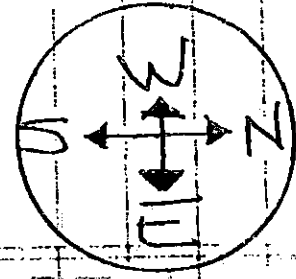


VAR-19502
03/22/07 PC

RECEIVED
JAN 30 2007



4820
GOLFRIDGE DR
645-4199



VAR-19502
03/22/07 PC

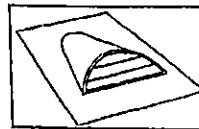
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VAR-19502
03/22/07 PC

Dormer & Louver of Nevada

PROJECT DESCRIPTION

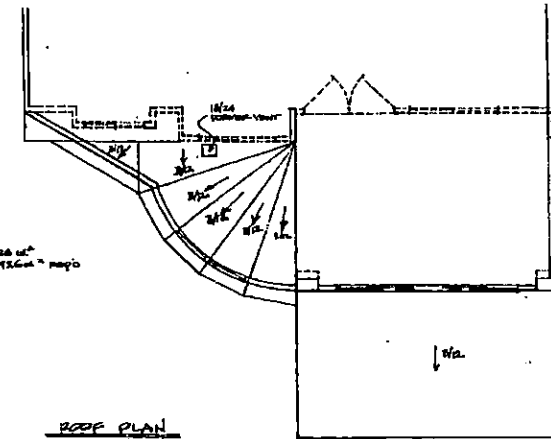
Half Round Dome



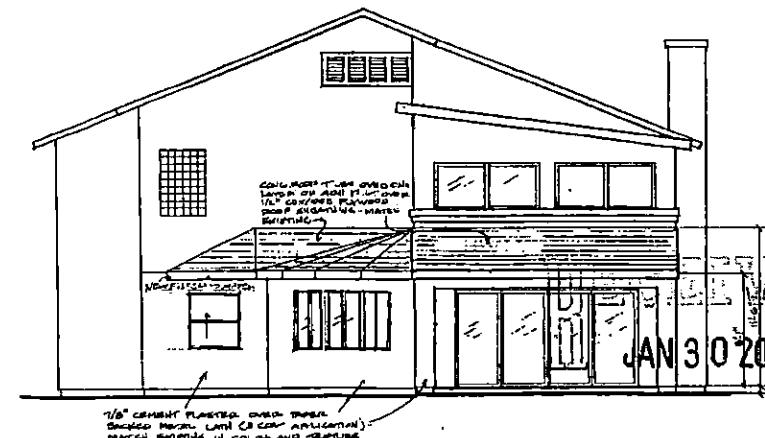
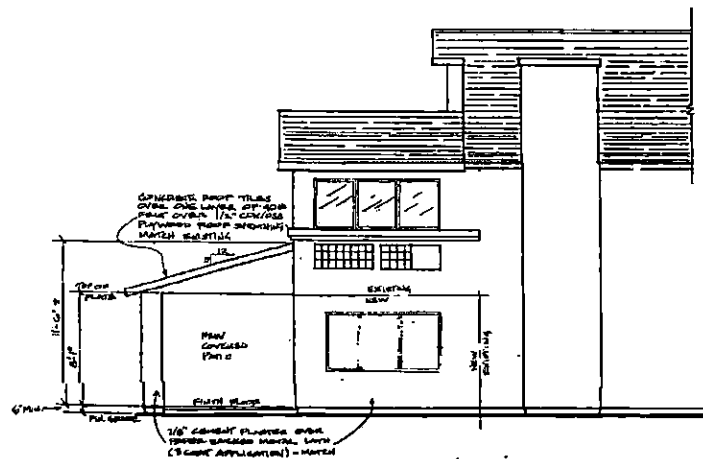
- Overlapping Metal Box structure
- Sealed with liquid rubber
- Steel flanges are sealed with aluminum
- 18" Vent - 18" wide to allow more light into the space
- 24" Vent - 24" wide to allow more light into the space
- Special sizes are available upon request

ATTIC VENT CALCULATIONS

$75 \times 150 = 11,250 \text{ sq ft}$
 $11,250 \times 0.65 = 7,312.5 \text{ sq ft}$
 Use only 12,500 square feet of 12" x 12" or 18" x 18" area up to 12,500 sq ft



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



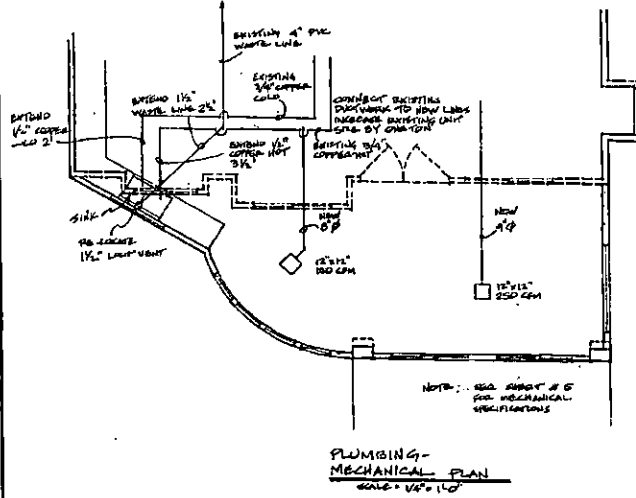
REVISION

PROPOSED ARCHITECTURAL FIRM
 15545 NW 15th Avenue, Suite 100
 4820 Greenwood Drive

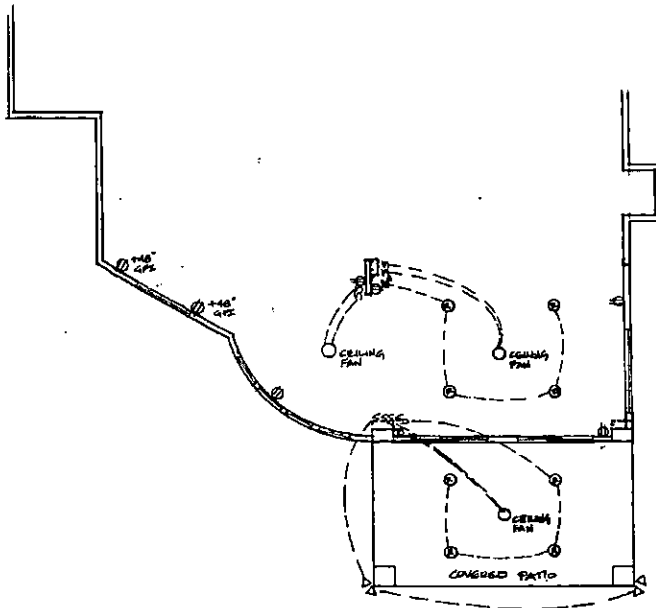
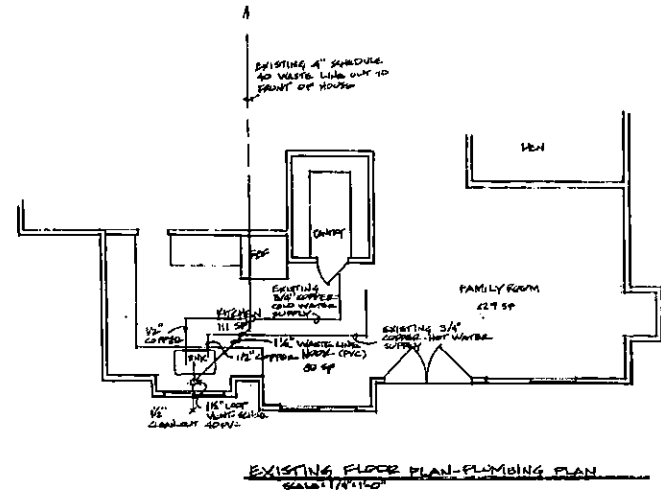
THE ARCHITECT'S STUDIO
 15545 NW 15th Avenue, Suite 100
 4820 Greenwood Drive

JAN 30 2007

VAR-19502
03/22/07 PC



- NOTES:**
- 1) All waste lines and vents shall be Schedule 40 PVC or ABS DWV.
 - 2) All cold water supply shall be copper lines reducing down to 1/2" copper at each fixture.
 - 3) Water piping buried below grade shall be type "K" copper tubing w/ wrought copper fittings w/ silver solder. Piping shall be installed within a polyethylene sleeve.
 - 4) Water piping above grade shall be type "L" hard drawn copper tubing w/ wrought copper fittings and no lead 95/5 solder.
 - 5) Natural gas piping above grade that is 2 1/2" and smaller shall be schedule 40 ASTM A-53 black steel screwed pipe w/ black banded 150 o/nable iron threaded fittings Piping 3" w/ larger shall be butt welded w/ factory made wrought steel butt welding fittings.
 - 6) Condensate piping shall be 3/4" PVC at all fixtures.

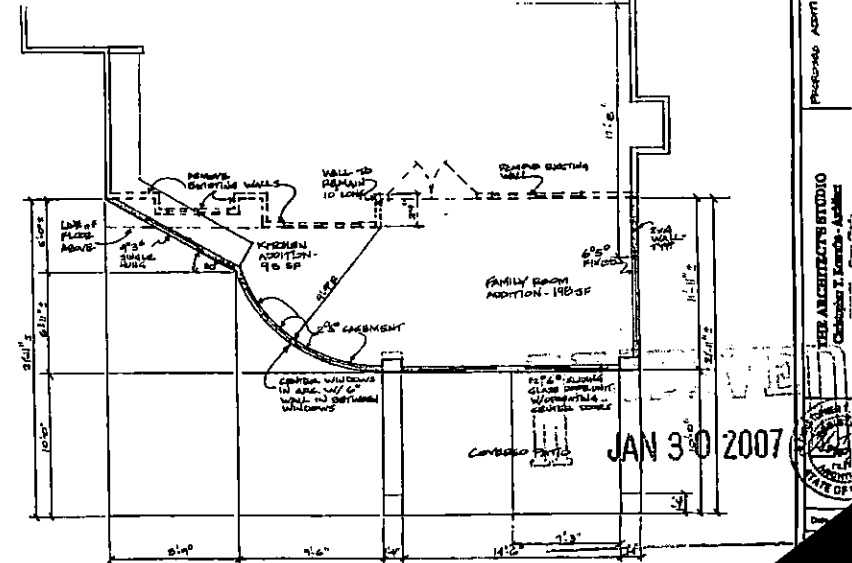


LIGHTING AND VENTILATION REQD.

EXISTING = 420 SF	716 SF REQD	27.84 SF REQD LIGHTING
REMOVED = 276 SF	716 SF REQD	28.64 SF REQD VENTILATION
TOTAL = 716 SF		

164 SF REMOVED = 21.43 SF REQD VENTILATION
BT REQD = 28.64 SF REQD VENTILATION

∴ REMOVING IS OK



PROPOSED ADDITIONS FOR:
WOLLY AND PATRICK MARSHALL
1820 GOLFBLADE DRIVE.

THE ARCHITECTS STUDIO
Architects: T. Kuroda - Architects
Interior: G. G. G.



VAR-19502
03/22/07 PC

RECEIVED
JAN 30 2007



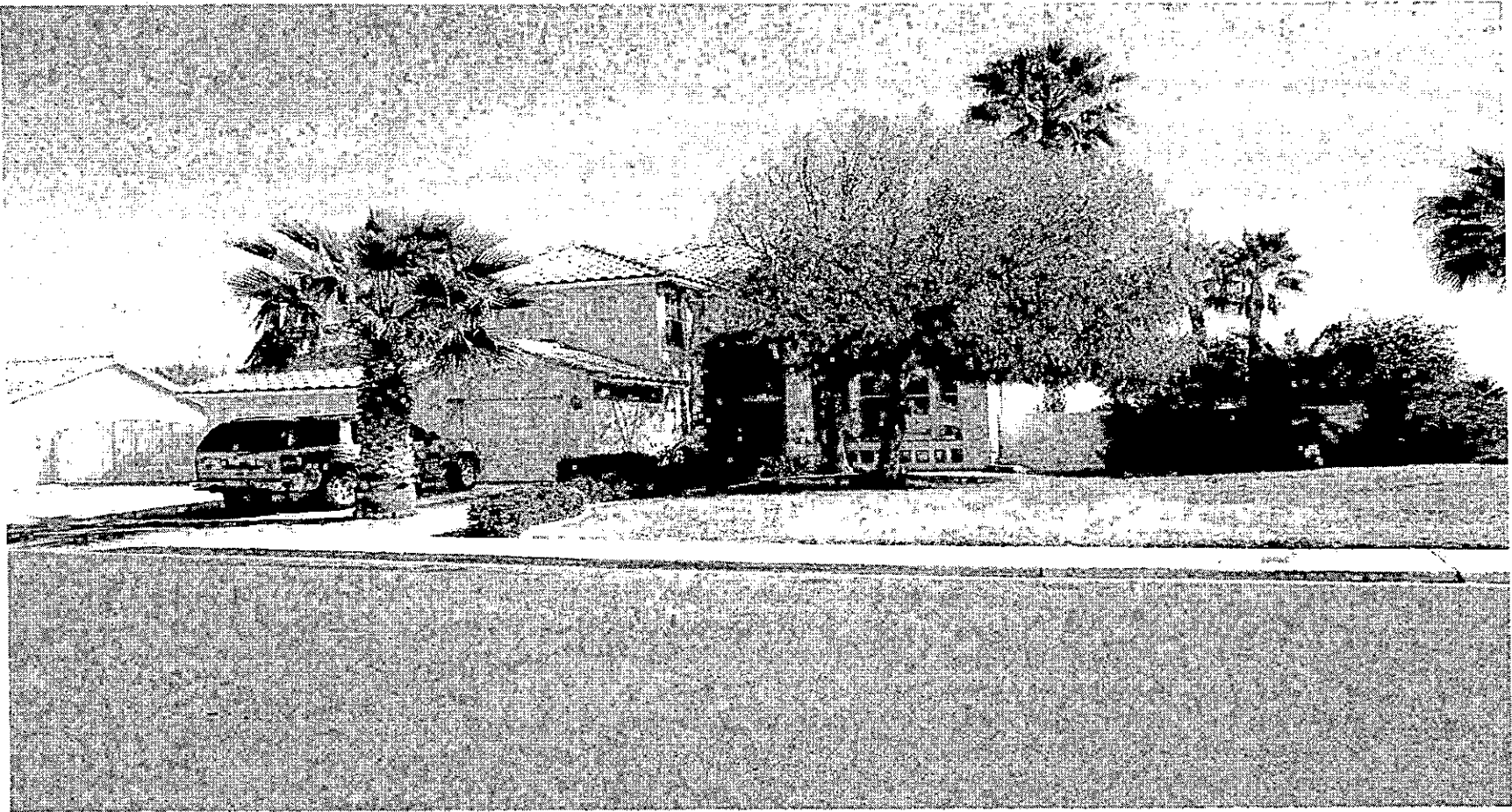
VAR-19502
03/22/07 PC

RE JAN 30 2007



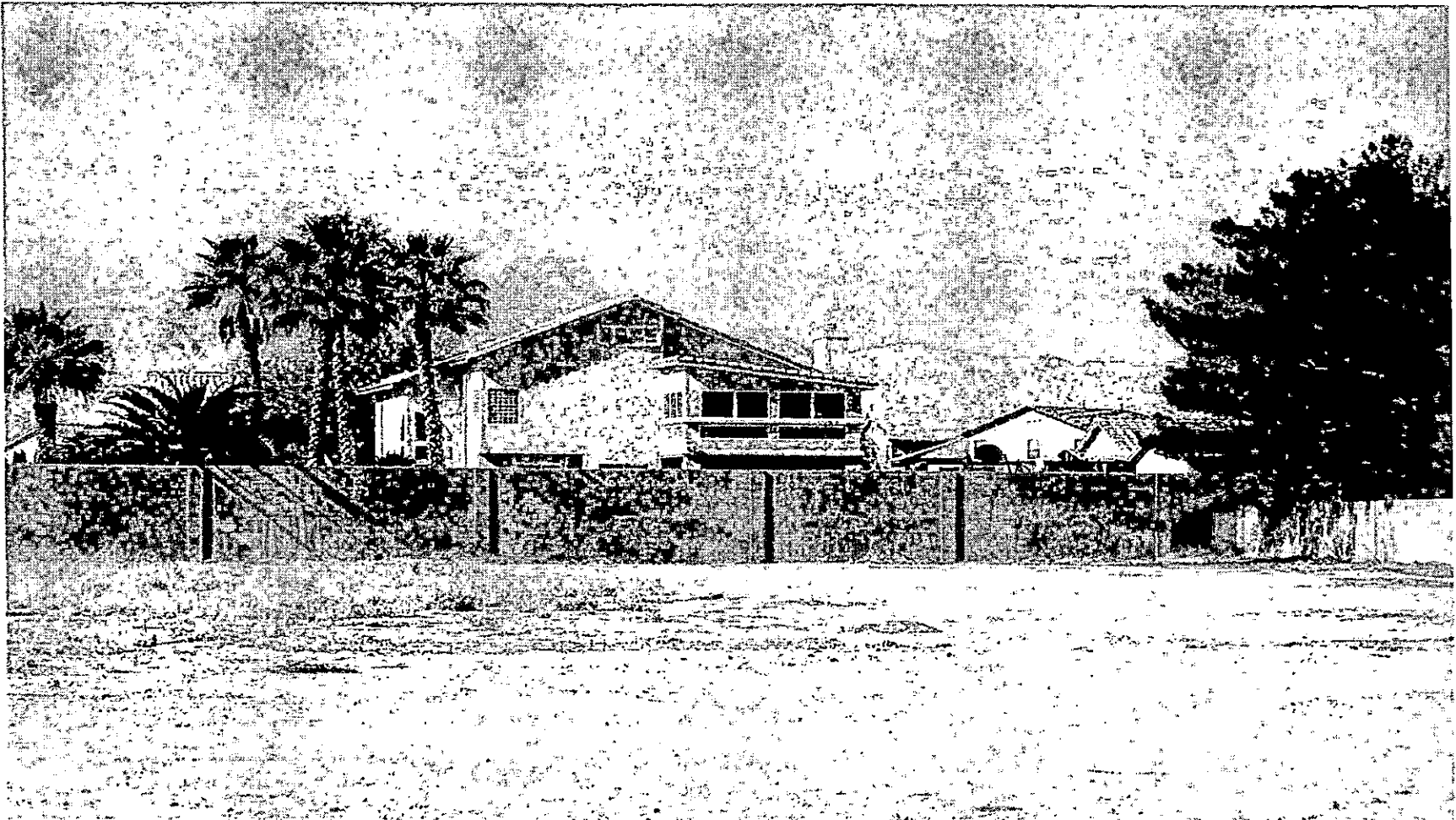
VAR-19502
03/22/07 PC

RECEIVED
JAN 30 2007



VAR-19502 - APPLICANT/OWNER: KELLY DON AND PATRICE L. MARSHALL
4820 GOLFRIDGE DRIVE
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



VAR-19502 - APPLICANT/OWNER: KELLY DON AND PATRICE L. MARSHALL
4820 GOLFRIDGE DRIVE
MARCH 22, 2007 PLANNING COMMISSION

02/20/07

KELLY D. MARSHALL
4820 Golfridge Drive
Las Vegas, Nevada 89130
Phone: (702) 656-5091 Fax: (702) 252-7354

Date: January 10, 2007

**To: City of Las Vegas
Planning and Development Department
731 South Fourth Street
Las Vegas, Nevada 89101**

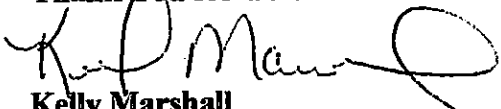
**RE: CLV Project Number 78729-R-06, Enclosed patio Cover/patio cover/expansion @
4820 Golfridge Drive.
Owners: Kelly and Patrice Marshall
Parcel No. 12535-810-034, Lot 10, Block 1 of Brentwood Subdivision.**

Subject: Request for Variance.

To whom it may concern,

Please reference the above CLV project for the proposed construction expansion of this home located at 4820 Golfridge Drive. The owners purchased this home new in 1991 and has been their primary residence since that time. During a recent City of Las Vegas Building Department plan review for a proposed needed addition, we have been advised that the current zoning requirements for this property located in an R-D zone calls for a rear yard setback of 30 ft from the rear property line to the back of the residence structure. As the existing kitchen and family rooms are very small, to make the home more livable and allow space for a growing family, home owner is wanting to expand the existing family room and kitchen area of the first level by approx. 296 sq. ft. to the back of the house by moving out the exterior kitchen wall to a maximum of 10 ft., enclosing the existing patio structure and constructing a new covered patio to the East as shown on the project drawing site plan, floor plan and elevations. The existing patio structure to be enclosed is at this time 20'-8" from the outside of the patio structure to the properties back block wall. The zoning code setback requirements are not applicable to patio covers and although the patio structure is existing, we have been advised that if we enclose this lower patio structure it then becomes a part of the house and falls under the R-D zone setback requirements of 30'-0". In order to perform this expansion we then will require a zoning variance for this property to allow the 20'-8" set back in lieu of the required 30'-0" set back required. This expansion will be aesthetically pleasing and the materials used for the expansion will match the existing exterior style, type and finishes. Prior to finding out that our property fell under the restrictions of a R-D Zone, considerable amount of money and energies have been expended for Architectural and Engineering design costs. As such, we the home owner respectfully plead and request such variance be issued to allow this needed home expansion.

Thank You for Your Time and Consideration,


Kelly Marshall
Owner

**VAR-19502
03/22/07 PC**

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-19958 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ARTUR TERABELIAN - Request for a Variance TO ALLOW A HABITABLE ACCESSORY STRUCTURE TO EXCEED 50 PERCENT OF THE FLOOR AREA OF THE MAIN DWELLING on 0.69 acres at 7900 Thunder Echo Street (APN 125-13-115-003), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting – Three support letters by Artur Terabelian for Items 41-42

MOTION:

GOYNES – DENIED – UNANIMOUS

This is Final Action

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 41 and 42.

ANDY REED, Planning Supervisor, recommended denial of the applications as there is no hardship to justify the request.

ARTUR TERABELIAN, 7900 Thunder Echo Street, explained that it is his desire to increase the square footage of his residence.

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 41 – VAR-19958

MINUTES – Continued:

BARBARA VEINO, 5908 Brandon Bull Court, appeared in opposition to the request as allowance could negatively impact her property. She protested the close vicinity of the proposed addition to her property and recognized that approval could set an unwanted precedent for homeowners to subdivide property for future capital gain.

MAURICE HUTCHINS stated that he designed the addition erroneously by failing to calculate the square footage of the garage as part of the main dwelling unit. He explained that the structure is well below 50 percent of the backyard and would not impede on any setback requirements.

MR. TERABELIAN assured the Commission that he gained support from surrounding neighbors and submitted letters for reference.

Upon COMMISSIONER EVANS' query, MR. TERABELIAN responded that his intent is to change the three-car garage to a two-car garage, then add living space. He confirmed MR. HUTCHINS' testimony that they were unaware that the garage space was considered as part of the living space. MR. TERABELIAN stated he would use the addition for office purposes and expects to provide work space for a maximum of four employees.

COMMISSIONER GOYNES noted a conflicting letter by MR. TERABLIAN found in the backup stating that the request is to remodel his casita to include a kitchen and ultimately house his elderly father. COMMISSIONER GOYNES emphasized the importance to leave residential homes in a residential fashion rather than allow large second structures to occupy premium lots. MR. TERABLIAN responded that the aforementioned letter expressed his initial intentions of the application.

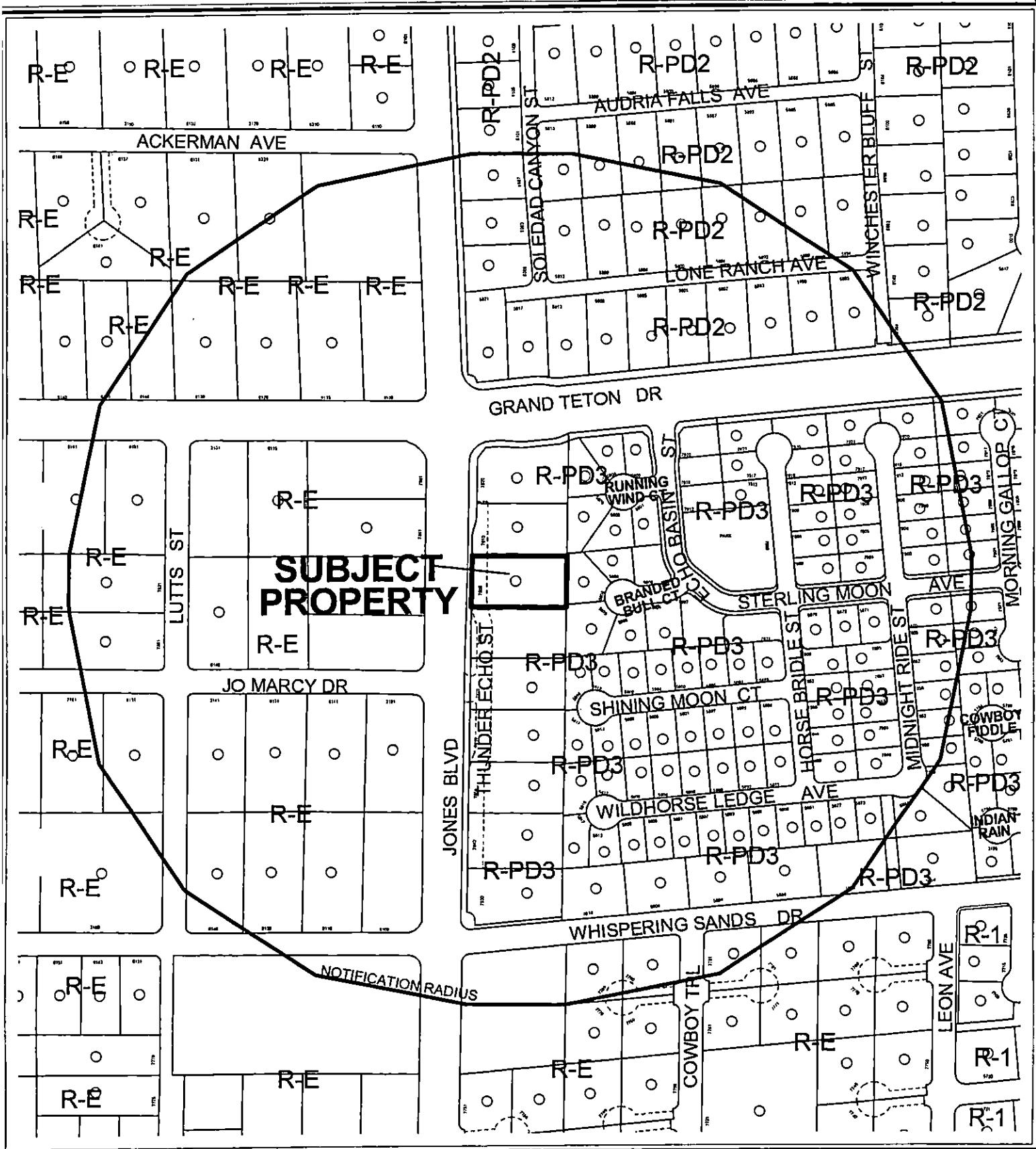
COMMERCIAL STEINMAN concurred that it is not compatible to allow the expansion of a second structure for commercial purposes.

MARGO WHEELER, Director of Planning and Development Department, informed MR. TERABELIAN that the Planning staff would be happy to work with him to present a more suitable proposal.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 41 and 42.

(7:14 – 7:27)

1-2688



CASE: **VAR-19958**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

0 500 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-19958 - APPLICANT/OWNER: ARTUR TERABELIAN

**** CONDITIONS ****

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

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-19676) shall be required.
2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-19958 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Variance (VAR-19958) to allow the square footage of a habitable accessory structure to exceed 50 percent of the square footage of the main dwelling. The project is located at 7900 Thunder Echo Street, southeast of the intersection of Jones Boulevard and Grand Teton Drive. The project will not conform to Title 19.08 criteria for habitable accessory structures therefore staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/05/01	The City Council considered a request for a Major Modification (Z-0016-98) to the Iron Mountain Ranch Master Plan Development Standards to amend the maximum allowable densities. City Council, Planning Commission, and staff recommended approval.
04/03	The Planning and Development Director conducted and approved an administrative review request for a Minor Modification to the Iron Mountain Ranch Residential Planned Development Master Plan amending section 2.3.2 to remove on-site equestrian uses within planning area 1 of the plan.
<i>Related Building Permits/Business Licenses</i>	
None	
<i>Pre-Application Meeting</i>	
01/25/07	A Pre-Application Meeting was held with the applicant. Planning staff advised the applicant of the lot coverage and square footage limitations for accessory structures.
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting is not required for this application type nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.69 acres

VAR-19958 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Residential	Residential	R-PD3 (Residential Planned Development - 3 Units Per Acre)
North	Residential	Residential	R-PD3 (Residential Planned Development - 3 Units Per Acre)
South	Residential	Residential	R-PD3 (Residential Planned Development - 3 Units Per Acre)
East	Residential	Residential	R-PD3 (Residential Planned Development - 3 Units Per Acre)
West	Residential	DR (Desert Rural Density Residential)	R-E (Residential Estates)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Iron Mountain Ranch	X		N
Special Purpose and Overlay Districts			
R-PD (Residential Planned Development) District	X		NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

The following Site Development Standards from Section 7.16 of the Iron Mountain Ranch Design Guidelines apply to the subject project:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	NA	Y
Min. Lot Width	NA	NA	Y
Min. Setbacks	-	-	
• Front	3	10	Y
• Side	-	-	
• Corner	3	10	Y
• Rear			
Min. Distance Between Buildings	6 feet	27 feet	Y

VAR-19958 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

Max. Lot Coverage	50% maximum lot coverage for 30,000 sf lots	20%	Y
	50% of rear yard	23%	Y
Max. Building Height	2 stories or 35 feet, whichever is less. No greater than primary dwelling. (22 feet main dwelling)	17 feet	Y
Trash Enclosure	NA	NA	Y
Mech. Equipment	Screened	Screened	Y

ANALYSIS

The project is a request to allow the square footage of the proposed habitable accessory structure to exceed the square footage of the primary dwelling. Title 19.08 standards for accessory structures limits the square footage to 50 percent of the main structure. As the proposed structure will be 2,227 square feet and the existing home is 3,619 square feet the project does not conform to Title 19.08 Residential Development Standards nor meets the requirements for the underlying R-PD3 (Residential Planned Development – 3 Units Per Acre) Zone and the General Plan. No topographical constraints exist on the property that restricts the development from conformance to code. Staff recommends denial.

FINDINGS

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

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

Additionally, Title 19.18.070L states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in

VAR-19958 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

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 with a site design that exceeds the square footage regulations for habitable accessory structures. An alternative design that reduces the square footage of the proposed structure to below the square footage of the primary dwelling 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 10

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 183 [Mailed with SUP-19676]

APPROVALS 0

PROTESTS 0

**PLANNING & DEVELOPMENT DEPARTMENT****STATEMENT OF FINANCIAL INTEREST**Case Number: **VAR-19958** APN: 125-13-115-003Name of Property Owner: TERABELIAN ARTURName of Applicant: TERABELIAN ARTUR

Name of Representative: _____

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: _____

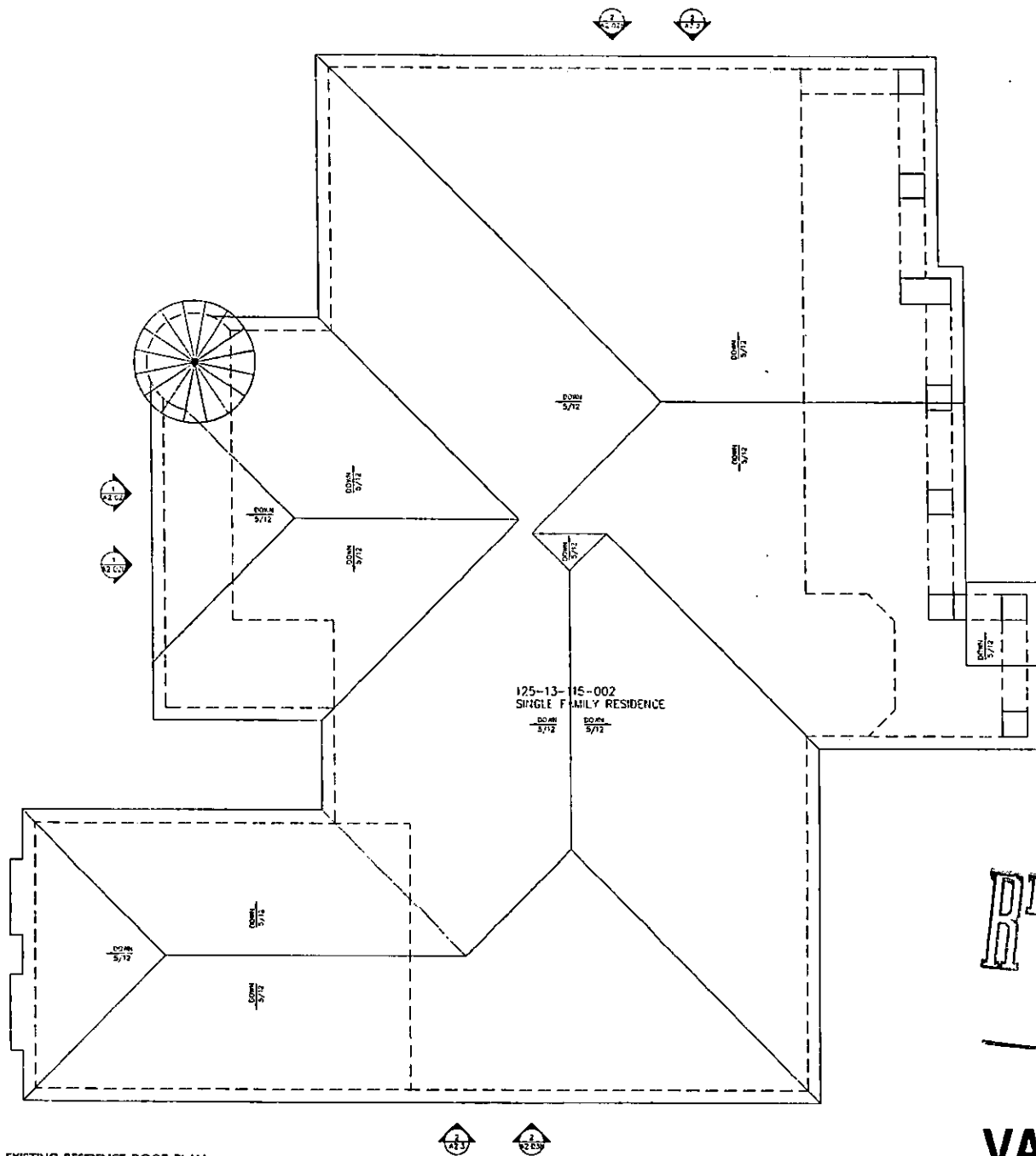
Signature of Property Owner: _____

Print Name: _____

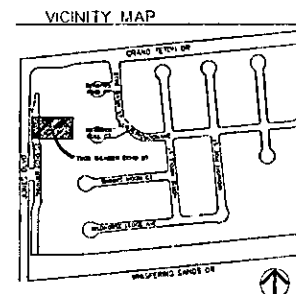
TERABELIAN ARTUR

Subscribed and sworn before me

This 8 day of February, 2007P. Lashley
Notary Public in and for said County and State**RECEIVED**



LEGEND	
PROPERTY SIZE (0.69 ACRES) = 29,381 SF	
MAIN DWELLING = 4,368 SF	
FRONT AND SIDE YARDS = 1,171 SF	
REAR YARD AREA = 12,972 SF	
DETACHED GARAGE = 2,223 SF	
T & E 0.32 LOT COVERAGE = 72 %	
ENSITY 1 DWELLING PER 29,381 SF (0.531 ACRES)	



RECEIVED
FEB 15 2007

RECEIVED

EXISTING RESIDENCE ROOF PLAN
VAR-19958

VAR-19958
03/22/07 PC

Terabelian Residence
7800 Thanda Echo St.
Los Angeles, CA 90045-2199
APN: 25-13-115-003



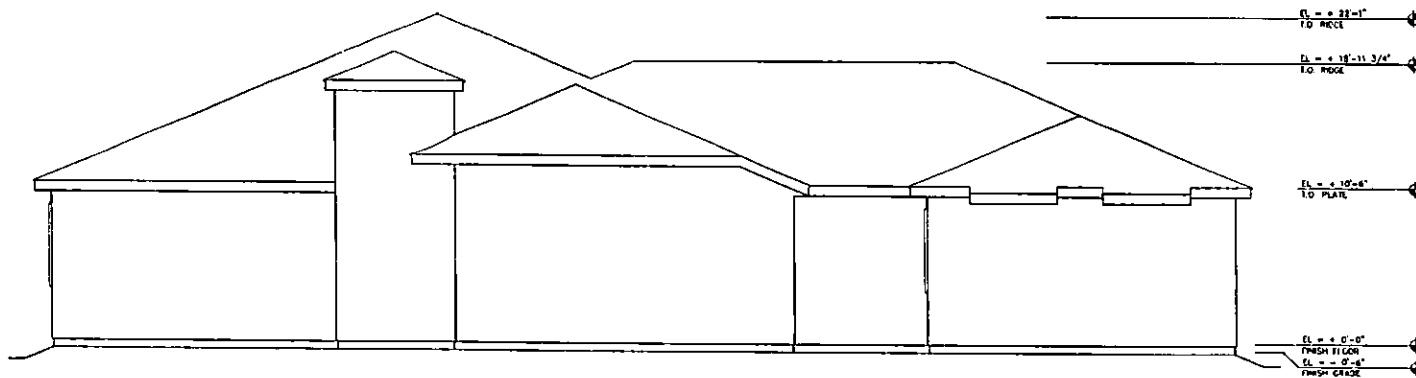
BLACK HOLLOW
RESIDENTIAL ZONING
APRIL 1998
LOS ANGELES, CALIF.
PLANNING
DEPARTMENT

PROJECT
TERABELIAN
RESIDENCE

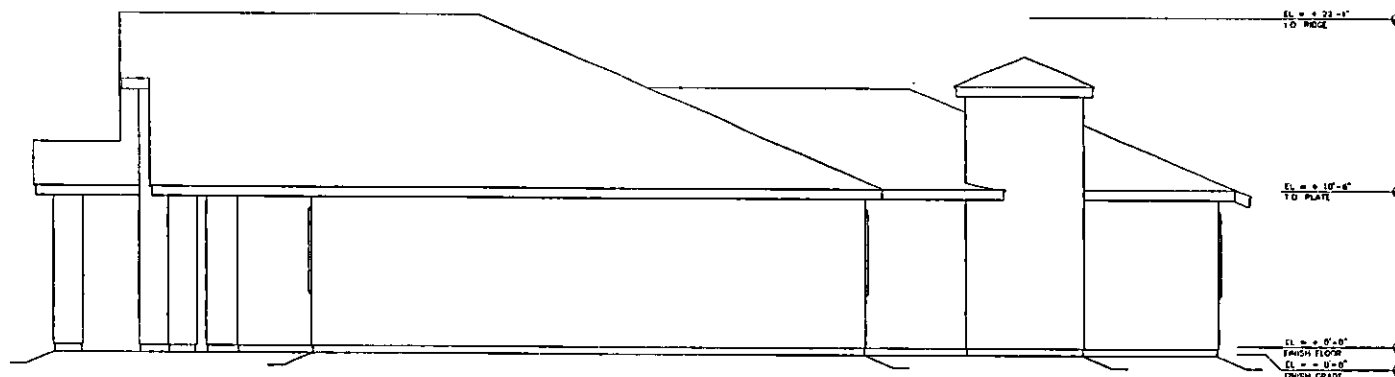
EXISTING
RESIDENCE
ROOF PLAN

DATE
AUGUST 18, 2006
DRAWN
CJ-101

A1.00b



WEST ELEVATION MAIN DWELLING - EXISTING



NORTH ELEVATION MAIN DWELLING - EXISTING

RECEIVED
FEB 15 2007

VAR-19958
03/22/07 PC

**Terabelian
Residence**
7900 Tucker Echo St.
Los Angeles, CA 90045-2089
APN: 425-13-115-003



ALL INFORMATION
CONTAINED HEREIN
IS UNCLASSIFIED
DATE 03/22/07 BY
60322 UCBAW/STW/STW

TERABELIAN
RESIDENCE

EXTERIOR
ELEVATIONS

RECEIVED
FEB 15 2007

A2.02b



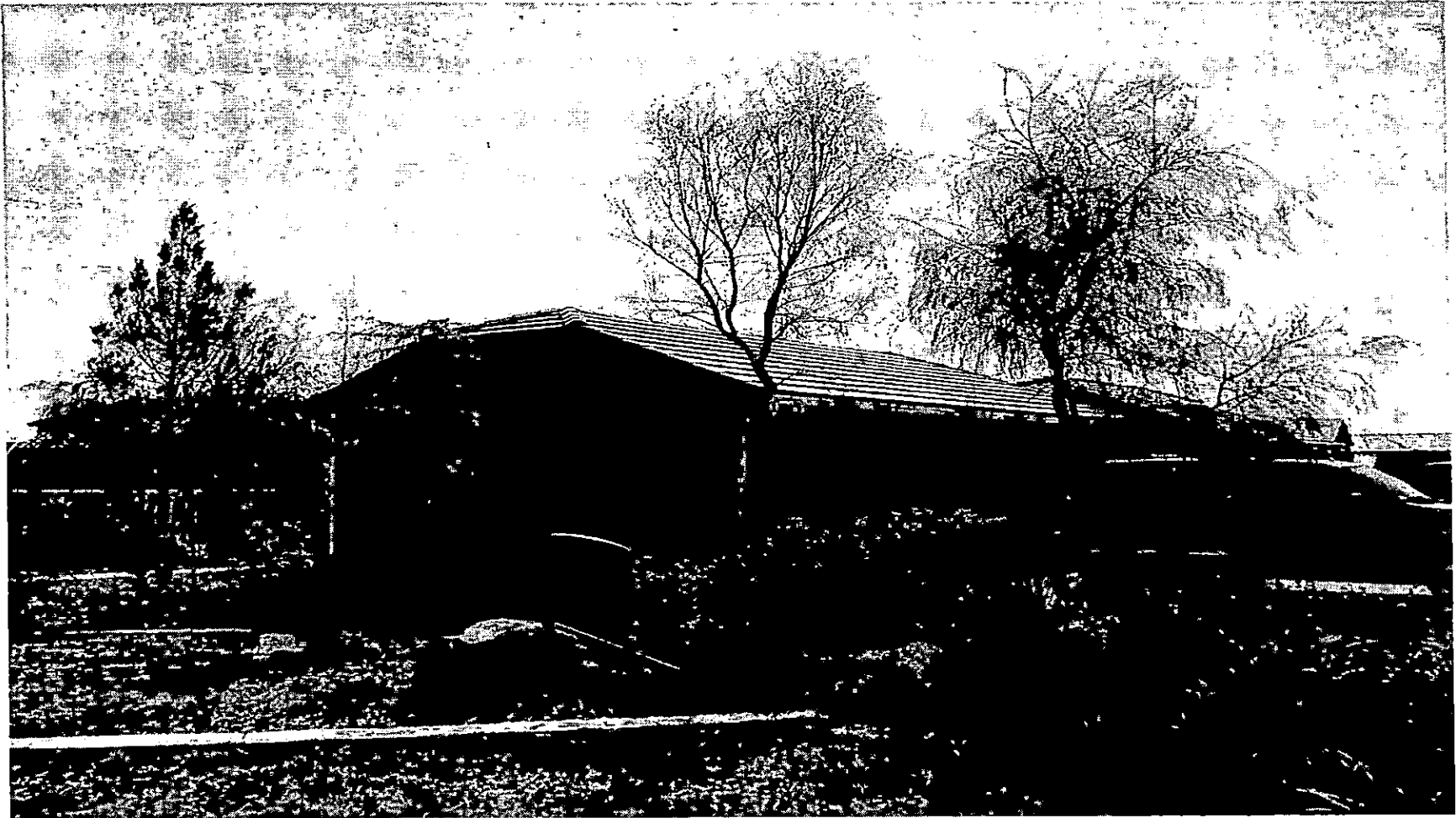
VAR-19958 & SUP-19676 - APPLICANT/OWNER: ARTUR TERABELIAN
7900 THUNDER ECHO STREET
MARCH 22, 2007 PLANNING COMMISSION

03/02/07



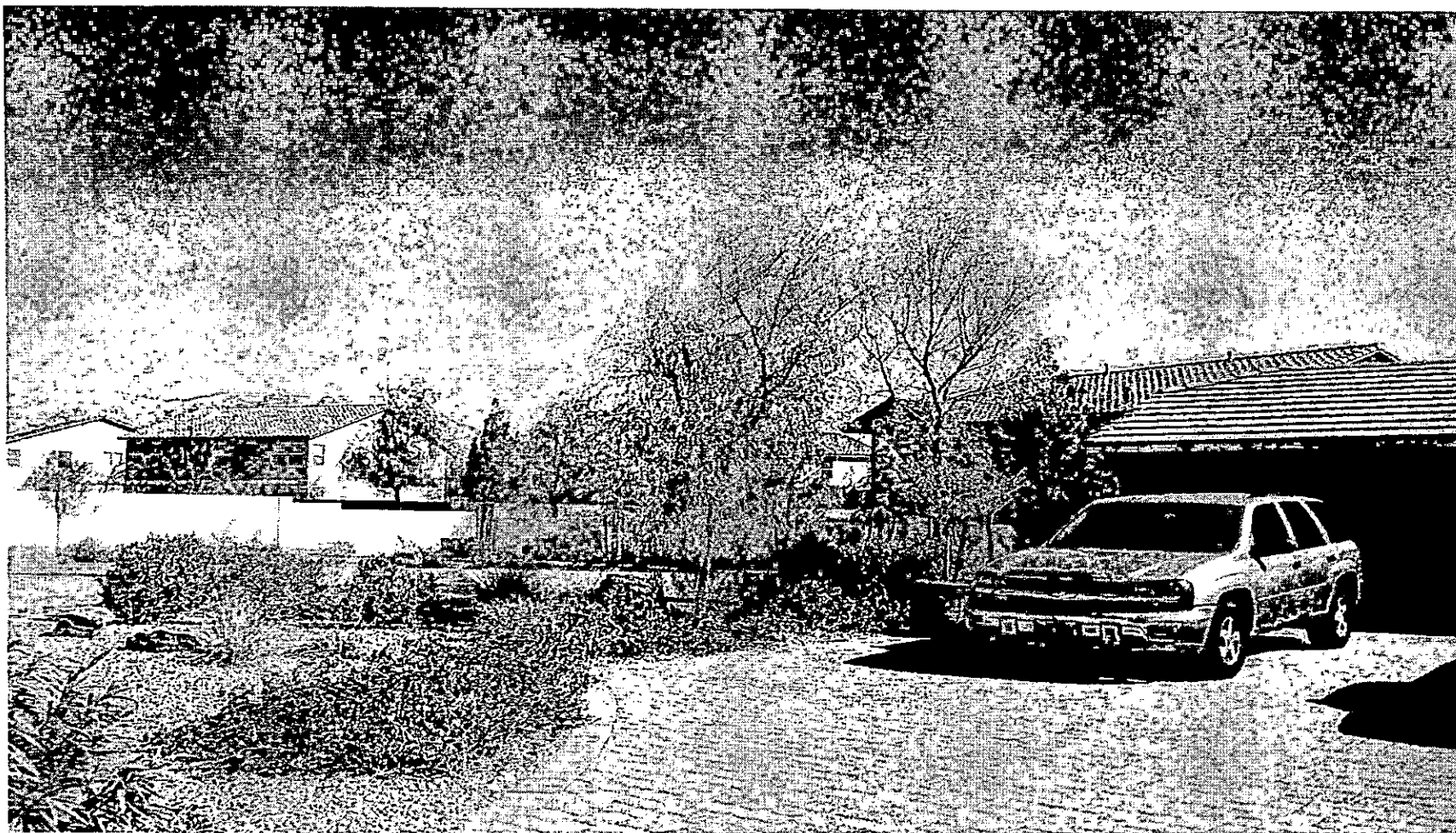
VAR-19958 & SUP-19676 - APPLICANT/OWNER: ARTUR TERABELIAN
7900 THUNDER ECHO STREET
MARCH 22, 2007 PLANNING COMMISSION

03/02/07



VAR-19958 & SUP-19676 - APPLICANT/OWNER: ARTUR TERABELIAN
7900 THUNDER ECHO STREET
MARCH 22, 2007 PLANNING COMMISSION

03/02/07



VAR-19958 & SUP-19676 - APPLICANT/OWNER: ARTUR TERABELIAN
7900 THUNDER ECHO STREET
MARCH 22, 2007 PLANNING COMMISSION

03/02/07

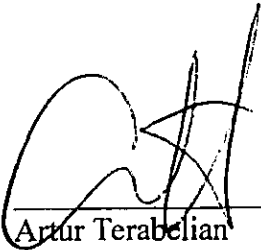
City of Las Vegas
City Planning Department

Re: 7900 Thunder Echo St. /Artur Terabelian
Special Use Permit: Case # SUD-19676
Parcel # 125-13-115-003

To Whom It May Concern:

The purpose of this letter is to request a variance for a casita remodel to my property. Please be advised that when we initially began with the planning of the casita, we were advised that this building could only be half the size of the main structure. Using the county Assessor's office real property description of the main house (the total square footage as 3,619) we had plans drawn up for a remodel/addition to the casita equaling just under 50%. At the end of November the county readjusted the square footage to 2,996 sq.ft. Please keep in mind we had already had plans drawn up by an architect under the assumption of the larger area. We felt that the revised measurement of the main house was incorrect and we had an appraisal company come out to do new measurements and that outcome came in at a little over 3,200 sq.ft. We have spent a lot of time and expense just trying to get the plans produced, reports done and now approval from your office to get started. We are asking if you can please reconsider any rules regarding the building codes for this property and grant us the appropriate variance so we can proceed. According to the plans we have already had drawn we are still utilizing less than 20% of the land including both the casita and main dwelling. We believe that having this remodel done will greatly increase the value of all of the homes in the area as well as our own.

Thank you in advance!



Artur Terabelian

RECEIVED

198 15 2007

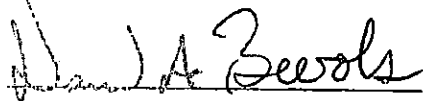
March 20, 2007

David & Marlo Brooks
7910 Thunder Echo St.
Las Vegas, NV 89131-1972

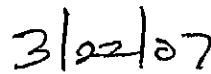
Dear David & Marlo Brooks,

This letter is to inform you that I, Artur Terabelian residing at 7900 Thunder Echo Street, Las Vegas NV 89131 is adding on to the existing structure in my backyard for living space. This structure is not going to be any taller than the existing structure. By me adding additional living space to my property is not going to hinder your property value.

I, David & Marlo Brooks have no problems Mr. Terabelian having a variance and a special use permit to add to his existing structure in his backyard.



David Brooks



Date

Marlo Brooks

7910 Thunder Echo St.
Las Vegas, NV 89131-1972

Submitted at Planning Commission

Date 3/22/07 Item #41-42

March 20, 2007

Mr. Christopher Jurner
5909 Running Wind Ct.
Las Vegas, NV 89131-1972

Dear Christopher Jurner,

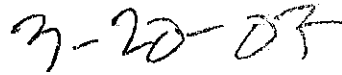
This letter is to inform you that I, Artur Terabelian residing at 7900 Thunder Echo Street, Las Vegas NV 89131 is adding on to the existing structure in my backyard for living space. This structure is not going to be any taller than the existing structure. By me adding additional living space to my property is not going to hinder your property value.

I, Mr. Christopher Jurner have no problems Mr. Terabelian having a variance and a special use permit to add to his existing structure in his backyard.



Christopher Jurner

5909 Running Wind Ct.
Las Vegas, NV 89131-1972



Date

March 20, 2007

Donald & Pamela Santifer
7880 Thunder Echo St.
Las Vegas, NV 89131-1972

Dear Donald & Pamela Santifer,

This letter is to inform you that I, Artur Terabelian residing at 7900 Thunder Echo Street, Las Vegas NV 89131 is adding on to the existing structure in my backyard for living space. This structure is not going to be any taller than the existing structure. By me adding additional living space to my property is not going to hinder your property value.

I, Donald & Pamela Santifer have no problems Mr. Terabelian having a variance and a special use permit to add to his existing structure in his backyard.

Donald R Santifer

Donald Santifer

Pamela Santifer

Pamela Santifer

3-21-07

Date

7880 Thunder Echo St.
Las Vegas, NV 89131-1972

ARCHITECTURAL APPLICATION - CLASSICS @ IRON MOUNTAIN RANCH

NEIGHBOR AWARENESS FORM

OWNER'S NAME ARTURK TERABELIAN

ADDRESS 7900 Thunder Echo

COMMUNITY CLASSICS @ IRON MTN RANCH LOT#

PROPOSED IMPROVEMENT EXTEND BLOCK WALL, STUCCO, INSTALL DRIVEWAY GATE (WROUGHT IRON), ADD POOL/SPA & CONVERT SEPARATE GARAGE

NEIGHBOR'S NAME CAMELA SANTIFER

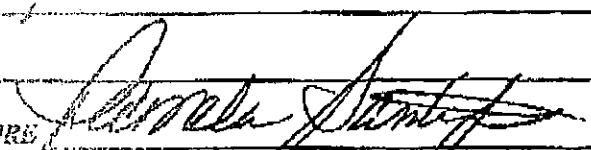
ADDRESS 7880 THUNDER ECHO

PHONE NUMBER(S) 852 4990

I have reviewed the plans and specifications for my neighbor's proposed improvements. My comments are noted below. (Check one).

☒ I have no concerns about the proposed improvements in regard to impact on my property.

☐ I have the following concerns regarding impact on my property.

SIGNATURE  DATE 1/23/07

NEIGHBOR'S NAME Mark T. Brooks

ADDRESS 7910 THUNDER ECHO

PHONE NUMBER(S)

I have reviewed the plans and specifications for my neighbor's proposed improvements. My comments are noted below. (Check one).

☒ I have no concerns about the proposed improvements in regard to impact on my property.

☐ I have the following concerns regarding impact on my property.

SIGNATURE  DATE 1/23/07

This form is required only if requested improvements impact adjacent neighbors.

Classics @ Iron Mountain Ranch

NEIGHBOR IMPACT STATEMENT EXHIBIT C

On 1-23-07 ARTUR TERABELIAN submitted the attached plans
(DATE) (NAME)
for installation of GATE, CASITA CONVERSION, POOL/SPA
(IMPROVEMENT)

These plans were made available to neighbors as required and noted below for their review. They have been notified that I am submitting these plans to the Architectural Review Committee for approval.

Facing neighbor: N/A
(PRINT NAME) (SIGNATURE)

Address: NO FACING NEIGHBOR Date: _____

☐ I HAVE REVIEWED AND UNDERSTAND THE PLANS MENTIONED ABOVE

Right side neighbor: Donald or Pamela Santifer
(PRINT NAME) (SIGNATURE)

Address: 7880 Thunder Echo St. Date: _____

☐ I HAVE REVIEWED AND UNDERSTAND THE PLANS MENTIONED ABOVE

Left side neighbor: DAVID or MARLO Brooks
(PRINT NAME) (SIGNATURE)

Address: 7910 Thunder Echo St. Date: _____

☒ I HAVE REVIEWED AND UNDERSTAND THE PLANS MENTIONED ABOVE

Rear neighbor: DAVID Veino
(PRINT NAME) (SIGNATURE)

Address: 5908 Branded Bull Date: _____

☒ I HAVE REVIEWED AND UNDERSTAND THE PLANS MENTIONED ABOVE

[Signature]
(HOMEOWNER'S SIGNATURE)

NOTE: The "Facing neighbor" is the one most directly across the street in the front of your property; the "Rear neighbor" is the one most directly behind your property. Where multiple neighbors may be impacted, each neighbor must have the opportunity to review the plans; use the back of this form for additional signatures. Please include all information.

NOTE: ALL signatures must be obtained prior to submitting plans for approval. Failure to obtain ALL signatures may result in delays in the approval process.

NOTE TO NEIGHBORS: Signing this statement does not constitute approval nor may it be considered a veto. It indicates solely that you have been notified that your neighbor is going to begin a project. Approval or disapproval rests exclusively with the Board of Directors. Any neighbor with a concern regarding this improvement should put their concerns in writing and forward it to the Architectural Review Committee at 10191 Park Run Drive, Suite 110, Las Vegas, NV 89145

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-19676 - SPECIAL USE PERMIT RELATED TO VAR-19958 - PUBLIC HEARING - APPLICANT/OWNER: ARTUR TERABELIAN - Request for a Special Use Permit FOR A PROPOSED TWO BEDROOM, 2,227 SQUARE FOOT HABITABLE ACCESSORY STRUCTURE on 0.69 acres at 7900 THUNDER ECHO STREET (APN 125-13-115-003), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – DENIED – UNANIMOUS

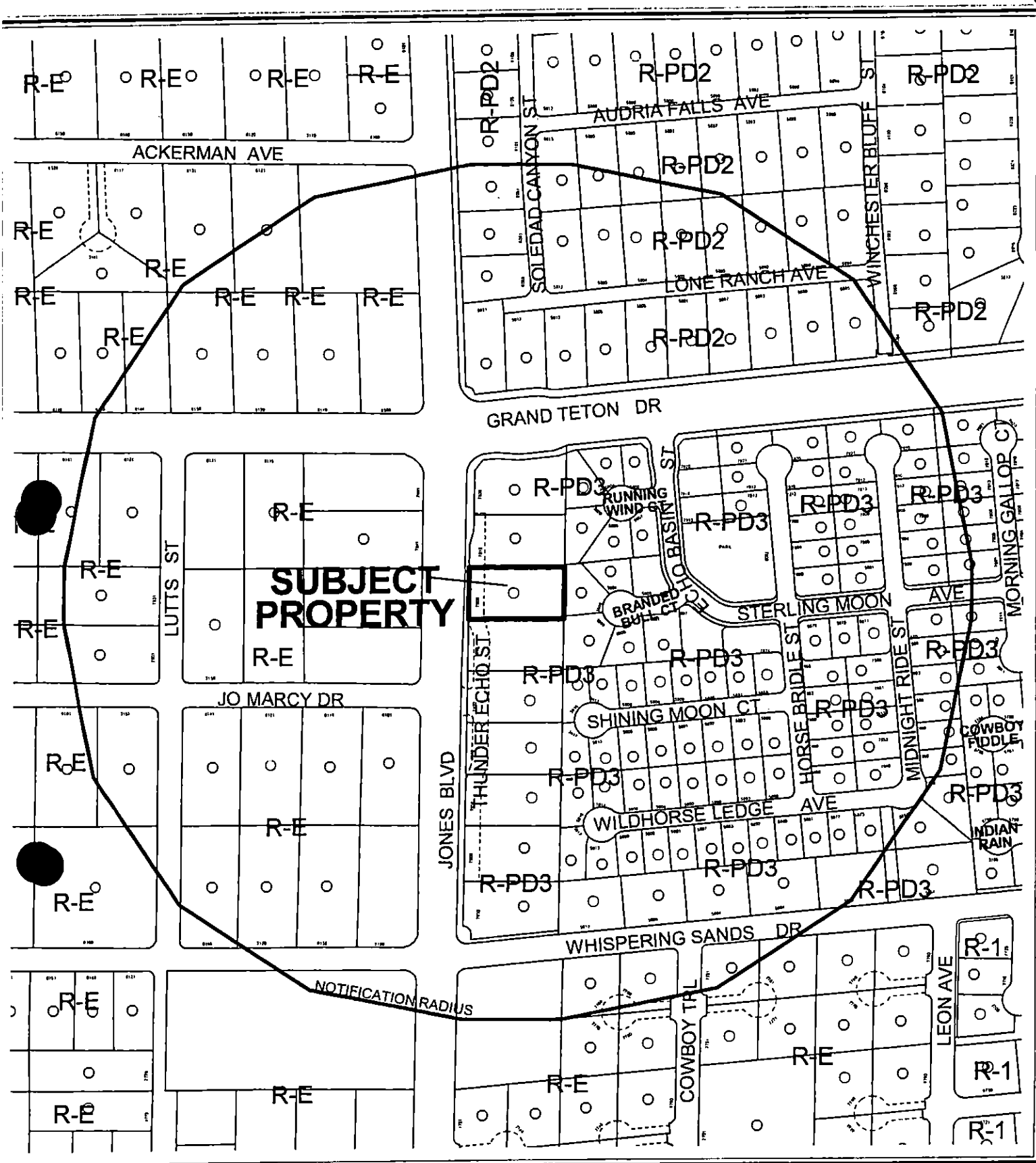
This is Final Action

MINUTES:

See Item 41 for related discussion and backup.

(7:14 – 7:27)

1-2688



CASE: SUP-19676

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

0 500 Feet





CASE: SUP-19676

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE)

0 500 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-19676 - APPLICANT/OWNER: ARTUR TERABELIAN

**** CONDITIONS ****

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

Planning and Development

1. Conformance to the conditions for Variance (VAR-19958) 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.

Public Works

4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

SUP-19676 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for Special Use Permit for a accessory structure on a 0.69 acre site located at 7900 Thunder Echo Street. The project proposes partial removal of an existing non-habitable garage and construction of a habitable accessory structure. A companion Variance (VAR-19958) shall be considered with this request. The project as designed will not observe the Title 19.08 square footage restrictions for habitable accessory structures and as such, staff recommendation is denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/05/01	The City Council considered a request for a Major Modification (Z-0016-98) to the Iron Mountain Ranch Master Plan Development Standards to amend the maximum allowable densities. City Council, Planning Commission, and staff recommended approval.
04/03	The Planning and Development Director conducted and approved an administrative review request for a Minor Modification to the Iron Mountain Ranch Residential Planned Development Master Plan amending section 2.3.2 to remove on-site equestrian uses within planning area 1 of the plan.
<i>Related Building Permits/Business Licenses</i>	
None	
<i>Pre-Application Meeting</i>	
01/27/07	A Pre-application conference was held and Planning staff advised the applicant of development standards for Habitable Accessory Structures.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not held nor is one required for this application type.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	0.69 acre

SUP-19676 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Residential	R (Rural Residential)	R-PD3 (Residential Planned District - 3 Units Per Acre)
North	Residential	R (Rural Residential)	R-PD3 (Residential Planned District - 3 Units Per Acre)
South	Residential	R (Rural Residential)	R-PD3 (Residential Planned District - 3 Units Per Acre)
East	Residential	R (Rural Residential)	R-PD3 (Residential Planned District - 3 Units Per Acre)
West	Residential	DR (Desert Rural Residential)	Residential Estates

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Iron Mountain Ranch	X		N
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
R-PD (Residential Planned Development) District	X		NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

The following Site Development Standards from Section 7.16 of the Iron Mountain Ranch Design Guidelines apply to the subject project:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	NA	Y
Min. Lot Width	NA	NA	Y
Min. Setbacks			
• Front	-	-	
• Side	3	10	Y
• Corner	-	-	
• Rear	3	10	Y

SUP-19676 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

Min. Distance Between Buildings	6 feet	27	Y
Max. Lot Coverage	50% maximum lot coverage for 30,000 sf lots	20%	Y
	50% of rear yard	23%	Y
Max. Building Height	2 stories or 35 feet, whichever is less. No greater than primary dwelling. (22 feet main dwelling)	17 feet	Y
Trash Enclosure	NA	NA	Y
Mech. Equipment	Screened	Screened	Y

ANALYSIS

The project is a request to allow an accessory structure on a 0.69 acre parcel containing an existing 3,619 square foot home. The proposal will involve the partial demolition of an existing 642 square foot garage and construction of a new single story habitable structure with kitchen totaling 2,227 square feet.

- **General Plan and Zoning**

The project site is designated as R (Rural Density Residential) and the underlying zone is R-PD3 (Residential Planned Development - 3 Units Per Acre) consistent with the General Plan. The project will not meet the underlying residential zone requirements for habitable accessory structures nor the goals of the General Plan as the proposal involves a development above the square footage limits of Title 19.04 and 19.08. On this basis, staff recommends denial.

- **Site Plan and Elevations**

The proposed structure will be sited within the rear yard and will utilize a stucco design with concrete roof tile. Project cross sections indicate the proposed structure will rise to a height of 17 feet and will comply with the use height restrictions.

SUP-19676 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

FINDINGS

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

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

The underlying land use designation is R (Rural Density Residential) and the proposed accessory structure is consistent with this category as well as surrounding land uses. However, the proposal does not meet the intent of accessory structure regulations for residential districts and therefore does not conform to the General Plan. The proposed square footage will be in excess of the Title 19 limits as the new home will essentially result in two single family residences on a 0.69 acre site.

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

No topographical site constraints exist on the project site and the proposal meets the lot coverage requirements. However, the proposal will not meet the square footage limits of Title 19.04 and 19.08.

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."**

Street systems are adequate within the project area.

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 adverse impacts to human health and public safety will result with implementation of the proposed use.

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

The proposed accessory structure is inconsistent with the square footage restrictions of Title 19.04 Development Criteria for Habitable Accessory Structures.

SUP-19676 - Staff Report Page Five
March 22, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 183 [Mailed with VAR-19958]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-19676** APN: 125-13-115-003

Name of Property Owner: ARTUR TERABELIAN

Name of Applicant: ARTUR TERABELIAN

Name of Representative: _____

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: _____

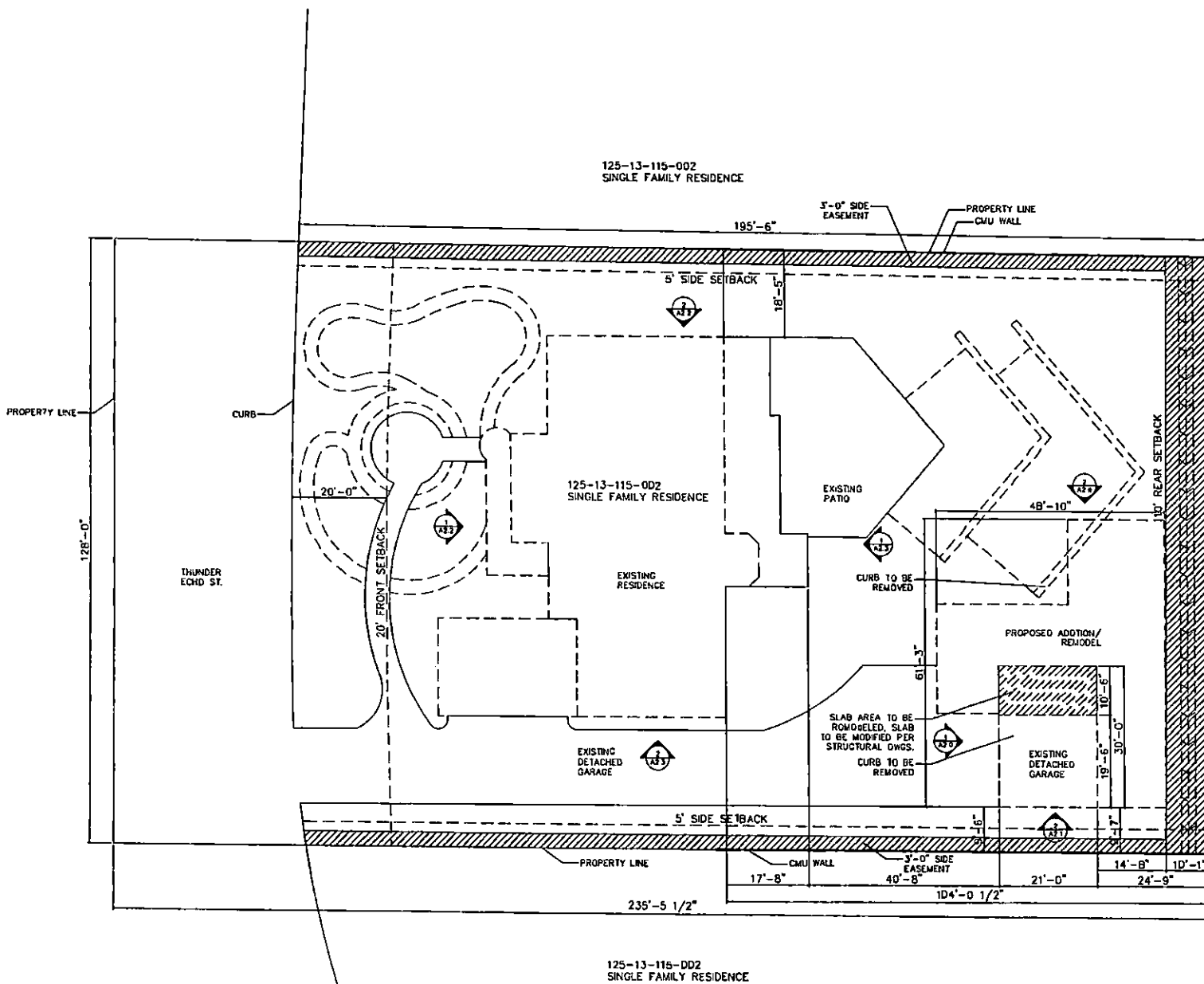
Signature of Property Owner: _____

Print Name: TERABELIAN ARTUR

Subscribed and sworn before me

This 25 day of January 2007
P. Lashley
Notary Public in and for said County and State





SQUARE FOOTAGES	
LIVING AREA	1,733 S.F.
COVERED PORCH (1ST FLR)	65 S.F.
TOTAL ADDITION	1,798 S.F.
TOTAL TOTAL FRAME AREA	2,337 S.F.
GARAGE (TO REMAIN)	420 S.F.
GARAGE DEMO	212 S.F.
SLAB AREA (TO REMAIN)	420 S.F.
SLAB AREA (TO MODIFY)	212 S.F.
SLAB AREA-NEW	1,005 S.F.
SLAB AREA-TOTAL	2,337 S.F.
OVERALL WIDTH	45'-10"
OVERALL DEPTH	61'-3"

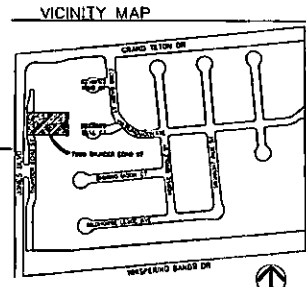
LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- WELLING
- BLOCK WALL
- SEWER LINE
- WATER LINE

LEGEND

PROPERTY SIZE (GAS AREA) = 28,531 SF
 MAIN DWELLING = 4,366 SF
 FRONT AND SIDE YARDS = 1,151 SF
 REAR YARD AREA = 12,000 SF
 DETACHED CASITA = 2,327 SF
 F.A.R. 0.22 LOT COVERAGE = 2.2 %
 DENSITY 3 DOWLING PER 28,531 SF (0.891 ACRES)

COLOR:
 YELLOW - RESIDENTIAL BUILDINGS = 6,585 SF 22%
 GREEN - LANDSCAPING = 13,113 SF 46%
 GRAY - PAVEMENT = 8,825 SF 32%



Terabelian Residence
 7800 Thunder Echo St
 Las Vegas, Nevada 89131-2595

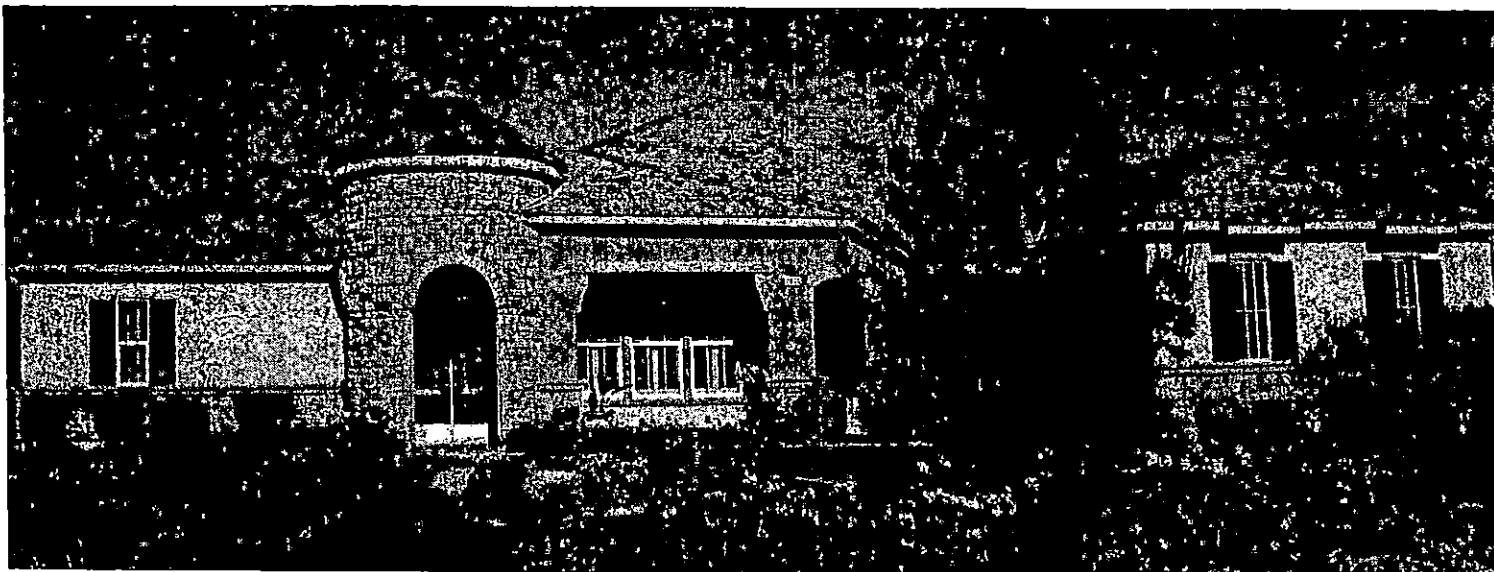
OVERALL SITE PLAN
 SCALE: 1/4" = 1'-0"

SUP-19676
03/22/07 PC

RECEIVED

FEB 06 2007

AS101



WEST ELEVATION MAIN DWELING

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

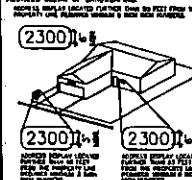


NORTH ELEVATION MAIN DWELING

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

GENERAL NOTES

- A. A ROOF STOP IS REQUIRED AT ALL EXTERIOR ROOF STOP MUST BE EQUAL TO THE 1/2" IN THE DIRECTION OF TRAVEL.
- B. EXTERIOR DOORS SHALL BE PROVIDED WITH A MINIMUM 1" IS REQUIRED TO THE EXTERIOR EXIST LANDING.
- C. ALL SHOWERDRAINS SHALL BE A MIN. OF 3/4" HIGH 1/2" MINIMUMS SHALL BE A MIN. OF 1" SPALLS WILL NOT PASS THROUGH.
- D. TWO LAYERS OF GRADE "D" PAPER ARE REQUIRED OVER THE 1/2" PAPER OR ALL EXTERIOR WALLS FROM TO APPLICATION OF METAL LATH OR LIME GRADE THIS APPLIES TO ANY WOOD BASED PRODUCT.
- E. THE INTERIOR OF THE BUILDING SHALL BE SEPARATED FROM THE EXTERIOR WALLS BY USING A MINIMUM OF 1/2" FIBER BATT INSULATION 1/4" PLYWOOD 1/2" EXTERIOR BOARD OR OTHER APPROVED MATERIAL THIS INSULATION SHALL NOT BE LATER TO USABLE SPACE, GARAGE/POORHOUSE AND ATTIC SPACE.
- F. AT EXTERIOR ATTIC SPACE (GABLED CHIMNEY) MINIMUM 1/4" COMPRESSION BOARD SHALLING TWO 1-COAT STUCCO OVERLAY.
- G. STUCCO SHALL BE TO BE A MINIMUM OF 1/2" ABOVE EARTH OR 1" ABOVE PAVED SURFACES AND SHALL COMPLY WITH IRC SECTION 2512.1.2.
- H. ESCAPE OR RESCUE WINDOWS SHALL HAVE A MIN. NET GLAZING AREA OF 5.7 SQ. FT. THE MIN. NET GLAZING AREA SHALL BE 34" IN 1/2" AND 1/2" IN 1/2" MIN. NET WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A MINIMUM 1/4" NET NOT MORE THAN 1/2" NET. THE FLOOR.
- I. NO. 20 GA. GALVANIZED STEEL NAIL KEEP EXTERIOR WALLS FROM 1/2" PAPER ATTACHMENT FLANGE SHALL BE PLACED AT LEAST 1" ABOVE PAVED SURFACES OR AT LEAST 1" ABOVE THE EARTH. NAIL SPACING SHALL BE OF A TYPE THAT WILL ALLOW WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
- J. ALL EXTERIOR LIGHTS SHALL HAVE GFCI PROTECTION AND ALL EXTERIOR OUTLETS SHALL HAVE GFCI PROTECTION AND SHALL BE PROTECTED FROM WEATHER.
- K. ADDRESS PLATES REQUIREMENTS: SINGLE FAMILY RESIDENTIAL ADDRESS MUST BE DISPLAYED AT LEAST ONCE IN THE REARWARD AND ON BOTH SIDES OF THE HOUSE. IF ONE CURB ON THE LOT, PLACES ADDRESS SO IT IS VISIBLE FROM THE STREET IN BOTH DIRECTIONS. CONTRAST COLOR OF ADDRESS NUMBERS WITH THE COLOR OF THE BACKGROUND. ILLUMINATED ADDRESS MUST BE VISIBLE AT NIGHT. THE ADDRESS MUST BE DISPLAYED ON AT LEAST ONE LOCATION ON THE BUILDING AND AT EACH ENTRANCE. PLACE ADDRESS CLEAR OF LANDSCAPING.



Elevation Key Notes

1. FINISHED GRADE.
2. STUCCO SHALL BE TO BE A MINIMUM OF 1/2" ABOVE EARTH OR 1" ABOVE PAVED SURFACES AND SHALL COMPLY WITH IRC SECTION 2512.1.
3. EXTERIOR WALL COVERING: WESTERN 1-COAT STUCCO OVER 1/2" FIBER BATT (OR APPROVED EQUIVALENT) OF METAL LATH OR FOAM BOARD OR 1/2" EXTERIOR BOARD. IF BUILDING PAPER, THEN TO BE ELASTOMERIC PAINT.
4. STUCCO OF FIBER BATT.
5. ROOF TILE: CONCRETE ROOF TILE, PER CONTRACT, OF 1/2" LAYERS OF 1/2" OR 1/2" BOARD OVER EXISTING OR ON APPROVED LATH.
6. CHIMNEY & CAP: REPLACE WHERE OCCURS. SEE DETAIL AT JAIL TOP OF CAP TO BE 1/2" OF 1/2" LATH. TOP OF CAP TO BE 1/2" OF 1/2" LATH. TOP OF CAP TO BE 1/2" OF 1/2" LATH. TOP OF CAP TO BE 1/2" OF 1/2" LATH.
7. LOW WALL: 1/2" OPTIONAL BASEMENT WINDOW WELL. SEE PLANS FOR SIZE & LOCATION.
8. ADDRESS LIGHT - SEE GENERAL NOTES FOR REQUIREMENTS.

Terabelian Residence
7150 Thunder Echo Dr
Las Vegas, Nevada 89131-2550



ANY BUILDING MATERIALS OR EQUIPMENT NOT SPECIFIED IN THE CONTRACT SHALL BE OF THE SAME QUALITY AND TYPE AS THE MATERIALS OR EQUIPMENT SPECIFIED IN THE CONTRACT.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

THESE ELEVATIONS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DATE: AUGUST 15, 2006
BY: [Signature]

PROJECT: TERABELIAN RESIDENCE
ELEVATIONS

DATE: AUGUST 15, 2006
BY: [Signature]

PROJECT: TERABELIAN RESIDENCE
ELEVATIONS

DATE: AUGUST 15, 2006
BY: [Signature]

PROJECT: TERABELIAN RESIDENCE
ELEVATIONS

DATE: AUGUST 15, 2006
BY: [Signature]

PROJECT: TERABELIAN RESIDENCE
ELEVATIONS

DATE: AUGUST 15, 2006
BY: [Signature]

PROJECT: TERABELIAN RESIDENCE
ELEVATIONS

SUP-19676
03/22/07 PC

RECEIVED

FEB 0 6 2007

A2.02

City of Las Vegas
City Planning Department

Re: 7900 Thunder Echo St. /Artur Terabelian
Special Use Permit: Case # SUD-19676
Parcel # 125-13-115-003

To Whom It May Concern:

Please be advised that I am interested in remodeling my casita which will include a kitchen. My purpose in doing this is because I will be providing a residence for my elderly father to live in and would like him to have his own independence without having to utilize the main house for any of his personal needs.

Thank you in advance!


Artur Terabelian

FEB 6th 2007

702-806-9595

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-19103 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AAG-LAS VEGAS, LLC - OWNER: MUSTANG MAN, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO DEALER INVENTORY STORAGE LOCATION WITH A WAIVER OF THE REQUIREMENT THAT STORED VEHICLES BE EFFECTIVELY SCREENED SO AS NOT TO BE VISIBLE FROM ADJOINING PROPERTIES OR PUBLIC RIGHTS-OF-WAY at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Protest letter by Sami Ladeki Trust LLC for Items 43-44
6. Submitted at meeting – Copy of cross-access parking agreement by Helgo Jacobitz for Items 43-44

MOTION:

GOYNES – ABEYANCE to 4/12/2007 Planning Commission Meeting for Items 43 and 44 – UNANIMOUS with TRUESEL abtaining since the applicant is represented by the law firm that employs his daughter

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 43 and 44.

DOUG RANKIN, Planning Manager, reported that the property was previously rezoned and approved with a Site Development Review and as such approval, there was a condition restricting outdoor storage upon the subject site. He further expressed concern for the storage of vehicles at the site since it was originally developed as a tavern restaurant. He recommended

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 43 – SUP-19103

MINUTES – Continued:

denial of the Special Use Permit and the Review of Condition because the use would not be compatible with the existing residential development.

ATTORNEY KATIE FELLOWS, 3733 Howard Hughes Parkway, appeared on behalf of the applicant, pointed out that the applicant has a lease for both the property and the building and only seeks to store automobile inventory on the subject site. She described the surrounding area and noted the simple access route to get to the inventory. The waiver requested is to eliminate the requirement to screen the vehicles as it would be inconsistent with existing development and would negatively affect cross access easements within the commercial center.

HELGO JACOBITZ, 3380 Shallow Pond Drive, noted that there are cross easements for parking and stated that since the dealership has occupied that location, the operation has monopolized the parking. Code Enforcement has visited the site but the dealership ignores enforcement requirements. Approval of the application would allow the dealership to dominate any remaining parking for the auto repair service business which leases his building.

CHAIRMAN DAVENPORT stated that ATTORNEY FELLOWS' reason not to screen the parking is the exact reason approval should not be considered.

ATTORNEY FELLOWS confirmed for COMMISSIONER STEINMAN that the dealership is leasing the entire property and the Use Permit for the building to be used as a restaurant has since expired and would need to return before the Commission for continued use. COMMISSIONER STEINMAN pointed out that should the restaurant use continue, parking would be scarcer and opined that screening the area would devalue the lot. Upon visiting the site, COMMISSIONER STEINMAN verified that parking for the auto repair business was occupied by employees from the dealership and added that the back of the lot was being used illegally to paint vehicles.

ATTORNEY FELLOWS was unaware of unauthorized activities at the site. She respectfully requested approval for parking inventory only and clarified there is no other request for that location at the moment. COMMISSIONER STEINMAN recognized that if the request is authorized, the auto repair business would suffer. ATTORNEY FELLOWS suggested holding the matter in abeyance to allow time to work with the applicant and neighboring business operator to find a suitable remedy for the subject site.

COMMISSIONER EVANS referred to the Review of Condition which stated there would be no outside storage of any kind. He would not support the matter as presented and did not encourage further discussions as the City should be protected from such inappropriate requests.

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 43 – SUP-19103

MINUTES – Continued:

COMMISSIONER GOYNES supported the abeyance request and advised that the auto repair service install designated parking signs. He advised ATTORNEY FELLOW to have a representative from the dealership appear with her so they are able to grasp the seriousness of such request.

COMMISSIONER DUNNAM advised the applicant to submit the cross access parking agreement and MR. JOCBITZ submitted a page of the entire agreement.

CHAIRMAN DAVENPORT stated that he would not support the request at all. The dealership has proven to be inconsiderate to the community by failing to honor requests not to test drive through residential neighborhoods and blatantly parking throughout the site regardless of neighboring businesses. He expressed that converting retail establishments into parking lots is not fitting. COMMISSIONER EVANS reiterated that the subject condition for review was imposed to avoid the aforesaid negative affects.

MARGO WHEELER, Director of Planning and Development Department, clarified that the related application is for a Special Use Permit that would allow storage of vehicles. If the property is currently storing vehicles, the responsible party would be in violation.

COMMISSIONER DUNNAM read an excerpt from the cross-parking agreement that was confusing and requested that ATTORNEY FELLOW convey understanding when the matter returns. DEPUTY CITY ATTORNEY SCOTT further noted that in the agreement, fencing or any barrier is prohibited so as not to obstruct the path of pedestrian or vehicular accesses.

COMMISSIONER TROWBRIDGE supported abeying the matter as the old conditions could be worthy of review, but concurred that the dealership has proven to be an inconsiderate neighbor in the community.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 43 and 44.

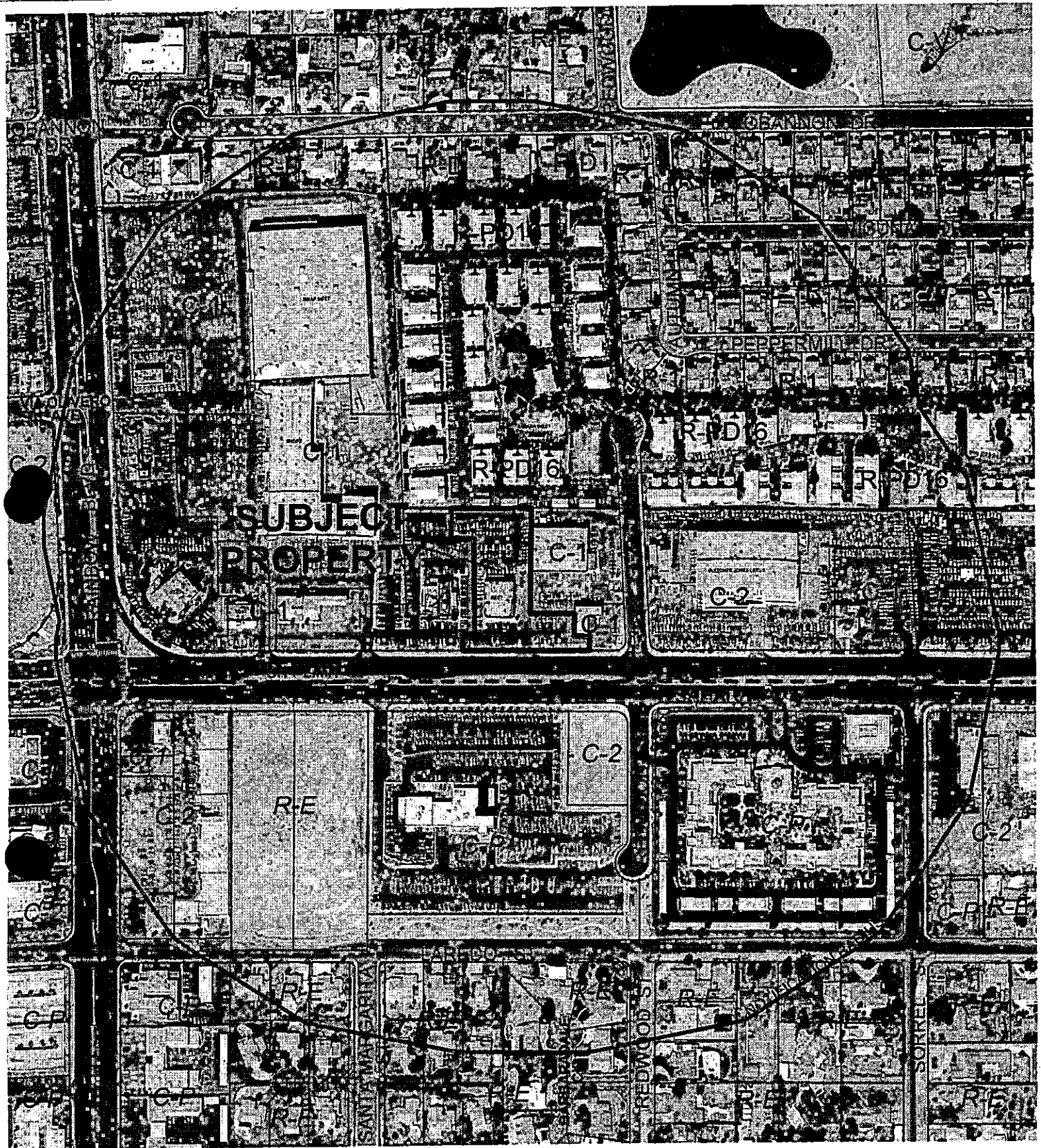
(7:27 – 7:46)

1-3403



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





CASE: SUP-19103

RADIUS: 1000 FT

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



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MARCH 22, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SUP-19103 - APPLICANT: AAG-LAS VEGAS, LLC DBA
LEXUS OF LAS VEGAS - OWNER: MUSTANG MAN, LLC**

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

1. Conformance to the Conditions of Approval for Rezoning (Z-0045-88) shall be required, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Review of Condition (ROC-19273) shall be required.
3. Conformance to all Minimum Requirements under Title 19.04 for an Auto Dealer Inventory Storage use, except as amended herein.
4. A Waiver from LVMC Title 19.04 is hereby approved, to not require stored vehicles to be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
5. 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.
6. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

RTS

SUP-19103 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for Auto Dealer Inventory Storage on 1.61 acres at 6750 West Sahara Avenue. The applicant intends the site as a proposed auto dealer inventory storage use to provide off site storage of inventory that they feel will be compatible with other similar locations in the area.

The Reclassification of Property (Z-0045-88) which approved the C-1 (Limited Commercial) zoning for the subject site specifically conditioned that "there shall be no outdoor storage of any kind". Further, the proposed use is not compatible with the neighboring residential use and the activities within the Rainbow/ Sahara Commercial Development. Staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/06/88	The City Council approved a Zoning Reclassification (Z-0045-88) for this site as a part of a larger request. Staff had recommended approval and the Planning Commission recommended approval.
04/13/95	The Planning Commission approved a Plot Plan Review [Z-0045-88(16)] for the existing structure on the subject site.
05/17/95	The City Council approved a Special Use Permit (U-0045-95) for a Supper Club. The Zoning Board of Adjustment and staff recommended approval.
05/19/04	The City Council approved a request for a Special Use Permit (SUP-3986) to allow a Supper Club use on the subject property. The Planning Commission and staff had recommended approval.
07/07/04	The City Council denied an appeal of a denial vote by the Planning Commission for a Special Use Permit (SUP-3972) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. Staff recommended approval and the Planning Commission recommended denial.
05/25/05	The Supper Club use on the subject site ceased business operations.
11/25/05	The Special Use Permit (SUP-3986) to allow the Supper Club use became void.
06/22/06	The Planning Commission denied a request for a Special Use Permit (SUP-13383) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. Staff recommended denial.
03/22/07	A companion Review of Condition (ROC-19273) will be heard concurrently with this item. This is a request for a review of condition Number 18 of an approved Reclassification of Property (Z-0045-88) to allow auto dealer inventory storage where the original condition stated that "there shall be no outdoor storage of any kind" on the subject property.

SUP-19103 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
05/17/04	A business license for a R09 (Restaurant: Seating 45 or more - an establishment providing preparation and retail sale of food & beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses) category license was processed in by the Department of Finance and Business Services. This license (R09-01257) was issued by Business Services on 08/25/04 with no apparent Planning and Development review. This license has been marked out of business as of 05/25/05.
Pre-Application Meeting	
11/16/06	A pre-application meeting was held and elements of this application were discussed. It was noted that a detailed parking analysis would be needed for the entire Rainbow/Sahara Commercial Subdivision. Submittal requirements were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	1.61
Net Acres	1.50

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Building	SC (Service Commercial)	C-1 (Limited Commercial)
North	Condominiums	M (Medium Density Residential)	R-PD16 (Residential Planned Development - 16 Units Per Acre)
South	Commercial Use	Clark County	C-2 (General Commercial - Clark County)
East	Church/House of Worship	SC (Service Commercial)	C-1 (Limited Commercial)
	Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)
West	Supper Club	SC (Service Commercial)	C-1 (Limited Commercial)

SUP-19103 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

<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		Y

INTERAGENCY ISSUES

Pursuant to Ordinance No. 5477, the proposed project is deemed to be a "Project of Regional Significance" for the following reasons:

1. Any Special Use Permit within 500' of unincorporated Clark County

An Environmental Impact Assessment questionnaire was circulated to the affected Agencies and Entities for the mandated 15-day period and no significant issues have been identified.

The Planning Commission is to consider the Environmental Impact Assessment and the proposed mitigation measures prior to make a decision on the proposal.

DEVELOPMENT STANDARDS

Waivers		
Request	Requirement	Staff Recommendation
Not to provide the screening that is required.	Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.	Denial

ANALYSIS

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the Master Plan. This land use category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. The existing C-1 (Limited Commercial) zoning district is consistent with the Master Plan, and the proposed Auto Dealer Inventory Storage is a permitted use with the approval of a Special Use Permit. However, there is an existing condition of approval from the Reclassification of Property (Z-0045-88) that "there shall be no outdoor storage of any kind" within the commercial development of which the subject site is a part. The applicant has requested a Review of Condition (ROC-19273) to have this condition removed. Staff is

RTS

SUP-19103 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

recommending denial of the requested Review of Condition (ROC-19273) as outdoor storage is still an incompatible use within this commercial development. An "if approved" condition has been added to this report that approval of and conformance to the Review of Condition (ROC-19273) is required.

There are no Minimum Separation Distance Requirements in Title 19 that apply to Auto Dealer Inventory Storage. Further, there are no minimum parking requirements for an Auto Dealer Inventory Storage use established by the Code; however, the spaces to be used for storage of vehicles must be over and above the required parking for property on which the storage is to be located.

The proposed Auto Dealer Inventory Storage use is to allow storage of vehicles for the existing Lexus of Las Vegas automobile dealership at 6600 West Sahara Avenue. The plans indicate the vehicles will be stored in the parking area used by the former restaurant/tavern use that was on this site. No indication has been made regarding any proposed use of the existing structure that housed the former restaurant/tavern use. The applicant has indicated there will be no screening of the area used for vehicle storage. Title 19.04 requires stored vehicles to be effectively screened so they are not visible from adjoining properties or public rights-of-way. The applicant proposes this condition to be waived.

Due to the requested waiver of the screening requirements and the proximity of the residential housing and the other lower intensity commercial uses abutting the storage area, the vehicle storage is not appropriate at this location. Therefore, this use cannot be conducted in a manner that is harmonious and compatible with the surrounding development.

- **Conditions**

Pursuant to Title 19.04 the following conditions must be met for approval of the Auto Dealer Inventory Storage use:

1. All areas used for parking or storage of vehicles shall be paved.
2. Stored vehicles shall be effectively screened so as not to be visible from adjoining properties or public rights-of-way.
3. The parcel must be located on a primary or secondary thoroughfare, or on a parcel that is adjacent to and accessed through a parcel located on a primary or secondary thoroughfare.
4. Lighting shall be shielded from adjacent properties.
5. The use shall not occupy or interfere with any parking spaces that are required for the dealership use or any other existing or proposed use for which required parking is or will be provided on the site. For commercial or industrial sites 15 acres or greater in size, the use may occupy up to 50 percent of parking area that is provided in excess of required parking for other uses. For the purposes of this Paragraph, the amount of required parking shall be calculated in accordance with the current standards set forth in Chapter 19.10.

SUP-19103 - Staff Report Page Five
March 22, 2007 - Planning Commission Meeting

FINDINGS

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

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

Although this proposed use is allowed in the SC (Service Commercial) General Plan designation and the C-1 (Limited Commercial) zoning district, since conditions established by the Code have not been met and due to the incompatibility with the adjacent residential and lower intensity commercial activities, this use cannot be conducted in a manner that is harmonious and compatible with the surrounding land uses.

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

The proposal will be located within an existing commercial development. Due to the incompatibility with the adjacent uses and the lack of proper screening, the subject site is not physically suitable for the type and intensity of land use proposed.

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

The abutting street network will be adequate for the traffic generated by the use, since it is within an existing commercial development. Access to the site is via access driveways from West Sahara Avenue, a 100-foot wide Primary Arterial on the Master Plan of Streets and Highways.

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 Auto Dealer Inventory Storage would not be a threat to the public health, safety, and welfare, as its license is subject to ongoing City inspection and enforcement.

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

The proposed Auto Dealer Inventory Storage would not meet the conditions of Title 19.04 for this use due to failure to meet the screening requirements.

SUP-19103 - Staff Report Page Six
March 22, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 5

SENATE DISTRICT 8

NOTICES MAILED 102 [Mailed with ROC-19273]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-19103** APN: 163-02-415-012

Name of Property Owner: Mustang Man, LLC

Name of Applicant: AAG-Las Vegas, LLC dba Lexus of Las Vegas

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

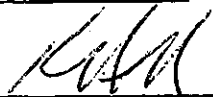
☒ No

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: _____

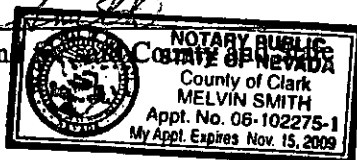
Signature of Property Owner: 

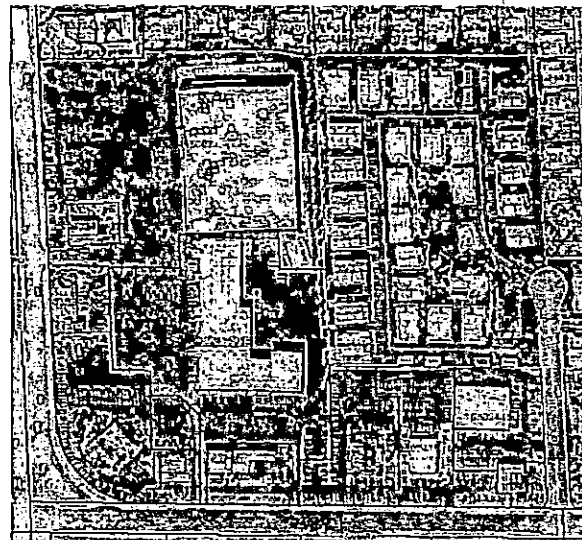
Print Name: Kevin Whalen, Manager of AAG-Las Vegas, LLC

Subscribed and sworn before me

This 5 day of JANUARY, 2007

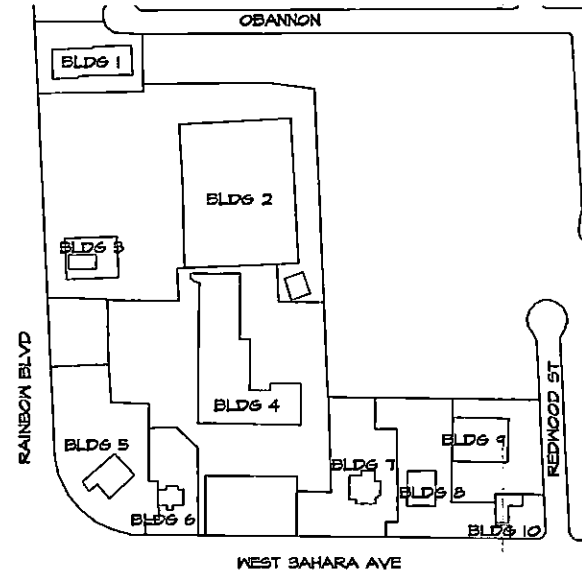
Notary Public in and for the State of Nevada





AERIAL MAP

SCALE: 1"=0'-0"=300'



MAP LEGEND

SCALE: 1"=0'-0"=300'

PARKING ANALYSIS

BUILDING SQUARE FOOTAGE

BUILDING 1	17,396 SF
BUILDING 2	103,100 SF
BUILDING 3	2,520 SF
BUILDING 4	54,629 SF
BUILDING 5	7,013 SF
BUILDING 6	3,205 SF
BUILDING 7	6,371 SF
BUILDING 8	7,023 SF
BUILDING 9	16,251 SF
BUILDING 10	2,937 SF
TOTAL SQUARE FOOTAGE:	221,051 SF

PARKING CALCULATION

PARKING REQUIRED (1 PER 250 SF):	221,051 SF / 250
	= 885 SPACES
HANDICAPPED (2% OF TOTAL):	885 SPACES x .02
	= 18 SPACES

EXISTING PARKING COUNT

REGULAR PARKING:	1,131 SPACES
HANDICAPPED:	35 SPACES
	+ 6 SPACES (VAN)
	= 41 SPACES
TOTAL EXISTING PARKING:	1,172 SPACES

706112
PARKING ANALYSIS

Perlman

PA Las Vegas, LLC
A Perlman Design Group Company
2220 Corporate Circle, Suite 200
Henderson, Nevada 89024
702.960.9500 702.933.3222 fax

Sheet

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Description

By

Date

Rev

Parking Analysis

6750 W Sahara Ave
Las Vegas, Nevada
Lexus of Las Vegas

Drawn/Checked By

Date

12-21-06

Project Number

706112

Sheet Number

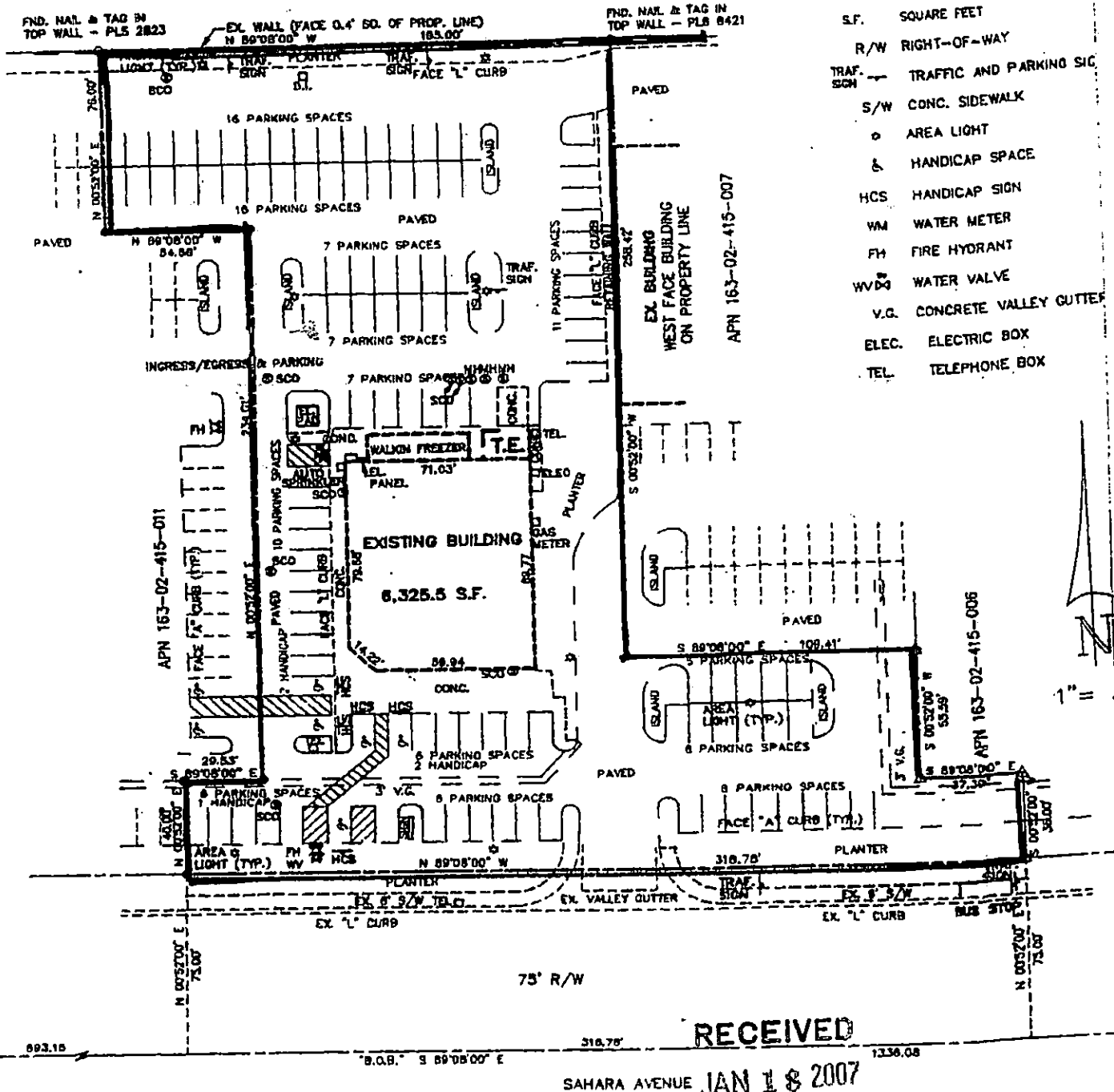
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JAN 18 2007

SUP-19103
03/22/07 PC

SAHARA WEST CONDOMINIUMS
BOOK 42 OF PLATS, PAGE 84

- ADJACENT PROPERTY
CENTER LINE
CONTROL LINE
- O FND. AS SHOWN
• SET 5/8" REBAR & 1-1/4" PL.
P.L.S. 4048 DR NAIL & TAG P.L.
△ FND ALUM. CAP P.L.S. 8421
S.F. SQUARE FEET
- R/W RIGHT-OF-WAY
TRAF. SIGN TRAFFIC AND PARKING SIGN
S/W CONC. SIDEWALK
• AREA LIGHT
• HANDICAP SPACE
HCS HANDICAP SIGN
WM WATER METER
FH FIRE HYDRANT
WVD WATER VALVE
V.G. CONCRETE VALLEY GUTTER
ELEC. ELECTRIC BOX
TEL. TELEPHONE BOX



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SAHARA AVENUE JAN 18 2007

SUP-19103
03/22/07 PC

JONES VARGAS

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

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JOSEPH W. BROWN
ALBERT F. PAGNI
JOHN P. SANDE, III
WILLIAM J. RAGGIO
GARY R. GDDHEART
MICHAEL E. BUCKLEY
RICHARD F. JOST
JANET L. CHUBB
DOUGLAS M. COHEN
KIRK B. LENKARD
KEVIN R. STOLWORTHY
JAMES L. WADHAMS
JODI R. GDDHEART
PAUL A. LEMCKE

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

MARIA-NICOLLE BERINGER
WHITNEY D. BOCCI
LOUIS W. BUBALA III
ADAM K. BULT
DAVID A. CARROLL
ERIN E. DART
TRACY A. DIFILIPPO
KATHLEEN L. FELLOWS
ELIZABETH M. FIELDER
WILLIAM D. GREENLEE, JR.
RYAN W. HERRICK
BRIAN R. IRVINE
KIRK D. KAPLAN
MICHAEL A. KELLER
BENJAMIN W. KENNEDY
WAYNE O. KLUMP
CURT R. LEDFORD
DARREN J. LEMIEUX
DIANE J. MARKERT

LINDA P. MCKENZIE*
MATTHEW T. MILONE
CHRISTOPHER C. MONEY
BINU G. PALAL**
TAMARA BEATTY PETERSON
ALEJANDRO (ALEX) RAMIREZ
RICHARD A. RAWSON
MOLLY MALONE REZAC
JOHN P. SANDE, IV
BRETT J. SCOLARI
BRADLEY SCOTT SUHRAGER
STEVEN G. SHEVORSKI
TIFFANY J. SWANIS
STACIE A. TRUESDELL
JESSE A. WAUHAMS
CHRISTINA H. WANG
GORDON H. WARREN
ANDREW WONG

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1985)
JOHN C. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1996)

Writer's Direct Line
(702) 882-3342
E-Mail Address
jlvargasdel@jonesvargas.com

January 8, 2007

HAND DELIVERED

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

RE: Justification Letter – Special Use Permit

Dear Planning and Development Department:

Enclosed is an application for a Special Use Permit to allow for automobile inventory storage for that property consisting of approximately 1.61 acres located at 6750 W. Sahara Avenue (APN 163-02-415-012) (the "**Property**") submitted by Lexus of Las Vegas (the "**Applicant**"). The Applicant owns and operates the existing Lexus dealership at 6600 W. Sahara Avenue (the "**Dealership**") and has a lease for the Property.

The Property is zoned C-1 (Limited Commercial District). The Applicant wishes to utilize the Property to contain its excess inventory. The Property is located approximately 150 feet from the Dealership and can be accessed via Sahara Avenue, a primary thoroughfare, without impacting any of the nearby properties. Additionally, the area that will be used for storage of the vehicles is paved. The use is entirely consistent with the development in the area.

The Applicant is also requesting a waiver of the requirement that vehicles be effectively screened so as not to be visible from adjoining properties or public right-of-ways. This waiver is appropriate due to the large number of automobile dealerships already located along west Sahara Avenue with large inventories of vehicles visible from the street.

RENO OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 756-5000 FAX (775) 786-1177

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

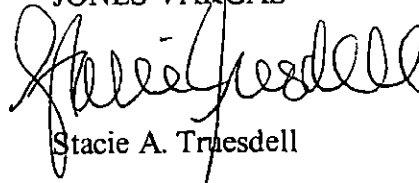
SUP-19103
03/22/07 PC

January 8, 2007
Page 2

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

Very truly yours,

JONES VARGAS

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

Stacie A. Truesdell

ST
Enclosures.

SUP-19103
03/22/07 PC

January 17, 2007

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

RE: Authorization from Property Owner for AAG-Las Vegas, L.L.C. d/b/a Lexus of Las Vegas to Submit Applications for Review of Condition and a Special Use Permit

Dear Planning and Development Department:

Mustang Man, LLC owns that property located at 6750 W. Sahara Avenue (APN 163-02-415-012) (the "**Property**"). Mustang Man, LLC currently leases the Property to AAG-Las Vegas, L.L.C. d/b/a Lexus of Las Vegas.

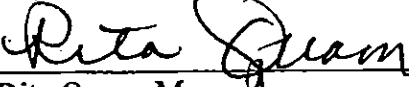
Rita Quam, as the sole manager of Mustang Man, LLC, hereby authorizes AAG-Las Vegas, L.L.C. d/b/a Lexus of Las Vegas, to submit the following applications to the City of Las Vegas Planning & Development Department:

1. Application for a Review of Condition from a previously approved zone change (Z-45-88) to allow for automobile inventory storage for the Property.
2. Application for a Special Use Permit to allow for automobile storage for the Property and waiver of the requirement that vehicles be effectively screened so as not to be visible from adjoining properties or right-of-ways.

Mustang Man, LLC further agrees to be bound by any of the approvals granted by the above-mentioned applications.

Very truly yours,
MUSTANG MAN, LLC

By:


Rita Quam, Manager

SUP-19103
03/22/07 PC

March 20, 2007

Andrew Reed
731 South Fourth Street
Las Vegas, Nevada 89101

Dear Mr. Reed:

I would like to file an objection to the Special Use Permit request numbers 19103 and 19273, filed by AAG-Las Vegas, LLC – Owner: Mustang Man, LLC.

There is already an abundance of auto dealers on Sahara Avenue. The vitality of the street and trade area depends on a varied mix of tenants and businesses. If this is a used car dealership, it will significantly detract from the neighborhood and could put it on a path of decline. I can't imagine a used car dealership would be welcome by any of the surrounding property owners.

I respectfully ask that you please decline both of their special use permits and keep the quality of West Sahara Avenue intact.

Sincerely,



Sami Ladeki
Sami Ladeki Trust LLC

Submitted after final agenda

Date 3/22/07 Item #43-44

R

9 1 1 2 3 1 0 0 6 5 0

ARTICLE IV

EASEMENTS

4.01 Ingress, Egress and Parking. Developer hereby declares, establishes, grants and conveys, without charge, for the benefit of each existing and future Parcel and to each existing and future Parcel Owner and to the Occupants of such Parcel Owner's Parcel, a nonexclusive easement for the passage and parking of Permittees' vehicles over and across the Parking Areas and for the passage and accommodation of pedestrian Permittees over and across the Parking Areas, as the Parking Areas may from time to time be constructed and maintained for such uses. Employees of an Occupant doing business on an Out Parcel shall not be permitted to park in areas other than areas located on such Out Parcel or areas designated by Developer on Developer's Parcel, provided such designated areas may not be located within the HomeClub Control Area. No employees of any Occupant shall be permitted to park within the HomeClub Control Area except that employees of the Occupant of Building A may park within the HomeClub Control Area in spaces designated by HomeClub from time to time. Each future Parcel Owner, by taking title to its Parcel subject to this Declaration, shall be deemed to have granted such easement with respect to the Parking Area on its Parcel to all other Parcel Owners and their Occupants. Such easement rights shall exist for the time period described in Section 4.07 and shall be subject to the following reservations as well as other provisions contained in this Declaration:

(i) Except for situations specifically provided for in the following subparagraphs, no fence or other barrier which would unreasonably prevent or obstruct the passage of pedestrian or vehicular travel for the purposes herein permitted shall be erected or permitted within or across the easement areas. The foregoing provisions shall not prohibit the installation of convenience facilities (such as mailboxes, public telephones, benches or public transportation shelters), of landscaping, berms or planters, nor of limited curbing and other forms of traffic controls provided that they do not unreasonably interfere with the visibility to and access between Parcels within the Shopping Center and public streets or roadways adjacent to the Shopping Center.

(ii) In connection with any construction, reconstruction, repair or maintenance on its Parcel, each Parcel Owner reserves the right to create a temporary staging and/or temporary storage area in the Common Area on its Parcel at such location as will not unreasonably interfere with visibility to

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ROC-19273 - REVIEW OF CONDITION RELATED TO SUP-19103 - PUBLIC HEARING - APPLICANT: AAG-LAS VEGAS - OWNER: MUSTANG MAN, LLC. - Request for a Review of Condition Number 18 of an approved Reclassification of Property (Z-0045-88) TO ALLOW AUTO DEALER INVENTORY STORAGE WHERE THE ORIGINAL CONDITION STATED THAT THERE SHALL BE NO OUTDOOR STORAGE OF ANY KIND on 1.61 acres at 6750 West Sahara Avenue (APN 163-02-415-012), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter

MOTION:

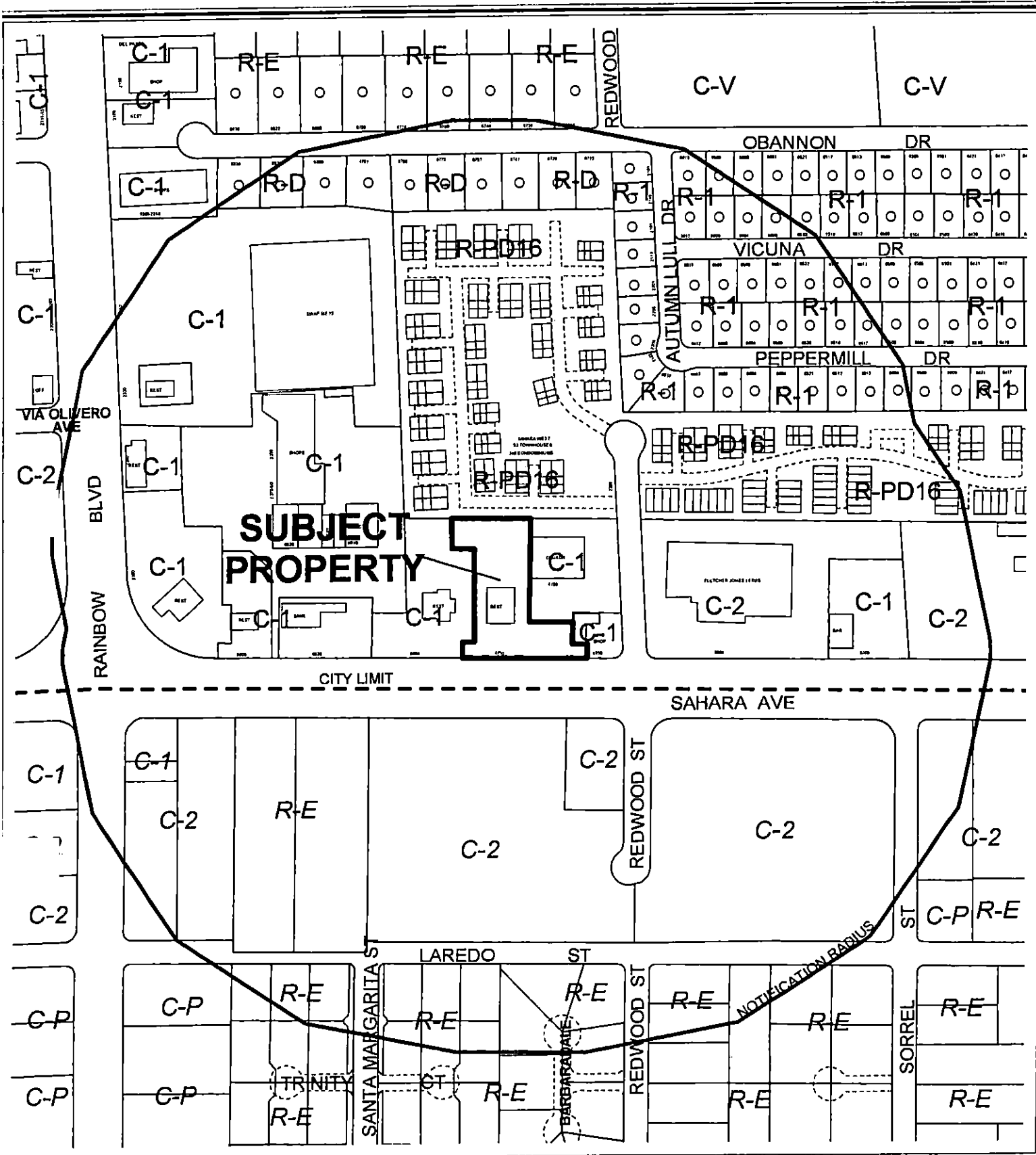
GOYNES – ABEYANCE to 4/12/2007 Planning Commission Meeting for Items 43 and 44 – UNANIMOUS with TRUESDELL abstaining since the applicant is represented by the law firm that employs his daughter

MINUTES:

See Item 43 for related discussion and backup.

(7:27 – 7:46)

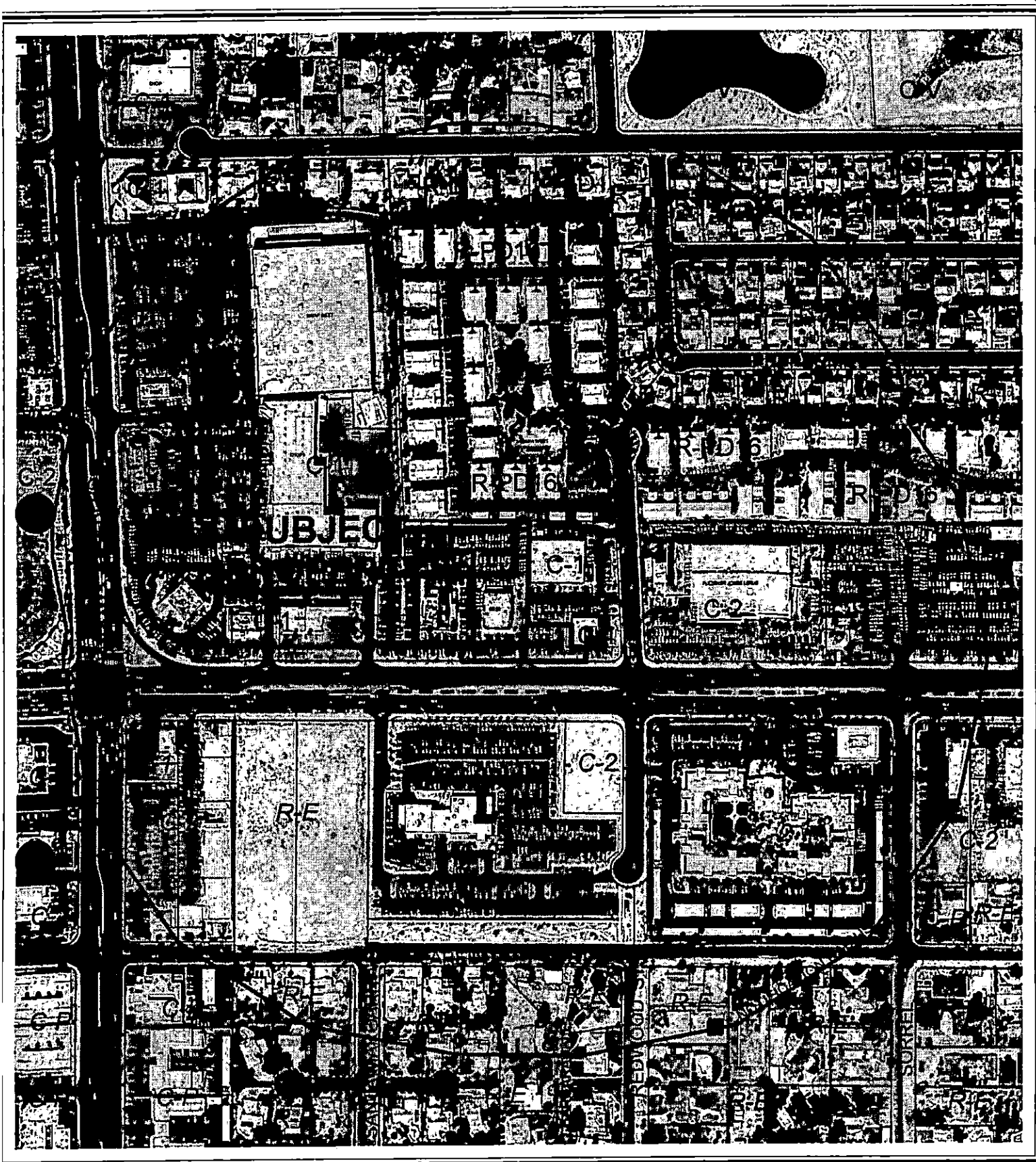
1-3403



CASE: ROC-19273

RADIUS: 1000 FT

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



CASE: ROC-19273

RADIUS: 1000 FT

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

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ROC-19273 - APPLICANT: AAG-LAS VEGAS - OWNER: MUSTANG MAN, LLC.

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Condition Number 18 of Reclassification of Property (Z-0045-88) shall be deleted.
2. Conformance to the all other Conditions of Approval for Reclassification of Property (Z-0045-88) shall be required.
3. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-19103) shall be required prior to issuance of any permits or business licenses for the site.

ROC-19273 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Review of Condition of Condition Number 18 of an approved Reclassification of Property (Z-0045-88) to allow auto dealer inventory storage where the original condition stated that "there shall be no outdoor storage of any kind" within the Rainbow/Sahara Commercial Development of which the 1.61 acres at 6750 West Sahara Avenue is a part. The applicant intends to allow a proposed auto dealer inventory storage use to provide off site storage of inventory that they feel will be compatible with other similar locations in the area.

During the 07/06/88 City Council meeting to hear the Reclassification of Property (Z-0045-88) this condition was added. The use is not compatible with the surrounding activities within the Rainbow/Sahara Commercial Development. Staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/06/88	The City Council approved a Zoning Reclassification (Z-0045-88) for this site as a part of a larger request. Staff had recommended approval and the Planning Commission recommended approval.
08/16/89	The City Council approved a request for a Review of Conditions (Z-0045-88) to allow a outdoor storage in connection with a retail nursery sales within the Rainbow / Sahara Commercial Development. The Planning Commission and staff had recommended approval.
04/13/95	The Planning Commission approved a Plot Plan Review [Z-0045-88(16)] for the existing structure on the subject site.
05/17/95	The City Council approved a Special Use Permit (U-0045-95) for a Supper Club. The Zoning Board of Adjustment and staff recommended approval.
05/19/04	The City Council approved a request for a Special Use Permit (SUP-3986) to allow a Supper Club use on the subject property. The Planning Commission and staff had recommended approval.
07/07/04	The City Council denied an appeal of a denial vote by the Planning Commission for a Special Use Permit (SUP-3972) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. Staff recommended approval and the Planning Commission recommended denial.
05/25/05	The Supper Club use on the subject site ceased business operations.
11/25/05	The Special Use Permit (SUP-3986) to allow the Supper Club use became void.
06/22/06	The Planning Commission denied a request for a Special Use Permit (SUP-13383) for a 40-foot tall, 14-foot by 48-foot Off-Premise Advertising (Billboard) Sign on the subject site. Staff recommended denial.

RTS

ROC-19273 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

03/22/07	A companion Special Use Permit (SUP-19103) will be heard concurrently with this item. This is a request to allow auto dealer inventory storage with a waiver of the screening requirements.
Related Building Permits/Business Licenses	
05/17/04	A business license for a R09 (Restaurant: Seating 45 or more - an establishment providing preparation and retail sale of food & beverages, including cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out (i.e. pizza) and similar uses) category license was processed in by the Department of Finance and Business Services. This license (R09-01257) was issued by Business Services on 08/25/04 with no apparent Planning and Development review. This license has been marked out of business as of 05/25/05.
Pre-Application Meeting	
11/16/06	A pre-application meeting was held. Submittal requirements for a Review of Condition were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	1.61
Net Acres	1.50

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Building	SC (Service Commercial)	C-1 (Limited Commercial)
North	Condominiums	M (Medium Density Residential)	R-PD16 (Residential Planned Development – 16 Units Per Acre)
South	Commercial Use	Clark County	C-2 (General Commercial – Clark County)
East	Church/House of Worship	SC (Service Commercial)	C-1 (Limited Commercial)
	Auto Repair	SC (Service Commercial)	C-1 (Limited Commercial)
West	Supper Club	SC (Service Commercial)	C-1 (Limited Commercial)

ROC-19273 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

<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

ANALYSIS

The subject site is designated SC (Service Commercial) on the Southwest Sector Map of the Master Plan. This land use category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. The existing C-1 (Limited Commercial) zoning district is consistent with the Master Plan, and outdoor storage is generally a permitted use with the approval of a Special Use Permit.

Condition #18 of the Reclassification of Property (Z-0045-88) states, "There shall be no outdoor storage of any kind." The applicant wants to review the condition to allow the outdoor storage so that a Special Use Permit (SUP-19103) for a proposed auto dealer inventory storage use at this location may be heard.

In 1988, the site was developed for a multi-building shopping center that was protested by a number of community members. At the Planning Commission and the City Council meetings the public hearings resulted in additional conditions to help reduce the impacts on the neighboring residential properties. Condition 18 was added at the City Council meeting on 07/06/88 to further the reduction of impacts identified by the protesters. In 1989 a retail tenant requested a review of conditions to delete this condition. The condition was not deleted but allowances were made for live, nursery stock to be available outdoors for retail sales purposes provided that the area was used only for that purpose and was fully screened.

There is no substantial reason for removing Condition Number 18, which in effect would not allow the approving of the Special Use Permit (SUP-19103).

FINDINGS

The applicant indicates that there have been changes in the activities along West Sahara Avenue since this condition was imposed that make it no longer necessary. Staff cannot support the request to remove the condition and thus to potentially allow the unscreened, auto dealer inventory storage use as Condition Number 18 was added to reduce the impacts of commercial intensity in the area which is still appropriate.

RTS

ROC-19273 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

ASSEMBLY DISTRICT 5

SENATE DISTRICT 8

NOTICES MAILED 102 [Mailed with SUP-19103]

APPROVALS 0

PROTESTS 0

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-19645 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC. - Request For A Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT AND FINANCIAL INSTITUTION - SPECIFIED WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 60 FEET FROM A RESIDENTIAL ZONED PROPERTY WHERE 200 FEET IS REQUIRED AND A WAIVER TO ALLOW A DISTANCE SEPARATION OF 100 FEET FROM AN EXISTING FINANCIAL INSTITUTION WHERE 1,000 FEET IS REQUIRED at 631 North Nellis Boulevard (APN 140-29-802-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with DUNNAM abstaining as he has a working relationship with representative LUCY STEWART

To be heard by City Council on 4/18/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 45 and 46.

ANDY REED, Planning Supervisor, stated that because the request is for an expansion of an existing use he supported residential separation waivers and recommend approval of both applications.

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 45 – SUP-19654

MINUTES – Continued:

CAREN RICHARDSON, 815 Pilot Road, appeared on behalf of the applicant, concurred with staff's recommendation and requested approval.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 45 and 46.

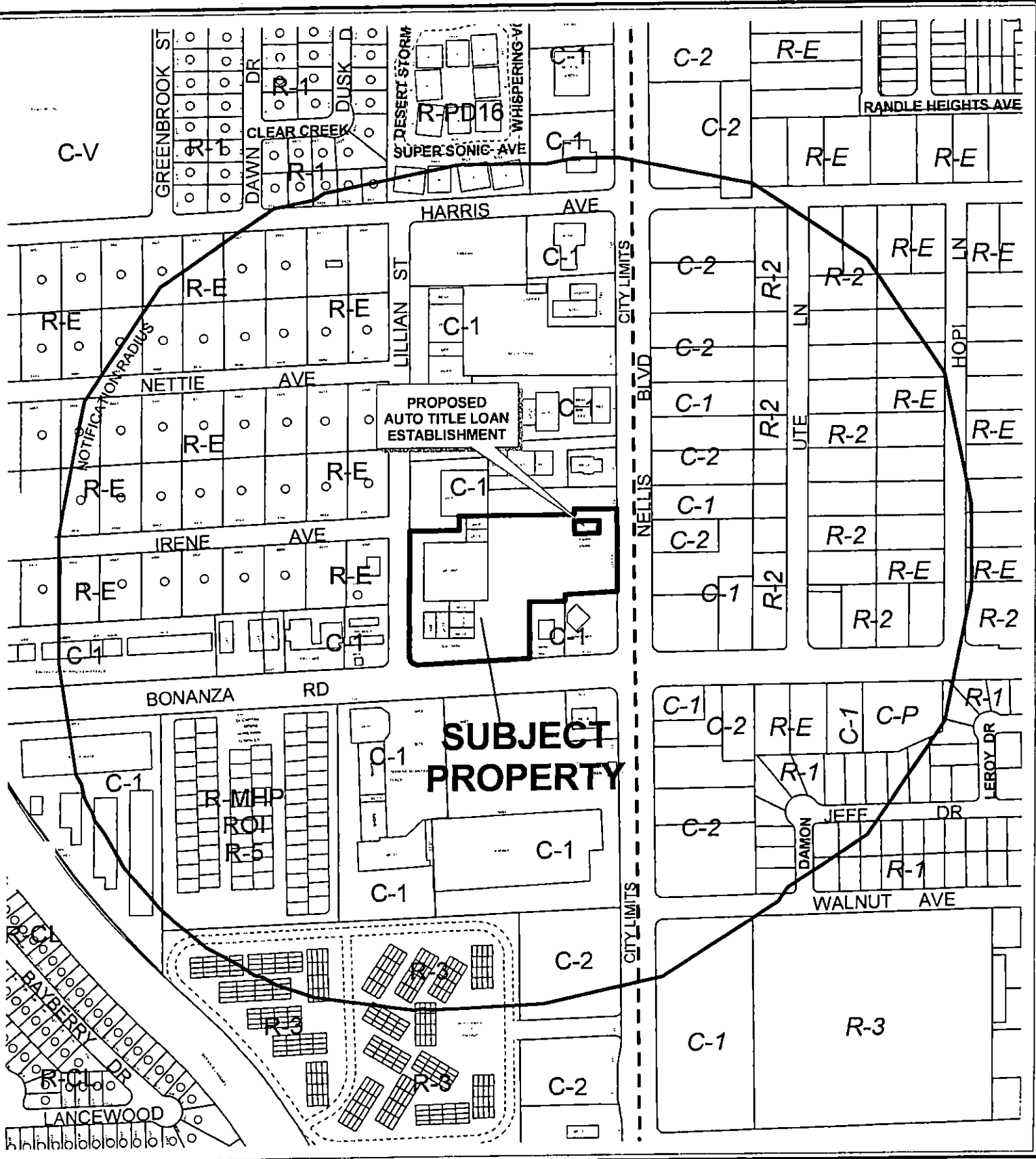
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2-458

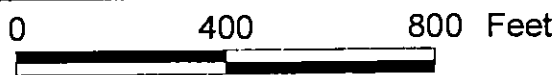
CONDITIONS:

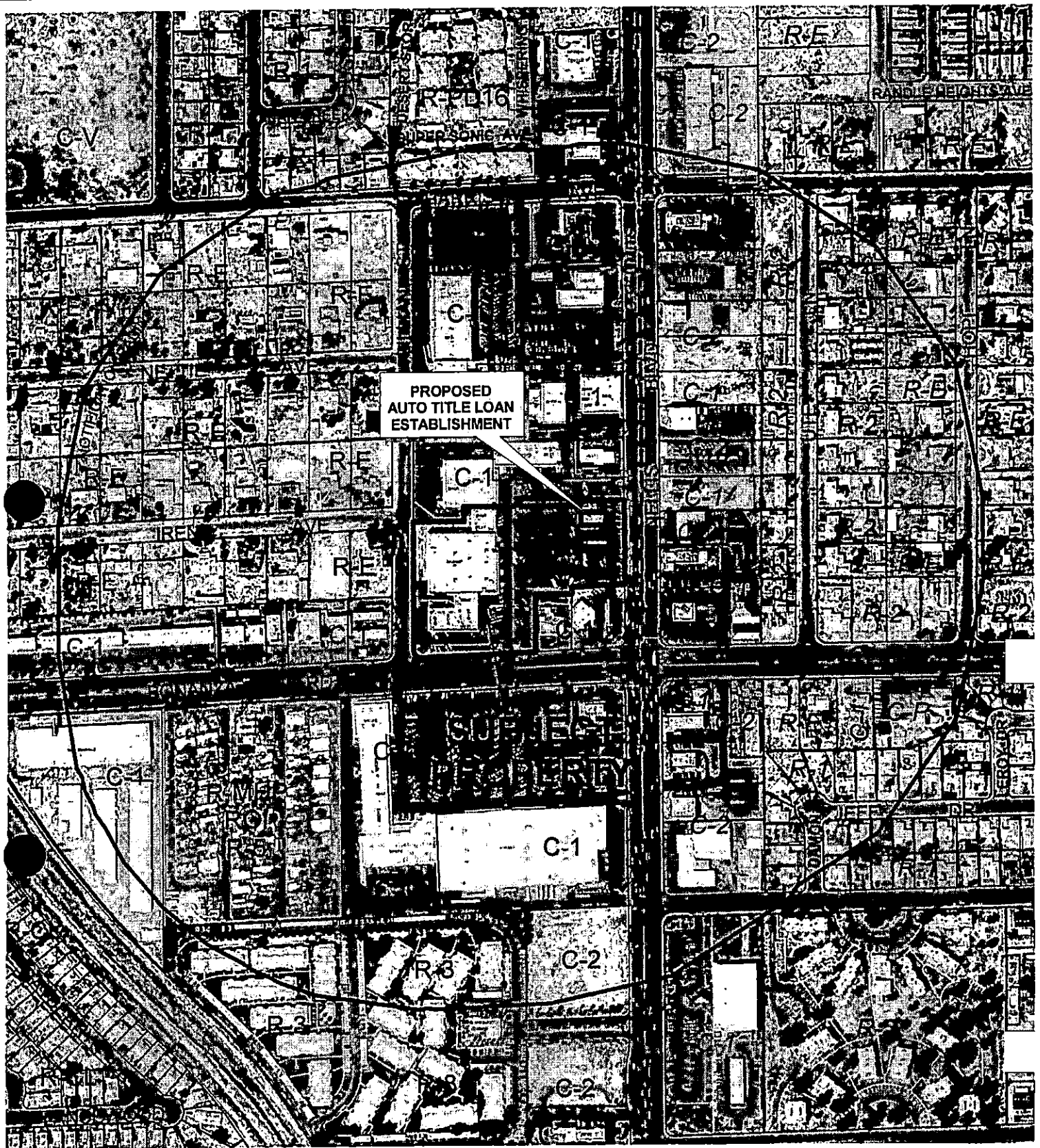
Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-19648) 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.



CASE: SUP-19645
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)





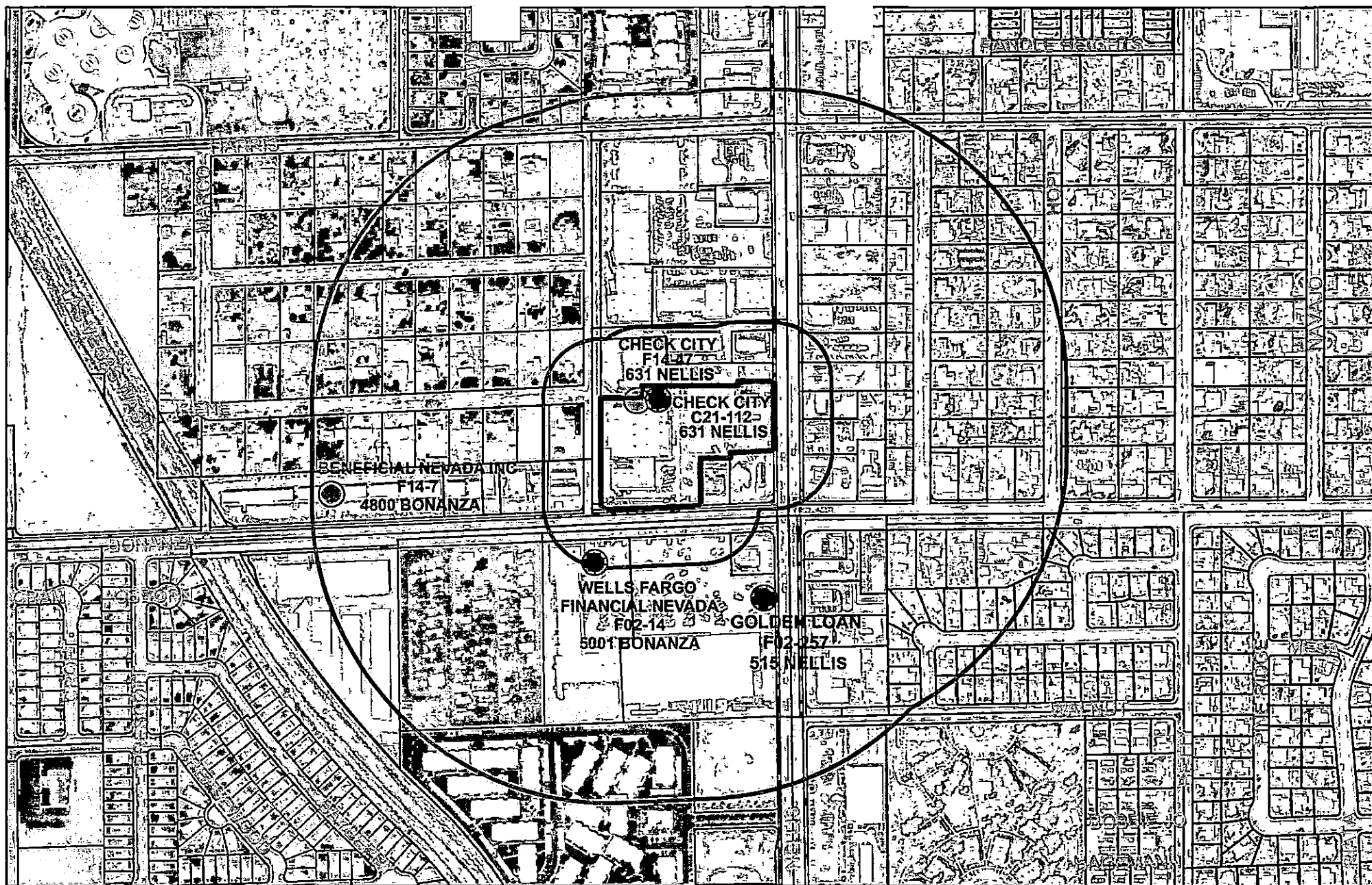
CASE: SUP-19645

RADIUS: 1000 FT

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

0 400 800 Feet





SUP-19645 **Financial Institution**



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-19645 - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-19648) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-19645 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The project is a request for a Special Use Permit (SUP-19645) to allow operation of an Auto Title Loan establishment and Financial Institution – Specified, with a Waiver to allow a distance separation of 60 feet from residential zoned property where 200 feet is required and a Waiver to allow a distance separation of 100 feet from an existing financial institution – specified where 1,000 feet is required at 631 North Nellis Boulevard, northwest of the intersection of North Nellis Boulevard at Bonanza Road. Staff recommends approval of the project and associated requests as the proposal will improve an existing retail center.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
08/10/78	The Planning Commission considered a request for a Plot Plan Review (Z-62-72) to allow a shopping center on property located at the northwest corner of Nellis Boulevard and Bonanza Road. Planning Commission and staff recommended approval.
Related Building Permits/Business Licenses	
Active	The project site contains the following business licenses: 1. Check Cashing; C21-00112-2-097250 2. Auto Title Loan Company; F14-00047-H-105352
Pre-Application Meeting	
01/02/07	A Pre-application meeting was held where Planning staff advised the applicant of the distance separation requirements as well as parking requirements. The applicant was also informed of the requirement for a DINA.
Neighborhood Meeting	
A Neighborhood Meeting is not required for this application type nor was one held.	

Details of Application Request	
Site Area	
Net Acres	4.56 acres

SUP-19645 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	Service Commercial	C-1 (Limited Commercial)
North	Commercial	Service Commercial	C-1 (Limited Commercial)
South	Commercial	Service Commercial	C-1 (Limited Commercial)
East	County Area - Commercial	County Area - Commercial	County Area - Commercial
West	Residential and Commercial	Residential and Service Commercial	C-1 (Limited Commercial) and R-E (Residential Estates)

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

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking			Provided Parking		Compliance
		Parking Ratio	Regular	Handi-capped	Regular	Handi-capped	
Commercial Center	47,989 square feet	1 space/250 square feet gfa	207	6	220	6	Y
SubTotal			207		220		Y
TOTAL			207		220		Y

ANALYSIS

The project is a request to allow an Auto Title Loan Company and Financial Institution – Specified (Check Cashing) located at 631 North Nellis Boulevard. The project site is an existing commercial retail center surrounded by retail uses to the north, east, and south; and residential zoned properties to the west.

SUP-19645 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

- **General Plan and Zoning**

The project site is designated in the General Plan for SC (Service Commercial) use and is zoned as C-1 (Limited Commercial) consistent with the SC land use category.

- **Parking**

The existing commercial center contains 220 surface parking spaces where 207 spaces are required under current Title 19 commercial center parking standards. The proposed 3,509 square foot financial institution – specified and auto title loan company require 1 space for every 250 gross floor area (14 spaces). The project will be in compliance with Title 19 commercial development parking standards.

- **Waivers**

Auto Title Loan and Financial Institution – Specified establishments are permitted uses within the C-1 (Limited Commercial) zone subject to the distance separation requirements of Title 19.04. The project requests Waivers of these requirements. Two financial institution – specified currently operate within the project vicinity. Measured from property line to property line the location of a financial institution – specified and auto title loan company is limited under current code by a minimum 1,000 foot distance separation from another financial institution - specified. Additionally, the two uses are not permitted within 200 feet of residential zoned property. The project parcel is located within 100 feet of another financial institution and 60 feet of residential uses. The project site is a previously conforming use and granting of the Waivers of distance separation requirements will not result in significant adverse affects to surrounding uses nor result in an over concentration of financial uses within the area. Staff recommends approval as no detrimental effects will result with implementation of the project.

- **Project of Regional Significance**

Pursuant to Ordinance No. 5477, a project is deemed to be a “Project of Regional Significance” if the request is a Special Use Permit Application concerning property within 500 feet of the City Boundary with Clark County or North Las Vegas. The project site is 50 feet west of the Clark County boundary. No comments were received by Clark County.

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:

SUP-19645 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

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 uses can operate in a manner that will complement existing and future surrounding commercial uses.

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

The existing commercial center has adequate land area to accommodate the proposed uses.

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

Existing street operations and vehicular access to the site from Bonanza Road and North Nellis Boulevard is adequate as is the capacity of both roads.

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 adverse impacts to human health and public safety will result with implementation of the proposed uses.

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

The uses will conform to all Title 19.04 conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

NOTICES MAILED 150 [Mailed with SDR-19648]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-19645** APN: 140-29-802-009

Name of Property Owner: ALECO ENTERPRISES Inc

Name of Applicant: Check City

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: _____

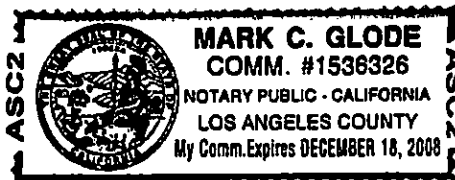
Signature of Property Owner: _____

Print Name: SOLI MUNGARASEY

Subscribed and sworn before me

This 25 day of Oct, 2006

Notary Public in and for said County and State



- A1 PROJECT DATA and SITE PLAN
 A2 EXISTING FLOOR PLAN, PROPOSED FLOOR PLAN
 A3 DEMOLITION PLAN
 A4 FOUNDATION PROFILE, FOUNDATION DETAILS, ROOF PLAN
 A5 REFLECTED CEILING PLAN, CEILING DETAILS
 A6 EXTERIOR ELEVATIONS
 A7 CROSS SECTION, TYPICAL DETAILS

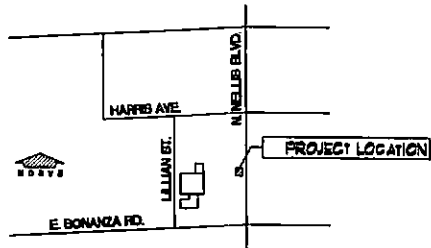
- B- STRUCTURAL PLANS
 E- ELECTRICAL PLANS
 M- MECHANICAL PLANS
 P- PLUMBING PLANS

SHEET INDEX

GENERAL NOTES

1. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE IS THE CONSTRUCTION JURISDICTION.
2. WRITTEN ORDINANCES ALWAYS TAKE PRECEDENCE OVER SCALE ON THE CONSTRUCTION DOCUMENTS. DO NOT SCALE.
3. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE CONDITIONED, USED, APPLIED, INSTALLED, CONNECTED, ERECTED, AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS OR INSTALLATION.
4. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION METHODS, PLANS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATION OF ALL PORTIONS OF THE REQUESTED WORK.
5. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PAY FOR ALL PERMITS, LICENSES, PERITS AND INSPECTIONS REQUIRED FOR PROPER DECOMMISSION OF THE WORK.
6. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION SAFETY, INSURANCE, PERITS, TRANSPORTATION AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY COMPLETION OF THE REQUESTED WORK.

WITH RESPECT TO DESIGN REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT OF 1990 OR CODES OF STATE OR LOCAL, ACCESSIBILITY REGULATION (ADA) WE ADVISE THAT THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED IN THE REGULAR COURSE OF OUR PROFESSIONAL SERVICE TO THE BEST OF OUR KNOWLEDGE IN CONFORMANCE WITH SUCH PUBLISHED AND PREVAILING INTERPRETATION AND PRACTICES AT THE TIME OF DESIGN. COMPLIANCE WITH ADA IS A LEGAL MATTER AND NOT A DESIGN RESPONSIBILITY. THE CLIENT ACKNOWLEDGES THAT THE REQUIREMENTS OF THE ADA SHALL BE SUBJECT TO VARIOUS AND FORMERLY CONTRADICTORY INTERPRETATIONS. THE DESIGN PROFESSIONAL, HOWEVER, SHALL USE HIS REASONABLE PROFESSIONAL JUDGMENT AND ACCORD TO ITS INTERPRET APPLICABLE ADA REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THIS PROJECT. THE DESIGN PROFESSIONAL, HOWEVER, CANNOT AND DOES NOT GUARANTEE OR WARRANT THAT THE CLIENT'S PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF THE ADA REQUIREMENTS AND/OR THE REQUIREMENTS OF OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THIS PROJECT.



VICINITY MAP

ADA COMPLIANCE

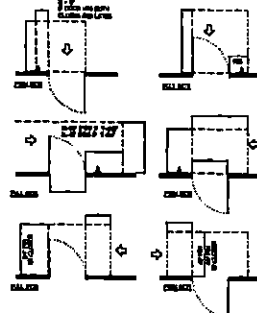
MUNICIPAL JURISDICTION: LAS VEGAS, NEVADA

PROPOSED PROJECT DESCRIPTION:
 15,000 SQ. FT. TENANT ADDITION TO EXISTING STRUCTURE.

U.S.C. 2003 EDITION
 ALLOWABLE FLOOR AREA: 15,000 SQ. FT.
 OCCUPANCY, GROUP B
 OCCUPANCY LOAD: 3,300 SQ. FT. = 1,100 = 36 OCCUPANTS
 CONSTRUCTION TYPE: V-B
 NUMBER OF STORIES: 1
 BUILDING HEIGHT: 25'-0" (ACTUAL)
 SPRINKLERS: NO
 EXITS REQUIRED: 2
 PARKING: 3500 SQ. FT. = 1,300 = 0 (USE EXISTING SHOPPING CENTER PARKING)

EXISTING BUILDING DETAILS:
 CONCRETE SLAB ON GRADE, 2X PRANED WALLS,
 STUPAN ROOF ON WOOD DECK, PRE-CAST ROOF TRUSSES.

U.S.C. 2003 EDITION
 OCCUPANCY: B
 CONSTRUCTION TYPE: V-B
 TENANT SPACE: 2,000 SQ. FT.
 BUILDING HEIGHT: 14'-0" MAXIMUM

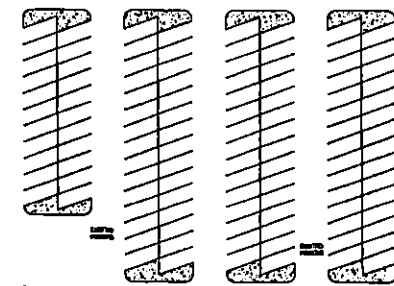


1. REPAIR LOCATION WHERE OCCURRED
 NOTE: THE REPAIR PERIOD FOR DOOR CLOSERS SHALL BE ADJUSTED SUCH THAT FROM AN OPENED POSITION OF 90° (DEGREE), THE DOOR SHALL TAKE AT LEAST 15 SECONDS TO ARRIVE AT A POINT 1" FROM THE LATCH.

E. BONANZA RD.

LILLIAN ST.

APN-140-29-802-009



N. NELLIS BLVD.

SUP-19645
03/22/07 PC

RECEIVED

FEB 06 2007

REVISIONS
1. REVISED BY: [Signature]
2. REVISED BY: [Signature]
3. REVISED BY: [Signature]
4. REVISED BY: [Signature]
5. REVISED BY: [Signature]

Timothy R. Neal Architect
 NCARB
 6129 Glanorous Ct. N. Las Vegas, Nevada 89031
 phone: (702) 646-8004

PROPOSED TENANT IMPROVEMENT/ADDITION FOR
CHECK CITY
 631 NORTH NELLIS BLVD.
 LAS VEGAS, NEVADA

DATE: 2/5/07
 SHEET No:

A1

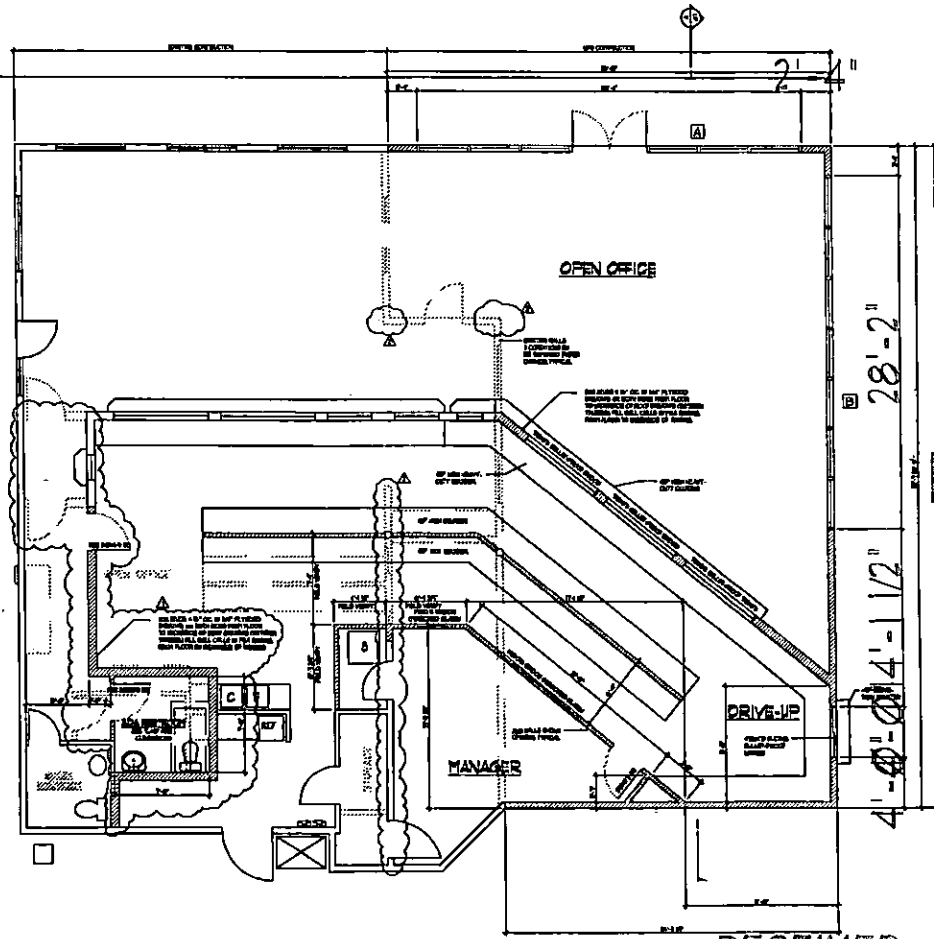
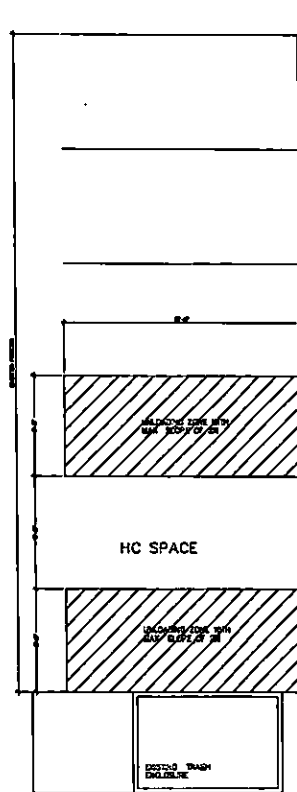
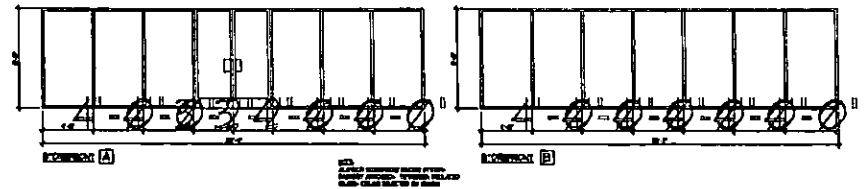
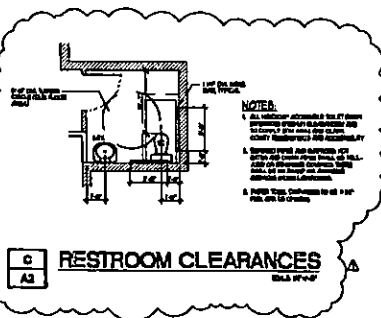
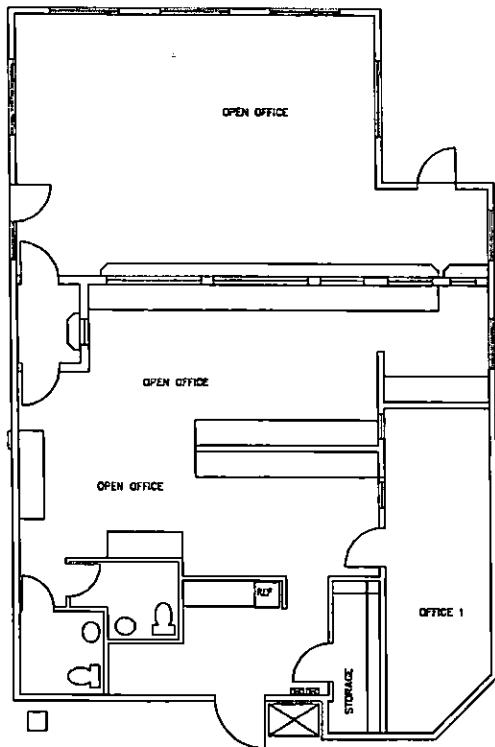
PROJECT DATA

CLEARANCES AT DOORS

A
 A1

SITE PLAN W/ LANDSCAPE

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



SUP-19645
03/22/07 PC

RECEIVED
FEB 06 2007

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Timothy R. Neal Architect
 N.C.A.R.B.
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 phone: (702) 646-8004

PROPOSED TENANT IMPROVEMENT/ADDITION FOR
CHECK CITY
 631 NORTH NELLIS BLVD.
 LAS VEGAS, NEVADA

DATE
 11/6/06
SHEET NO.
A2

FLOOR PLAN-EXISTING

FLOOR PLAN-PROPOSED

LAS Consulting, Inc.
856 E. Sahara #201
Las Vegas, NV 89104
(702) 499-6469-Cell
(702) 341-8489-fax

February 16, 2007

City of Las Vegas
Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101

RE: APN 140-29-802-009/SUP -19645
661 N. Nellis/Justification letter-revised

Dear Sir or Madam:

Please accept this letter as our request for a use permit and site development review for an auto title loan and financial institution, specified, located at 661 N. Nellis. This is a legally nonconforming use, however, they would like to expand the site and remove the awnings, cleaning up the appearance to the current corporate image. This is an expansion of an existing auto title loan, payday loan, and check cashing business. This use was in operation prior to the current ordinance going into effect. Even though the property line is located within 200 feet of residential, the auto title loan structure itself is over 500 feet away from the nearest residential property line. There is more than adequate parking within the shopping center. The parking for the site is as follows:

- Existing spaces: 220 (verified during 2006 initial site visit)
- Existing square footage of other buildings on parcel (not including Check City): 47,989
 - Parking spaces required (calling all space "retail") at 1 space/250 s.f.: 192
- Check City square footage: 3,509
 - Parking spaces required for Check City at 1 space /250 s.f.: 15
 - Total parking spaces required for all buildings on parcel: 15 + 192 = 207



While this business does hold title to cars while the loan is active, they do not repossess the cars, therefore, additional parking is not required for potentially

SUP-19645
REVISED
03/22/07 PC

repossessed cars. In addition, we need a SDR for the new addition and improvements to the appearance of the building. Since this is an older center and we are only impacting one pad site, we need to waive the requirement for 15 ft of landscaping around the perimeter of the center and the parking lot landscaping requirement. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Yours truly,


Lucy Stewart
LAS Consulting, Inc.

RECEIVED
FEB 16 2007

**SUP-19645
REVISED
03/22/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-19648 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-19645-PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC. - Request for a Major Amendment to an approved Site Development Plan Review (Z-62-72) for a 1,500 SQUARE FOOT ADDITION WITH DRIVE-THRU TO AN EXISTING 2,009 SQUARE FOOT COMMERCIAL BUILDING WITHIN AN EXISTING SHOPPING CENTER on 4.56 acres at 631 North Nellis Boulevard (APN 140-29-802-009), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 04/18/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with DUNNAM abstaining as he has a working relationship with representative LUCY STEWART

To be heard by City Council on 4/18/2007

MINUTES:

See Item 45 for related discussion.

(7:46 – 7:49)
2-458

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 46 – SDR-19648

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for SUP-19645 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 02/16/2007, except as amended by conditions herein.
4. Prior to issuance of the Building Permit, a revised Site Plan shall be submitted to the Planning and Development Department depicting a drive-thru with stacking for a minimum of 3 vehicles.
5. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off 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.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. 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.

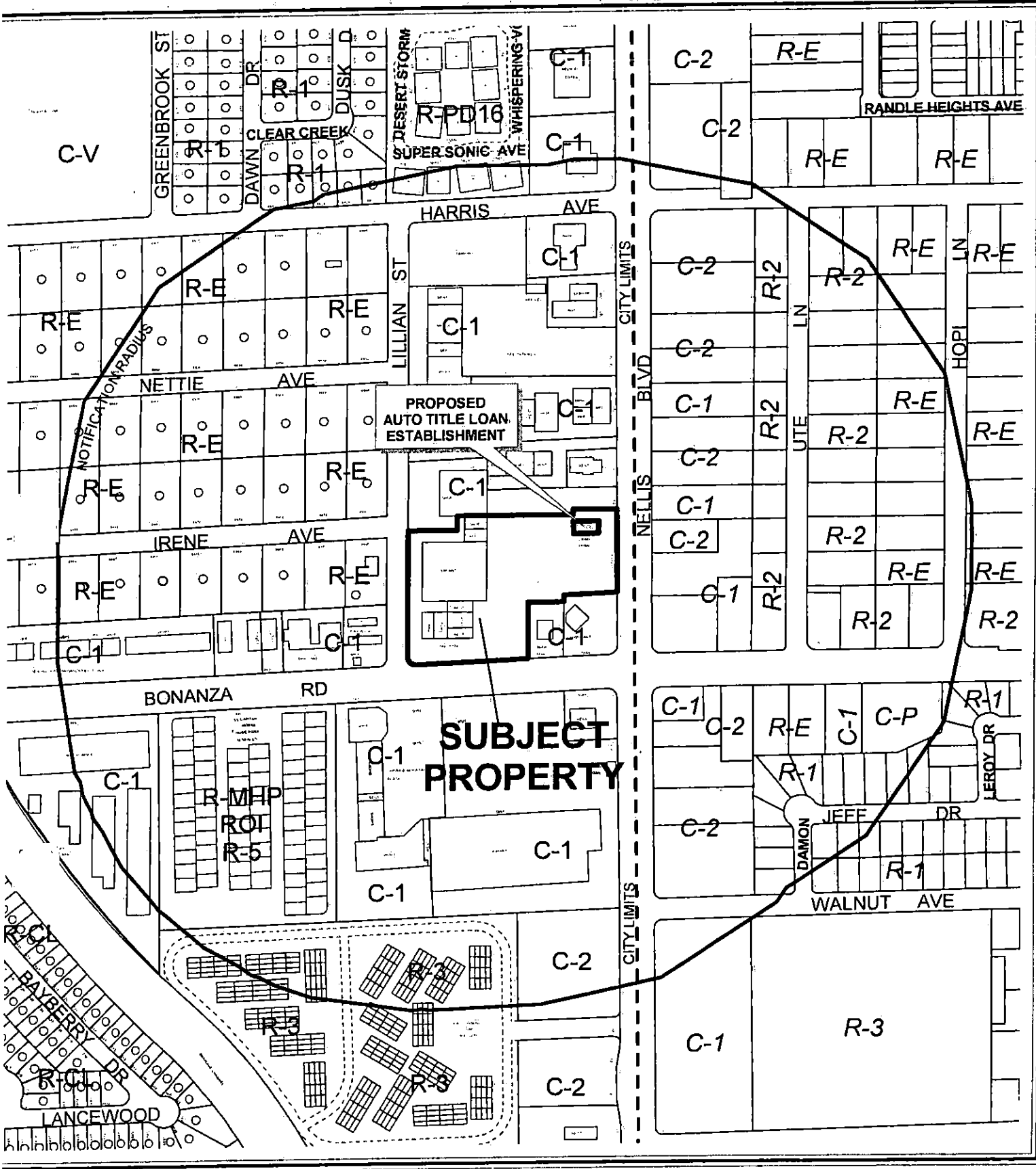
PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 46 – SDR-19648

CONDITIONS – Continued:

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

Public Works

12. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northeast corner of Bonanza Road and Lillian Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Nellis Boulevard.
15. Landscape and maintain all unimproved rights-of-way, if any, on Bonanza Road and Lillian Street adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping, if any, located in the Bonanza Road and Lillian Street public rights-of-way adjacent to this site prior to occupancy of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.



CASE: **SDR-19648**

RADIUS: 1000 FT

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

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: MARCH 22, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-19648 - APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.**

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

1. Approval of and conformance to the Conditions of Approval for SUP-19645 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 02/16/2007, except as amended by conditions herein.
4. Prior to issuance of the Building Permit, a revised Site Plan shall be submitted to the Planning and Development Department depicting a drive-thru with stacking for a minimum of 3 vehicles.
5. 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).
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off 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.

SDR-19648 - Conditions Page Two
March 22, 2007 - Planning Commission Meeting

9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northeast corner of Bonanza Road and Lillian Street prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
13. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
14. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Nellis Boulevard.
15. Landscape and maintain all unimproved rights-of-way, if any, on Bonanza Road and Lillian Street adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping, if any, located in the Bonanza Road and Lillian Street public rights-of-way adjacent to this site prior to occupancy of this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

SDR-19648 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The proposed project is a request for a Major Amendment to approved Site Development Plan/Plot Plan Review (Z-62-72) for a 1,500 square foot addition to an existing 2,009 square foot commercial building with drive-thru to be sited within an existing shopping center on a 4.56 acre parcel located at 631 North Nellis Boulevard, northwest of the intersection of North Nellis Boulevard at Bonanza Road. A companion Special Use Permit (SUP-19645) shall be considered with this request. Staff recommendation is for approval as the project will result in the improvement of existing commercial facilities.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/10/78	The Planning Commission considered a request for a Plot Plan Review (Z-62-72) to allow a shopping center on property located at the northwest corner of Nellis Boulevard and Bonanza Road. Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
Active	The following business licenses are active at the project address: 1. Check Cashing; C21-00112-2-097250 2. Auto Title Loan Company; F14-00047-H-105352
<i>Pre-Application Meeting</i>	
01/02/07	A Pre-application meeting was held where Planning staff advised the applicant of the distance separation requirements from residential and other financial institutions as well as parking requirements. The applicant was also informed of the requirement for a DINA.
<i>Neighborhood Meeting</i>	
A Neighborhood Meeting is not required for this application type nor was one held.	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.56

SDR-19648 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	Service Commercial	C-1 (Limited Commercial)
North	Commercial	Service Commercial	C-1 (Limited Commercial)
South	Commercial	Service Commercial	C-1 (Limited Commercial)
East	County Area - Commercial	County Area - Commercial	County Area - Commercial
West	Residential and Commercial	Residential and Service Commercial	C-1 (Limited Commercial) R-E (Residential Estates)

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

DEVELOPMENT STANDARDS

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

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	NA	NA	Y
Min. Lot Width	100 feet	400	Y
Min. Setbacks			Y
• Front	20 feet	48	Y
• Side	10 feet	32	Y
• Corner	15 feet	170	
• Rear	20 feet	45	
Min. Distance Between Buildings	NA	NA	Y
Max. Lot Coverage	50 %	26%	Y
Max. Building Height	NA	NA	Y

SDR-19648 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

The following landscape standards from Title 19 – Section 19.12 apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/ 6 Space	37 Trees	3	N*
Buffer: Min. Trees	1 Trees/30 Linear Feet (along Right-of-Way)	8 Trees	4 Trees	N*
		11 Trees	3 Trees	N
		13 Trees	14 Trees	N
	1 Trees/20 Linear Feet (interior lot lines)	20 Trees	4 Trees	N
		32 Trees	0 Trees	N
TOTAL				
Min. Zone Width	15 Feet along ROW 8 Feet interior lot lines		5 Feet 0 FEET	N
Wall Height	XX Feet			N

*No new landscaping is required as the project landscaping complies with the previously approved Plot Plan Review (Z-62-72).

In accordance with Title 19.10 the following parking standards apply:

In accordance with Title 17.10 the following parking standards apply:							
Parking Requirement							
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided		Compliance
			Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Commercial Center	51,498 square feet	1 space/250 square feet gfa	207	6	220	6	Y
SubTotal			207		220		Y
TOTAL			207		220		Y

ANALYSIS

The project involves the expansion of an existing one story financial institution on an existing 4.56 acre commercial site. In accordance with Title 19.18, a project that has a material increase in floor area and change in elevations requires a Major Amendment to the approved site plan. The project will add 1,500 square feet to an existing 2,009 square foot commercial building.

SDR-19648 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

- **General Plan and Zoning**

The project site is designated for SC (Service Commercial) use and the underlying C-1 (Limited Commercial) zone is consistent with the General Plan land use. The project site is surrounded by commercial uses to south, east, and north, and residentially zoned property to the west.

- **Site Plan**

The proposal is sited within an existing commercial parking lot and will include a drive-thru window. To avoid traffic conflicts within the on-site parking areas, the project is conditioned to submit a revised site plan that includes a drive-thru lane that will accommodate a minimum of 3 spaces.

- **Elevations**

The proposed structure is depicted on project elevations with a modern architectural design at a height of 27 feet and will utilize earth tones that will allow the structure to blend with surrounding commercial buildings on site.

- **Parking**

The existing 47,989 square foot commercial center plus expanded 3,509 square foot financial institution/auto title loan requires 206 parking spaces. The project requires 15 spaces. Existing parking will not be eliminated with the project. No additional parking lot landscaping is required as the proposal will comply with the previous landscape plan approved under Plot Plan Review (Z-62-72).

- **Landscaping**

Project landscaping complies with the previously approved Plot Plan Review (Z-62-72). No new landscaping is required for the modified commercial structure.

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;**

SDR-19648 - Staff Report Page Five
March 22, 2007 - Planning Commission Meeting

The proposed development will complement existing commercial development on the parcel as well as surrounding off-site structures within the immediate area.

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

The proposal conforms to the General Plan, Zoning Code, Commercial Development Standards and landscape requirements.

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

Vehicular access to the site is sufficient as the property is accessible via East Bonanza Road and North Nellis Boulevard.

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

Proposed building materials will improve the existing commercial development and existing landscaping will be maintained.

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

The proposed modern architecture will provide a contemporary design which will improve community character and aesthetics.

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

No detrimental effects to public health and safety will result with implementation of the project.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

10

ASSEMBLY DISTRICT 14

SENATE DISTRICT 2

SDR-19648 - Staff Report Page Six
March 22, 2007 - Planning Commission Meeting

NOTICES MAILED 150 [Mailed with SUP-19645]

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19648** APN: 140-29-802-009

Name of Property Owner: ALECO ENTERPRISES Inc

Name of Applicant: Check City

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: _____

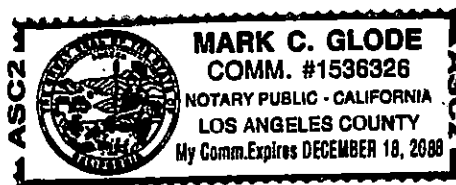
Signature of Property Owner: _____

Print Name: SOLI MUNA

Subscribed and sworn before me

This 26 day of Jan, 2007

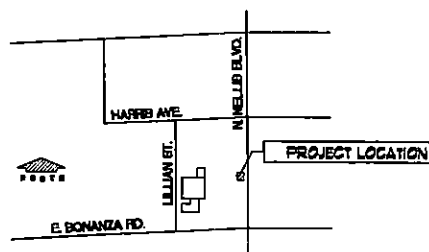
Notary Public in and for said County and State



- A1 PROJECT DATA and SITE PLAN
 A2 EXISTING FLOOR PLAN, PROPOSED FLOOR PLAN
 A3 DEMOLITION PLAN
 A4 FOUNDATION PROFILE, FOUNDATION DETAILS, ROOF PLAN
 A5 REFLECTED CEILING PLAN, CEILING DETAILS
 A6 EXTERIOR ELEVATIONS
 A7 CROSS SECTION, TYPICAL DETAILS
 B- STRUCTURAL PLANS
 E- ELECTRICAL PLANS
 M- MECHANICAL PLANS
 P- PLUMBING PLANS

SHEET INDEX

GENERAL NOTES



VICINITY MAP

MUNICIPAL JURISDICTION: LAS VEGAS, NEVADA

PROPOSED PROJECT DESCRIPTION

USE: AS TENANT ADDITION TO EXISTING STRUCTURE.

IBC: 2003 EDITION
 ALLOWABLE FLOOR AREA: 5,000 SQ. FT.
 OCCUPANCY: GROUP B
 OCCUPANCY LOAD: 3,500 SQ. FT. = 1,100 = 36 OCCUPANTS
 CONSTRUCTION TYPE: V-B
 NUMBER OF STORIES: 1
 BUILDING HEIGHT: 25'-0" (ACTUAL)
 DRIVEWAYS: NO
 EXITS REQUIRED: 2
 PARKING: 3500 SQ. FT. = 1300 = 0 (USE EXISTING SHOPPING CENTER PARKING)

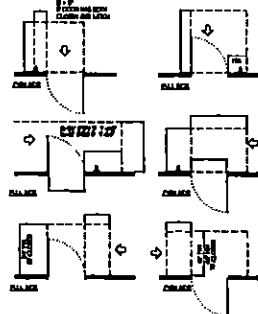
EXISTING BUILDING

CONCRETE SLAB ON GRADE, 24 FRAMED WALLS,
 BITUMIN ROOF ON 1000 DECK, PRE-PREP ROOF TRUSSES.

IBC: 2003 EDITION
 OCCUPANCY: B
 CONSTRUCTION TYPE: V-B
 TENANT SPACE: 7,000 SQ. FT.
 BUILDING HEIGHT: 14'-0" MAXIMUM

1. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOB SITE IS THE CONTRACTOR'S RESPONSIBILITY.
2. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND EQUIPMENT SHALL BE CONFORMED TO THE LATEST EDITION OF THE MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS.
3. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE CONFORMED TO THE LATEST EDITION OF THE MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS.
4. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION METHODS, MEANS, TECHNIQUES, PROCEDURES AND PROCEDURES FOR COORDINATION OF ALL PORTIONS OF THE REQUIRED WORK.
5. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES AND INSPECTIONS REQUIRED FOR PROPER EXECUTION OF THE WORK.
6. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, PLACEMENT, PERMITS, TRANSPORTATION AND OTHER SERVICES AND FACILITIES NECESSARY FOR PROPER AND TIMELY EXECUTION OF THE REQUIRED WORK.

WITH SPECIFIC REFERENCE TO DESIGN REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT OF 1990, OR CERTIFIED STATE OR LOCAL ACCESSIBILITY REGULATION (ADA) IS REPRESENTED THAT THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED IN THE REGULAR COURSE OF OUR PROFESSIONAL SERVICE TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEFS, AND PROVIDING COMPLIANCE WITH ADA IS A LOCAL, STATE AND NOT A DESIGN RESPONSIBILITY. THE CLIENT ACKNOWLEDGES THAT THE REQUIREMENTS OF THE ADA ARE SUBJECT TO VARIOUS AND FREQUENTLY CHANGING INTERPRETATIONS. THE DESIGN PROFESSIONAL, THEREFORE, ONLY USES ITS REASONABLE PROFESSIONAL SKILLS AND JUDGMENT TO INTERPRET APPLICABLE ADA REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODE ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT. THE DESIGN PROFESSIONAL, HOWEVER, CANNOT AND DOES NOT GUARANTEE OR WARRANT THAT THE CLIENT'S PROJECT WILL COMPLY WITH ALL INTERPRETATIONS OF THE ADA REQUIREMENTS AND/OR THE REQUIREMENTS OF OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THIS PROJECT.

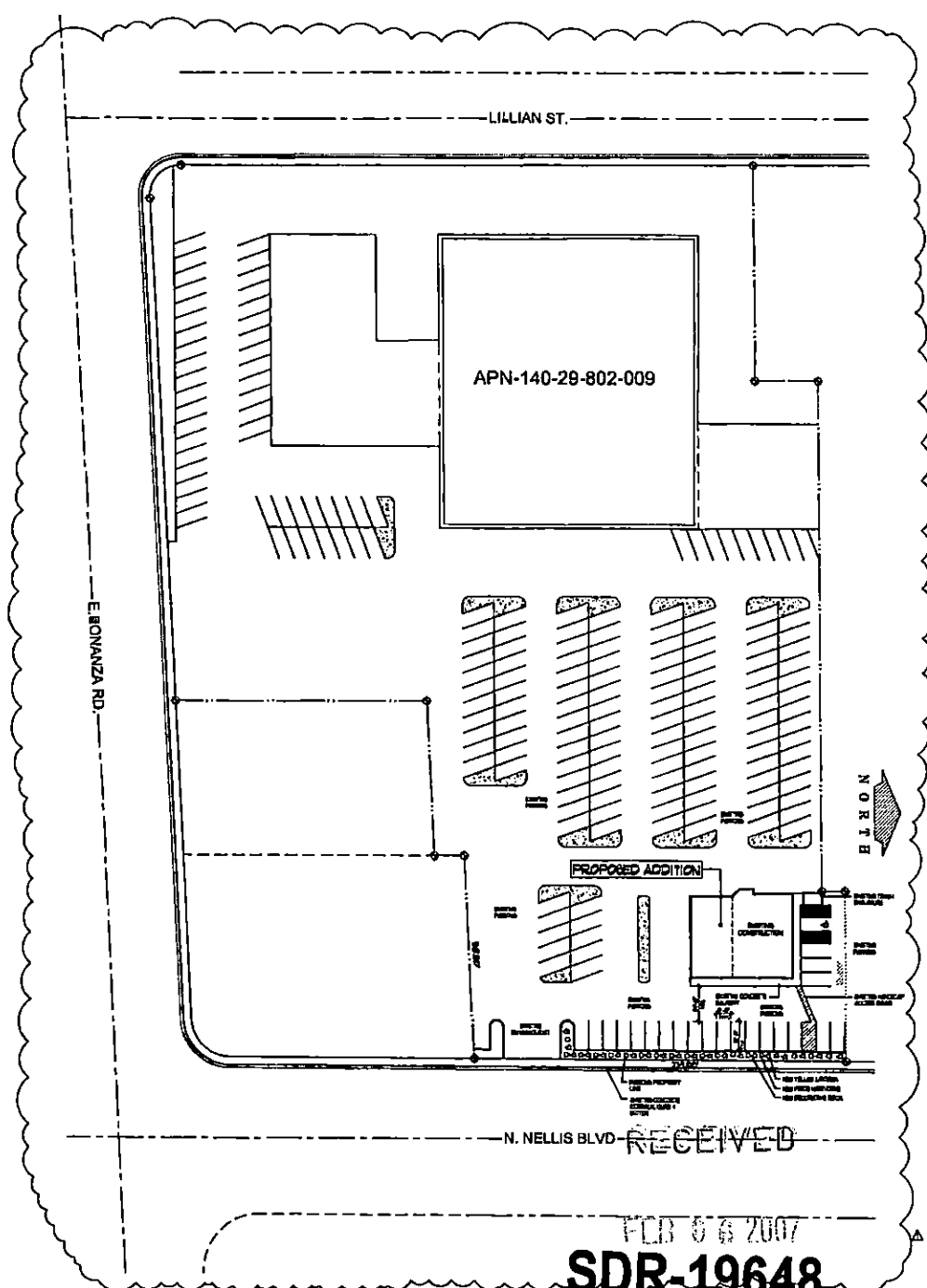


3. CLEARANCE LOCATION (WHERE OCCURS)
 NOTE: THE CLEARANCE FOR DOOR CLOSURES SHALL BE ADJUSTED SUCH THAT WHEN AN OPENING PORTION OF 1/4" REMAINS, THE DOOR WILL TAKE AT LEAST 8 SECONDS TO ARRIVE AT A POINT 5' FROM THE LATCH.

PROJECT DATA

CLEARANCES AT DOORS

SITE PLAN W/ LANDSCAPE



REVISIONS	
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION

Timothy R. Neal Architect
 NCARB
 6129 Glamorous Ct. N. Las Vegas, Nevada 89031
 phone: (702) 646-8004

PROPOSED TENANT IMPROVEMENT/ADDITION FOR
CHECK CITY
 601 NORTH NELLIS BLVD.
 LAS VEGAS, NEVADA

DATE: 2/5/07
 SHEET NO:

A1

RECEIVED
 FEB 06 2007
SDR-19648
03/22/07 PC

A2

DATE:
11/8/06
SHEET NO:PROPOSED TENANT IMPROVEMENT/ADDITION FOR
CHECK CITY
631 NORTH NELLS BLVD.
LAS VEGAS, NEVADATimothy R. Neal Architect
NCARB
6179 CLARKECROSS C. N. Las Vegas, Nevada 89031
phone: (702) 646-8004

REVISIONS

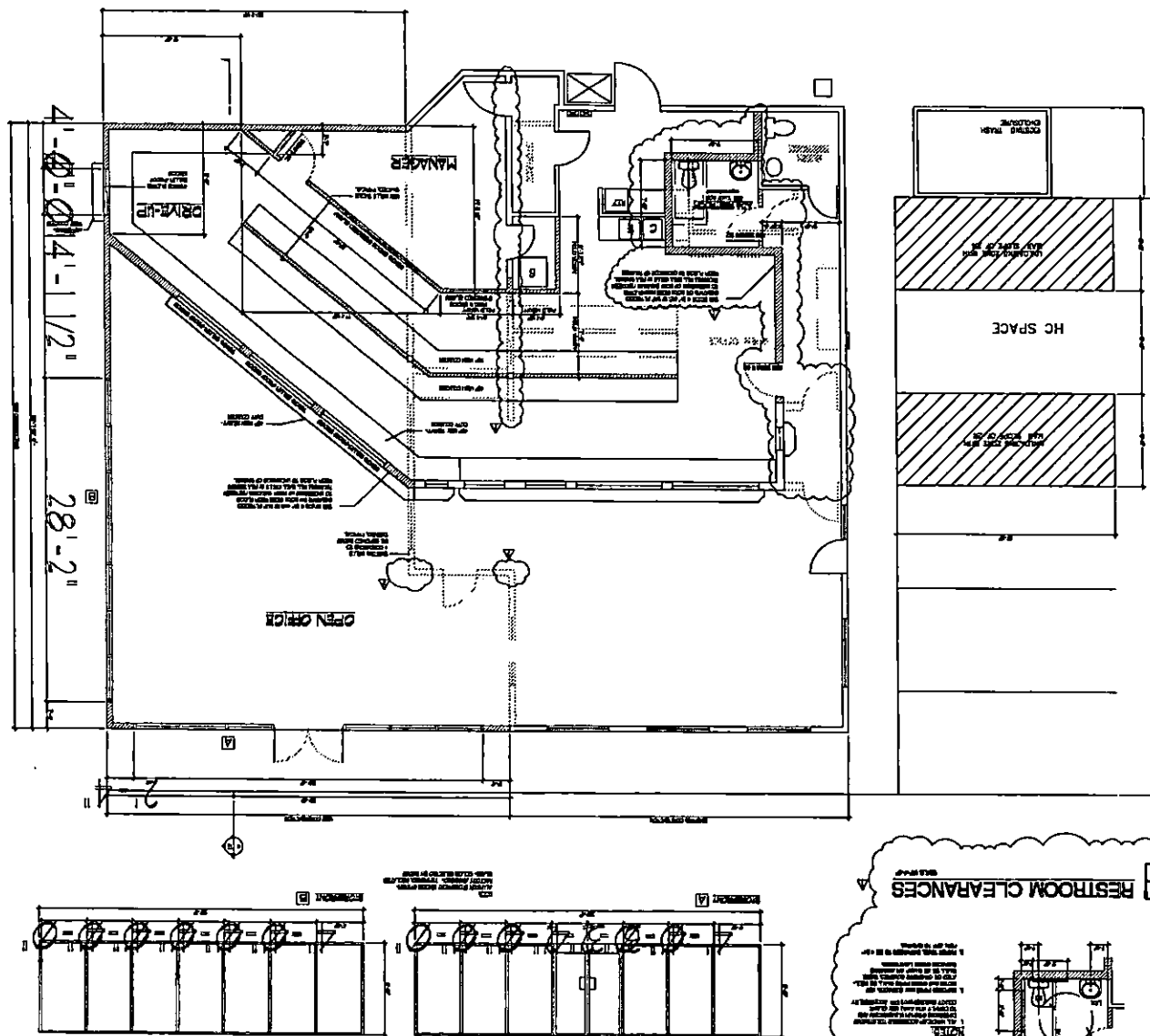
PLAN-PROPOSED

FL

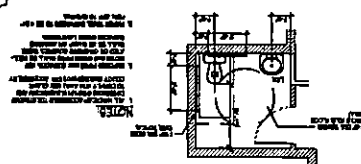
A2

FLOOR PLAN-EXISTING

A2



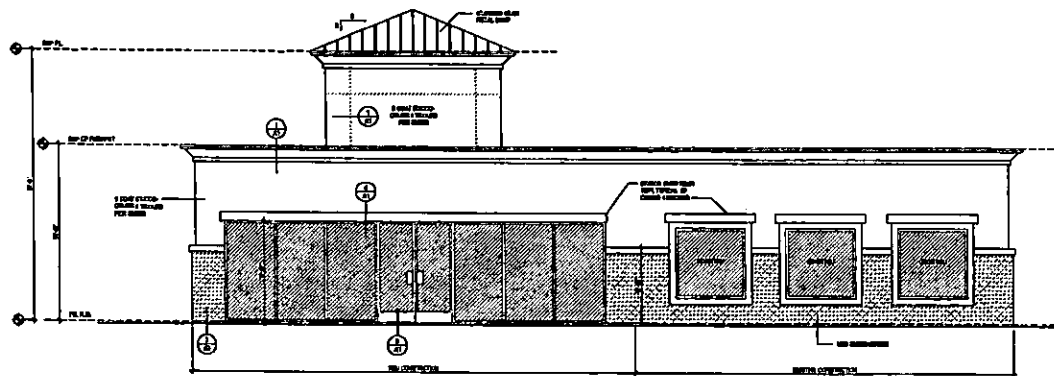
RESTROOM CLEARANCES



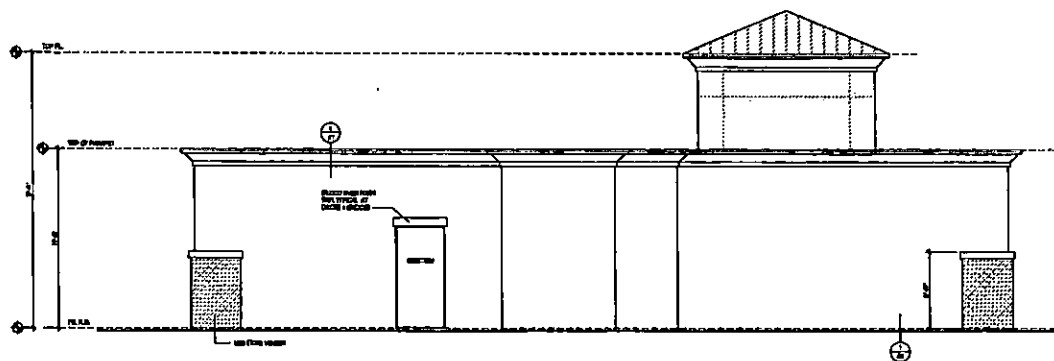
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FEB 06 2007

SDR-19648
03/22/07 PC



FRONT ELEVATION



REAR ELEVATION

SDR-19648
03/22/07 PC

RECEIVED

11/16/06

REVISIONS	
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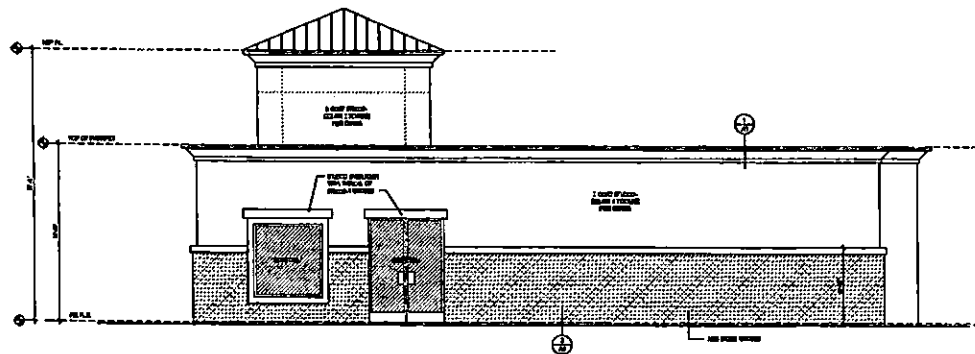
Timothy R. Neal Architect
N.C.A.R.B.
6129 Chamorus Ct. N. Las Vegas, Nevada 89031
phone: (702) 646-8004

PROPOSED TENANT IMPROVEMENT/ADDITION FOR
CHECK CITY
631 NORTH NELLIS BLVD.
LAS VEGAS, NEVADA

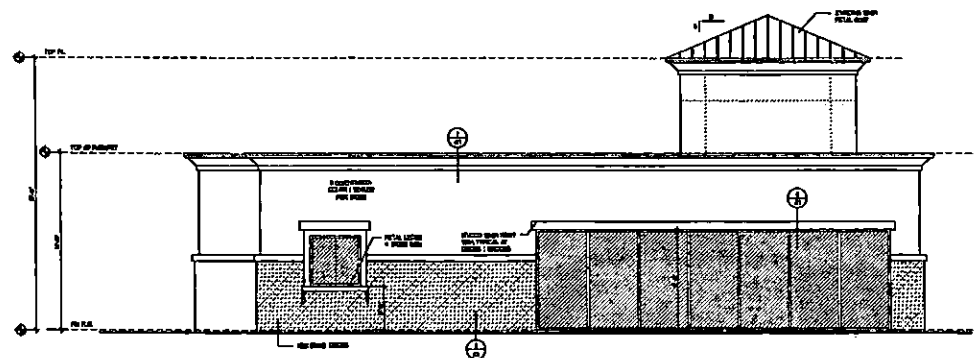
DATE: 11/16/06

SHEET NO:

A5



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

RECEIVED

SDR-19648
03/22/07 PC

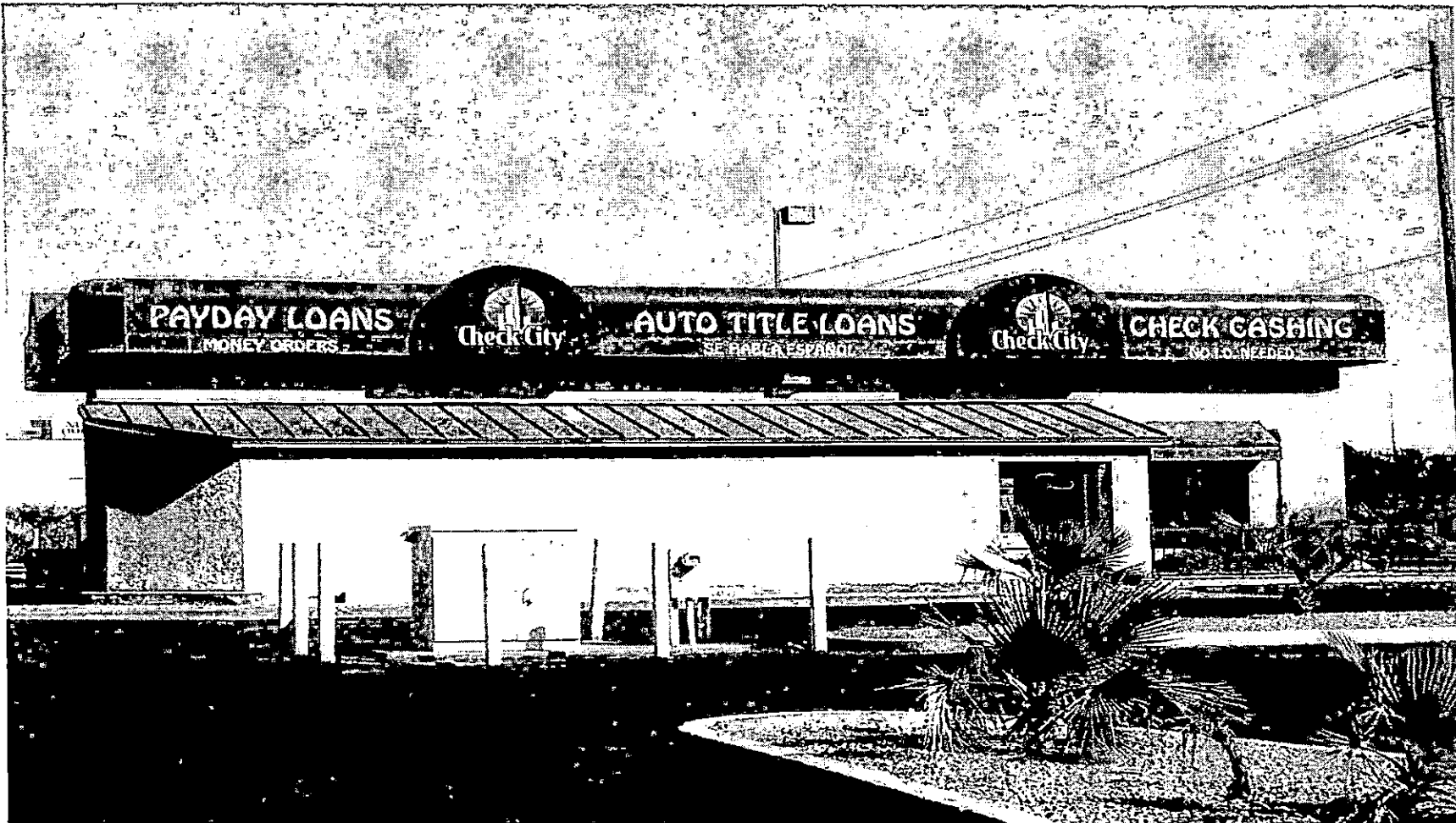
REVISIONS
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Timothy R. Neal Architect
NCARB
6129 Glamorous Ct. N. Las Vegas, Nevada 89031
phone: (702) 646-8004

PROPOSED TENANT IMPROVEMENT/ADDITION FOR
CHECK CITY
691 NORTH NELLS BLVD.
LAS VEGAS, NEVADA

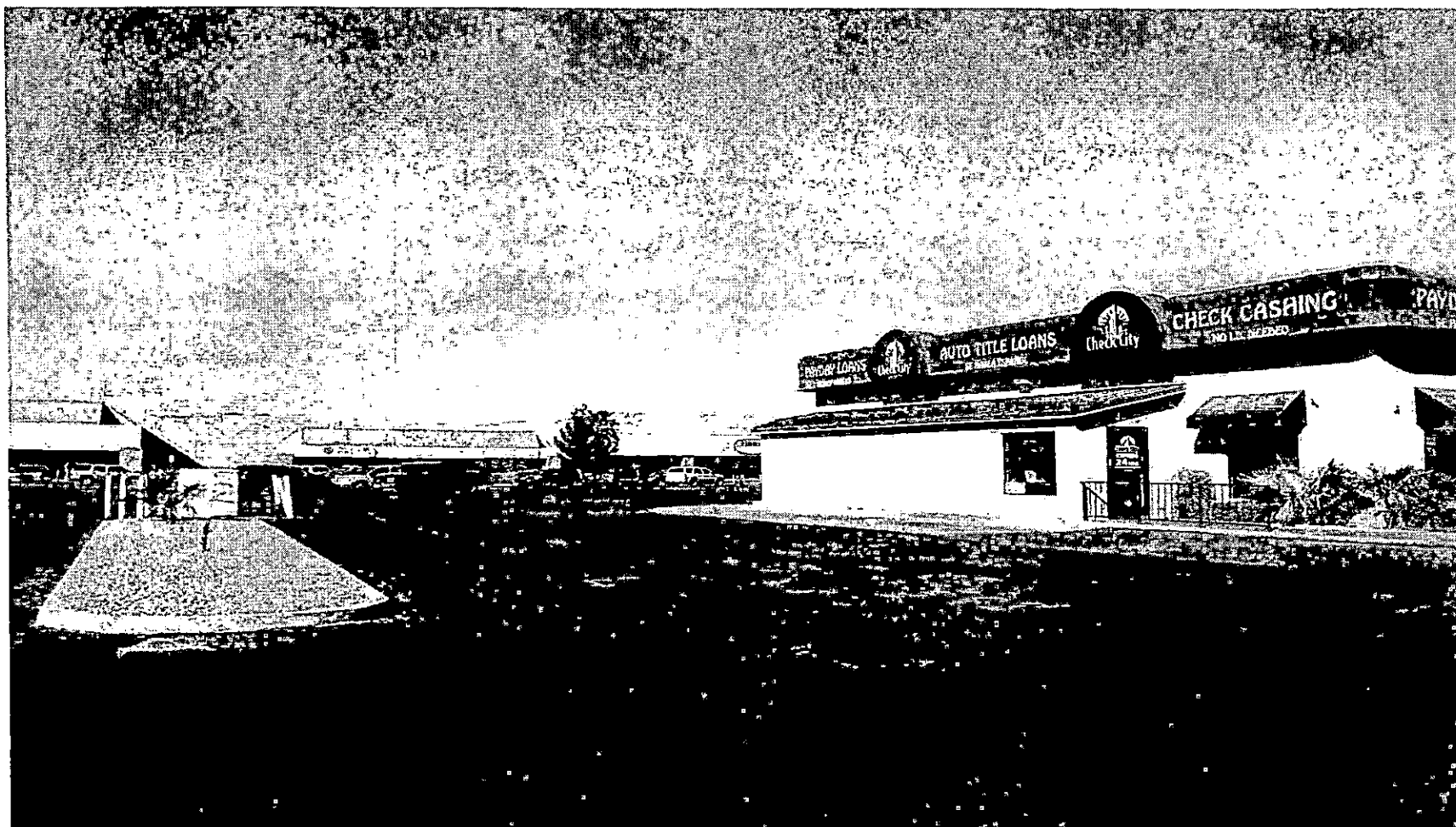
DATE: 11/8/06
SHEET No:

A6



SUP-19645 & SDR-1948- APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
611 NORTH NELLIS BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



SUP-19645 & SDR-1948- APPLICANT: CHECK CITY - OWNER: ALECO ENTERPRISES, INC.
611 NORTH NELLIS BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/20/07

*LAS Consulting, Inc.
856 E. Sahara #201
Las Vegas, NV 89104
(702) 499-6469-Cell
(702) 341-8489-fax*

February 5, 2007

City of Las Vegas
Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101

RE: APN 140-29-802-009
661 N. Nellis

Dear Sir or Madam:

Please accept this letter as our request for a use permit and site development review for an auto title loan and financial institution, specified, located at 661 N. Nellis. This is a legally nonconforming use, however, they would like to expand the site and remove the awnings, cleaning up the appearance to the current corporate image. This is an expansion of an existing auto title loan, payday loan, and check cashing business. This use was in operation prior to the current ordinance going into effect. Even though the property line is located within 200 feet of residential, the auto title loan structure itself is over 500 feet away from the nearest residential property line. There is more than adequate parking within the shopping center. While this business does hold title to cars while the loan is active, they do not repossess the cars, therefore, additional parking is not required for potentially repossessed cars. In addition, we need a SDR for the new addition and improvements to the appearance of the building. Since this is an older center and we are only impacting one pad site, we need to waive the requirement for 15 ft of landscaping around the perimeter of the center and the parking lot landscaping requirement. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Yours truly


Lucy Stewart
LAS Consulting, Inc.

**SDR-19648
03/22/07 PC**

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

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-19671 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ADVANCE GROUP, INC. DBA RAPID CASH - OWNER: NELLIS OWENS 48, LLC - Request For A Special Use Permit FOR AN AUTO TITLE LOAN ESTABLISHMENT AND A WAIVER TO ALLOW A DISTANCE SEPARATION OF 130 FEET FROM A RESIDENTIAL USE WHERE A MINIMUM OF 200 FEET IS REQUIRED at 5067 East Owens Avenue (APN 140-29-510-021), C-2 (General Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 04/18/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter

MOTION:

TROWBRIDGE – APPROVED subject to conditions – UNANIMOUS with DUNNAM abstaining as he has a working relationship with representative LUCY STEWART

To be heard by City Council on 4/18/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

ANDY REED, Planning Supervisor, stated the request does not comply with residential separation requirements and recommended denial.

CAREN RICHARDSON, 815 Pilot Road, appeared on behalf of the applicant and agreed to all if approved conditions. She depicted photos to emphasize that the residential separation distance is

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 47 – SUP-19671

MINUTES – Continued:

237 feet and that existing residential property could potentially be converted to a Service Commercial zone which would support the Master Plan.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

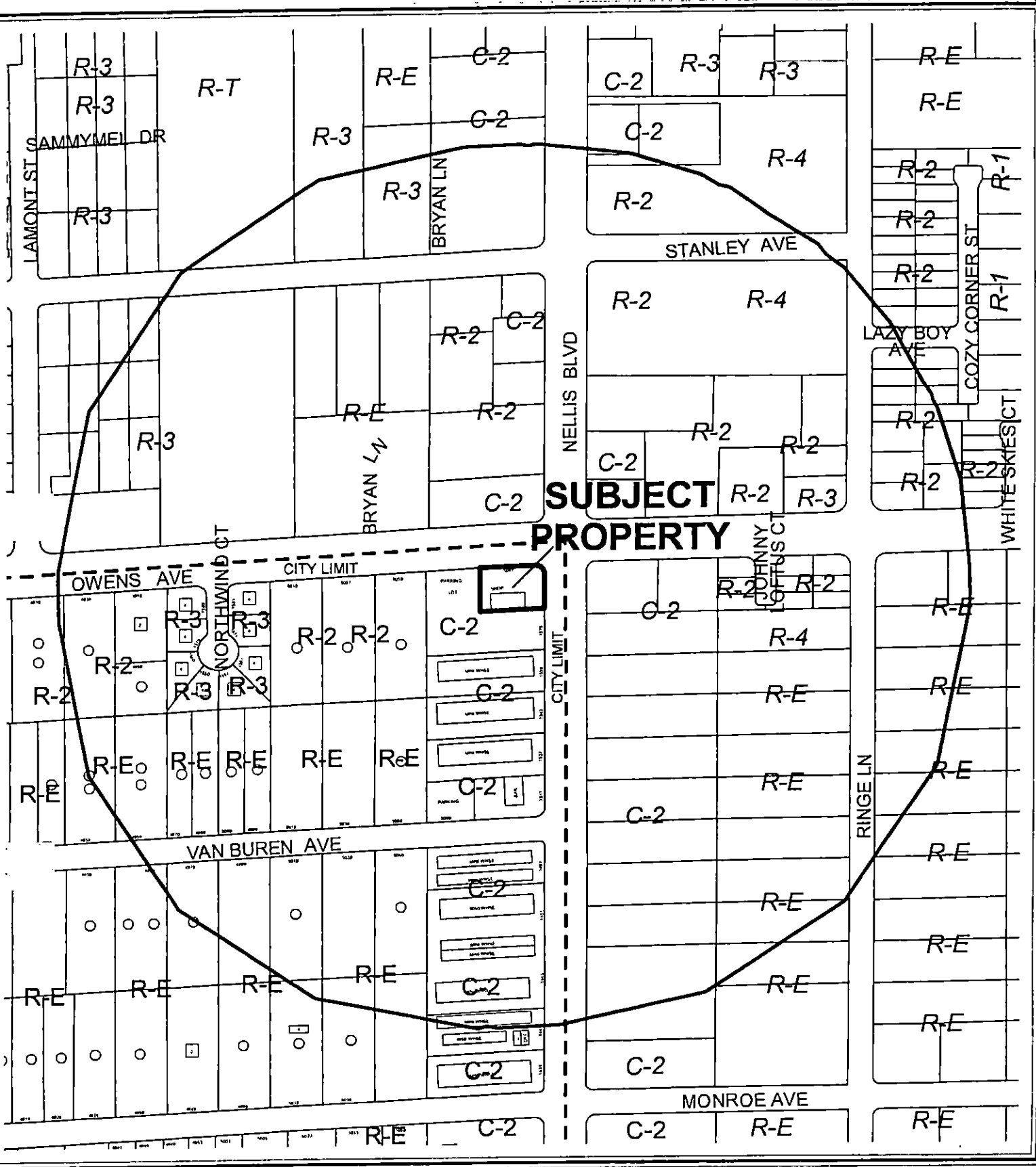
(7:49 – 7:51)

2-529

CONDITIONS:

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. A Waiver from LVMC Title 19.04 is hereby approved, to allow an Auto Title Loan establishment to be located 130 feet from a residential use where 200 feet is the minimum distance required.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

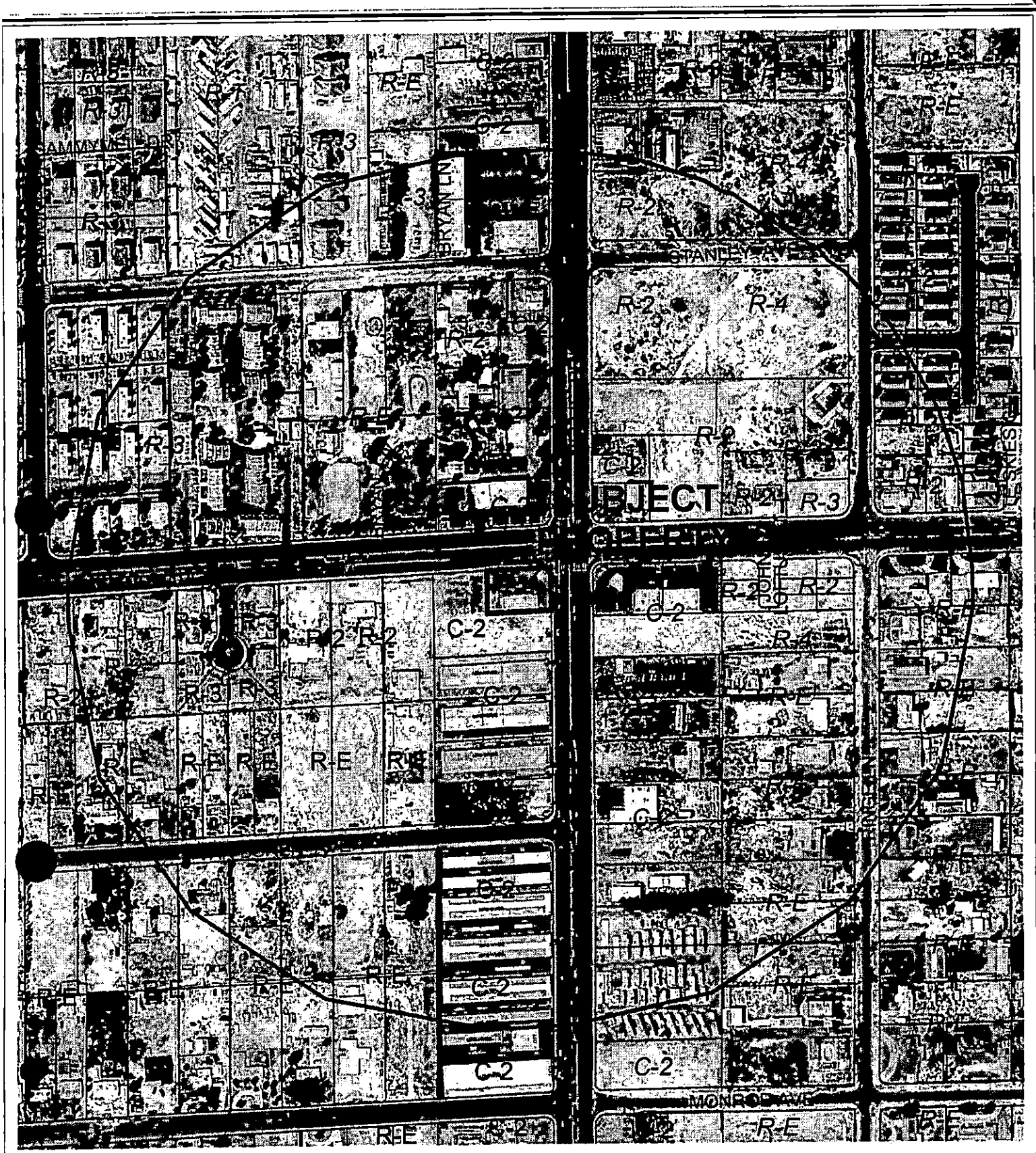


CASE: SUP-19671

RADIUS: 1000 FT

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





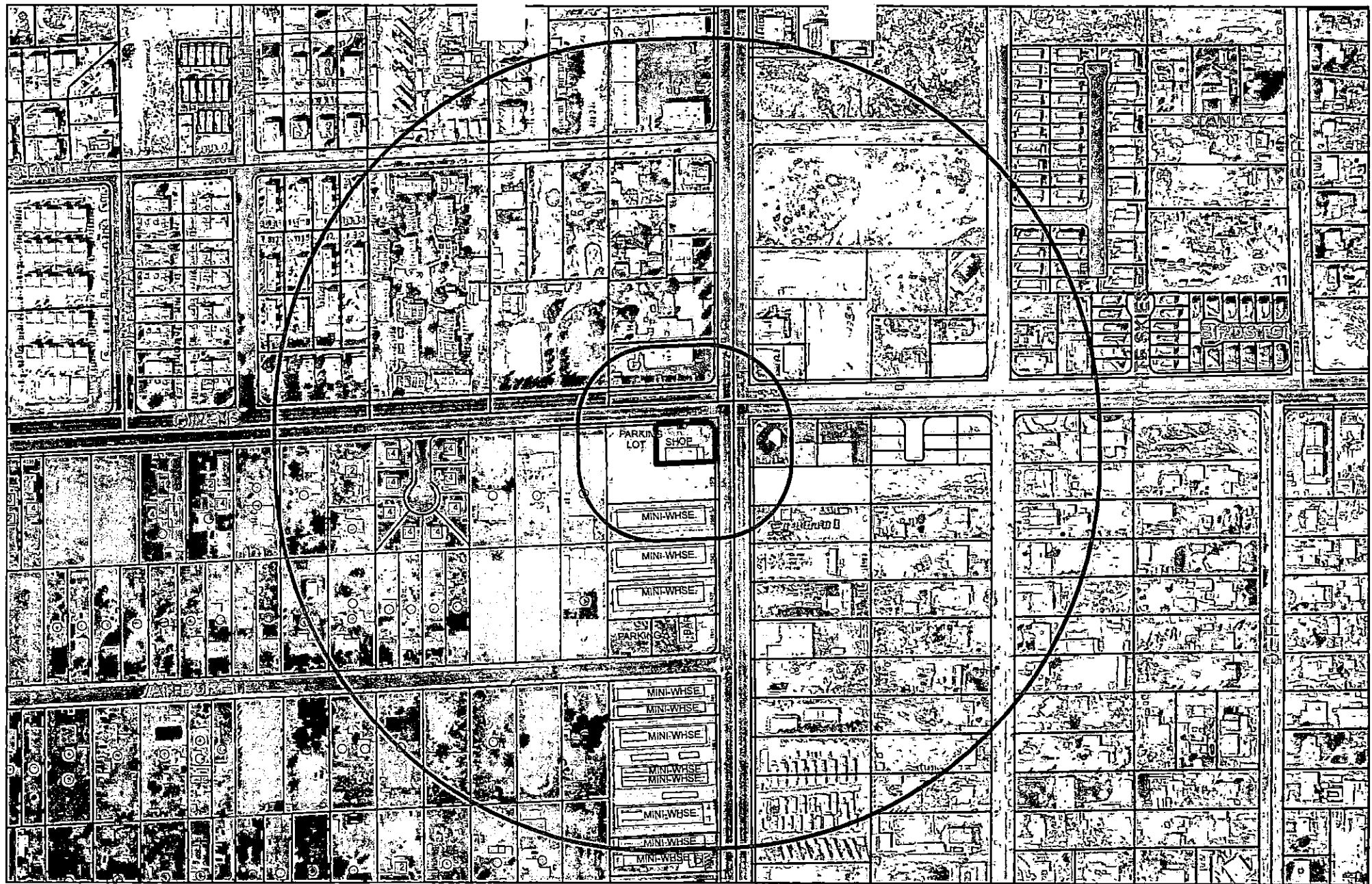
CASE: SUP-19671

RADIUS: 1000 FT

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

0 500 Feet





SUP-19671

Financial Institution

Financial Business Locations

-  Financial Institution, Specified
-  Pawnshops
-  Automobile Title Loan



Subject Property

Residential Property



Buffer



0 230 460 920 Feet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-19671 - APPLICANT: ADVANCE GROUP, INC. DBA
RAPID CASH - OWNER: NELLIS OWENS 48, LLC**

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, 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. A Waiver from LVMC Title 19.04 is hereby approved, to allow an Auto Title Loan establishment to be located 130 feet from a residential use where 200 feet is the minimum distance required.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-19671 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit for an auto title loan establishment and a Waiver to allow a distance separation of 130 feet from a residential use where a minimum of 200 feet is required at 5067 East Owens Avenue.

BACKGROUND INFORMATION

Related Building Permits/Business Licenses	
12/29/99	Business Licenses C05-00445-B-3217 for Tobacco Dealer-Retail, C15 463 3217 for Convenience Store, and L10 124 542 for Beer/Wine/Cooler off-premise sales issued to Seven Eleven convenience store on the subject site. Out of Business effective 03/22/04.
06/06/02	C20-20827-111 for Convention Hall Gaming Tax and G01-20884-111 for Gaming Restricted issued to United Coin Machine Company to operate within Seven Eleven convenience store on the subject site. Out of Business effective 03/22/04.
06/22/05	Active Business License T18-67061-23284 for Voice Data Sales issued to Wireless Venture Partners Inc. on the subject site. This business is no longer operating on the premises.
01/11/05	Building permit L-0551-05 issued to T-Mobile for interior remodel of the subject site.
06/24/05	Building permit L-1318-05 issued to T-Mobile for 20-foot pole sign on the subject site.

Pre-Application Meeting	
01/19/07	A pre-application meeting was held and items discussed included the requirements for a Project of Regional Significance, the distance separation requirement from a residential use, and the standards for handicapped parking spaces as pertain to this request for a Special Use Permit.
Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	0.36

SUP-19671 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant Retail	SC (Service Commercial)	C-2 (General Commercial)
North	Retail	Unincorporated Clark County	Unincorporated Clark County
South	Undeveloped	SC (Service Commercial)	C-2 (General Commercial)
East	Service Station, Retail	Unincorporated Clark County	Unincorporated Clark County
West	Parking Lot, Approved Child Care	SC (Service Commercial)	C-2 (General Commercial)

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

This request is a Project of Regional Significance, due to the proximity to a boundary with Unincorporated Clark County. An Environmental Impact Assessment was submitted as part of the Special Use Permit applications and sent to affected agencies for comment. No comments were received at the time of writing of this report.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	15,611 SF	Y
Min. Lot Width	100 Feet	112 Feet	Y
Min. Setbacks			
• Front	20 Feet	32 Feet	Y
• Side	10 Feet	4 Feet	N*
• Corner	15 Feet	60 Feet	Y
• Rear	20 Feet	40 Feet	Y

SUP-19671 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

Min. Distance Between Buildings	NA	NA	NA
Max. Lot Coverage	50 %	15%	Y
Max. Building Height	NA	17 Feet	Y
Trash Enclosure	Screened, 50 Feet from residential	Screened, 124 Feet	Y
Mech. Equipment	Screened	Screened	Y

The building within which the subject business is proposed was constructed at an unknown time and remodeled in 1979, prior to the adoption of this setback requirement.

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19.10, the following parking is provided:							
Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Auto Title Loan	2,400 SF	1:250 SF	10				
SubTotal			9	1	11	1	
TOTAL (including handicap)			10		12		Y

Waivers		
Request	Requirement	Staff Recommendation
Distance separation of 130 feet from a residential use.	200 Foot Distance Separation	Denial

ANALYSIS

- Zoning**

The subject site is currently zoned C-2 (General Commercial). The Auto Title Loan use is permitted in C-2 (General Commercial) with the approval of a Special Use Permit. This application, if approved, will satisfy this requirement.

SUP-19671 - Staff Report Page Four
March 22, 2007 - Planning Commission Meeting

- **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.

SUP-19671 - Staff Report Page Five
March 22, 2007 - Planning Commission Meeting

The proposed Auto Title Loan fails to meet condition #7 as it is located only 130 feet from a protected use where a 200-foot distance separation is required. A waiver from this condition would be required as a condition of approval for this request. As this proposed Auto Title Loan establishment cannot be approved without a waiver to the distance separation requirement, staff recommends denial of this application.

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 cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses, as the subject site fails to meet the required distance separation requirements between an Auto Title Loan establishment and residential uses.

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

The subject site is not physically suitable for the type and intensity of the proposed land use as it is located only 130 feet from a residential use where a 200-foot minimum distance separation is required.

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 at the intersection of Nellis Boulevard and Owens Avenue, two Primary Arterials as defined by the Master Plan of Streets and Highways, and; therefore, adequate to meet any demands resulting from the proposed Special Use Permit.

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.”**

Due to the proximity of the proposed Special Use to existing residential property, the site in question is inconsistent with the public welfare and the overall objectives of the General Plan.

SUP-19671 - Staff Report Page Six
March 22, 2007 - Planning Commission Meeting

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

The proposed Special Use does not meet all applicable conditions per Title 19.04 as a Waiver has been requested to allow this use only 130 feet from an existing residential parcel where a minimum distance separation of 200 feet is required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 14

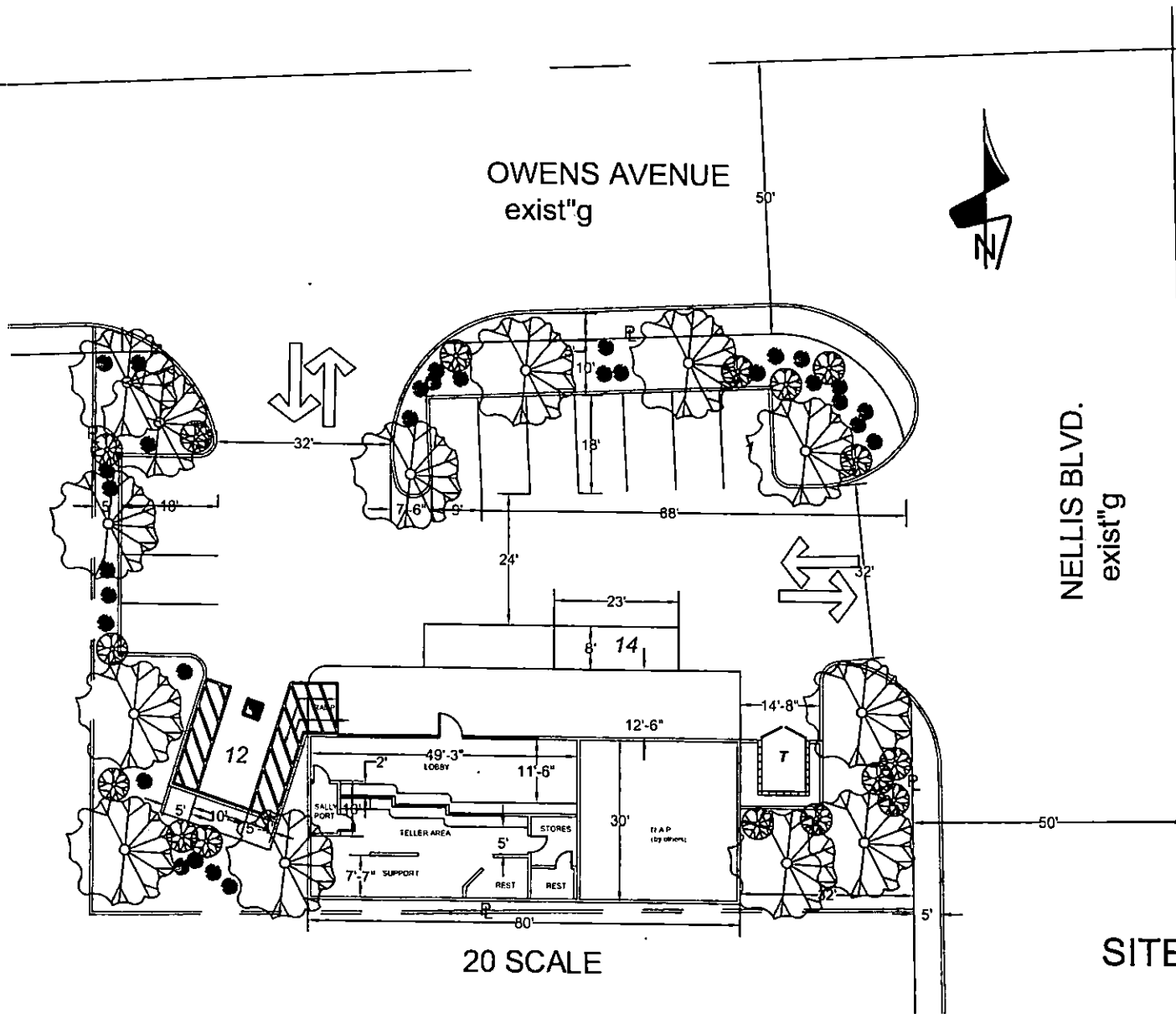
SENATE DISTRICT 2

NOTICES MAILED 113

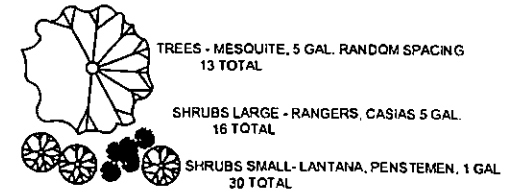
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PROTESTS 0

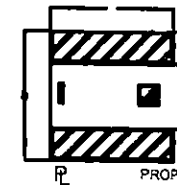




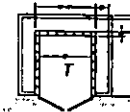
LANDSCAPE SCHEDULE



GROUND COVER - MINUS $\frac{1}{2}$ CRUSHED RED GRAVEL



PROPERTY LINE INDICATOR



PARKING ANALYSIS

BLDG. SQ FT. = 2,400 sf
@ 5 SPACES / 1,000sf REQUIRED PARKING = 14
SHOWN ON PLAN = 12 INCLUDING ONE VAN ACCESS

ASSESSOR'S PARCEL NUMBER

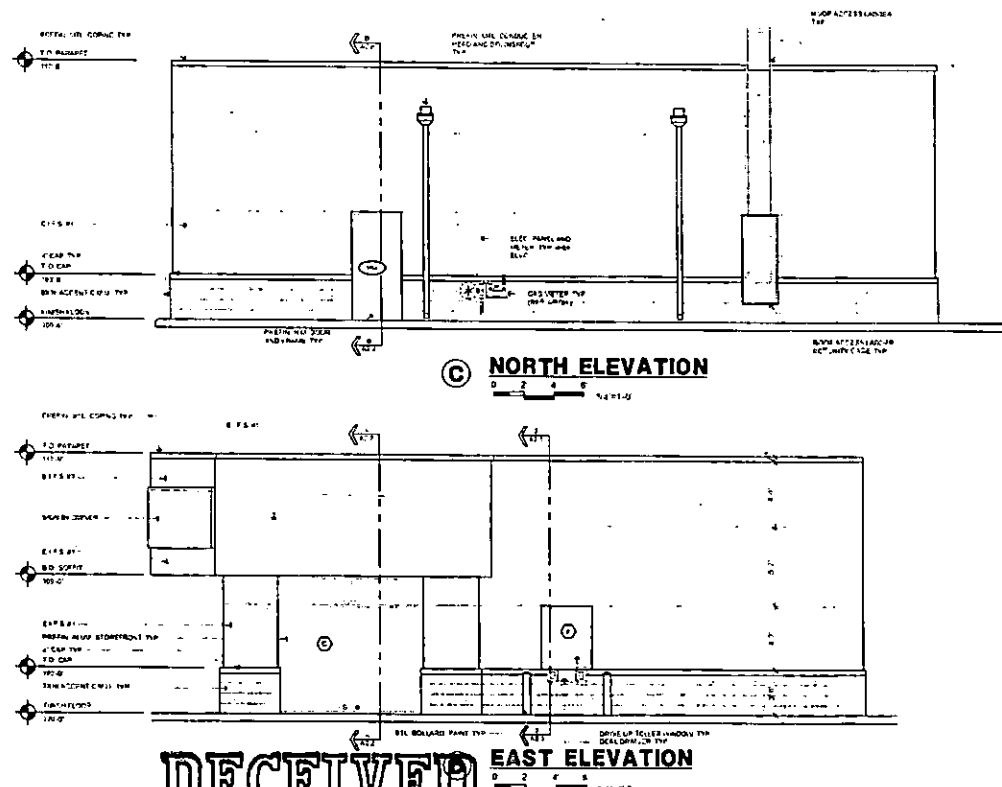
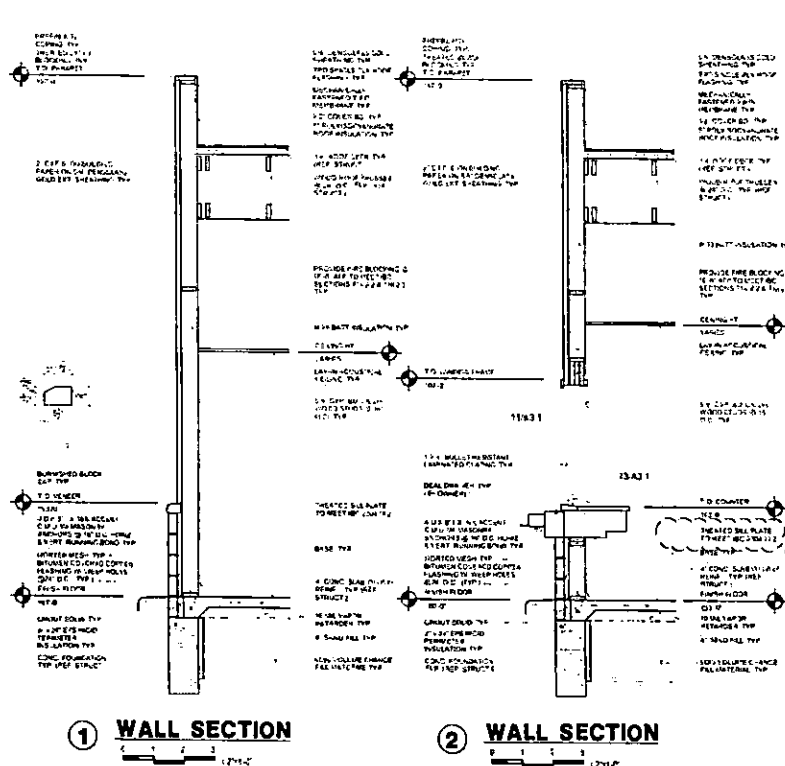
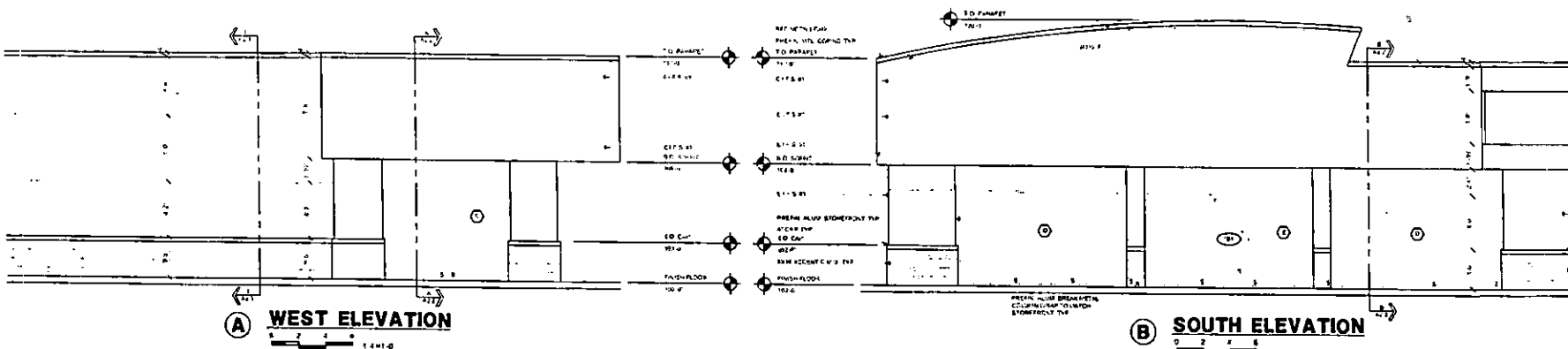
140 29 510 21

SITE PLAN WITH FLOOR PLAN

SPEEDY CASH NELLIS AND OWENS

RECEIVED
FEB 03 2007

SUP-19671
03/22/07 PC



RECEIVED
FEB 06 2007

EAST ELEVATION

SUP-19671
03/22/07 PC



SPANGENBERG PHILLIPS
121 N. Mead, Suite 201, Wichita, KS 67202
TEL: 316.267.4002 FAX: 316.267.1509
www.spangenbergphillips.com

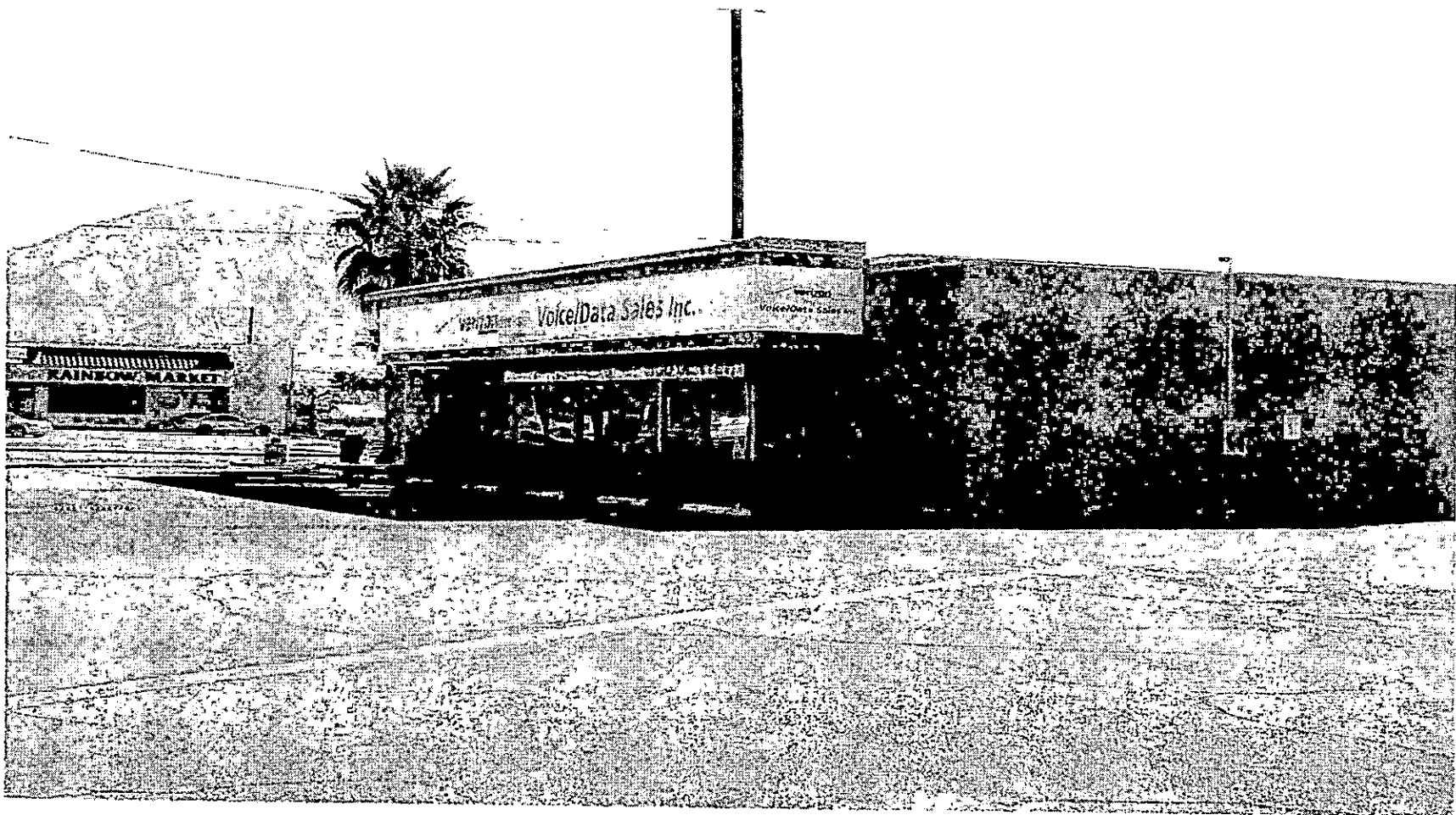
SPEEDY CASH
PROTOTYPE

WICHITA, KANSAS



PROTOTYPE
15-7-2006
Building Elevations

A2.1



SUP-19671 - APPLICANT: ADVANCE GROUP, INC. DBA RAPID CASH - OWNER: NELLIS OWENS 48, LLC
5067 EAST OWENS AVENUE
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



SUP-19671 - APPLICANT: ADVANCE GROUP, INC. DBA RAPID CASH - OWNER: NELLIS OWENS 48, LLC
5067 EAST OWENS AVENUE
MARCH 22, 2007 PLANNING COMMISSION

02/20/07

*LAS Consulting, Inc.
856 E. Sahara #201
Las Vegas, NV 89104
(702) 499-6469-Cell
(702) 341-8489-fax*

February 5, 2007

City of Las Vegas
Planning & Development
739 South Fourth Street
Las Vegas, NV. 89101

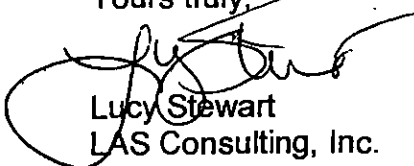
RE: APN 140-29-510-021
SWC Owens & Nellis

Dear Sir or Madam:

Please accept this letter as our request for a use permit for an auto title loan & financial institution specified, located at the southwest corner of Nellis & Owens. My client would like to convert an existing building to a payday loan, check cashing, auto title loan business. The potential site meets the separation requirement from a similar business; however, it needs a waiver from the separation from residential. The separation from the property line of this proposed site and the residential property line is approximately 130 feet; however, the distance from the commercial building to the actual house is approximately 237 feet. In addition, a Day Care Center is proposed to be built separating the house from the Auto Title Loan.

This company (Rapid Cash) is a full service financial institution and offers more services than just Auto Title Loan. They offer installment loans, check cashing, money wires, and similar uses. In addition, while they hold title of the car while the loan is active, they do not repossess cars, therefore there is no need to require additional parking for cars that could potentially be repossessed. He intends to clean up the building and improve the site. There is more than adequate parking within the shopping center, and this use will be a welcome addition to the area. Thank you for your consideration in this matter. Please contact me with any questions regarding this matter.

Yours truly,


Lucy Stewart
LAS Consulting, Inc.

**SUP-19671
03/22/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

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

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Conditions and Staff Report
2. Supporting Documentation

MOTION:

TROWBRIDGE – APPROVED – UNANIMOUS

To be forwarded to City Council in Ordinance Form

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning Manager, stated that the text amendment would eliminate the Resolution of Intents and thereby hard zone properties. Such action would reduce the amount of conflicts when the Resolution of Intent expires and the General Plan maintains another land use. He noted that the City of North Las Vegas has eliminated the Resolutions of Intent which has worked in their favor; however, the County will not consider such action until their annual Master Plan Update.

MARGO WHEELER, Director of Planning and Development Department, stated that all conditions relating to the Rezoning would be placed upon relating Site Development Reviews, Tentative Maps or Special Use Permits.

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 48 – TXT-19240

MINUTES – Continued:

COMMISSIONER TRUESDELL stated that this action would allow staff more time to review applications for conditions as they come before the Commission and Council. It would create stronger Zoning input and the ability for property owners to deal with entitlements more effectively.

COMMISSIONER STEINMAN stated that if there is no negative impact from hard zoning property, it should be a standard. COMMISSIONER TROWBRIDGE concurred with COMMISSIONER STEINMAN and expressed gratitude that the City is attempting to offer consistency with neighboring municipalities which makes developing easier throughout the entire Valley.

DEPUTY CITY ATTORNEY BRYAN SCOTT confirmed that approval would only affect all future Resolutions of Intent and not existing. MS. WHEELER added that separate action would be required to do anything different to existing Resolutions of Intent.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(7:51 – 7:55)

2-609

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ABEYANCE - TXT-19240 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL

19.18.040 Rezoning.

~~(N) Authorization to Proceed. Approval of a rezoning application by the City Council constitutes a declaration of intent to amend the Official Zoning Map Atlas of the City to reflect the zoning district approved for the property. Such approval authorizes the applicant to proceed with the process to develop and/or use the property in accordance with the development and design standards and procedures of all City departments and in conformance with all requirements and provisions of the City of Las Vegas Municipal Code.~~

~~(O) Rezoning Procedures.~~

~~(1) Resolution of Intent. Before the City Council adopts an ordinance to effectuate a rezoning, the Council may adopt a Resolution of Intent to reflect the Council's approval of the rezoning. Such a Resolution of Intent is binding upon the City Council in accordance with its terms.~~

~~(2) Finalizing Rezoning by Ordinance. The final step in the rezoning process is the adoption of a rezoning ordinance in which the zoning classification of one or more parcels is formalized.~~

~~(3) Changes. No substantial change may be made to a development or to the rezoning approval which authorized that development without the approval of the City Council. This approval requirement applies to the rezoned parcel both before and after the adoption of an ordinance rezoning that parcel.~~

~~(4) Termination of Rezoning Approval Without Time Limit. If development does not occur in a timely manner or if conditions in the area change subsequent to the original approval of a rezoning that is not subject to a time limit, the City Council may schedule a hearing to reconsider the Resolution of Intent. At such time, the Council may rescind the Resolution of Intent or may change the conditions of approval. In addition, if such a rezoning approval no longer conforms to the use and density classification of the General Plan, the City may notify the property owner that the rezoning must be exercised within one year. If, within that period, the zoning approval is not exercised by means of the recordation of a final subdivision map or by the commencement of actual construction, the approval terminates.~~

~~(5) Extension of Time—General Requirements. If the approval of a Resolution of Intent is subject to a time limit, the approval expires at the end of that time limit unless the City Council extends the approval period. Extension of an approval period, or reinstatement and extension, may be granted only if:~~

DR

TXT-19240 - Conditions Page Two
March 22, 2007 - Planning Commission Meeting

- ~~(a) Application therefor is made no later than six months after the approval has expired;~~
- ~~(b) The applicant demonstrates good cause; and~~
- ~~(c) The applicant conforms to the additional requirements set forth in Subsection (6) below.~~
- ~~(6) Extensions of Time Additional Requirements. If a time limited zoning approval that is sought to be extended (or reinstated and extended) continues to conform to the use and density classifications of the General Plan, the applicant must demonstrate that the rezoning remains consistent with the surrounding area and the pattern of development in the area. If the rezoning sought to be extended (or reinstated and extended) no longer conforms to the use and density classifications of the General Plan, the extension of time, if granted, shall be limited to a one-year period. If, within that period, the zoning approval is not exercised by means of the recordation of a final subdivision map or by the commencement of actual construction, the approval terminates.~~

TXT-19240 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

APPLICATION REQUEST

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

EXECUTIVE SUMMARY

Discussion and possible action to amend a portion of Section 19.18.040 of the Las Vegas Zoning Code. This amendment would. This request is to amend Title 19 in the most salient ways:

BACKGROUND INFORMATION

ANALYSIS

Our current ROI guidelines come from Title 19.18.040(O) (1), which states that the Council may adopt a Resolution of Intent to reflect the Council's approval of a rezoning. Past zoning codes contained similar language. Although, there is not a definition for the term "Resolution of Intent" in Title 19, the concept is common among Southern Nevada jurisdiction. There is no state requirement in NRS 278.250 and 278.260 to adopt an ROI. Our ROI procedure is as follows:

- ROIs are reviewed annually.
- Parcels with ROIs are found through a GIS query.
- Parcels are researched using aerials, business licenses, final maps, permits and windshield surveys to determine if they are eligible for hard zoning.
- A list of eligible parcels is sent to the City Attorney.
- The City Attorney creates ordinance and sets meeting dates.
- Upon adoption of the ROI ordinance, APN list is sent to IT for GIS update.

The intent is to provide a mechanism for City Council to re-examine their approval if construction didn't commence or conditions change in the area, although in practice it is seldom used that way. From a current planning perspective, they are difficult to administer. If we did revert an ROI to the original zoning district it would create an inconsistency between the general plan designation and zoning district because we change the general plan designation upon approval.

TXT-19240 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

In the past, ROIs may have been effective as a means to place conditions of approval on applications before the applicant came in for a building permit. Today's Site Development Plan Review requirements may remedy that situation as they ensure the City a review and an opportunity to condition applications prior to permitting. North Las Vegas is the only local jurisdiction that has eliminated ROIs. In 1999, North Las Vegas changed their zoning code and now hard zones property after City Council approval. Administrative reasons factored heavily into NLV's decision. Clark County and Henderson place ROIs on zoning approvals, but administers them in a different manner.

RECOMMENDATION: Approval

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

TXT-19912 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - Discussion and possible action to amend the Town Center Development Standards Manual to establish standards for consignment sales.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends NONE.

BACKUP DOCUMENTATION:

1. Conditions and Staff Report
2. Supporting Documentation

MOTION:

TROWBRIDGE – APPROVED – UNANIMOUS

To be forwarded to City Council in Ordinance Form

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning Manager, stated that approval would allow second-hand dealer use within the Town Center area. Because the second-hand dealer use is so broad in its context, staff added six conditions to limit the type of dealers allowed within the Town Center area and designate them as consignment sales. The conditions would restrict hours of operation, limit the sale based upon consignee to consignor, and limit the type of merchandise to furniture, jewelry, fixtures, table wear, pictures and paintings. He had no recommendation.

COMMISSIONER STEINMAN queried the verbiage stating that standards shall not be waived and MR. RANKIN stated there would not be any waivers granted whatsoever unless the Commission opted to amend one particular application at their discretion.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(7:56 – 8:00)

2-780

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TXT-19912 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: NO RECOMMENDATION.

Planning and Development

1. That Table 1, "Permitted Uses," of Subsection (B)(2) of the Town Center Development Standards Manual is hereby amended to include the following:

USES	GC	SC	UC	SX	MS	EC	L	ML	MLA	M	PF
Second Hand Dealer	S	S									

2. That Subsection (B)(4B), "Minimum Requirements," of the Town Center Development Standards Manual is hereby amended to include the following:

51) Second Hand Dealer

- a. No outdoor display, sales or storage of any merchandise shall be permitted.
- b. The use shall comply with the applicable requirements of LVMC Title 6.
- c. The hours of operation shall be limited to the hours between 8:00 a.m. and 10 p.m. or as otherwise deemed appropriate by City Council.
- d. The business owner shall not offer payment for consigned merchandise until after the merchandise has been sold.
- e. Only the following merchandise may be sold: Jewelry (Class III), furniture, fixtures, tableware, pictures and paintings.
- f. The standards listed above shall not be waived.

(All following subsections shall be renumbered accordingly.)

TXT-19912 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for discussion and possible action to amend the Town Center Development Standards Manual to establish standards for consignment sales.

BACKGROUND INFORMATION

The Town Center Development Standards Manual establishes the list of permitted uses in the Town Center area. Staff has been directed to make provisions to allow consignment sales in the Town Center area, which is not currently permitted by the Development Standards Manual.

Per Title 6 and Title 19 requirements, consignment operations are permitted and licensed under the "Secondhand Dealer" use and licensing category. Under Title 19 requirements, the use is allowed in the C-1 (Limited Commercial) and C-2 (General Commercial) zoning districts upon approval of a Special Use Permit application, and is allowed in the C-M (Commercial/Industrial) and M (Industrial) zoning districts as a Conditional Use.

ANALYSIS

In order to avoid confusion in the zoning and licensing process, it is proposed that the consignment use continue to be permitted under the title of "Secondhand Dealer." It is also proposed that the use be allowed in the GC-TC (General Commercial) and SC-TC (Service Commercial) districts upon approval of a Special Use Permit, similar to the areas allowed under Title 19 standards.

In order to address some of the concerns associated with the Secondhand Dealer use, the typical minimum conditions have been modified to be more restrictive in the Town Center area. While maintaining the prohibition against outdoor display areas and requiring conformance with licensing and reporting requirements, the following additional standards will apply:

- The hours of operation will be restricted to 8:00 a.m. to 10:00 p.m.;
- Payment for the consigned merchandise shall not be offered until the merchandise is sold;
- The merchandise to be offered for consignment shall be restricted to Class III jewelry, furniture, fixtures, tableware, pictures, and paintings.

An additional condition has been added to prohibit any waivers of the minimum standards specified above.

**TXT-19912 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting**

Parking requirements for the Town Center area are established by Title 19. The parking requirement listed in Title 19.04 for the Secondhand Dealer use is one space per 250 square feet of gross floor area, which is comparable to the general retail standard. This standard should be adequate for the Town Center area.

FINDINGS

The proposed text amendment will achieve the following:

- Allow consignment sales in the Town Center area subject to Special Use Permit approval;
- Utilize the existing Secondhand Dealer license and use category to prevent duplication or confusion in the licensing process; and
- Adopt more restrictive standards for the use so as to prevent any impacts to surrounding homes or businesses.

NOTICES MAILED**NEWSPAPER ONLY****APPROVALS**

0

PROTESTS

0

City of Las Vegas

PLANNING COMMISSION AGENDA PLANNING COMMISSION MEETING OF: MARCH 22, 2007

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

MEETING ADJOURNED AT 8:01 P.M.

Respectfully submitted:



YDOLEENA YTURRALDE, DEPUTY CITY CLERK



CARMEL VIADO, DEPUTY CITY CLERK