Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

MARCH 22, 2007

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

Las Vegas City Council

Mayor Oscar B. Goodman

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

Commissioners

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

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

CALL TO ORDER:	6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada
ROLL CALL:	
ANNOUNCEMENT:	Compliance with the Open Meeting Law
NOTICE:	This meeting has been properly noticed and posted at the following locations: City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge Clark County Government Center, 500 South Grand Central Parkway Las Vegas Library, 833 Las Vegas Boulevard North Grant Sawyer Building, 555 East Washington Avenue Bulletin Board, City Hall Plaza (next to Metro Records)
MINUTES:	Approval of the February 22, 2007 Planning Commission Meeting minutes by reference (___vote)
ACTIONS:	ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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

PLANNING COMMISSION MEETING RULES OF CONDUCT:

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

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

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

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

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

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

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

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

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

CONSENT ITEMS:

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

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

2 TMP-18239 - TENTATIVE MAP - SMOKE RANCH/DECATUR II - APPLICANT: RICHMOND AMERICAN HOME - OWNER: SCHNIPPEL FAMILY TRUST - Request for a Tentative Map FOR A 65-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.19 acres adjacent to the southeast corner of Decatur Boulevard and Smoke Ranch Road (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development -12 Units Per Acre) Zone], Ward 5.

3. TMP-18305 - TENTATIVE MAP - BRADLEY/SOLAR - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS - Request for a Tentative Map FOR A 40-LOT SINGLE FAMILY DEVELOPMENT on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone], Ward 6 (Ross).

4. TMP-19615 - TENTATIVE MAP - HUALAPAI COMMONS - APPLICANT/OWNER: HUALAPAI COMMONS, LTD, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 14.69 acres at 9775 West Charleston Boulevard (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

5. TMP-19678 - TENTATIVE MAP - NEWPORT LOFTS - APPLICANT/OWNER: NEWPORT LOFTS, LLC - Request for a Tentative Map FOR A MIXED-USE DEVELOPMENT on 0.49 acres at 200 Hoover Avenue (APN 139-34-401-013), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese).

6. TMP-19684 - TENTATIVE MAP - CHEYENNE FAIRWAYS BUSINESS CENTER - APPLICANT/OWNER: CHEYENNE FAIRWAYS BUSINESS CENTER, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.22 acres at 8660 - 8690 West Cheyenne Avenue (APN 138-08-801-019), C-V (Civic) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

7. ANX-19561 - ANNEXATION - APPLICANT/OWNER: DARK, LLC - Petition to annex property generally located on the south side of Deer Springs Way, approximately 290 feet west of Grand Canyon Drive (APN 125-19-301-007), containing approximately 5.0 acres, Ward 6 (Ross).

ONE MOTION – ONE VOTE:

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

8. ZON-19691 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JAMES L. POLLINS - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 0.16 acres at 204 West Monroe Avenue (APN 139-27-111-068), Ward 5.

9. MSP-19558 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC - Request to amend a previously approved Master Sign Plan (MSP-8319) TO ALLOW CHANNEL LETTERING WHERE VINYL LETTERING WAS PREVIOUSLY APPROVED; TO INCREASE THE ALLOWABLE SQUARE FOOTAGE PER TENANT SIGN FROM THE APPROVED 3 FEET X 12 FEET TO 3.5 FEET X 25 FEET, AND TO ADD AN ADDITIONAL TENANT SIGN TO THE EAST ELEVATION, BRINGING THE TOTAL TENANT SIGNS ON THAT SIDE TO FIVE WHERE THE APPROVAL SPECIFIED ONLY FOUR on 13.2 acres at 1725 North Rainbow Boulevard (APN 138-22-803-001), C-1 (Limited Commercial) Zone, Ward 5.

10. SUP-19568 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOMOTARO SUSHI & SHABU SHABU BAR - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE I, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT AND A WAIVER FROM THE 400-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING PARK at 7160 North Durango Drive, Suite #140 (APN 125-20-510-021), TC (Town Center) Zone [MT-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Ross).

11. VAC-19526 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE ROMAN CATHOLIC BISHOP OF LAS VEGAS - Petition to vacate a 10-foot wide public right-of-way running between Maryland Parkway and Eleventh Street approximately 70 feet south of Oakey Boulevard, Ward 3 (Reese).

12. VAC-19586 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC - Petition to Vacate the Rose Street alignment and adjacent pedestrian easements south of Pinto Lane, Ward 5.

13. VAC-19628 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: BARBARA J. FARMANALI - Petition to vacate a drainage easement generally located on the north side of Centennial Parkway, approximately 645 feet east of Leon Avenue, Ward 6 (Ross).

14. SDR-19629 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR THE PROPOSED EXPANSION OF AN EXISTING PUBLIC PARK on 7.31 acres at the southeast corner of Bradley Road and Grand Teton Drive (a portion of APN 125-13-501-009), C-V (Civic) Zone, Ward 6 (Ross).

15. SDR-19658 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION - OWNER: VILLAGE SQUARE, LLC - Request for a Site Development Plan Review FOR AN 8,500 SQUARE FOOT RETAIL BUILDING AND AN 18,000 SQUARE FOOT RETAIL BUILDING IN AN EXISTING SHOPPING CENTER on 36.5 acres at 9400 West Sahara Avenue (APNs 163-06-816-005, 019, 034, and 036), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

PUBLIC HEARING ITEMS:

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

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

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

19. **ABEYANCE - RQR-17661 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK** - Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 Valley View Boulevard (APN 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

20. **ABEYANCE - RQR-17763 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY** - Required Two Year Review of an approved Special Use Permit (U-0018-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 5.

21. ABEYANCE - RQR-17764 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: FOSTER DAY CORPORATION - Required Two Year Review of an approved Special Use Permit (U-0036-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5.

22. ABEYANCE - VAR-18984 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 7.68 acres at 3100-3190 West Sahara Avenue (APN 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

23. ABEYANCE - SDR-18693 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18984 - PUBLIC HEARING - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC - Request for a Site Development Plan Review FOR A FOUR-STORY, 42,000 SQUARE-FOOT OFFICE BUILDING, WITH A 2,450 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH, A 14,550 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT WITH DRIVE-THROUGH AND A WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF FIVE FEET ALONG THE EAST PROPERTY LINE; TWO FEET ALONG THE SOUTH PROPERTY LINE; SIX FEET ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS THE MINIMUM REQUIRED AND TO ALLOW INTERIOR LANDSCAPE BUFFER WIDTH OF SIX FEET WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG THE NORTH PROPERTY LINE on 7.68 acres at 3100-3190 West Sahara Avenue (APNs 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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

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

26. 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).

27. 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.**

28. 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).

29. 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).

30. 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).

31. ZON-19647 - REZONING - PUBLIC HEARING - APPLICANT: PLATINUM REALTY AND DEVELOPMENT - OWNER: CRAIG 95 LLC C/O ABRAR MANAGEMENT - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 3.53 acres on the south side of Craig Road, west of U.S. 95 (APN 138-03-701-003), Ward 4 (Brown).

32. VAR-19646 - VARIANCE RELATED TO ZON-19647 - PUBLIC HEARING - APPLICANT: PLATINUM REALTY AND DEVELOPMENT - OWNER: CRAIG 95 LLC C/O ABRAR MANAGEMENT - Request for a Variance TO ALLOW 150 PARKING SPACES WHERE 152 IS REQUIRED on a 3.53 acres on the south side of Craig Road, west of U.S. 95 (APN 138-03-701-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

33. SDR-19643 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19647 AND VAR-19646 - PUBLIC HEARING - APPLICANT: PLATINUM REALTY AND DEVELOPMENT - OWNER: CRAIG 95 LLC C/O ABRAR MANAGEMENT - Request for a Site Development Plan Review FOR A 37,925 SQUARE FOOT COMMERCIAL CENTER AND WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW NO LANDSCAPING ALONG THE SOUTH AND EAST PROPERTY LINES WHERE AN 8-FOOT WIDE BUFFER IS REQUIRED AND A 2-FOOT WIDE BUFFER ALONG A PORTION OF THE NORTH PROEPRTY LINE WHERE AN 8-FOOT WIDE BUFFER IS REQUIRED on 3.53 acres on the south side of Craig Road, west of U.S. 95 (APN 138-03-701-003), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial)], Ward 4 (Brown).

34. ZON-19673 - REZONING - PUBLIC HEARING - APPLICANT: TCR-SOUTHWEST PROPERTIES, INC. - OWNER: COHEN 1969 TRUST - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE) on 7.36 acres at 3132 North Jones Boulevard (APN 138-13-101-006), Ward 5.

35. **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.

36. **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.

37. **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.

38. **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.

39. **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.

40. **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).

41. **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).

42. **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).

43. **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).

44. **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).

45. **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).

46. **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).

47. **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).

DIRECTOR'S BUSINESS:

48. **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.

49. **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.

CITIZENS PARTICIPATION:

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

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

AFFIDAVIT OF POSTING

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

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

I ED OAKLEY, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of March 15, 2007, at the hour of 3:00PM, there were posted copies of the March 22, 2007 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

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

2. In the Grant Sawyer Building
   555 East Washington Avenue
   (Go in through the main entrance. Straight ahead is the security desk. Ask one of the guards to unlock the bulletin board so that you may post the agenda.)

3. In the Las Vegas Library
   833 Las Vegas Boulevard North
   (Go through the double doors. To the right of the desk is the bulletin board. I am told that they keep it very neat. Take some extra pushpins as they may not have any).

4. City Clerk's Bulletin Board
   400 Stewart Avenue, 2nd Floor Skybridge
   (in the walkway area next to the entrance of the Human Resources Department. See City Clerk for key)

5. On the Public Bulletin Board at the Plaza Level to the City Hall
   400 Stewart Avenue
   (Near the entrance to the Court Clerk's Office)

Ed Oakley
(Signature)

Planning and Development Department

Subscribed and sworn to before me

This 15th day of March, 2007.

Teresa K. Morrell
Notary Public in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
TERESA K. MORRELL
No. 99-59083-1 My Appointment Expires Sept. 14, 2007

AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Carman Livingston Burney**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the day of **March 15, 2007**, a copy of the **March 22, 2007 Planning Commission Agenda**, the attached of which is a true and correct copy, was mailed electronically and/or deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Carman L Burney

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

15TH day of MARCH, 2007

Linda Hartman-Maynard

NOTARY PUBLIC in and for said County and State

Notary Public - State of Nevada
COUNTY OF CLARK
LINDA HARTMAN-MAYNARD
No. 00-61134-1 My Appointment Expires Feb. 3, 2008

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

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

PLEDGE OF ALLEGIANCE was led by CHAIRMAN DAVENPORT.

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

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

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

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

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

SUBJECT:
Approval of the minutes of the February 22, 2007 Planning Commission Meeting

MOTION:
GOYNES- APPROVED – UNANIMOUS with STEINMAN abstaining as he was not present at the 2/22/2007 meeting

MINUTES:
There was no discussion.

(6:02)
1-48

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:
ANDY REED, Planning Supervisor, stated that the applicants for the following items requested the items be held in abeyance or withdrawn without prejudice. Letters are on file for each of the requests.

Item 1 [ANX-19110]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 3 [TMP-18305]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 16 [WVR-19784]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 17 [SUP-19359]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 18 [SDR-19363]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 19 [RQR-17661]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 20 [RQR-17663]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 21 [RQR-17764]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 22 [VAR-18984]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 23 [SDR-18693]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 24 [VAR-18090]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 25 [SDR-18031]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 31 [ZON-19647]	Abeyance to 4/12/2007 Planning Commission Meeting
Item 32 [VAR-19646]	WITHDRAW WITHOUT PREJUDICE
Item 33 [SDR-19643]	Abeyance to 4/12/2007 Planning Commission Meeting

MINUTES – Continued:

Item 34 [ZON-19673]	Abeyance to 4/26/2007 Planning Commission Meeting
Item 35 [VAR-19672]	Abeyance to 4/26/2007 Planning Commission Meeting
Item 36 [SDR-19670]	Abeyance to 4/26/2007 Planning Commission Meeting

MR. REED stated that the applicants of Items 1, 3, 16-18, 22, and 24-25 requested these matters be held in abeyance to 4/12/2007.

Staff requested Items 19-21 be held in abeyance to 4/12/2007.

Items 31 and 33 were requested to be held in abeyance to 4/12/2207 and related Item 32 was requested to be withdrawn without prejudice as the applicant has revised the site plan and no longer needs a parking Variance.

Pertaining to Items 34-36, MR. REED stated the applicant requested an abeyance to 4/26/2007.

(6:02 – 6:05)

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

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

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

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

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

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

CHAIRMAN DAVENPORT noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

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

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

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

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

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

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

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

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

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

City of Las Vegas

Agenda Item No.: 1

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:

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

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:

Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:

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

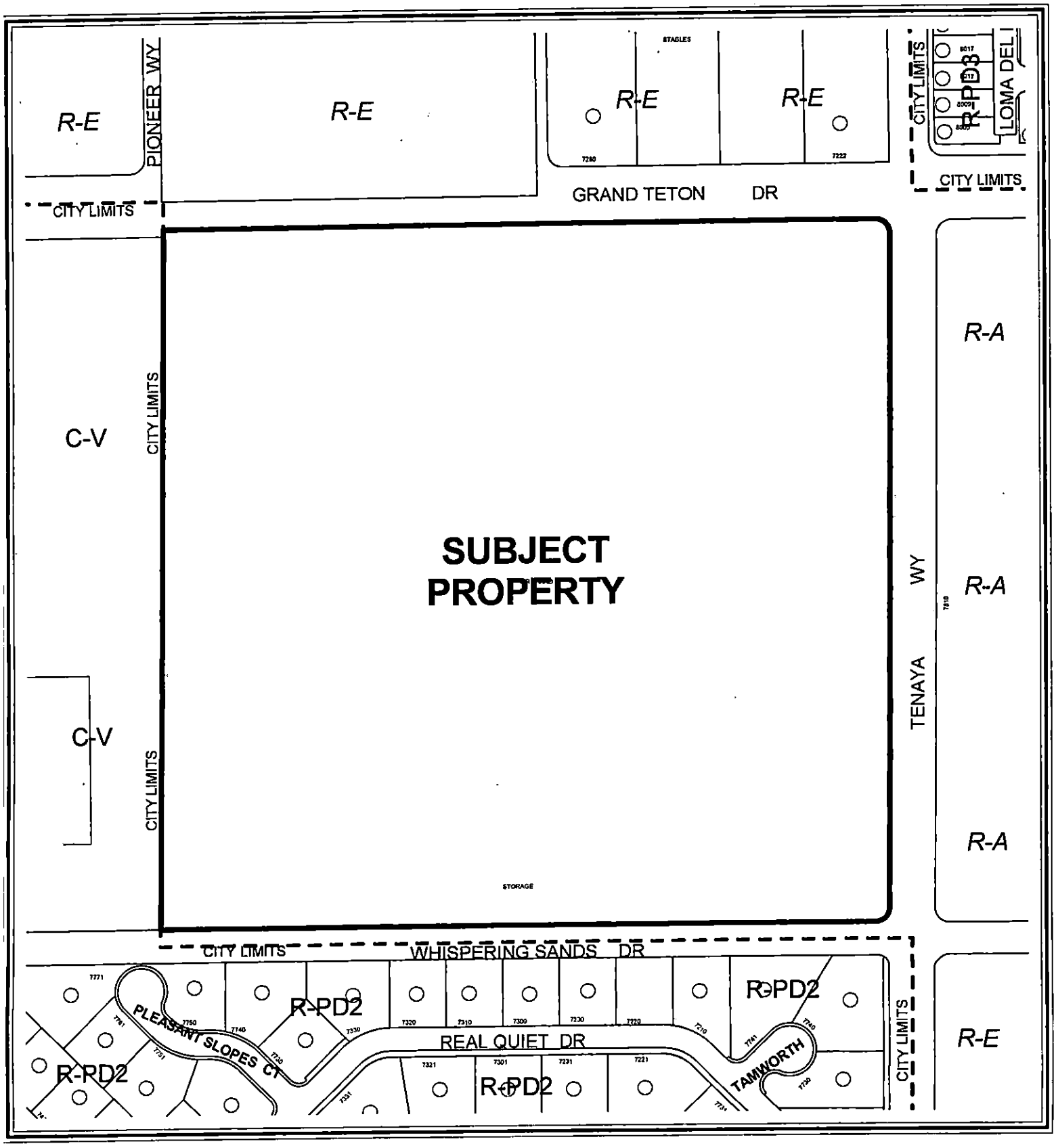
MOTION:

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

MINUTES:

ANDY REED, Planning Supervisor, stated that the applicants of Items 1, 3, 16-18, 22-23, and 24-25 requested the matters be held in abeyance to 4/12/2007.

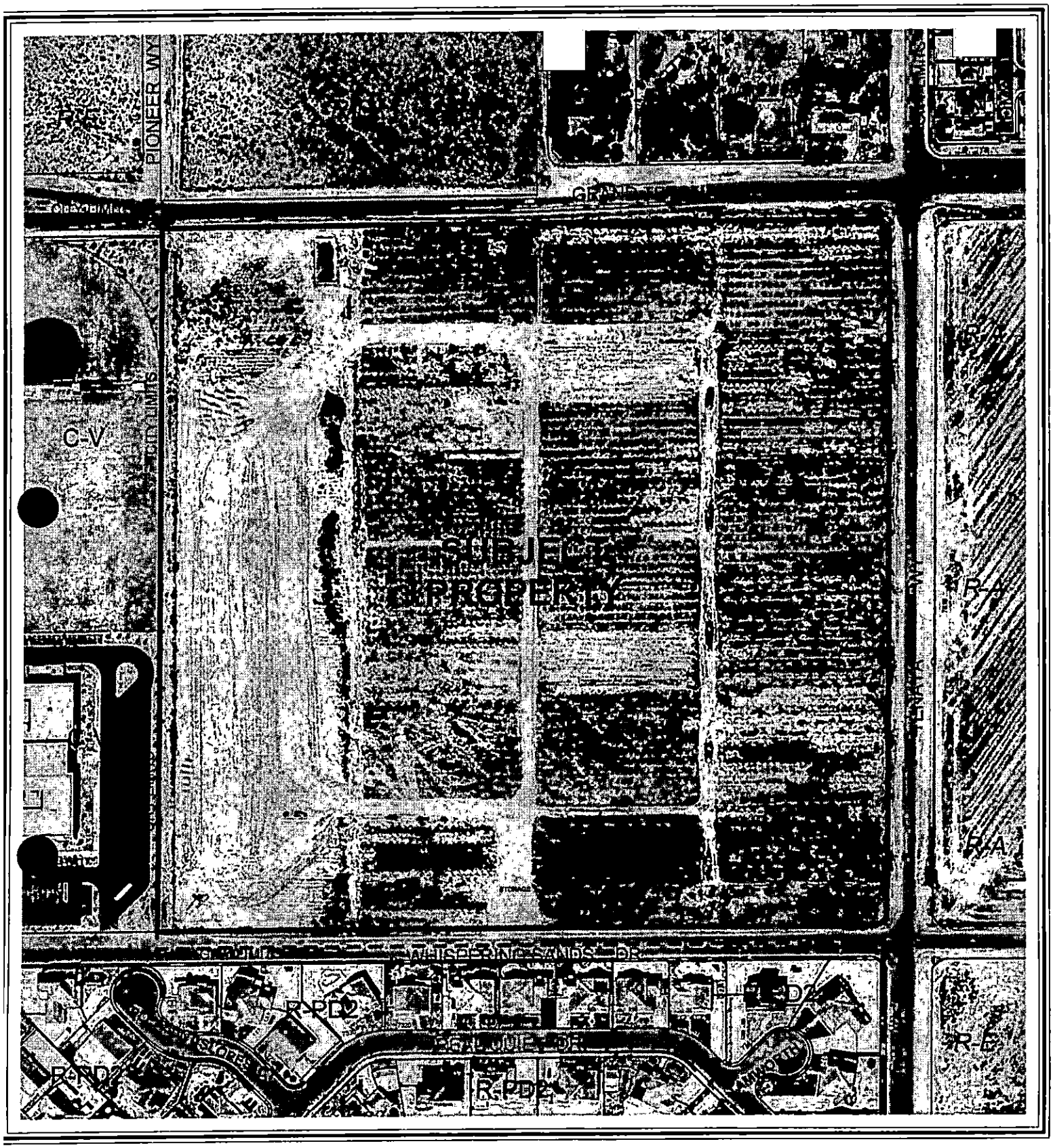
(6:02 – 6:05)



0 300 600 Feet

CASE: ANX-19110

N



0 300 600 Feet

CASE: ANX-19110

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - ANX-19110 - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

MAH

ANX-19110 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

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

BACKGROUND INFORMATION

Details of Application Request	
Site Area	
Gross Acres	36.57

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

MAH

ANALYSIS

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

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

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

MAH

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Spinnaker Homes IX, LCC

Name of Applicant: Royal Construction

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

_____Yes __X__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: STEPHEN B. AIZENBERG

Subscribed and sworn before me

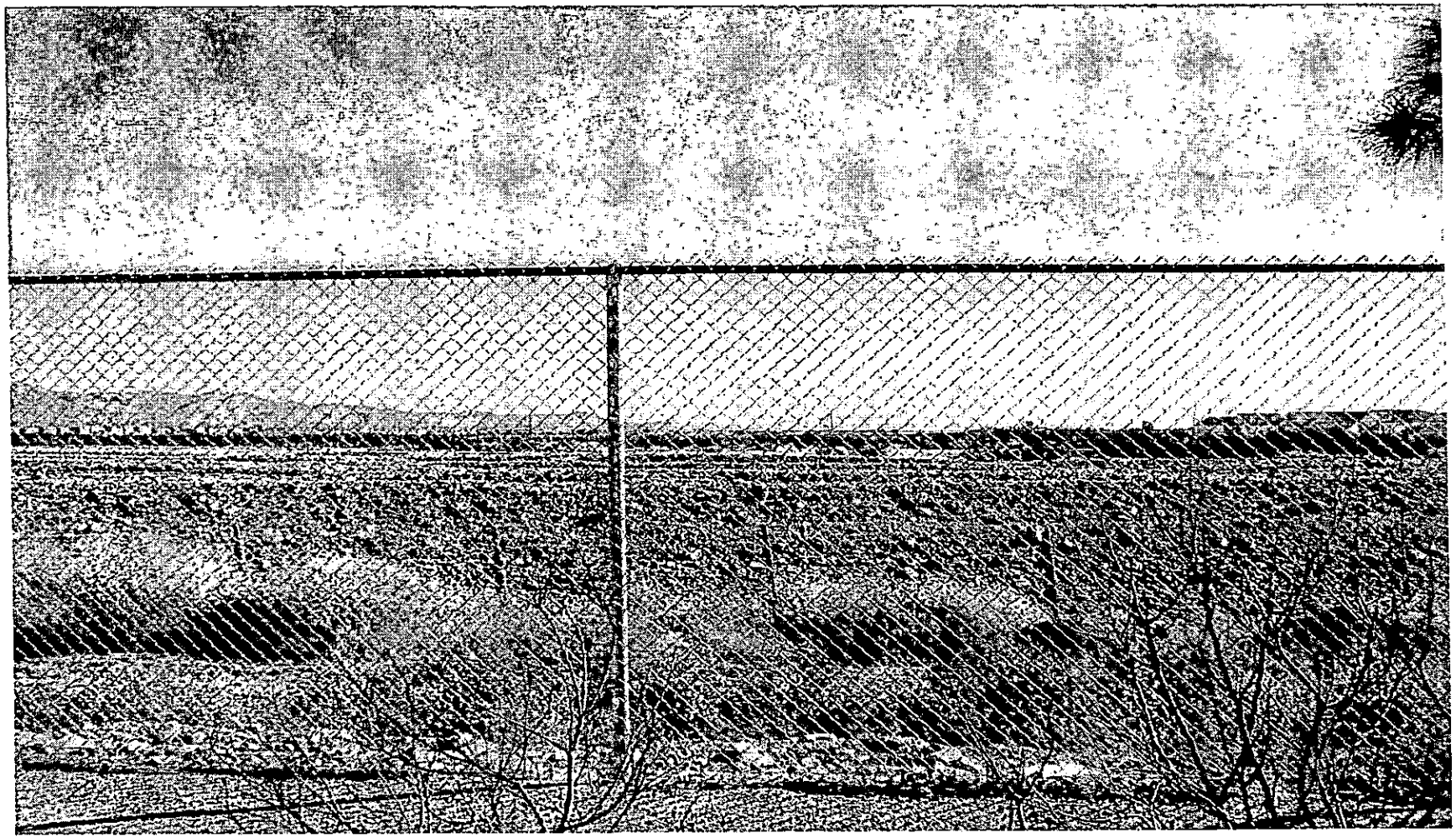
This 20 day of December, 2006

S.K. Bozman

Notary Public in and for said County and State

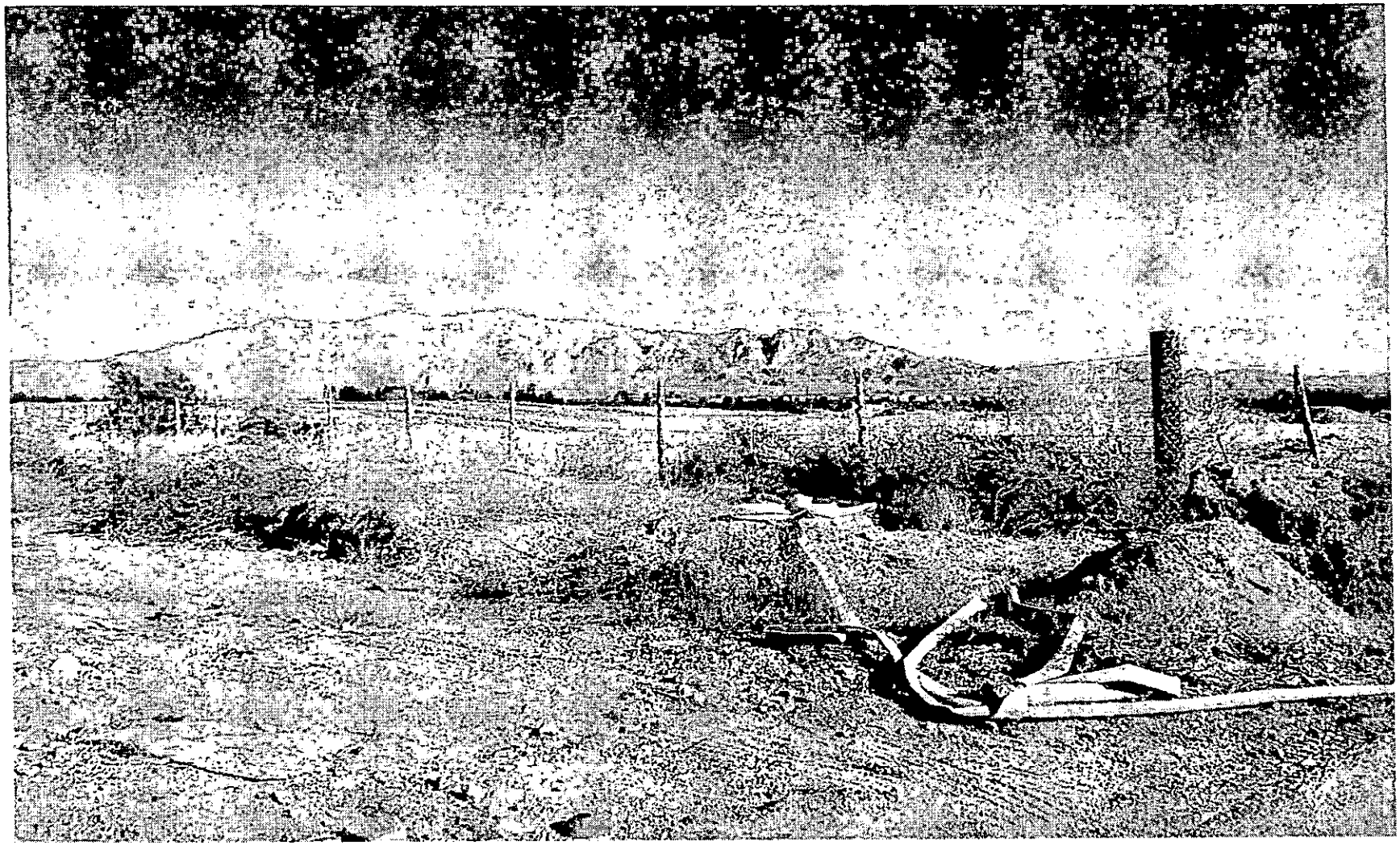
Notary Public-State of Nevada
COUNTY OF CLARK
S.K. BOZMAN
My Appointment Expires
September 25, 2009
No. 01-71183-1

JAN 09 2007



ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC
SOUTHWEST CORNER OF NORTH TENAYA WAY AND GRAND TETON DRIVE
MARCH 22, 2007 PLANNING COMMISSION

01/22/07



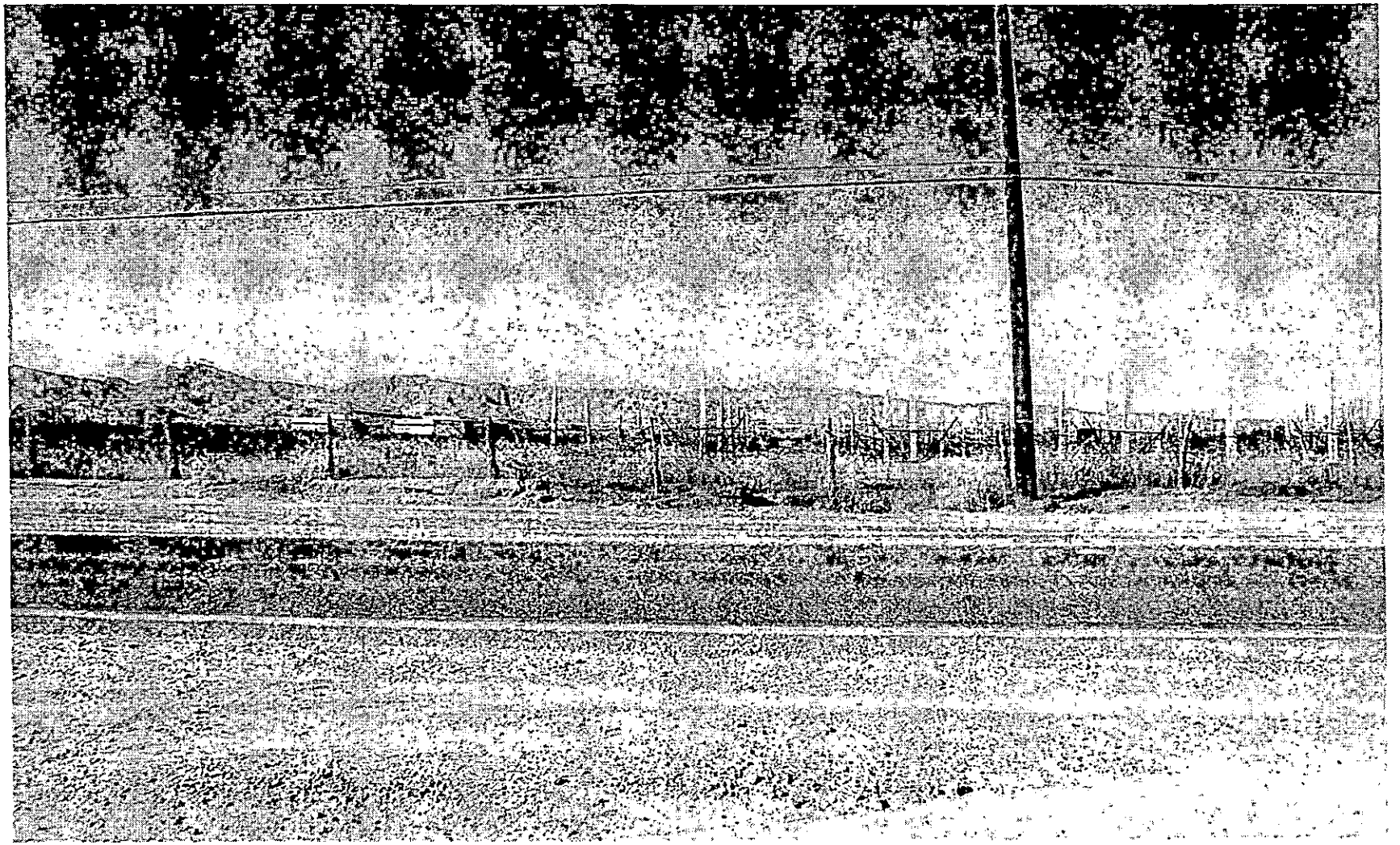
ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC
SOUTHWEST CORNER OF NORTH TENAYA WAY AND GRAND TETON DRIVE
MARCH 22, 2007 PLANNING COMMISSION

01/22/07



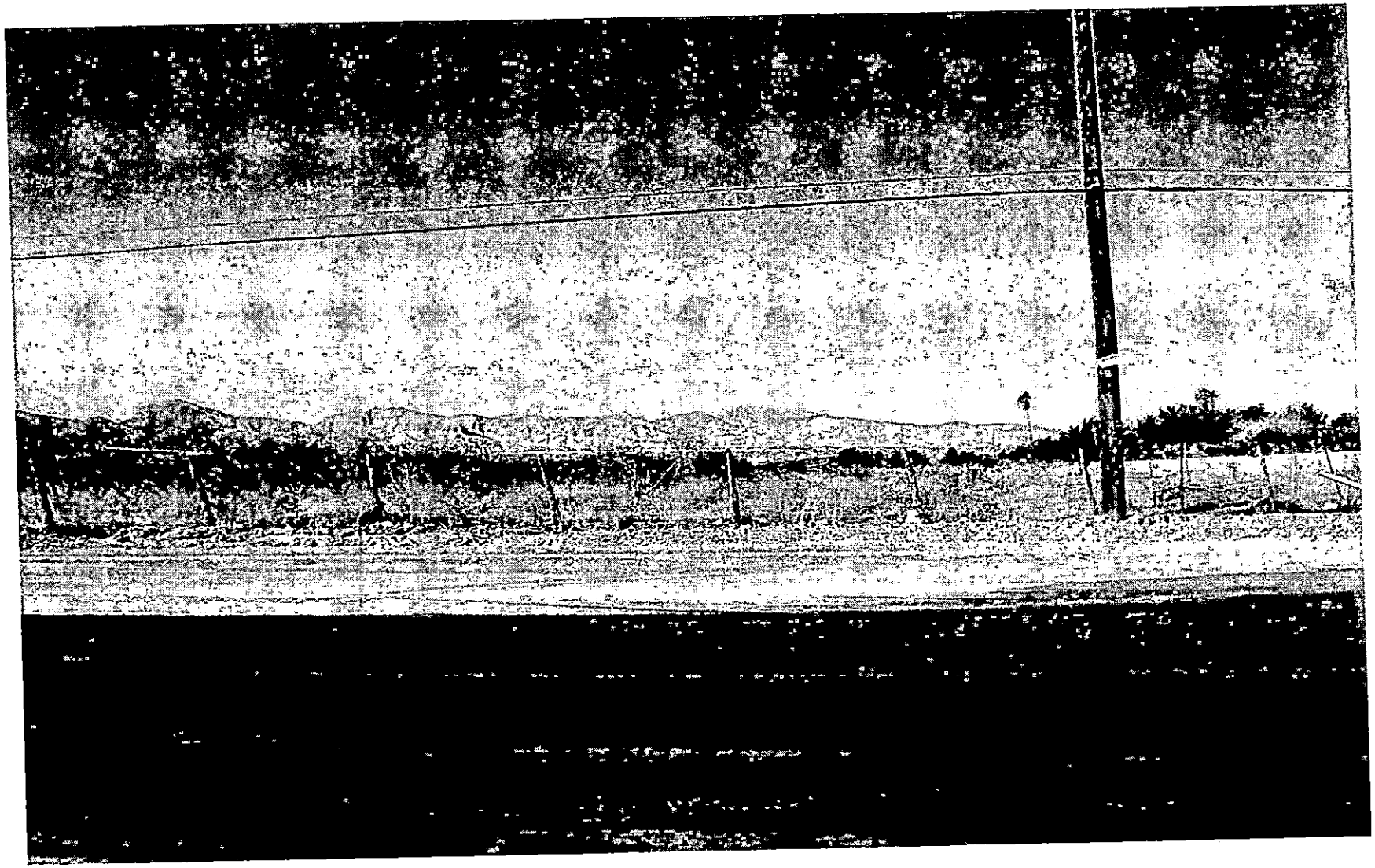
ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC
SOUTHWEST CORNER OF NORTH TENAYA WAY AND GRAND TETON DRIVE
MARCH 22, 2007 PLANNING COMMISSION

01/22/07



ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC
SOUTHWEST CORNER OF NORTH TENAYA WAY AND GRAND TETON DRIVE
MARCH 22, 2007 PLANNING COMMISSION

01/22/07



ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC
SOUTHWEST CORNER OF NORTH TENAYA WAY AND GRAND TETON DRIVE
MARCH 22, 2007 PLANNING COMMISSION

01/22/07

THOMASON
CONSULTING
ENGINEERS

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

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

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

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

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

Sincerely,

Sonia Macias
Project Coordinator

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

03/22/07 PC
ANX-19110

THOMASON
CONSULTING
ENGINEERS

March 22, 2007 011-05003

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

Attention: Andrew Reed

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

On behalf of Spinnaker Homes, we respectfully request that ANX-19110, which is scheduled to be heard by CLV Planning Commissioners on March 22, 2007 be held until the next PC meeting scheduled for April 12, 2007.

This annexation requires careful coordination with Clark County, some aspects of which have not been fully clarified. It is anticipated that holding this matter until the April 12, 2007 PC will allow sufficient time for complete clarification of all remaining issues.

Please call this office if this request raises any questions or concerns.

Thank you,

Kelly Meyer
Project Coordinator

Cc: Sheila Lambert
Steve Aizenberg

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

Submitted after final agenda

Date 3/22/07 Item # 1

City of Las Vegas

Agenda Item No.: 2

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:
TMP-18239 - TENTATIVE MAP - SMOKE RANCH/DECATUR II - APPLICANT: RICHMOND AMERICAN HOME - OWNER: SCHNIPPEL FAMILY TRUST - Request for a Tentative Map FOR A 65-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 6.19 acres adjacent to the southeast corner of Decatur Boulevard and Smoke Ranch Road (APN 139-19-101-002), R-1 (Single Family Residential) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD12 (Residential Planned Development -12 Units Per Acre) Zone], Ward 5.

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends **APPROVAL**.

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

MOTION:
GOYNES – DENIED – Motion carried with STEINMAN, EVANS and TROWBRIDGE voting NO

NOTE: An initial motion for denial by GOYNES did not carry with DAVENPORT, EVANS, STEINMAN and TROWBRIDGE voting NO. A subsequent motion for approval by STEINMAN did not carry with DAVENPORT, GOYNES, TRUESDELL and DUNNAM voted NO.

This is Final Action

MINUTES:
CHAIRMAN DAVENPORT declared the Public Hearing open.

MINUTES – Continued:

This item was under the Consent portion of the agenda and was heard separately at the request of COMMISSIONER DUNNAM.

ANDY REED, Planning Supervisor, reported that the tentative map conforms to the conditions of approval for the related Zoning and Site Development Review and recommended approval.

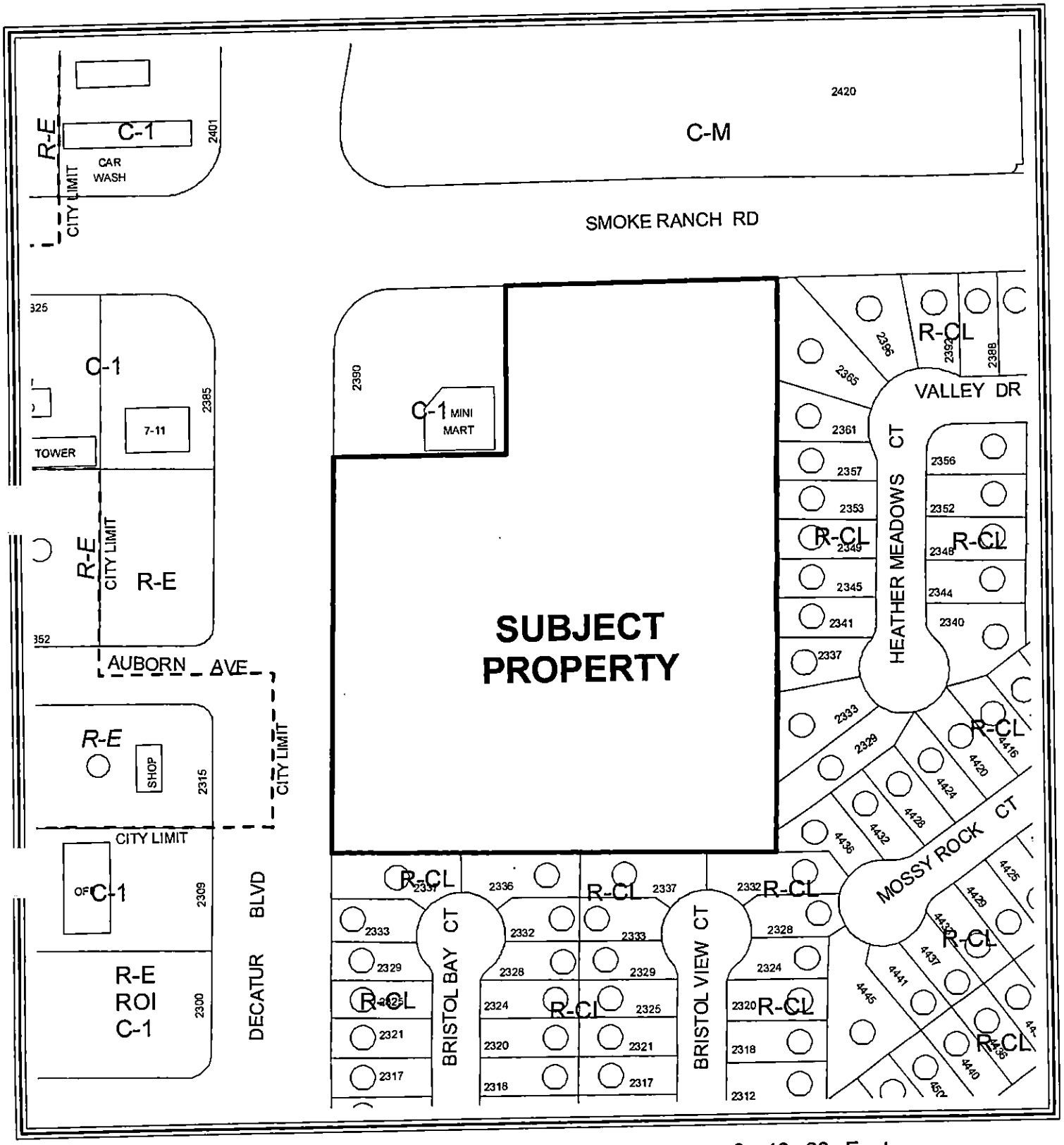
ATTORNEY TONY CELESTE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant.

COMMISSIONER DUNNAM stated he would not support the matter as he voted against its related items. He opined that the project is not appropriate for the area.

At the request of COMMISSIONER GOYNES', MR. REED confirmed the project would be a three-story Richmond American Homes development. COMMISSIONER GOYNES and CHAIRMAN DAVENPORT concurred with COMMISSIONER DUNNAM'S opposing comments that the project would be too dense and inappropriate with existing development.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:07 – 6:11)



CASE: **TMP-18239**

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-18239 - SMOKE RANCH/DECATUR II - APPLICANT: RICHMOND AMERICAN HOME - OWNER: SCHNIPPEL FAMILY TRUST

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-16519) and Site Development Plan Review (SDR-16522).

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

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

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

TMP-18239 - Conditions Page Two
March 22, 2007 - Planning Commission Meeting

Public Works

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

7. Private streets and private drives must be granted on the Final Map as public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowners' Association.

8. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-16519, Site Development Plan Review SDR-16522 and all other applicable site-related actions.

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

TMP-18239 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Tentative Map for an approved 65-lot, single-family development on 6.19 acres at the southeast corner of Smoke Ranch Road and Decatur Boulevard. A Site Development Plan Review (SDR-16522), a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Residential Development) and a Rezoning (ZON-16519) from R-1 (Residence Estates) to R-PD10 (Residential Planned Development – 12 Units per Acre) were approved by the City Council on March 7, 2007.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
04/28/05	The Planning Commission tabled at the request of the applicant an application for a Rezoning (ZON-5669) from R-1 (Single-Family Residential) to C-1 (Limited Commercial) on the subject property. Staff recommended approval.
11/16/05	The City Council approved a General Plan Amendment (GPA-7678) from SC (Service Commercial) to MLA (Medium-Low Attached Density Residential); a Waiver (WVR-9060) of Title 18.12.160 to allow 88 feet between street intersections where 220 feet is the minimum separation required; a Site Development Plan Review (SDR-9061) for a 50-lot, single-family residential development; and a Rezoning (ZON-9058) from R-1 (Single-Family Residential) to R-PD8 (Residential Planned Development - 8 Units Per acre). The Planning Commission and staff recommended approval.
12/01/05	The Planning Commission Approved a Tentative Map (TMP-9764) for a 50-lot, single-family residential subdivision. Staff recommended approval.
12/20/06	The City Council held in abeyance a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units per Acre) to: R-PD12 (Residential Planned Development - 12 Units Per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.

01/17/07	The City Council held in abeyance a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units Per Acre) to: R-PD12 (Residential Planned Development - 12 Units per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.
02/07/07	The City Council held in abeyance a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units per Acre) to: R-PD12 (Residential Planned Development - 12 Units Per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.
02/21/07	The City Council held in abeyance a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units per Acre) to: R-PD12 (Residential Planned Development - 12 Units Per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.
03/07/07	The City Council approved a General Plan Amendment (GPA-16511) from ML (Medium-Low Density Residential) to MLA (Medium-Low Attached Density Residential), a Rezoning (ZON-16519) from R-1 (Single Family Residential) Under Resolution Of Intent To R-PD8 (Residential Planned Development - 8 Units Per Acre) to: R-PD10 (Residential Planned Development - 12 Units Per Acre), a Variance (VAR-16525) to allow 35,642 square feet of open space where 53,370 square feet is the minimum required, and a Site Development Plan Review (SDR-16522) for a 77-lot single-family residential subdivision on the subject site. The Planning Commission and staff recommended denial.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to this application.

Pre-Application Meeting	
10/06/06	A pre-application meeting was held to discuss the requirements of a Tentative Map, including the setback requirements.

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

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

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

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	NA
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		Y
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

While this proposed development is located in the Airport Overlay District the single-family homes intended for this site are well below the associated height restrictions.

DEVELOPMENT STANDARDS

Pursuant to the approved Site Development Plan Review (SDR-16522), the Following Development Standards Apply:

Standard	*Provided*	*Compliance*
Min. Lot Size	1,721 SF	Y
Min. Lot Width	41 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear Front to Garage	 3 Feet 3 Feet 4 Feet 3 Feet 5-6 Feet or 18-plus Feet	 Y Y Y Y Y
Max. Lot Coverage	87.2%	Y
Min. Distance Between Buildings	6 Feet	Y
Max. Building Height	3 stories/ 35 Feet	Y

Pursuant to Title 19.06, the Following Open Space Standards apply:

Open Space – R-PD only							
Total Acreage	*Density*	*Required*			*Provided*		*Compliance*
		Ratio	*Percent*	*Area*	*Percent*	*Area*	
6.19 acres	10.51	1.65	17.3%	46,759 SF	17.5%	47,307 SF	Y

ANALYSIS

- **Zoning**

  The proposed development consists of 65 units on 6.19 acres at a density of 10.51 units per acre, in conformance with the R-PD10 (Residential Planned Development – 10 Units Per Acre) zone and the MLA (Medium Low Attached Density) Land Use designation within the Southwest Sector of the General Plan.

- **Site Plan**

  The Tentative Map is consistent with the approved site plan and consists of 65 single-family home lots along two private streets, Far Ridge Street and Auborn Avenue.. The smallest lot is 1,721 square feet. Three common lots provide sufficient open space to meet the requirements associated with a Residential Planned Development zoning designation. Common Lots A and B provide a total of 47,307 square feet of open space where 46,759 is the minimum required. An additional 2,576 square feet of passive space is provided in Common Lot C. Access to the development is via Smoke Ranch Road, east of Decatur Boulevard. An additional fire access is provided to Decatur Boulevard.

- **Trails**

  There are no trail alignments within nor adjacent to the subject site.

FINDINGS

- **General information (Residential/Commercial)**

  The proposed Tentative Map for a 65-lot single-family subdivision on 6.19 acres is consistent with the approved Site Development Plan Review, Rezoning and the MLA (Medium Low Attached Density) Land Use designation of the Centennial Hills Sector Plan.

- **Cross Section**

  Pursuant to Section 18.08.110, cross sections have been submitted for the proposed Tentative Map. They depict maximum natural grade between 1.9% across this site.

  The wall along the eastern perimeter of this site consists of a six-foot high decorative wall. The wall design is that of brown smooth faced CMU for the bottom seven courses, topped with one course of brown fluted CMU and one of brown split faced CMU. In some locations, the screening wall will be atop a 4.0-foot retaining wall for a total height of 10.0 feet of wall plane.

- Trails

  There are no Transportation Trail or Recreation Trail alignments within or adjacent to the subject site.

- Special Conditions of Approval (from Zoning or SDPR)

  SDR-16522

  Condition #1
  Conformance to the Conditions for Rezoning (ZON-16519), if approved.

  Condition #3
  All development shall be in conformance with the site plan, landscape plan date stamped 03/02/07, and building elevations date stamped 10/25/06, except as amended by conditions herein.

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

  Condition #5
  The setbacks for this development shall be a minimum of three feet to the front of the house, either five feet or less or 18 feet or greater to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, three feet on the side, four feet on the corner side, and three feet in the rear.

  Condition #7
  No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

  Added Condition
  An eight-foot high block wall shall be added to the northwest corner of the property to screen adjacent commercial development.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

RL

PLANINING &
DEVELOPMENIT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-18239** APN: 139-19-101-002

Name of Property Owner: Smoke Ranch Realty LLC

Name of Applicant: Richmond American Homes

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

_____ Yes _____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Mark A. Schnippel

Subscribed and sworn before me

This 1st day of September 2006

Carrie L. Price

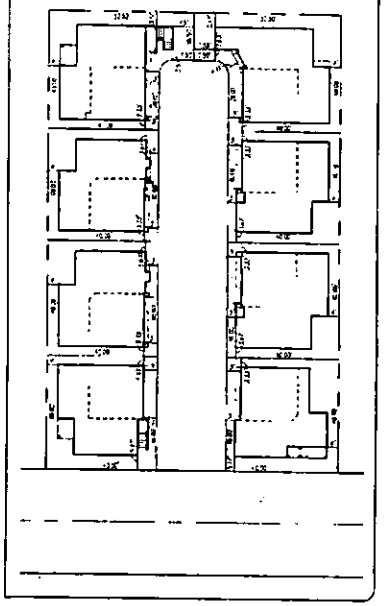
Notary Public in and for said County and State

CARRIE L. PRICE
Notary Public State of Nevada
No. 04-90890-1
My appt. exp. July 9, 2008

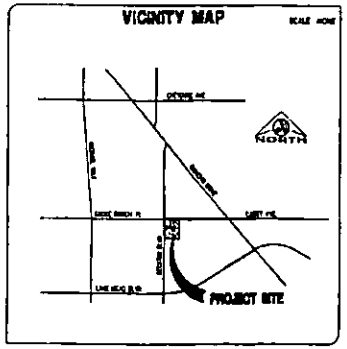
TENTATIVE MAP
OF
SMOKE RANCH / DECATUR II

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

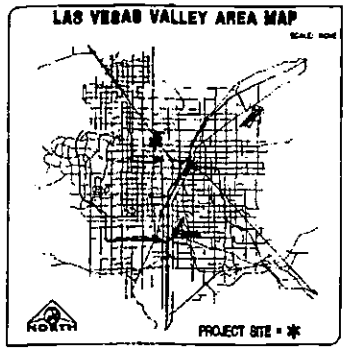
TYPICAL CLUSTER SETBACKS FOR INFUSION



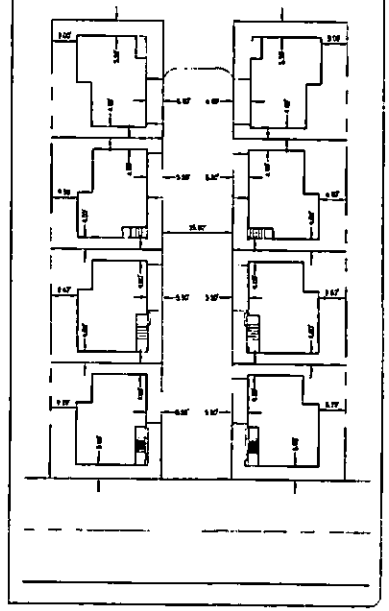
VICINITY MAP



LAS VEGAS VALLEY AREA MAP



TYPICAL CLUSTER SETBACKS FOR THE IVY



LEGAL DESCRIPTION

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

ENGINEER

[illegible]
8757 W. CHARLESTON BLVD., SUITE 2
LAS VEGAS, NV 89148
OFFICE: (702) 254-1000
FAX: (702) 254-3022

BENCHMARK

CLARK COUNTY VERTICAL CONTROL POINT "A 1/2" DIA. BRASS ROD IN CONCRETE CYLINDRICAL NORTHEAST CORNER OF JONES BLVD. AND RACEL STREET.

ELEVATION 2367.2435 (FEET)
721.975 (METERS)

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

ESTIMATED SEWAGE CONTRIBUTION

AVERAGE FLOW = [illegible] MILLION GALLONS PER DAY
PEAK FLOW = [illegible] MILLION GALLONS PER DAY

ASSESSOR'S PARCEL NUMBER

138-19-101-003

OWNER

[illegible]
EAST CHEYENNE AVENUE, SUITE 210
LAS VEGAS, NV 89129
OFFICE: (702) 304-7547

BASIS OF BEARING

NORTH 00°03'09" WEST, BEING THE BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 64 EAST, M.D.M., AS SHOWN IN BOOK 100, PAGE 39 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDERS OFFICE.

SHEET INDEX

1. COVER SHEET
2. SITE PLAN

DEVELOPER

RICHMOND AMERICAN HOMES OF NEVADA, INC
2390 HEADS HOUSE PARKWAY, SUITE 120
HENDERSON, NV 89074
OFFICE: (702) 617-5400

LAND USE TABULATION

LAND USE DESIGNATION

PRESENT ZONING	R-PUD (RESIDENTIAL PLANNED DEVELOPMENT)
PROPOSED ZONING	R-PD12 (RESIDENTIAL PLANNED DEVELOPMENT)

SITE SUMMARY

TOTAL UNITS	65 LOTS
SUBSTANDARD UNITS	NONE
GROSS ACREAGE	6.2 ACRES
DENSITY (GROSS)	10.48 LOTS / ACRE

USABLE OPEN SPACE

TOTAL REQUIRED	46,758 SF
TOTAL PROVIDED	47,337 SF

SETBACK REQUIREMENTS

CITY OF LAS VEGAS

ZONING	R-PD
TYPICAL LOT SIZE (SF)	1,800 SF
FRONT TO BUILDING	5' MIN.
FRONT TO GARAGE	5' + 5' MIN. 18' PLANE
SIDE TO BUILDING	5' MIN.
SIDE TO ROOF EAVE	3' MIN.
SIDE ON CORNER	5' MIN.
REAR	5' MIN.

SURVEYOR

[illegible]

COMMON LOT AREAS

COMMON LOTS	WET USABLE	USABLE	TOTAL
COMMON LOT 'B'	0 SF	18,451 SF	18,451 SF
COMMON LOT 'B'	0 SF	20,056 SF	20,056 SF
COMMON LOT 'C'	2,575 SF	0 SF	2,575 SF
COMMON LOT TOTAL	2,575 SF	37,307 SF	49,083 SF

NOTES

1. ALL EXTERIOR STREETS ARE PUBLIC. ALL INTERIOR STREETS ARE PRIVATE.
2. UTILITY SERVICES TO BE PROVIDED BY
CITY OF LAS VEGAS SEWER
LAS VEGAS VALLEY WATER DISTRICT
SPRINT TELEPHONE
SILVER STATE CABLEVISION
SOUTHWEST GAS COMPANY
NEVADA POWER COMPANY
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED, THEREFORE, CC&R'S WILL BE REQUIRED.
4. THERE ARE NO OBSERVABLE FAULTS OR FEATURES LOCATED ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. GROUNDWATER WAS NOT OBSERVED DURING EXCAVATIONS AND IS NOT SHOWN ON A LEVEL OF KNOWN GROUNDWATER ELEVATIONS IN THE AREA TO BE WITHIN 20 FEET OF THE KNOWN GROUND ELEVATION.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP 32003C2610 E, ZONE X IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
8. SOILS REPORT PREPARED BY: G BAPE CONSULTANTS INC. DATED [illegible]
9. [illegible]

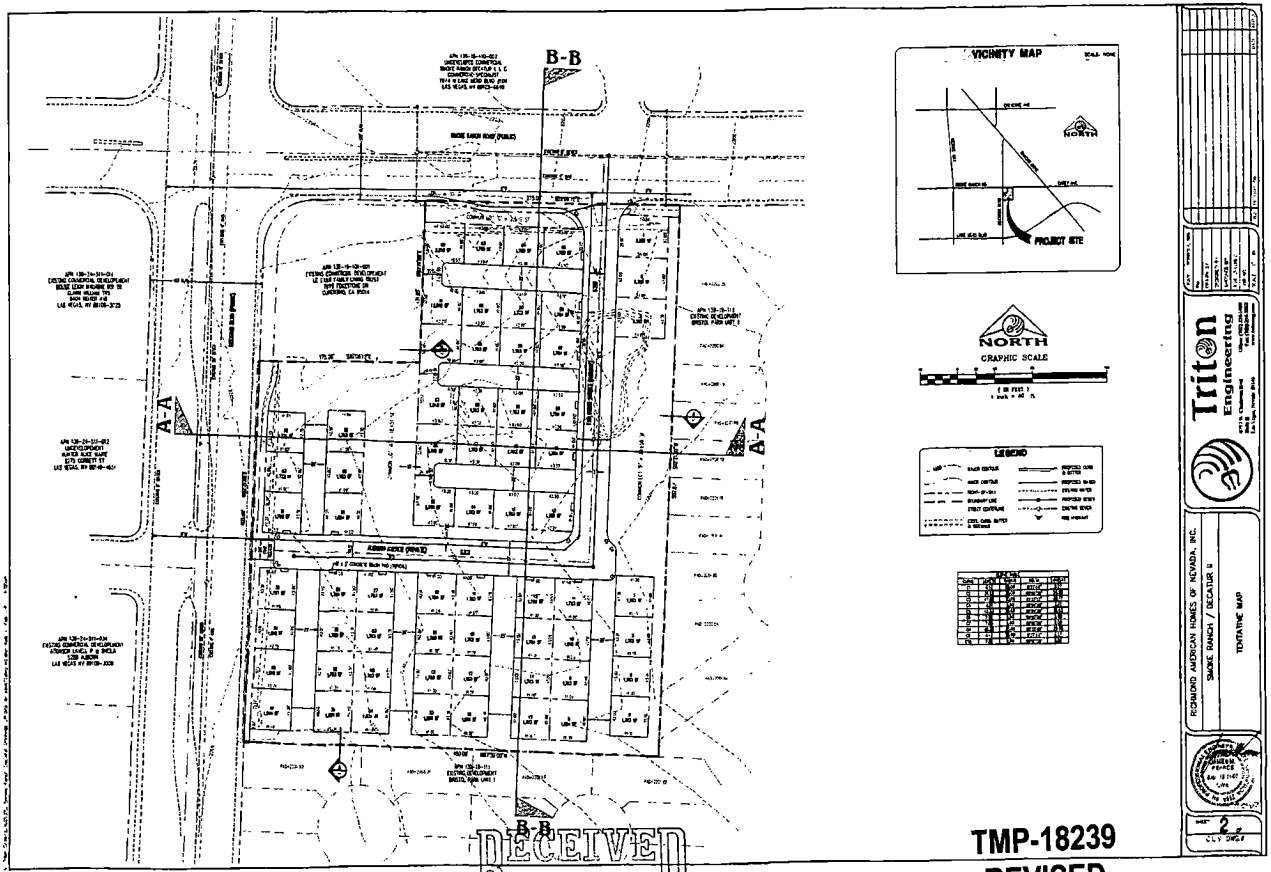
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TMP-18239
REVISED
03/22/07 PC

Triton Engineering

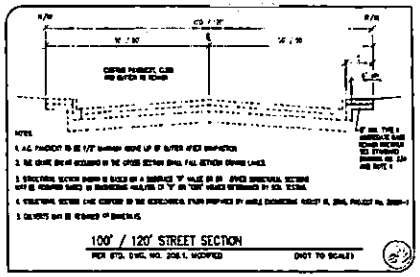
RICHMOND AMERICAN HOMES OF NEVADA, INC.
SMOKE RANCH / DECATUR II
COVER SHEET

SHEET 1 OF 2



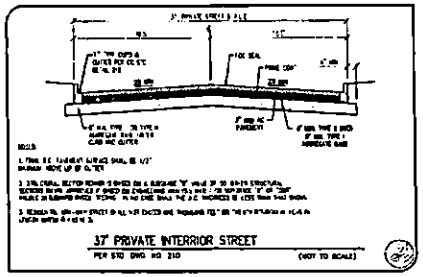
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REVISED
03/22/07 PC



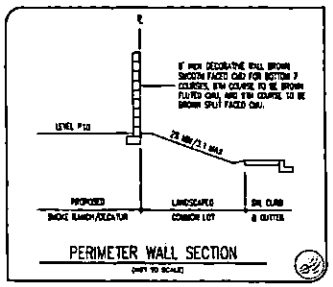
100' / 120' STREET SECTION

PER RTC STD. DWG. NO. 208.1, MODIFIED (NOT TO SCALE)



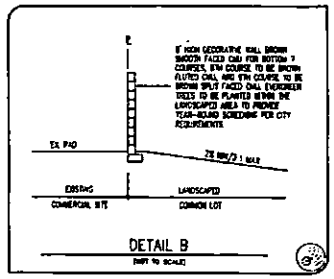
37' PRIVATE INTERRIOR STREET

PER RTC STD. DWG. NO. 210 (NOT TO SCALE)



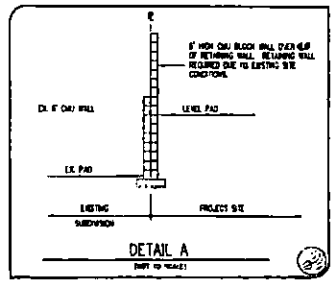
PERIMETER WALL SECTION

(NOT TO SCALE)



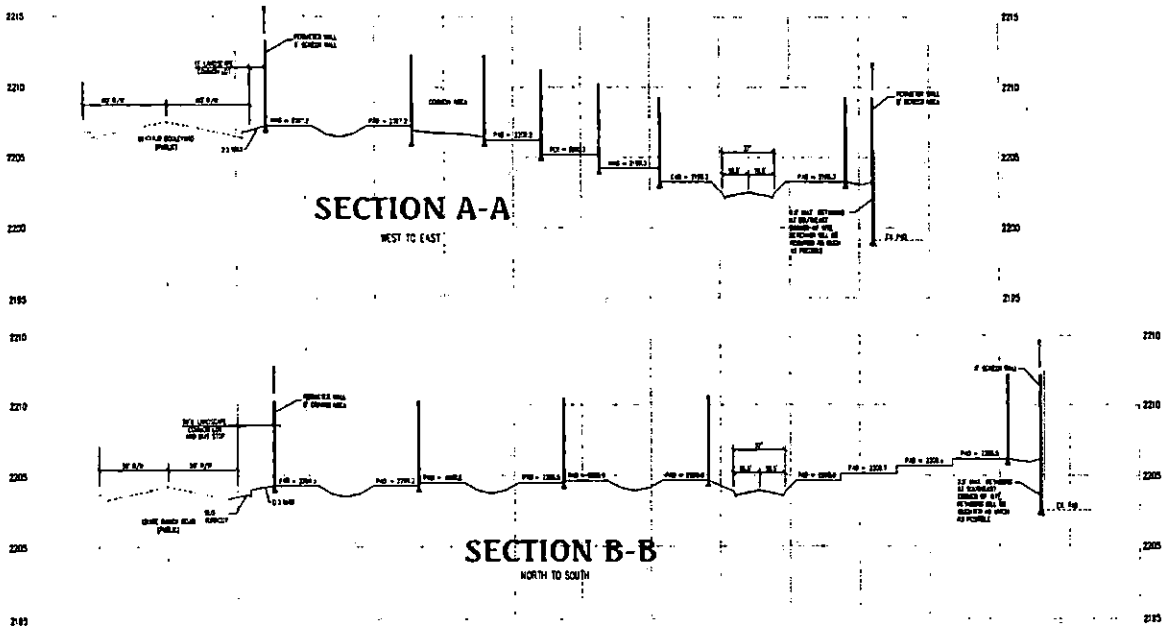
DETAIL B

(NOT TO SCALE)



DETAIL A

(NOT TO SCALE)



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03/22/07 PC
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Triton Engineering

RICHMOND AMERICAN HOMES OF NEVADA, INC.

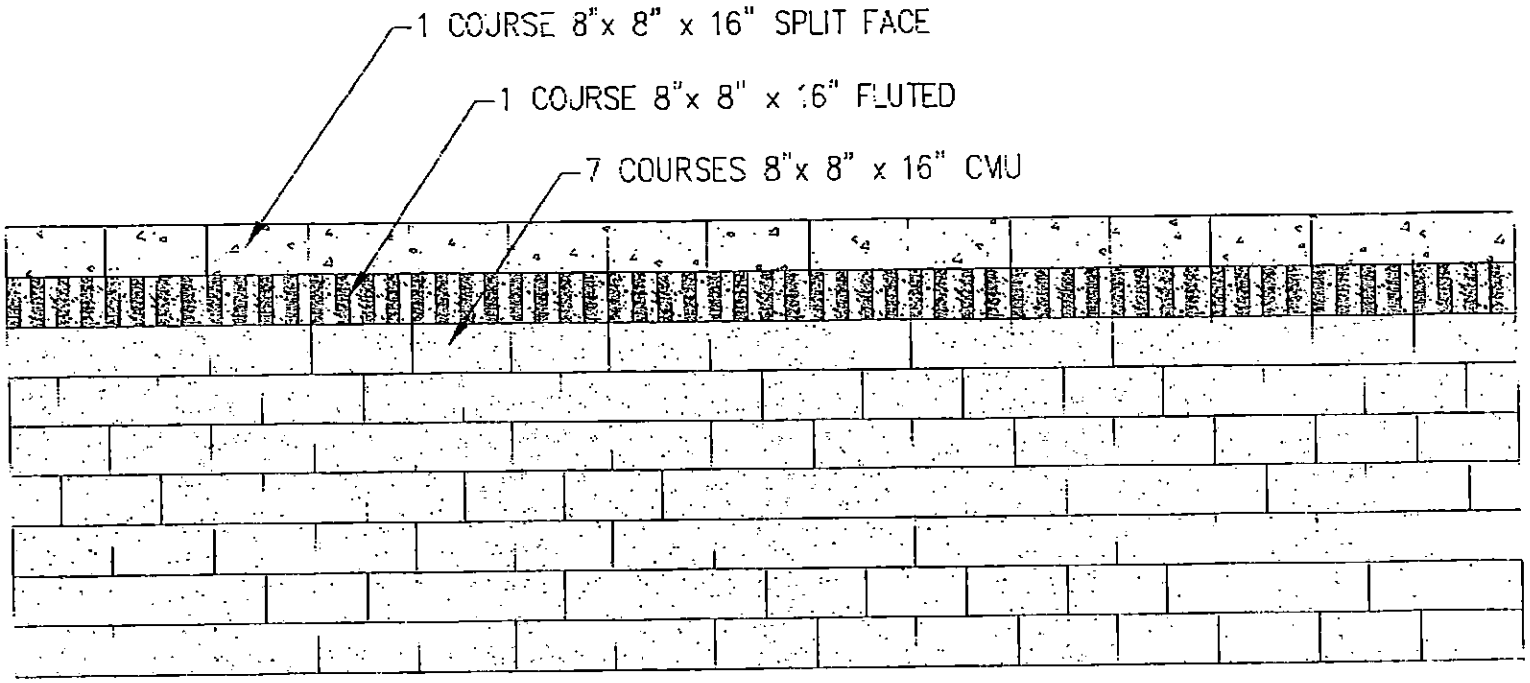
SMOKE RANCH / DECATUR II

SECTIONS AND DETAILS

SHEET 3 OF

C.L.V. UNIT II

FROM :TRITON FAX NO. :7022543062 Nov. 18 2005 11:49AM P1



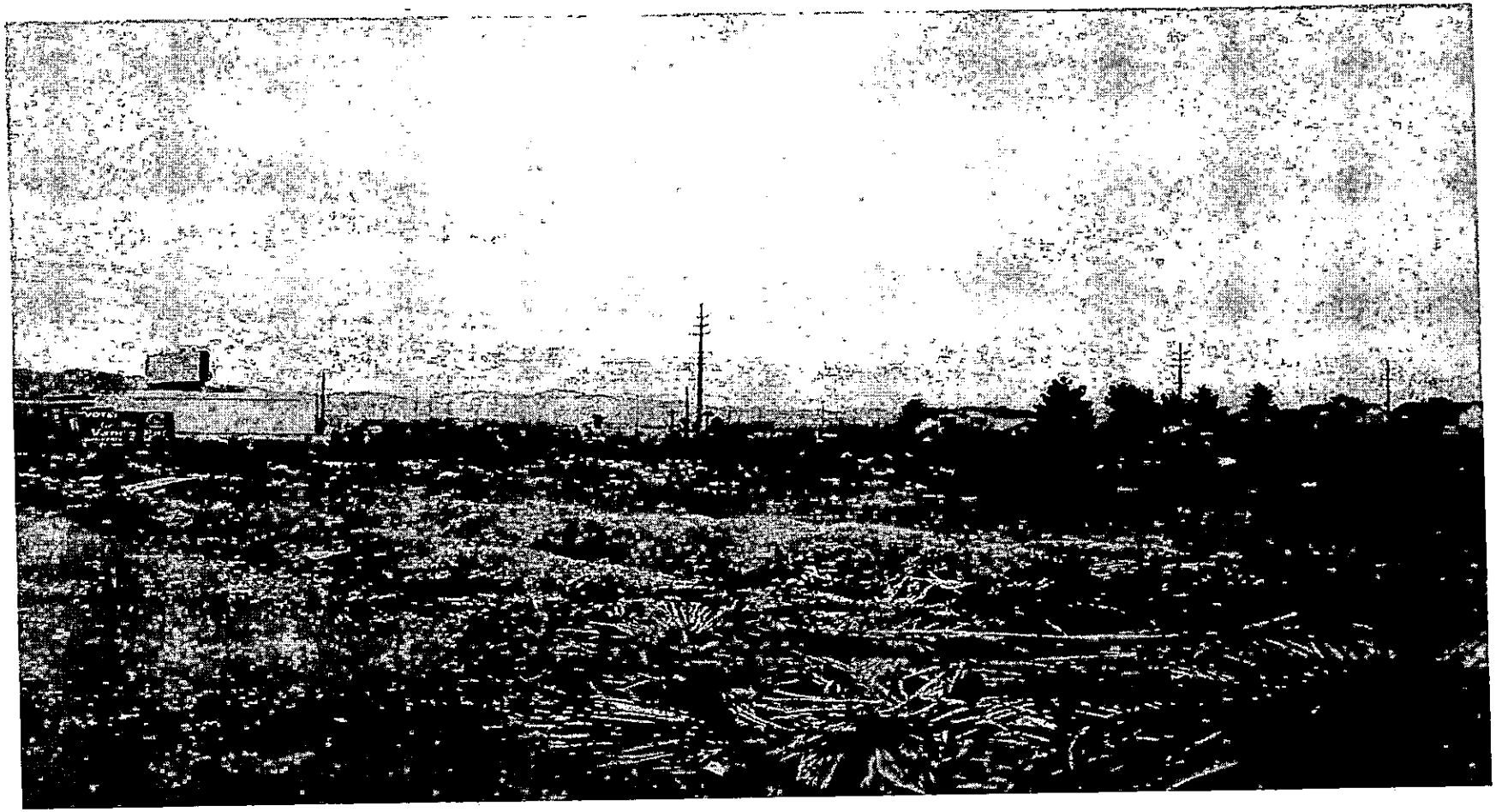
WALL FACE DETAIL

(NOT TO SCALE)

TMP-18239

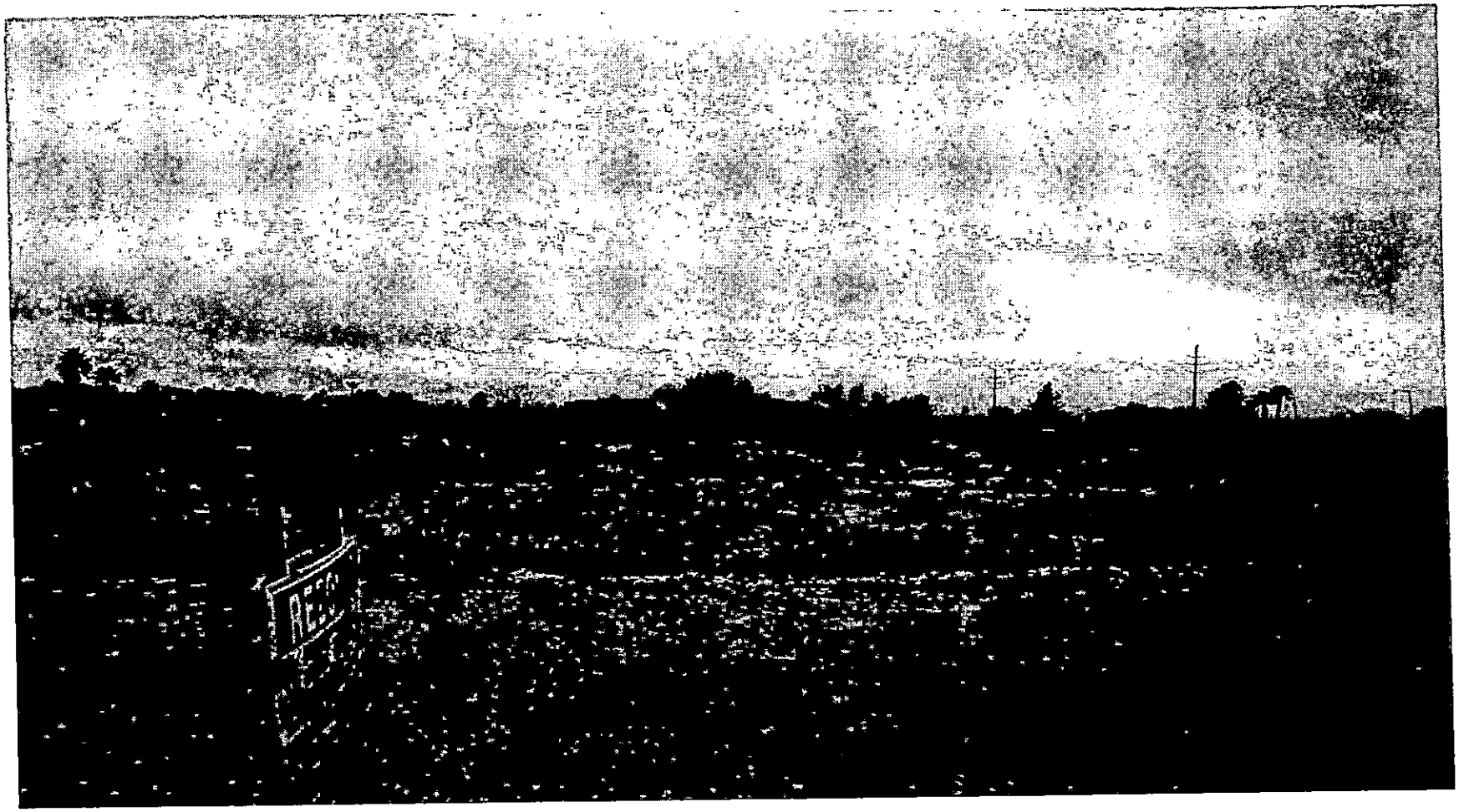
REVISED 03/08/07 PC

JAN 2 4 2007



TMP-18239 - TENTATIVE MAP - SMOKE RANCH/DECATUR II - APPLICANT: RICHMOND AMERICAN HOME - OWNER: SCHNIPPEL FAMILY TRUST
SOUTHEAST CORNER OF DECATUR BOULEVARD AND SMOKE RANCH ROAD
MARCH 22, 2007 PLANNING COMMISSION

12/12/06



TMP-18239 - TENTATIVE MAP - SMOKE RANCH/DECATUR II - APPLICANT: RICHMOND AMERICAN HOME - OWNER: SCHNIPPEL FAMILY TRUST
SOUTHEAST CORNER OF DECATUR BOULEVARD AND SMOKE RANCH ROAD
MARCH 22, 2007 PLANNING COMMISSION

12/12/06



TMP-18239 - TENTATIVE MAP - SMOKE RANCH/DECATUR II - APPLICANT: RICHMOND AMERICAN HOME - OWNER: SCHNIPPEL FAMILY TRUST
SOUTHEAST CORNER OF DECATUR BOULEVARD AND SMOKE RANCH ROAD
MARCH 22, 2007 PLANNING COMMISSION

12/12/06

Triton
Engineering

February 22, 2007

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

Reference: **Request for Tentative Map Approval**
Smoke Ranch / Decatur II
APN # 139-19-101-002
TMP-18239

To Whom It May Concern:

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

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

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

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

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

Richmond American Homes believes that this development will compliment the area and would be a proposed buffer between the R-CL Single Family Residences and the C-1 Commercial Property.

Please place the attached request on the March 22, 2007 Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,

Kris Givant
Project Coordinator

TMP-18239
REVISED
03/22/07 PC

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

City of Las Vegas

Agenda Item No.: 3

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP [X] **CONSENT** [ ] **DISCUSSION**

SUBJECT:

TMP-18305 - TENTATIVE MAP - BRADLEY/SOLAR - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS - Request for a Tentative Map FOR A 40-LOT SINGLE FAMILY DEVELOPMENT on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue (APNs 125-13-801-005, 125-13-801-006, and 125-13-802-001), R-E (Residence Estates) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre) Zone [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre) Zone], Ward 6 (Ross).

P.C.: FINAL ACTION

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

RECOMMENDATION:

Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Abeyance request by Kummer Kaempfer Bonner Renshaw & Ferrario

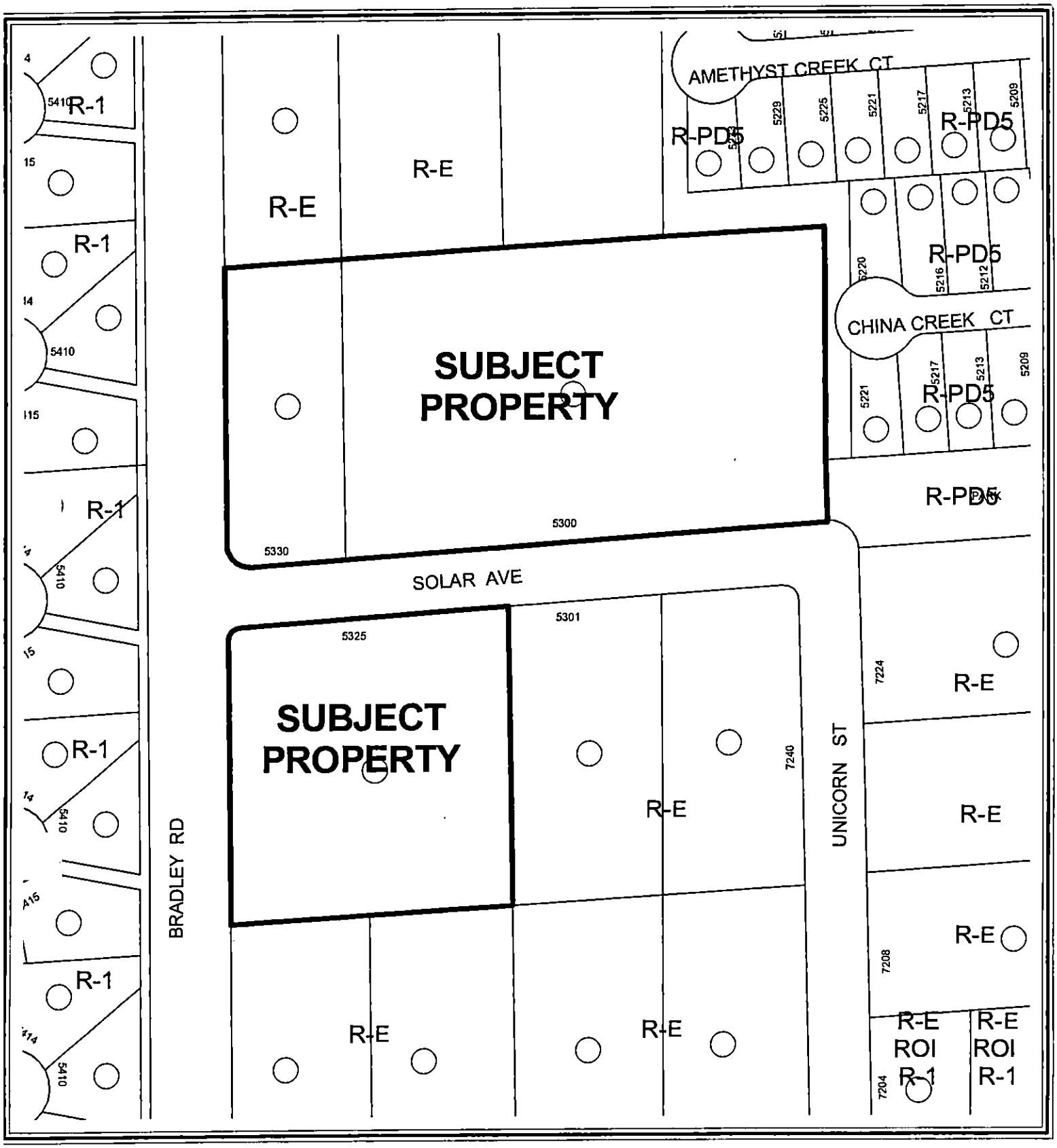
MOTION:

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

MINUTES:

MR. REED stated that the applicants of Items 1, 3, 16-18, 22-23, and 24-25 requested these matters be held in abeyance to 4/12/2007.

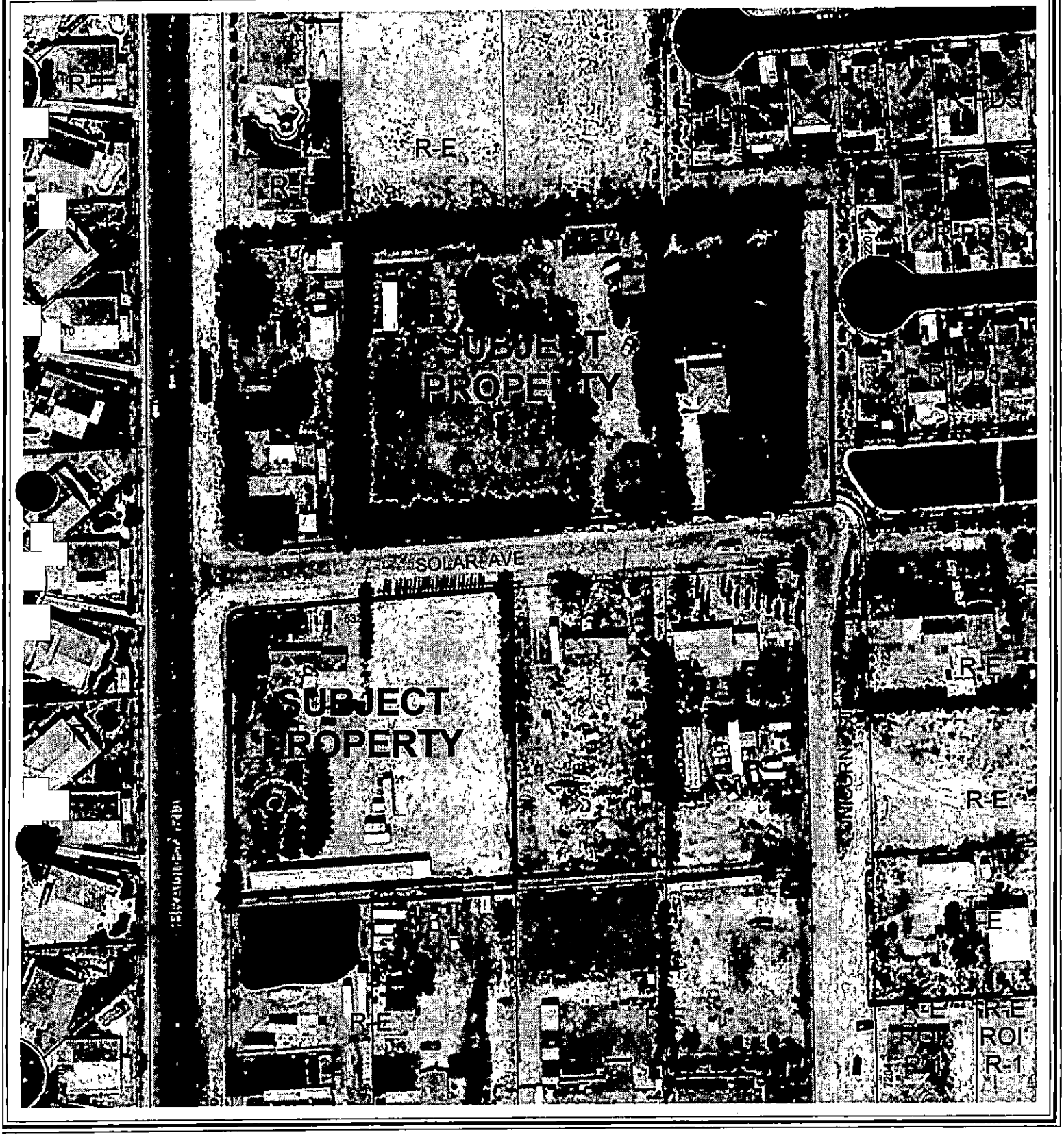
(6:02 – 6:05)



CASE: TMP-18305

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENTIAL ESTATES) ZONE UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT 8 UNITS PER ACRE)



0 50 100 Feet

CASE: TMP-18305

ZONING OF SUBJECT PROPERTY:

R-E (RESIDENTIAL ESTATES) ZONE UNDER RESOLUTION OF INTENT TO R-PD8 (RESIDENTIAL PLANNED DEVELOPMENT 8 UNITS PER ACRE)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-18305 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-17694) and Rezoning (ZON-17693).

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

4. 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.

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

Operations. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. The basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.

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

Public Works

7. Private Streets shall be within common lots granted as a Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowners' Association on the Final Map.

8. The Final Map for this site shall show the multi-use equestrian trail adjacent to Bradley Road as being comprised of two separate common lots, each identified with a separate letter designation, such as "A" and "B", one being 10-foot wide exclusively for the equestrian trail path.

9. Site development to comply with all applicable conditions of approval for ZON-17693, SDR-17694 and all other site-related actions.

10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

TMP-18305 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Tentative Map for an approved 40-lot, single-family development on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue. A Site Development Plan Review (SDR-17694) and a Rezoning (ZON-17693) from R-E (Residence Estates) to R-PD5 (Residential Planned Development – 5 Units per Acre) were approved by the City Council on March 7, 2007.

BACKGROUND INFORMATION

Previous city action	
03/07/07	The City Council approved a Rezoning (ZON-17693) from R-E (Residence Estates) to R-PD5 (Residential Planned Development – 5 Units Per Acre) and a Site Development Plan Review (SDR-17694) for a 40-lot, single-family development on the subject site.

Pre-Application Meeting
A pre-application meeting is not required for this type of application, nor was one held.

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

Details of Application Request	
Site Area	
Gross Acres	7.27 Acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Three single family dwellings	ML (Medium-Low Density Residential)	R-E (Residence Estates) under Resolution of Intent to R-PD5 (Residential Planned Development – 5 Units per Acre).
North	One single family dwelling, two vacant lots	ML (Medium-Low Density Residential)	R-E (Residence Estates)
South	Two single family dwellings	ML (Medium-Low Density Residential)	R-E (Residence Estates)

East	Single family dwellings	ML (Medium-Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units Per Acre), R-E (Residence Estates)
West	Single family dwellings	ML (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		X	NA
Trails	X		Y
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

The Recreation Trails Element of the Master Plan indicates a 30-foot wide equestrian trail the western edge of this site adjacent to Bradley Road. As required, the trail is indicated as it is to be built on the proposed map.

DEVELOPMENT STANDARDS

Per Title 19.06, the applicant proposes to establish the following development standards:

Standard	***Provided***
Min. Lot Size	4,200 square feet
Min. Lot Width	40 feet
Min. Setbacks • Front (building) • Front (garage) • Side • Corner • Rear (non cul-de-sac) • Rear (cul-de-sac)	 • 10 feet • 5 feet or more than 18 feet • 5 feet • 6 feet • 10 feet • 10 feet
Max. Building Height	30 Feet

Existing Zoning	*Permitted Density*	*Units Allowed*
R-E (Residence Estates)	2 Units Per Acre	16 Units
ROI Zoning	***Permitted Density***	***Units Allowed***
R-PD5 (Residential Planned Development – 6 Units Per Acre).	5.49 Units Per Acre	40 Units
General Plan	***Permitted Density***	***Units Allowed***
ML (Medium-Low Density Residential)	8.49 Units Per Acre	61 units

Per Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Buffer: Min. Trees	1Tree/30 Linear Feet along Bradley Road	23 Trees	26 Trees	Y
Min. Zone Width	6 Feet along Bradley Road		15 Feet – includes a portion of the Equestrian Trail	Y

Total Acreage	***Density***	***Provided***		***Required***		***Compliance***
		Percent	***Area***	***Percent***	***Area***	
7.27 acres	5.49 du/ac	11.4 %	36,221 sf	9 %	28,739 sf	Y

ANALYSIS

- Zoning

  The proposed development consists of 40 units on 7.27 acres, in conformance with the R-PD5 (Residential Planned Development – 5 Units Per Acre) zone and the ML (Medium Low Density Residential) Land Use designation within the Centennial Hills Sector of the General Plan.

- Site Plan

The Tentative Map is consistent with the approved site plan and consists of 40 single-family home lots along three private streets, Broncos Street, Chiefs Avenue and Chargers Avenue, as well as one public street, Solar Avenue. The smallest lot is 4,238 square feet. Four common lots and a horse trail provide 36,221 square feet of open space, sufficient to meet the requirements associated with a Residential Planned Development zoning designation. Access to the development is via Bradley Road and Solar Avenue.

- Trails

  As required by the Recreation Trails Element of the Master Plan, a 30-foot wide equestrian trail is shown along the west edge of the site, adjacent to Bradley Road. However, the ten-foot wide equestrian path located within the trail does not comply with city standards as it is not defined as a separate lot.

- Additional Information

The applicant must satisfy all requirements of the Las Vegas Valley Water District's Service Rules in order to secure a commitment to provide the 23.0 acre-feet per year needed for this subdivision. The Southern Nevada Health District requires additional conditions for approval of the final map including the addition of finished floor, sanitary sewer manhole rim, and backwater valve elevations on the utility plans; letters of verification of water and sewer service commitments; and written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources indicating compliance with the Nevada Water Pollution Control Valve.

FINDINGS

- General information (Residential/Commercial)

  This site is currently developed with three dwellings in an R-E (Residence Estates) zoning district. The applicant proposes to demolish those structures and redevelop the parcels with a 40-lot residential subdivision. The typical lot size is 3,000 square feet. Access to the subdivision will be provided by Bradley Road. Lots will front on one of three 39-foot wide private streets or on Solar Avenue, a 60-foot wide public right-of-way which bisects the site.

- Cross Section

  Pursuant to Section 18.08.110 of the Subdivision Ordinance, cross sections have been submitted for the proposed Tentative Map. The maximum grade across the property is 2.6%. The wall along the eastern perimeter of this site consists of a six-foot high decorative wall. The wall design is that of brown smooth faced CMU for the bottom seven courses, topped with one course of brown fluted CMU and one of brown split faced CMU.

- Trails

  As required by the Recreation Trails Element of the Master Plan, a 30-foot wide equestrian trail is shown along the west edge of the site, adjacent to Bradley Road. However, the ten-foot wide equestrian path located within the trail does not comply with city standards as it is not defined as a separate lot.

- Special Conditions of Approval (from Zoning or SDPR)

  From SDR-17694

  Condition #1
  Conformance to the conditions for Rezoning (ZON-17693) if approved.

  Condition #3
  All development shall be in conformance with the site plan and landscape plan, date stamped 02/28/07 and building elevations date stamped 1/22/07 and 1/25/07, except as amended by conditions herein. Minimum open space shall be 36,221 square feet and there shall be a maximum of 40 lots.

  Condition #4
  The standards for this development shall indicate that building heights shall not exceed two stories or 35 feet, whichever is less.

  Condition #5
  The setbacks for this development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 6 feet on the corner side, 10 feet in the rear for lots not on a cul-de-sac bulb, and 10 feet in the rear for lots on a cul-de-sac bulb.

  Condition #14
  The south and east property line, south of Solar Avenue, shall have walls of eight feet in height.

  Condition #15
  The southernmost two homes shall be limited to one story in height.

  Condition #16
  There shall be one consolidated open space area developed as a tot lot, and a minimum 33,706 square feet.

  Condition #17
  There shall be notification to the buyers that there shall be equestrian uses and other agricultural uses and lighting surrounding this property.

Condition #18
The private streets shall be stubbed for future street lighting.

Condition #19
A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Condition #20
Landscape and maintain all unimproved right-of-way, if any, on Bradley Road adjacent to this site.

Condition #21
Submit an Encroachment Agreement for all landscaping, if any, located in the Bradley Road public right-of-way adjacent to this site prior to occupancy of this site.

Condition #22
Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

Condition #26
Apply for speed humps on Solar Avenue for City approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-18305 APN: 125-13-801-006

Name of Property Owner: Sharon Turbiville

Name of Applicant: Richmond American Homes

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

☐ Yes ☒ 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: Sharon Turbiville

Print Name: Sharon Turbiville

Subscribed and sworn before me

This 2nd day of October, 2006

Ronaldo Acevedo

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
RONALDO ACEVEDO
No: 05-94984-1
My Appointment Expires Feb. 7, 2009

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-18305** APN: 125-13-802-001

Name of Property Owner: Terry & Kathryn Karas

Name of Applicant: Richmond American Homes

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

☐ Yes ☒ 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: Terry Karas Kathryn Karas

Print Name: Terry Karas Kathryn Karas

Subscribed and sworn before me

This 2nd day of October 2006

Notary Public in and for said County and State

JANA SHORE
Notary Public, State of Nevada
Appointment No. 01716021
My Appt. Expires Sept. 13, 2009

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-18305 APN: 125-13-801-005

Name of Property Owner: Delmar Dinkins

Name of Applicant: Richmond American Homes

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

☐ Yes ☒ 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: Delmar F Dinkins

Print Name: Delmar Dinkins

Subscribed and sworn before me

This 28 day of September 20 06

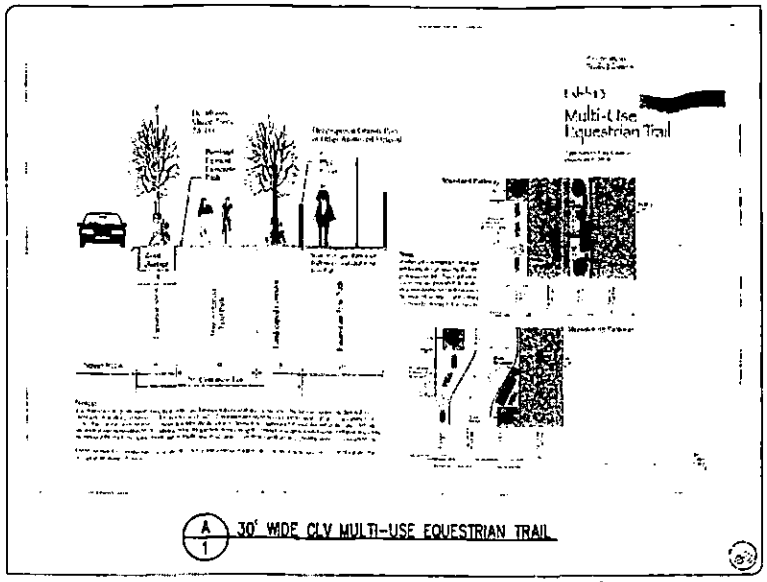
Virginia Jauregui

Notary Public in and for said County and State

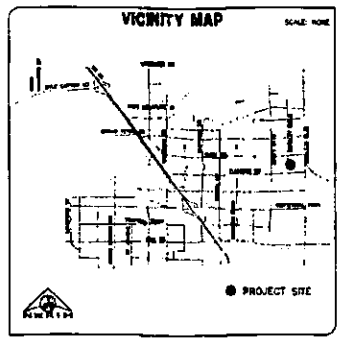
VIRGINIA JAUREGUI
Notary Public State of Nevada
No. 98-2698-1
My appt. exp. Feb. 5, 2008

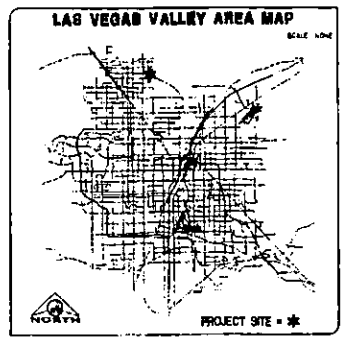
TENTATIVE MAP
OF
BRADLEY / SOLAR

A PORTION OF THE SOUTHEAST QUARTER (SE¼), OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.



A/1 30' WIDE CLV MULTI-USE EQUESTRIAN TRAIL





NOTES

1. ALL EXISTING STRUCTURES ARE TO BE REMOVED BY OWNER/DEVELOPER.
2. UTILITY SERVICES TO BE PROVIDED BY:
CITY OF LAS VEGAS WATER DISTRICT
CENTRAL TELEPHONE
CABLE TV
SOUTHWEST GAS COMPANY
NEVADA POWER COMPANY
3. A HOME OWNERS ASSOCIATION WILL BE ESTABLISHED AND WILL BE RESPONSIBLE FOR ALL COMMON AREAS WILL BE MAINTAINED BY ASSOCIATION THROUGHOUT COMMUNITY. NO GATES ARE REQUIRED.
4. THERE ARE NO KNOWN FAULTS OR FAULT ZONES EXISTING ON THIS SITE.
5. AS PROPOSED, DEVELOPMENT IS CONSIDERED FEASIBLE FROM A GEOTECHNICAL STANDPOINT.
6. SOME PROPERTIES MAY NOT OBSERVABLE DURING EXCAVATIONS AND ARE NOT SHOWN HERE ON. GROUND DISTURBANCES OR ANY OTHER ACTIVITY TO BE MADE BY ANY OF THE OWNERS.
7. THIS SITE IS LOCATED IN ZONE X PER FEMA MAP 32003C1115 E. ZONE X IS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
8. SOILS REPORT PREPARED BY: KNUDSEN ENGINEERING PROJECT NO. 7628.01
9. THIS SUBDIVISION IS NOT A PART OF A MASTER PLAN

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA.

EXCEPTING THEREFROM THE PORTION CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED NOVEMBER 15, 1977 IN BOOK 771 AS INSTRUMENT NO. 719223 AND RECORDED NOVEMBER 15, 1977 IN BOOK 771 AS INSTRUMENT NO. 719224, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED NOVEMBER 15, 1977 IN BOOK 771 AS INSTRUMENT NO. 719225, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

ESTIMATED SEWAGE CONTRIBUTION

AVERAGE FLOW = [illegible] GALLONS PER DAY
PEAK FLOW = [illegible] GALLONS PER DAY

ASSESSOR'S PARCEL NUMBER

[illegible]

SHEET INDEX

COVER SHEET	2 TENTATIVE MAP
	3 SECTIONS

SETBACK REQUIREMENTS

ZONING	R-E
PROPOSED ZONING	RPD-7
TYPICAL LOT SIZE (SF)	4,000 SF
FRONT TO BUILDING	15' MIN
FRONT TO GARAGE	18' MIN
SIDE TO BUILDING (NO CORNER LOT)	5' MIN
SIDE ON CORNER	10' MIN
REAR	15' MIN
REAR TO PATIO	10' MIN

ENGINEER

[illegible]

OWNERS

[illegible]

DEVELOPER

[illegible]

SURVEYOR

[illegible]

BENCHMARK

[illegible]

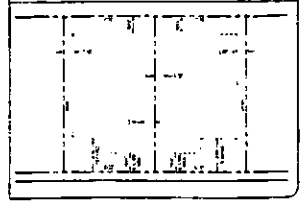
BASIS OF BEARING

[illegible]

COMMON LOT AREAS

COMMON LOT 'A'	6,873 SF
COMMON LOT 'B'	1,335 SF
COMMON LOT 'C'	1,079 SF
COMMON LOT 'D'	838 SF
COMMON LOT TOTAL	10,020 SF
HORSE TRAIL TOTAL	18,231 SF
	1.C1184 TO R/W
	28,251 SF

TYPICAL SETBACKS



LAND USE TABULATION

LAND USE DESIGNATION

GROSS ACRES	28.57 AC
PROPOSED ZONING	R-E (RESIDENTIAL ESTATES DISTRICT) RPD-7 (RESIDENTIAL PLANNED DEVELOPMENT DISTRICT)

SITE SUMMARY

TOTAL UNITS	97 LOTS
SUBTOWNHOME UNITS	NONE
GROSS ACREAGE	28.57 ACRES
DENSITY (DU/AC)	3.40 (DU'S / ACRE)

OPEN SPACE

OPEN SPACE REQUIRED	19,750 SF
OPEN SPACE PROVIDED	38,231 SF

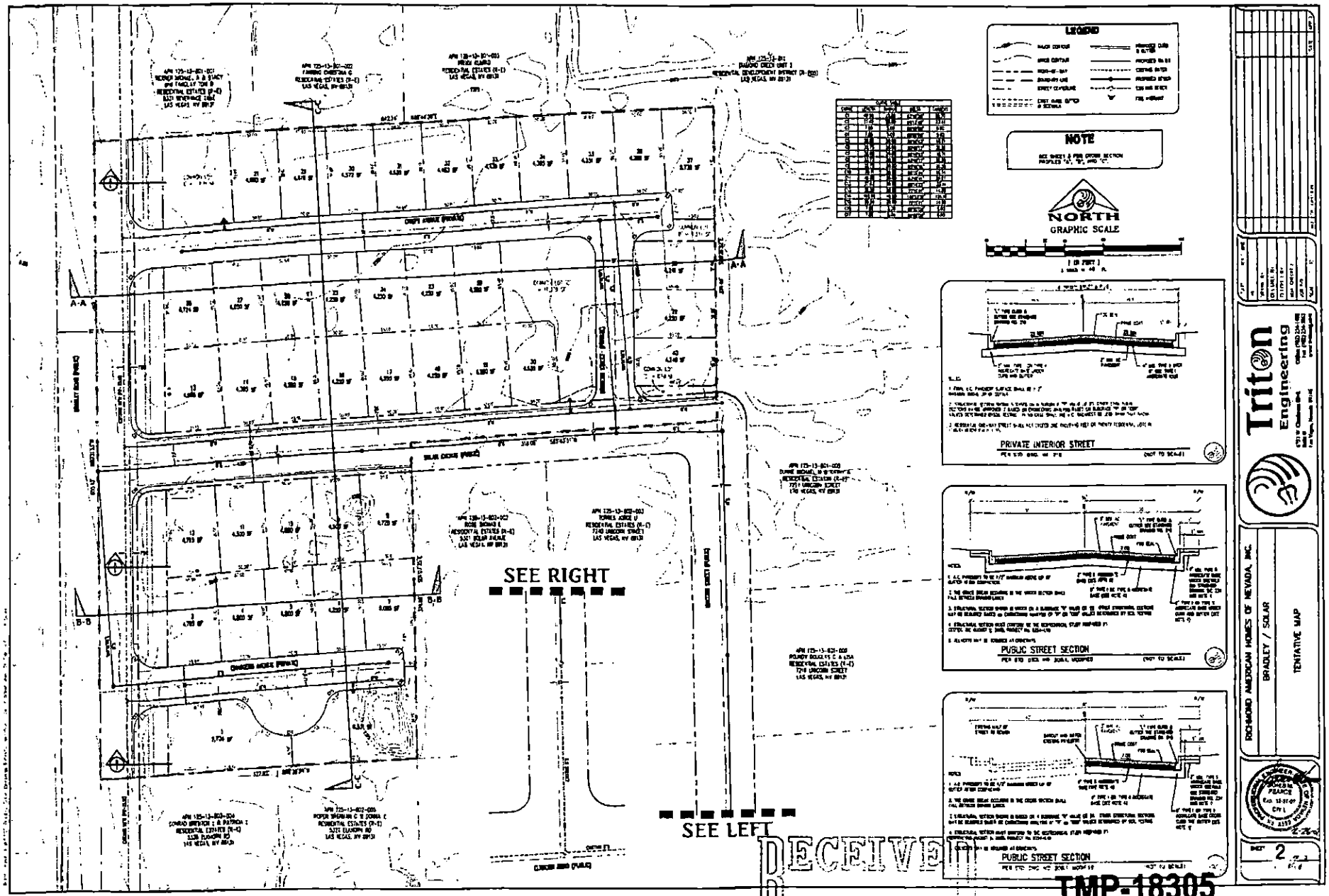
RICHMOND AMERICAN HOMES OF NEVADA, INC.
BRADLEY / SOLAR
COVER SHEET

Triton Engineering

SHEET 1 OF 4
C.L.V. DWG.

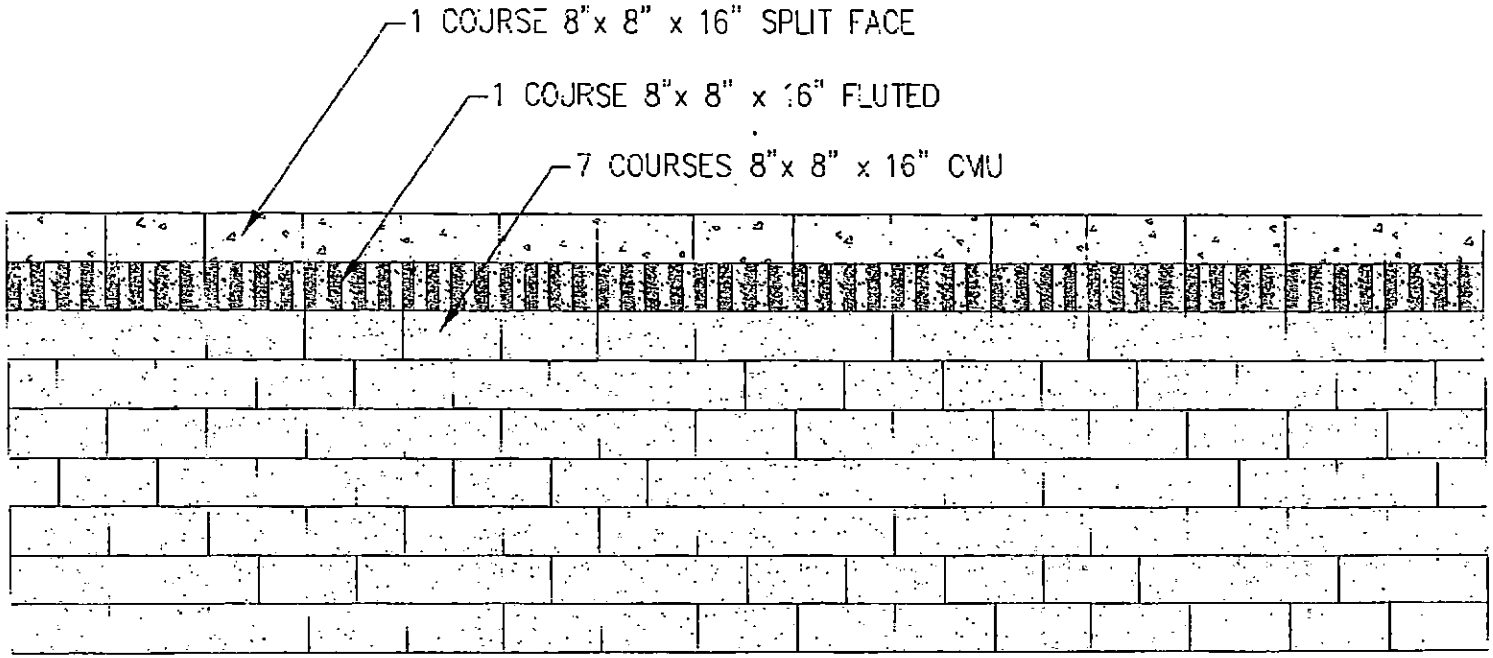
TMP-18305
REVISED
03/22/07 PC

FEB 27 2007



RECEIVED
FEB 27 2007

TMP-18305
REVISED
03/22/07 PC



WALL FACE DETAIL

(NOT TO SCALE)

RECEIVED
FEB 27 2007

TMP-18305
REVISED
03/22/07 PC



TMP-18305 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS
NORTHEAST AND SOUTHEAST CORNERS OF BRADLEY ROAD AND SOLAR AVENUE
MARCH 22, 2007 PLANNING COMMISSION

12/08/06



TMP-18305 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS
NORTHEAST AND SOUTHEAST CORNERS OF BRADLEY ROAD AND SOLAR AVENUE
MARCH 22, 2007 PLANNING COMMISSION

12/08/06



TMP-18305 - APPLICANT: RICHMOND AMERICAN HOMES - OWNERS: SHARON TURBIVILLE, DELMAR DINKINS, AND TERRY & KATHRYN KARAS
NORTHEAST AND SOUTHEAST CORNERS OF BRADLEY ROAD AND SOLAR AVENUE
MARCH 22, 2007 PLANNING COMMISSION

12/08/06

Triton
Engineering

February 27, 2007

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

Reference: **Request for Tentative Map Review**
Bradley / Solar
APN # 125-13-801-001; 125-13-801-005; 006
TMP-18305

To Whom It May Concern:

On behalf of our client, Richmond American Homes, we respectfully submit this letter of justification for a Tentative Map Review request for a proposed 40 lot single family project called "Bradley / Solar".

The applicant is requesting a Tentative Map Review for a proposed 40 lot single-family residential development. Parcels adjacent to the proposed site have the following land use and zoning:

NE – R-E, R-PD5, R-PD7
NW – R-1, R-PD7, R-E
SE –R-1, R-PD3, R-E, R-PD5
SW – R-1, R-E

We are requesting the following setbacks for the RPD-5; .

Typical Lot Size:	4,200 sq ft
Front to Building:	10' Minimum
Front to Garage:	18' plus
Side Yard to side of building or roof edge:	3' feet min.
Side on Corner to Side of building	10' feet min.
Rear Yard	10' feet min.

Richmond American Homes believes that requesting RPD-5 zoning will compliment the area and would provide affordable housing.

Please place the attached request on the March 22, 2007, Planning Commission agenda. If your have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,

Kris Givant
Project Coordinator

RECEIVED
FEB 27 2007

TMP-18305
REVISED
03/22/07 PC

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

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW
LAS VEGAS OFFICE

STEPHANIE H. ALLEN
sallen@kkbrf.com
702.792-7000

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.593.4255
Fax: 702.939.8457

CARSON CITY OFFICE
510 W Fourth Street
Carson City, NV 89703
Tel: 775 882.1311
Fax 775.882.0257

March 21, 2007

VIA FACSIMILE
385-7268

Mr. John Korkosz
City of Las Vegas Planning Dept.
731 S. Fourth Street
Las Vegas, NV 89101

Re: TMP-18305
Bradley/Solar

Dear Mr. Korkosz:

This office represents the applicant in the above-referenced matter. We respectfully request this matter be continued from the presently scheduled Planning Commission hearing of March 22, 2007 until April 12, 2007.

Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Stephanie Allen/mlt

Stephanie H. Allen

SHA/mlt

Submitted after final agenda

Date 3/22/07 Item #3

308463_1.DOC

City of Las Vegas

Agenda Item No.: 4

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:
TMP-19615 - TENTATIVE MAP - HUALAPAI COMMONS - APPLICANT/OWNER: HUALAPAI COMMONS, LTD, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 14.69 acres at 9775 West Charleston Boulevard (APN 163-06-111-008), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report For This Application
3. Supporting Documentation

MOTION:
GOYNES – APPROVED subject to conditions Items 4-7 – UNANIMOUS with DUNNAM abstaining from Item 6 as he is the engineer of record for that project

This is Final Action

MINUTES:
CHAIRMAN DAVENPORT declared the Public Hearing open for Items 4-7.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 4-7.

(6:06 – 6:07)

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 4 – TMP-19615

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Reviews Z-17-90 and Z-17-90(22).

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

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

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

Public Works

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

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

CONDITIONS – Continued:

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

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

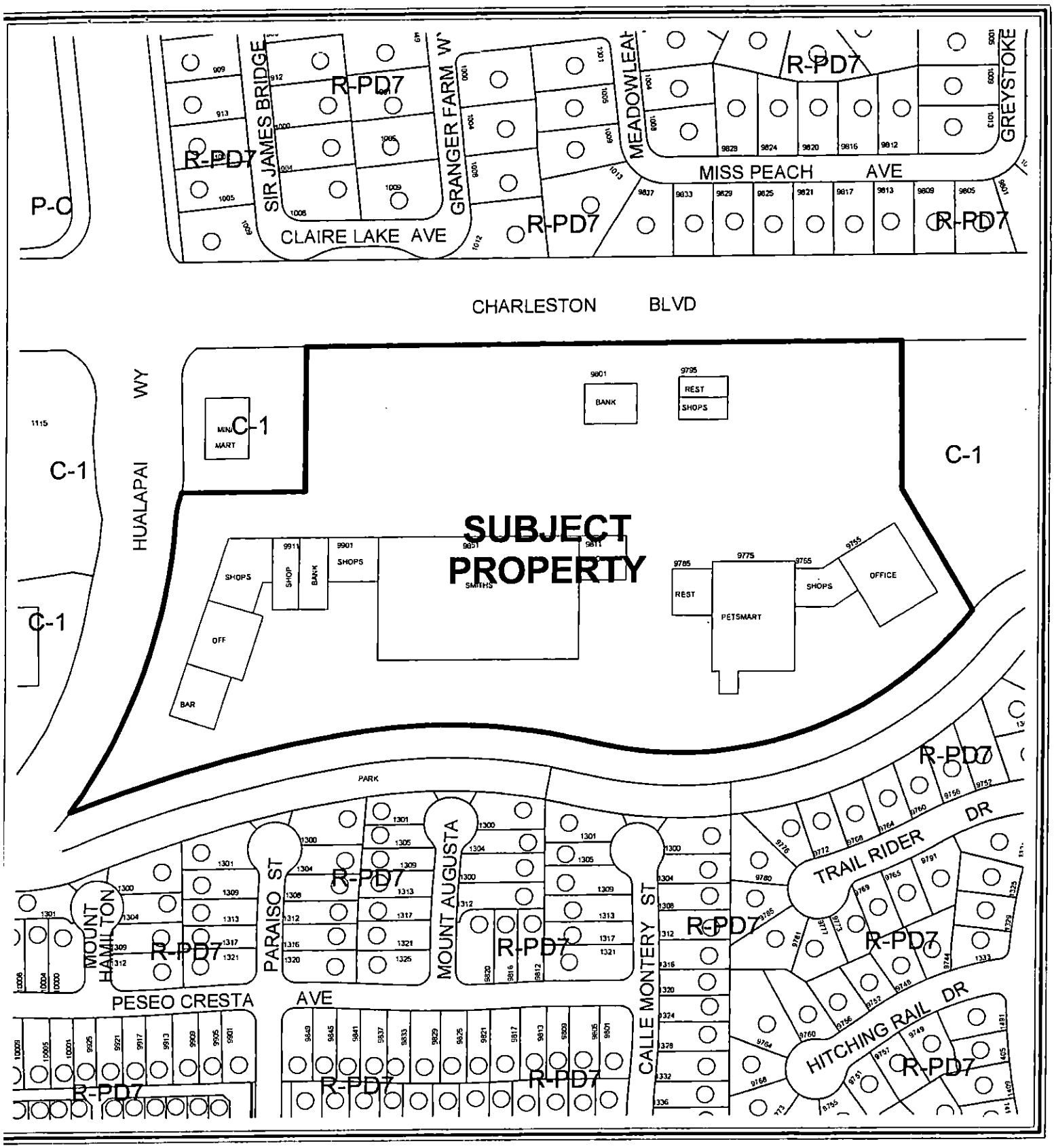
7. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.)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

8. The Final Map for this site shall show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".

9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

10. Site development to comply with all applicable conditions of approval for Z-17-90(22) and all other subsequent site-related actions.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

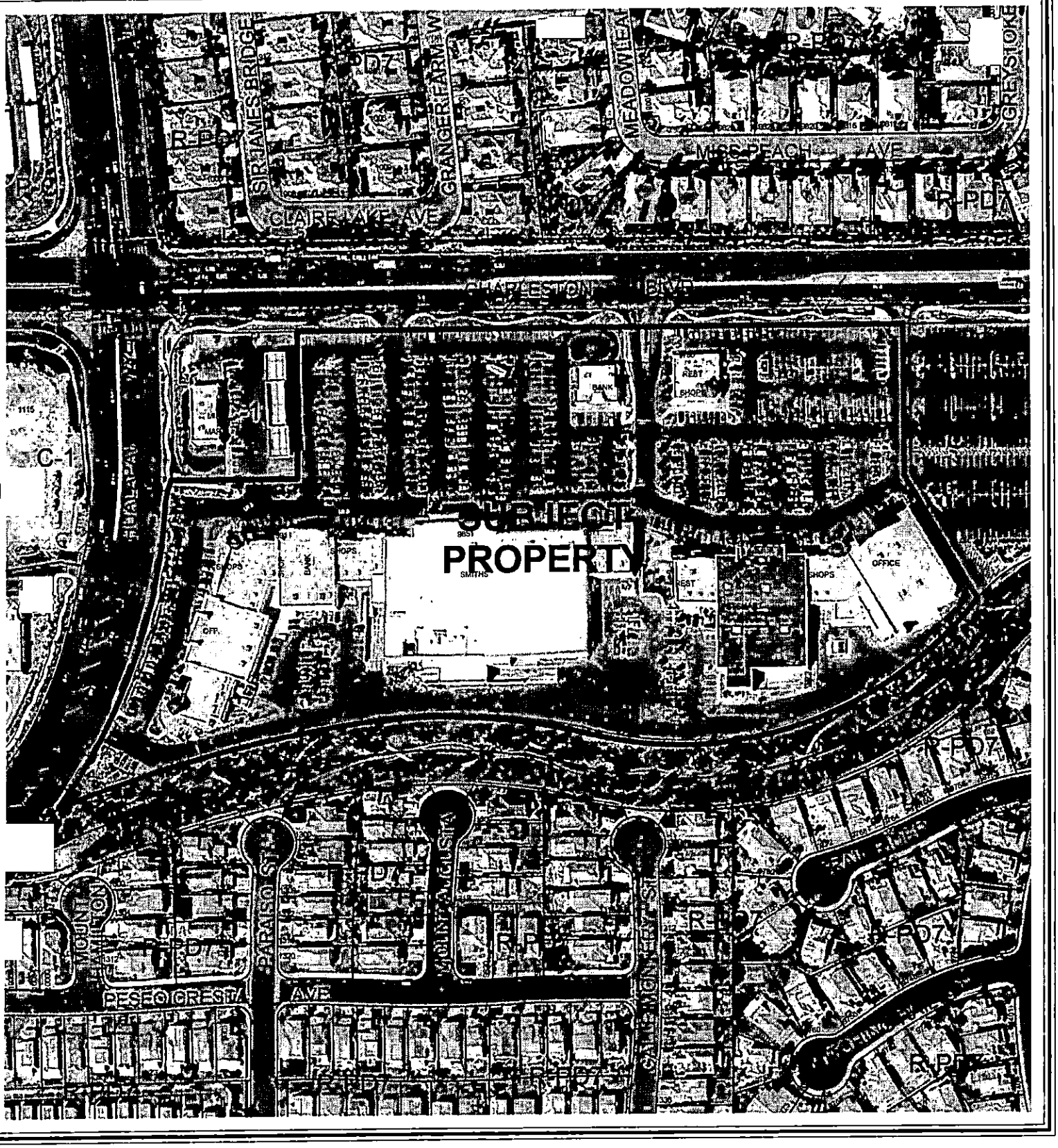


0 200 400 Feet

CASE: TMP-19615

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

N



0 200 400 Feet

CASE: TMP-19615

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-19615 - HUALAPAI COMMONS - APPLICANT/OWNER: HUALAPAI COMMONS, LTD, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Reviews Z-17-90 and Z-17-90(22).

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

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

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

Public Works

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

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

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

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10. Site development to comply with all applicable conditions of approval for Z-17-90(22) and all other subsequent site-related actions.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

TMP-19615 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The project is a request for a Tentative Map for a one lot commercial subdivision on a developed 14.69 acre site located at 9775 West Charleston Bouelvard, on the southeast corner of the intersection of Charleston Boulevard and Hualapai Way. The project is subject to previously approved Rezone (Z-17-90), and Site Development Plan Reviews [Z-17-90(22); Phase I] and [Z-17-90(29); Phase II]. The project encompasses all of Phase I and a 3.29 acre portion of Phase II and complies with all associated conditions. Staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
03/08/90	The City Council approved a rezoning to C-1 (Limited Commercial) as part of a larger request (Z-17-90).
11/24/97	The City Council approved a Site Development Plan Review for a 109,195 square foot commercial shopping center [Z-17-90(22)].
01/14/99	The Planning Commission approved a Site Development Plan Review for a 236,237 square foot commercial shopping center [Z-17-90(29)].
Related Building Permits/Business Licenses	
NA	
Pre-Application Meeting	
01/24/07	A Pre-application meeting was held where Planning staff advised the applicant of the Tentative Map submittal requirements.
Neighborhood Meeting	
A neighborhood meeting is not required for this type of application nor was one held.	

Details of Application Request	
Site Area	
Net Acres	14.69 acres

JA

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
North	Residential	ML (Medium-Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units Per Acre)
South	Residential	ML (Medium Low Density Residential)	R-PD7 (Residential Planned Development – 7 Units Per Acre)
East	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)
West	Commercial	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		X	Y
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

ANALYSIS

The project request is to allow a Tentative Map for a one lot commercial subdivision located southeast of the intersection of Hualapai Way and Charleston Boulevard. The project is a 14.69 acre site developed with existing retail structures, surface parking and landscaping.

FINDINGS

- **General information (Residential/Commercial)**

  The proposed project will result in a one lot commercial subdivision and is subject to all conditions set forth under Site Development Plan Reviews Z-17-90 and Z-17-90(2). The project conforms to all required conditions and all applicable Title 18 requirements.

- **Cross Section**

  Six foot high walls exist and are shown on the Tentative Map along the southern property line in conformance with Title 19.

- **Trails**

  No public trail exists on the project site.

- **Speeial Conditions of Approval**

  1. All Development shall be in conformance with the approved site plan, landscape plan and building elevations for Site Development Plan Reviews (Z-17-90) and [(Z-17-90(22)].

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	2
NOTICES MAILED	N/A
APPROVALS	0
PROTESTS	0

JA

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **TMP-19615** APN: **163-06-111-008**

Name of Property Owner: **Hualapai Commons LTD, LLC**

Name of Applicant: **Same**

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

____ Yes **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: Larry a miller

Print Name: Larry A. Miller

Subscribed and sworn before me

This 29th day of January ,20 07

Joanne Baldassare

Notary Public in and for said County and State

Notary Public - State of Nevada
County of Clark
JOANNE BALDASSARE
My Appointment Expires
No: 98-3510-1 June 2, 2010

TENTATIVE MAP

HUALAPAI COMMONS

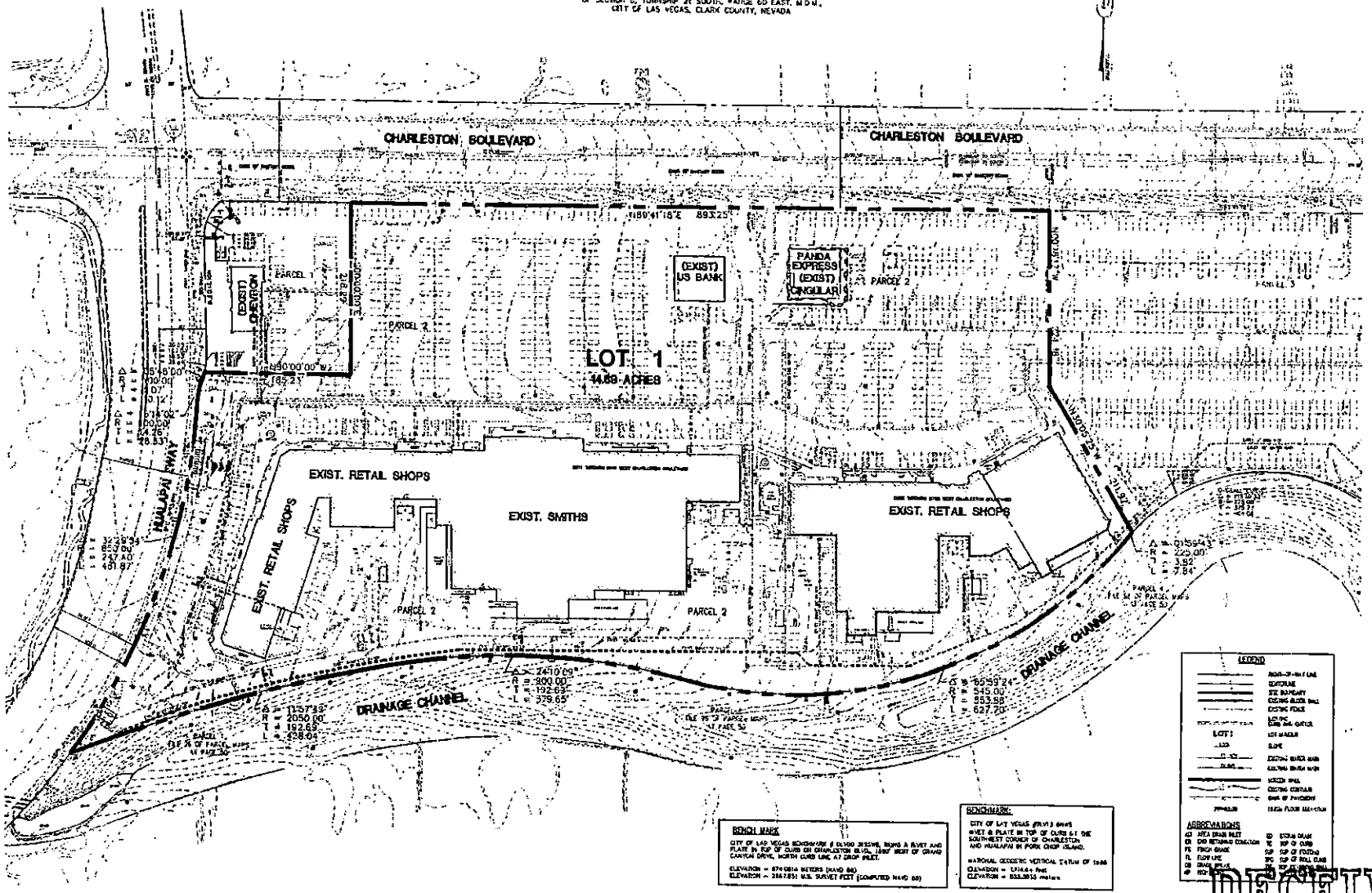
(EXISTING COMMERCIAL CENTER)

A ONE LOT COMMERCIAL SUBDIVISION

CITY OF LAS VEGAS, NEVADA

BEING PARCEL 2, IN FILE 96, PAGE 50 OF PARCEL MAPS SITUATE IN THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 5, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

GRAPHIC SCALE



BENCH MARK

CITY OF LAS VEGAS BENCHMARK # DL000 3RSVR, BEING A RIVET AND PLATE IN TOP OF CURB ON CHARLESTON BLVD., 1690' WEST OF GRAND CANYON DRIVE, NORTH CURB LINE, AT DROP INLET.

ELEVATION = 674.0814 METERS (NAVD 88)
ELEVATION = 2212.7851 U.S. SURVEY FEET (COMPUTED NAVD 88)

BENCHMARK:

CITY OF LAS VEGAS (FAIR) BM#5
RIVET & PLATE IN TOP OF CURB AT THE SOUTHWEST CORNER OF CHARLESTON AND HUALAPAI IN PORK CHOP ISLAND.

NATIONAL GEODETIC VERTICAL DATUM OF 1988
ELEVATION = 1,914.4 feet
ELEVATION = 583.3052 meters

LEGEND

ABBREVIATIONS

PECCOLE NEVADA CORP.
851 S. RAMPART BLVD. #150, LAS VEGAS, NEVADA 89145
PHONE (702) 933-1111 FAX (702) 933-0017

Development Resource Consultants, Inc.
Civil Engineering · Land Surveying · Land Planning
7251 CEDAR SPRING DRIVE, SUITE 200
LAS VEGAS, NV 89117 (702) 270-8119

HUALAPAI COMMONS
(EXISTING COMMERCIAL CENTER)

TENTATIVE MAP
ONE LOT COMMERCIAL
SUBDIVISION

DATE 1/31/07
DESIGNED BY
DRAWN BY
CHECKED BY
AM CHECKED
PROJECT MGR
SCALE

JAMES V. WHITTEN
EXP. 6/30/08
CIVIL

1/31/07

SHEET 2 OF 2 SHEETS

RECEIVED
FEB 01 2007

TMP-19615
03/22/07 PC

TENTATIVE MAP

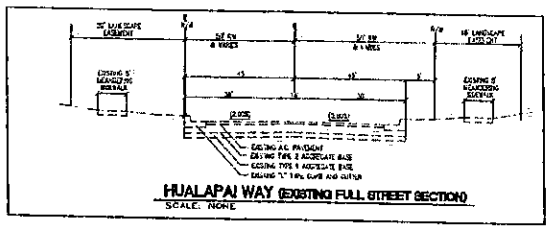
HUALAPAI COMMONS

(EXISTING COMMERCIAL CENTER)

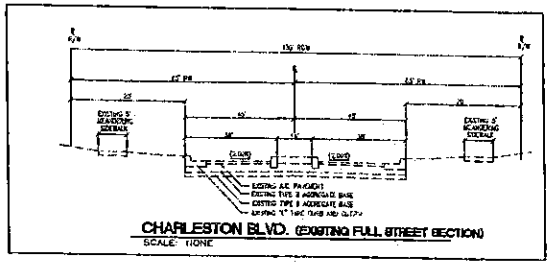
A ONE LOT COMMERCIAL SUBDIVISION

CITY OF LAS VEGAS, NEVADA

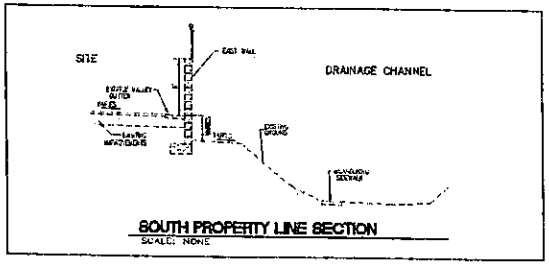
BEING PARCEL 2, IN FILE 96, PAGE 50 OF PARCEL MAPS,
SITUATE IN THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4)
OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M.,
CITY OF LAS VEGAS, CLARK COUNTY, NEVADA



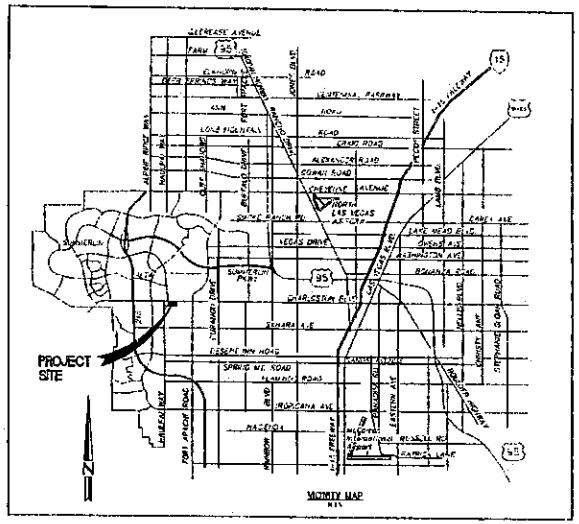
HUALAPAI WAY (EXISTING FULL STREET SECTION)
SCALE: NONE



CHARLESTON BLVD. (EXISTING FULL STREET SECTION)
SCALE: NONE



SOUTH PROPERTY LINE SECTION
SCALE: NONE



LEGEND

	RIGHT-OF-WAY LINE
	CENTERLINE
	SITE BOUNDARY
	EXISTING BLOCK WALL
	EXISTING FENCE
	EXISTING CURB AND GUTTER
LOT 1	LOT NUMBER
	SLOPE
	EXISTING WATER MAIN
	EXISTING WATER MAIN
	SEWER MAIN
	EXISTING CONTOUR
	EDGE OF PAVEMENT
	FINISH FLOOR ELEVATION

ABBREVIATIONS

ADB	AREA DRAIN BELT	SD	STORM DRAIN
DR	DRIVE RETAINING CONCRETE	TC	TOP OF CURB
FG	FINISH GRADE	TOE	TOE OF SLOPE
FL	FLOW LINE	TOW	TOP OF WALL (CMU)
GB	GRADE BREAK	TW	TOP RETAINING WALL
HP	HIGH POINT	VG	VALLEY GUTTER

FEMA FLOOD HAZARD ZONE NOTE

THE SPECIAL FLOOD HAZARD AREAS FOR CLARK COUNTY, NEVADA ARE OUTLINED IN THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP DATED SEPTEMBER 27, 2002. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 32003C1751E, THE SITE IS LOCATED IN A "ZONE X". "ZONE X" DESIGNATES AREAS OUTSIDE THE 0.2% (500 YEAR) ANNUAL CHANCE FLOODPLAIN.

OWNER
HUALAPAI COMMONS LTD. LLC
8775 W. CHARLESTON BLVD.
LAS VEGAS, NEVADA 89117

DRC ENGINEERING INC
7160 DEAN MARTIN DR. SUITE 500
LAS VEGAS, NEVADA 89118
CONTACT: DENNIS WERTZLER
PHONE: (702) 270-6118

SERVICES

SANITARY SEWER	CITY OF LAS VEGAS
WATER	LAS VEGAS VALLEY WATER DISTRICT
POWER	NEVADA POWER COMPANY
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE TV	COX CABLE
REFUSE	REPUBLIC SERVICES

BENCHMARK:

CITY OF LAS VEGAS BRASS RODS
RIVET & PLATE IN TOP OF CURB AT THE SOUTHEAST CORNER OF CHARLESTON AND HUALAPAI WAY FOR CHIP ISLAND

NATIONAL GEODETIC VERTICAL DATUM OF 1988
ELEVATION = 2314.64 feet
ELEVATION = 705.3852 meters

BASIS OF BEARING:

SOUTH 01°21'51" EAST, BEING THE BEARING OF THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON THAT CERTAIN MAP ON FILE IN THE CLARK COUNTY RECORDER'S IN BOOK 105, PAGE 53 OF PARCEL MAPS

LEGAL DESCRIPTION:

PARCEL 2, AS SHOWN ON FILE 96, PAGE 50 OF PARCEL MAPS, SITUATE IN NORTH HALF (N1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 60 EAST, M.D.M., ... AS RECORDED ... IN THE CLARK COUNTY RECORDER'S OFFICE.

RECEIVED
FEB 01 2007

PECCOLE NEVADA CORP.
851 S. RAMPART BLVD. #150, LAS VEGAS, NEVADA 89145
PHONE (702) 933-1111 FAX (702) 933-0017

DRC Development Resource Consultants, Inc.
Civil Engineering · Land Surveying · Land Planning
7160 DEAN MARTIN DRIVE, SUITE 500
LAS VEGAS, NV 89118 (702) 270-6118

DATE | BY

HUALAPAI COMMONS
(EXISTING COMMERCIAL CENTER)

TENTATIVE MAP
ONE LOT COMMERCIAL
SUBDIVISION

DATE: 1/31/07
DRAWN BY:
DESIGNED BY:
CHECKED BY: DPW
APN: 138-31-601-002
PROJECT NO:
SCALE:

DENNIS P. WERTZLER
EXP. 6/30/08
CIVIL
1/31/07

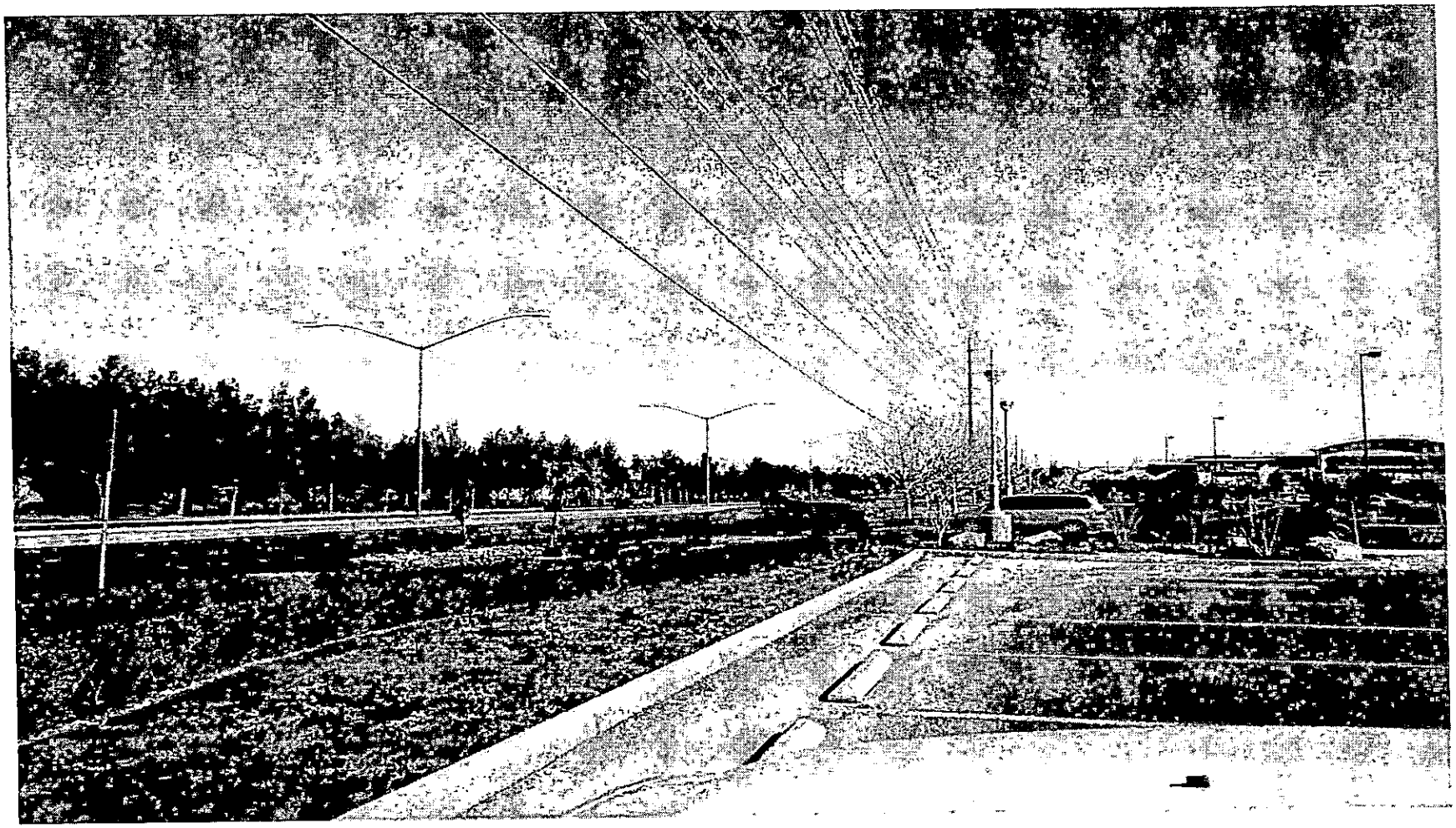
SHEET
1

TMP-19615
03/22/07 PC



TMP-19615 - APPLICANT/OWNER: HUALAPAI COMMONS, LTD, LLC
9775 WEST CHARLESTON BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/16/07



TMP-19615 - APPLICANT/OWNER: HUALAPAI COMMONS, LTD, LLC
9775 WEST CHARLESTON BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

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MARCH 22, 2007 PLANNING COMMISSION

02/16/07

City of Las Vegas

Agenda Item No.: 5

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:
TMP-19678 - TENTATIVE MAP - NEWPORT LOFTS - APPLICANT/OWNER: NEWPORT LOFTS, LLC - Request for a Tentative Map FOR A MIXED-USE DEVELOPMENT on 0.49 acres at 200 Hoover Avenue (APN 139-34-401-013), C-2 (General Commercial) Zone and R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 3 (Reese).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report For This Application
3. Supporting Documentation

MOTION:
GOYNES – APPROVED subject to conditions Items 4-7 – UNANIMOUS with DUNNAM abstaining from Item 6 as he is the engineer of record for that project.

This is Final Action

MINUTES:
CHAIRMAN DAVENPORT declared the Public Hearing open for Items 4-7.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 4-7.

(6:06 – 6:07)

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 5 – TMP-19678

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4727).

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

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

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

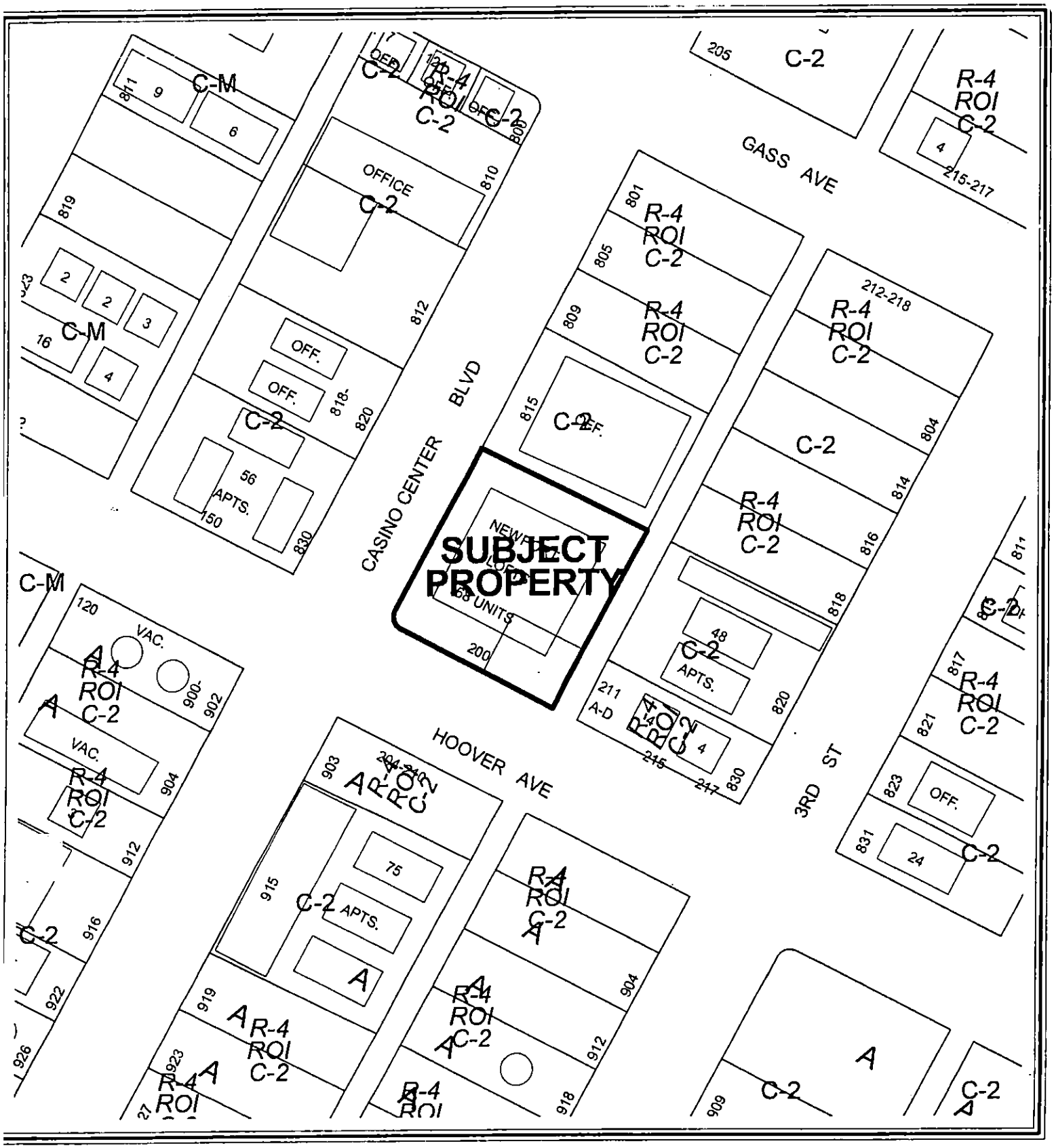
Public Works

6. The Final Map for this site shall include "Mixed-Use" in the Title Block, show the existing 10 foot radius corner located on the northeast corner of Hoover Avenue and Casino Center Boulevard dedicated per Document Number 20050610:03468 and show the 5 foot aerial easements (air space over existing right-of-way) granted per Document Number 20051115:000211 for Casino Center Boulevard, Hoover Avenue and the public alley.

7. Site development to comply with all applicable conditions of approval for SDR-4727 and all other subsequent site-related actions.

CONDITIONS – Continued:

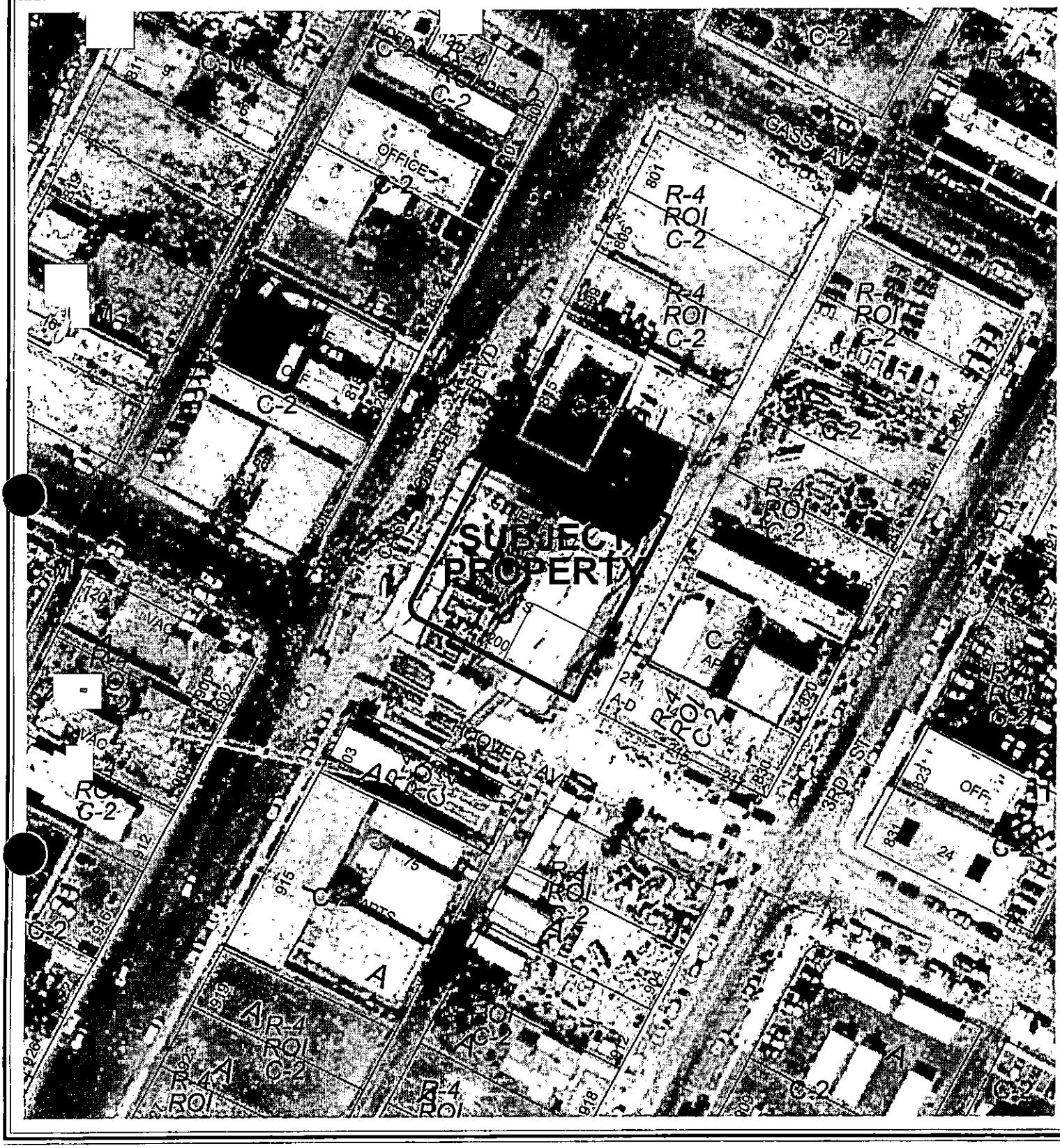
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.



CASE: **TMP-19678**

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)



0 200 400 Feet

CASE: TMP-19678

ZONING OF SUBJECT PROPERTY:

C-2 (GENERAL COMMERCIAL) AND R-4 (HIGH DENSITY RESIDENTIAL) UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-19678 - NEWPORT LOFTS - APPLICANT/OWNER: NEWPORT LOFTS, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-4727).

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

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

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

RTS

TMP-19678 - Conditions Page Two
March 22, 2007 - Planning Commission Meeting

Public Works

6. The Final Map for this site shall include "Mixed-Use" in the Title Block, show the existing 10 foot radius corner located on the northeast corner of Hoover Avenue and Casino Center Boulevard dedicated per Document Number 20050610:03468 and show the 5 foot aerial easements (air space over existing right-of-way) granted per Document Number 20051115:000211 for Casino Center Boulevard, Hoover Avenue and the public alley.

7. Site development to comply with all applicable conditions of approval for SDR-4727 and all other subsequent site-related actions.

8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

TMP-19678 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Tentative Map for a subdivision on 0.48 acres at 200 Hoover Avenue. The map encompasses a mixed-use development that will have 168 residential units and three commercial units.

Due to the final map on this project (FMP-6248) not recording during the two-year window conditioned as apart of the approval of the previous tentative map (TMP-5375) this map must be reviewed again by the Planning Commission. Staff is recommending approval of this item due to conformance with the previous zoning and site development plan review cases and the most recent tentative map approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/16/64	The City Council approved a Rezoning (Z-0100-64) to reclassify property, including the subject parcels, in the area generally bounded by Main Street, Bonanza Road, Las Vegas Boulevard and Charleston Boulevard from R-1 (Single Family Residential), R-4 (High Density Residential), C-1 (Limited Commercial) and C-V (Civic) to C-2 (General Commercial).
10/15/70	The Planning Commission approved a Plot Plan Review application [Z-0100-64 (84)] in order to allow the conversion of an existing residence to a dental laboratory.
10/06/04	The City Council approved a request for a Special Use Permit (SUP-4728) and a Site Development Plan Review (SDR-4727) for a mixed-use development The Planning Commission and staff recommended approval.
11/04/04	The Planning Commission approved a request for a Tentative Map (TMP-5375) to create a mixed-use development consisting of 168 residential units and three commercial units on 0.49 acres. Staff recommended approval.
04/20/05	Staff approved a request for a Final Map Technical Review (FMP-6248) for a mixed-use development consisting of 168 residential units and three commercial units on 0.49 acres.
Related Building Permits/Business Licenses	
03/05/05	A building permit application, plan check C-0112-05, was submitted for this site. The Planning and Development Department review began 04/01/05 and recorded approval on 08/12/05. The permit was issued 09/15/05. There have been multiple revisions and reviews added to this plan check with the latest being for architectual revisions that were completed on 01/23/07.

RTS

TMP-19678 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Pre-Application Meeting	
10/04/04	Due to this being a re-submission of a previously approved tentative map the original pre-application meeting was used to meet the pre-application conference requirement. At the original pre-application meeting elements of the application were discussed. It was noted that the 168 units adheres to the site development plan review and that any retaining walls in the right-of-way would require an encroachment agreement. Submittal requirements were discussed.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	

Details of Application Request	
Site Area	
Net Acres	0.49

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Family Residential	MXU (Mixed-Use)	C-2 (General Commercial)
	Multi-Family Residential	MXU (Mixed-Use)	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
North	Office, Other Than Listed	MXU (Mixed-Use)	C-2 (General Commercial)
South	Multi-Family Residential	MXU (Mixed-Use)	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
East	Multi-Family Residential	MXU (Mixed-Use)	C-2 (General Commercial)
	Multi-Family Residential	MXU (Mixed-Use)	R-4 (High Density Residential) under Resolution of Intent to C-2 (General Commercial)
West	Multi-Family Residential	MXU (Mixed-Use)	C-2 (General Commercial)
	Office, Other Than Listed	MXU (Mixed-Use)	C-2 (General Commercial)

RTS

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

* Relief from the Downtown Centennial Plan standards was granted for building setback and stepback requirements as a part of the Site Development Plan Review (SDR-4727) approval.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and the Downtown Centennial Plan, the following Development Standards apply to the subject proposal:*

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	n/a	0.48 Acres	n/a
Min. Lot Width	n/a	140 Feet	n/a
Min. Setbacks			
• Front	0 Feet	3 Feet	N**
• Side	N/A	10 Feet	n/a
• Corner	0 Feet	0 Feet	Y
• Rear	0 Feet	0 Feet	Y
Min. Distance Between Buildings	Up to 100%	88.48%	Y
Max. Lot Coverage	n/a	258 Feet	n/a
Max. Building Height (Stepbacks)	4th, 11th, 18th Stories	None	N ***
Trash Enclosure	Walled/roofed	Interior	Y
Loading Zone Space	1 Space	Alley	Y
Mech. Equipment	Screened	Not indicated	Not indicated

* Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements.

** The Downtown Centennial Plan requires that buildings be located directly at the front yard setback; however, the three-foot setback is required by the Building Code, and the Centennial Plan allows the additional setback if the area is utilized for increased sidewalk depth. The building is set back three feet from the property line on Hoover Avenue, in order to accommodate egress from the first-floor retail space and residential lobby without encroaching upon the public sidewalk.

*** The building does not provide the minimum five-foot stepbacks at the 4th, 11th and 18th stories as required by the Downtown Centennial Plan. A waiver of this standard was approved at the time of site plan review.

ANALYSIS

The subject property is located within the boundaries of the Las Vegas Redevelopment District of the Southeast Sector Plan of the General Plan, and has a MXU (Mixed-Use) land use designation. The MXU (Mixed-Use) designation allows uses comparable to the following land use categories: L (Low Density Residential), ML (Medium-Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), GC (General Commercial), and PF (Public Facilities). The proposed uses are in compliance with the land use designation.

As previously noted, the parcel is within the boundaries of the Las Vegas Redevelopment Area, with a MXU (Mixed-Use) land use designation. The proposed uses are in conformance with Redevelopment Plan policies that encourage innovative, mixed use projects in this area of the City.

The parcel is within the Las Vegas Downtown Centennial Plan boundaries, and is located in the Downtown South District. The district is intended to accommodate a wide variety of commercial and residential uses within a dense, urban environment. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

FINDINGS

- General information (Residential/Commercial)

  This Tentative Map is for a project that includes the construction of a 302.5-foot high Mixed Use development within the Downtown Overlay District. The map depicts a 25-story building with 137 condominium residential units on floors 9 through 24, 7 levels of parking with 153 spaces, and 3 nonresidential units at ground level. Access to the development is from westbound Hoover Avenue.

- Cross Section

  Grading plans were approved prior to the start of construction and no perimeter walls are proposed for the site. Cross sections of the street to building indicate that there should be no grade difference on the sidewalks between the building and the street that could impede pedestrian traffic or handicap accessibility.

- Trails

  There are no trails that affect the proposal.

- Special Conditions of Approval (from SDR-4727)

  1. The applicant shall be required to provide and install standard Fourth Street style fixtures in place of existing fixtures. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
  2. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council. In addition, the surfacing of the alley shall conform to the Alleyway Treatment, as depicted in Graphic 4 of the Downtown Centennial Plan.
  3. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such a map is required, it should record prior to the issuance of any permits for this site.
  4. Dedicate a 10-foot radius on the northeast corner of Casino Center Boulevard and Hoover Avenue prior to the issuance of any permits.
  5. Construct all incomplete half-street improvements on Hoover Avenue adjacent to this site concurrent with development of this site.
  6. Landscape and maintain all unimproved rights-of-way on Casino Center Boulevard and Hoover Avenue adjacent to this site.
  7. Submit an Encroachment Agreement for all landscaping and private improvements, located within the Casino Center Boulevard and Hoover Avenue public rights-of-way adjacent to this site prior to occupancy of this site. Aerial encroachment shall not be permitted unless allowed by the City Engineer.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

RTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: TMP-19678 APN: 139-34-401-013

Name of Property Owner: Newport Lofts LLC

Name of Applicant: Newport Lofts LLC

Name of Representative: Clark Seegmiller

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: Clark Seegmiller

Subscribed and sworn before me

This 6th day of February, 2007

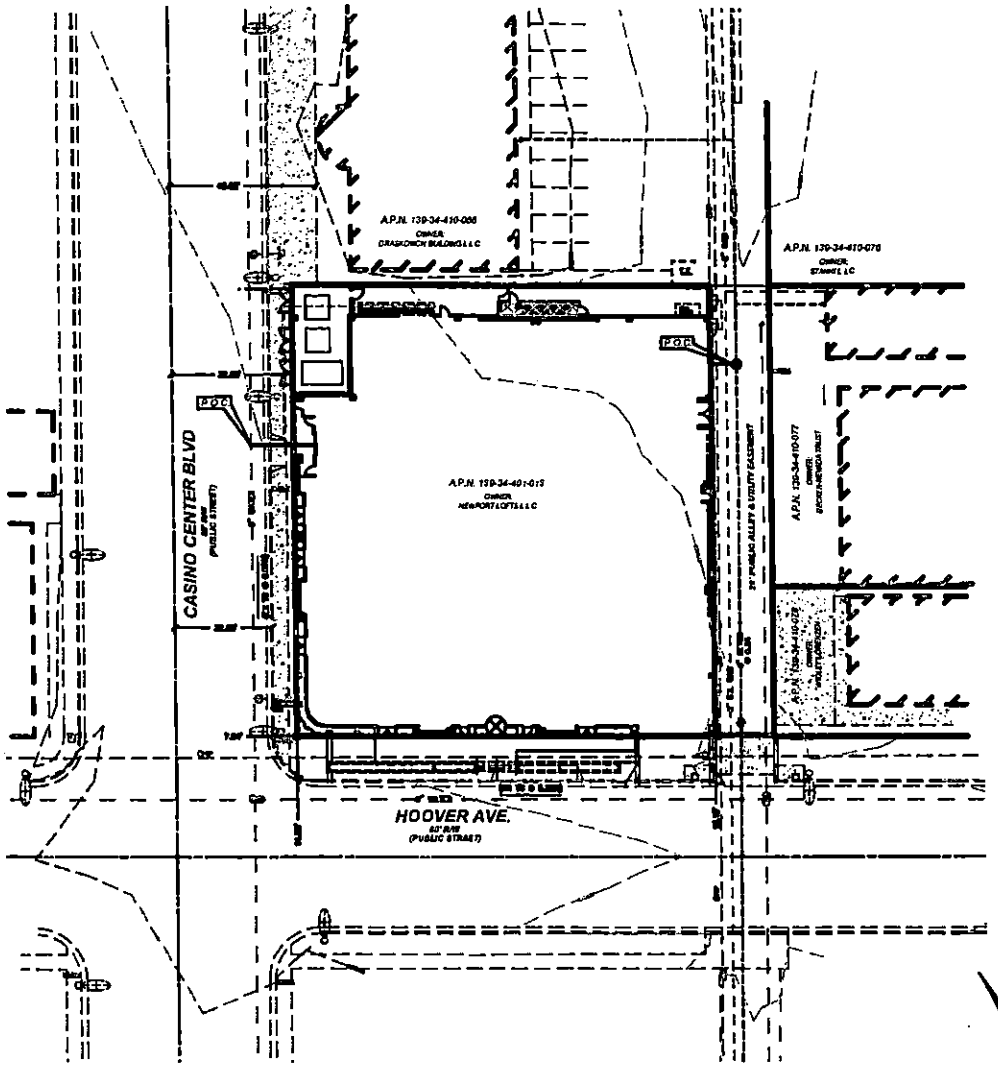
_____

Notary Public in and for said County and State

MELISSA A. SUITOR
Notary Public State of Nevada
No: 02-78055-1
My Appt. Exp. Feb. 17, 2010

FEB 06 2007

TENTATIVE MAP
FOR
NEWPORT LOFTS CONDOMINIUMS



ENGINEER
JHR ASSOCIATES Ltd.
4480 W. UNIVERSITY STE. B2
LAS VEGAS, NEVADA 89103
(702) 878-2341

OWNER/DEVELOPER
NEWPORT LOFTS, LLC
2382 BIRCH STREET #200
NEWPORT BEACH, CALIFORNIA 92660-0708
(949) 307-3503

PROJECT DATA

PRESENT ZONING . . . . . (C-2)
GROSS AREA . . . . . .49 ACRES
NET AREA . . . . . .49 ACRES
MAXIMUM BUILDING HEIGHT . . . . . 35'-0"
DENSITY . . . . . N/A
F.E.M.A. ZONE . . . . . ZONE "X"
NUMBER OF RESIDENTIAL UNITS 268
NUMBER OF RETAIL UNITS 3
TOTAL UNIT COUNT 271

LANDSCAPE NOTE:

ALL LANDSCAPE AND PLANTING MATERIALS SHALL BE INSTALLED PER, AND IN FULL CONFORMANCE WITH, THE LAS VEGAS URBAN DESIGN STANDARDS MANUAL, SECTION ON LANDSCAPE, WALL & BUFFER STANDARDS AND TITLE 19A AS AMENDED, EXCEPT WHERE CITY STAFF AND CITY COUNCIL DETERMINE THAT LANDSCAPED SETBACKS ARE LESS DESIRABLE THAN ENHANCEMENT OF THE PEDESTRIAN ENVIRONMENT.

GENERAL NOTES

1. CC&R'S WILL BE RECORDED WITH THE FINAL MAP.
2. NO KNOWN FAULTS OR FISSURES ON THESE PARCELS
3. GROUND WATER WAS ENCOUNTERED @ 12' BELOW EXISTING GRADE.
4. NO EXISTING OR PROPOSED IRRIGATION OR DRAINAGE CHANNEL RIGHTS-OF-WAY AND EASEMENTS.
5. THE ENTIRE PROJECT IS TO BE SERVICED BY EXISTING LAS VEGAS VALLEY WATER DISTRICT WATER LINE LOCATED WITHIN HOOVER AVENUE.
6. NO PROPOSED RESERVATIONS OR DEDICATIONS FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.
7. NO EXISTING STRUCTURES EXIST ON THIS PROPERTY.
8. NO EXISTING STORM DRAINS EXIST, NONE PROPOSED.

UTILITIES

POWER	NEVADA POWER COMPANY
TELEPHONE	EMBARQ
GAS	SOUTHWEST GAS CORP.
SEWER	CITY OF LAS VEGAS
WATER	LAS VEGAS VALLEY WATER DISTRICT

FLOOD STATEMENT

FLOOD ZONE "X"

A FLOOD ZONE "X" IS DEFINED AS A NON-SPECIAL FLOOD HAZARD AREA THAT IS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE (500-YEAR) FLOODPLAIN.

LEGAL DESCRIPTION

LOTS 11 THROUGH 16 INCLUSIVE IN BLOCK 12 DE SOUTH ADDITION TO THE CITY OF LAS VEGAS AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 51, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA

BASIS OF BEARING

S27°00'00"W BEING THE CENTERLINE OF FOURTH STREET AS SHOWN IN BOOK 1, PAGE 51 OF PLATS ON FILE IN THE OFFICE OF THE CLARK COUNTY RECORDER, CLARK COUNTY, NEVADA

BENCHMARK

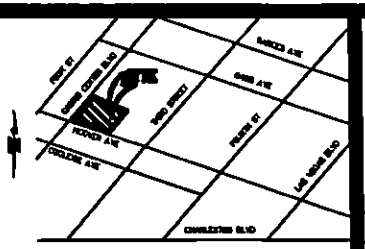
CLV BM "CHASD 34" BEING A RIVET & PLATE IN THE TOP OF CURB AT THE NORTHEAST CORNER OF CHARLESTON BLVD. AND 3RD STREET ELEV.=2035.98 FEET (611.2447 METERS) (NAD88) AS OF DECEMBER 01,2001

SEWER CONTRIBUTION

PRIVATE	
USE CODE 120	
TOTAL UNIT COUNT 108	
EQUIVALENT ERU 118	
PUBLIC	
USE CODE 240	
FIXTURE COUNT 50	
EQUIVALENT ERU 33	
TOTAL ERU 151	

SUMMARY	
AVERAGE DAILY FLOW	
GPD	37750 GPD
MGD	0.037 MGD
CFS	0.156 CFS
PEAK DAILY FLOW	
GPD	120800 GPD
MGD	0.121 MGD
CFS	0.187 CFS

AREA MAP
NTS



LEGEND

PROPERTY LINE
RIGHT OF WAY
CENTERLINE
EXISTING CURB
PROPOSED CURB
EXPOSED AGGREGATE
EXPANSION JOINT
BACK OF CURB
CONCRETE
CURB & GUTTER
CONTOURS
CONCRETE
CORE OF PAVEMENT
CENTER
FINISH GRADE
FIRE HYDRANT
FLOW LINE
GRADE BREAK
HIGH POINT
LEFT OF CENTERLINE
PROPERTY LINE
POINT OF CURVATURE
POINT OF REVERSE CURVE
POINT OF TANGENCY
STREET LIGHT
MANHOLE
STATION
SIDEWALK
TOP BACK OF CURB
TOP OF CURB
TOP OF MANHOLE
VALLEY GUTTER
PROPOSED
LANDSCAPING
EXISTING GUY WIRE
EXISTING PRECAST POLE
EXISTING WOOD
STREET LIGHT
SEE MECHANICAL PLANS FOR PLANTER SIGN DETAILS
EXISTING AREA LIGHT
EXISTING TELEPHONE VAULT
POINT OF CONNECTION

RECEIVED
FEB 06 2007

NEWPORT LOFTS LLC
2382 BIRCH STREET, SUITE B-2
NEWPORT BEACH, CALIFORNIA 92660-0708
PHONE: (949) 307-3503

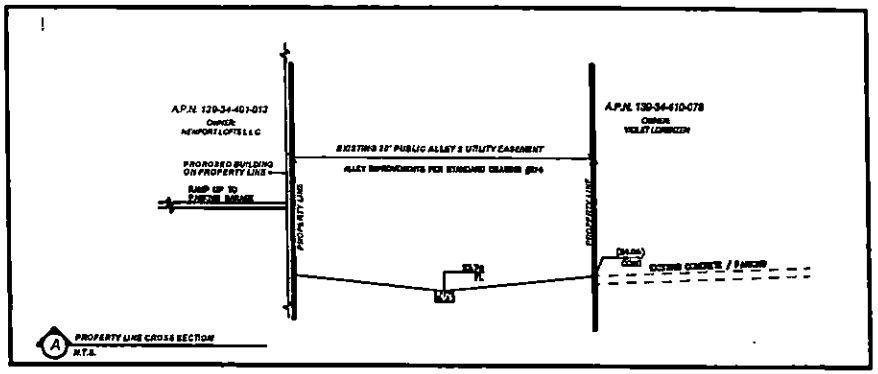
PREPARED BY
JHR Associates Ltd.
4480 W. UNIVERSITY, SUITE B-2
LAS VEGAS, NEVADA 89103
PH: (702) 878-2341
FAX: (702) 878-2341

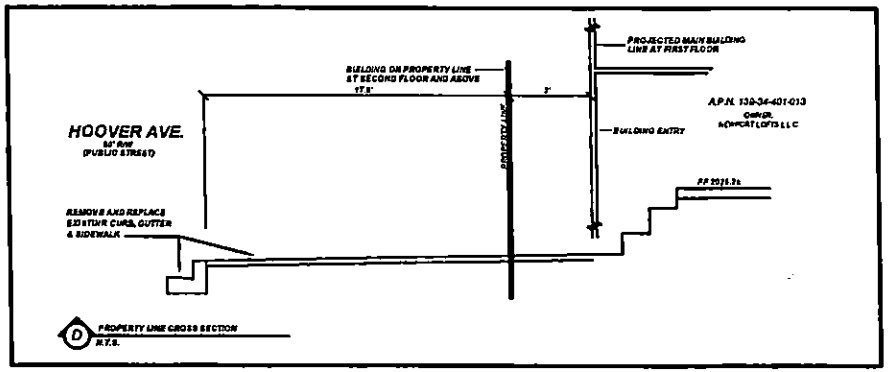
TENTATIVE MAP
NEWPORT LOFTS
CASINO CENTER BLVD. & HOOVER AVE.
LAS VEGAS, NEVADA

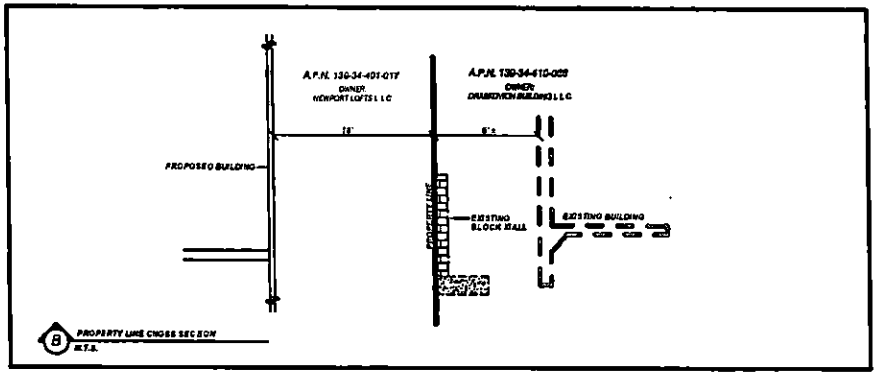
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DESIGNED BY:
DRAWN BY:
CHECKED BY:
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VERT.

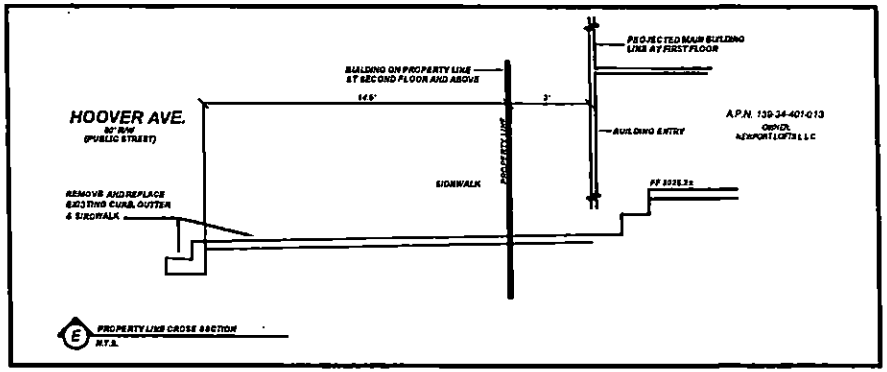
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TM1
1 of 4

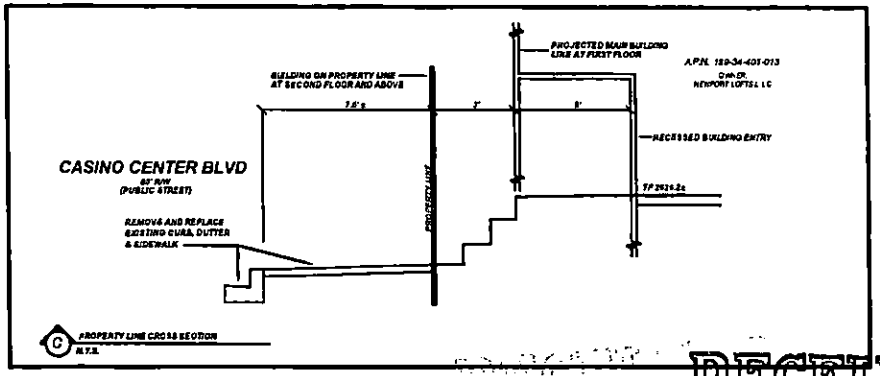
TMP-19678
03/22/07 PC

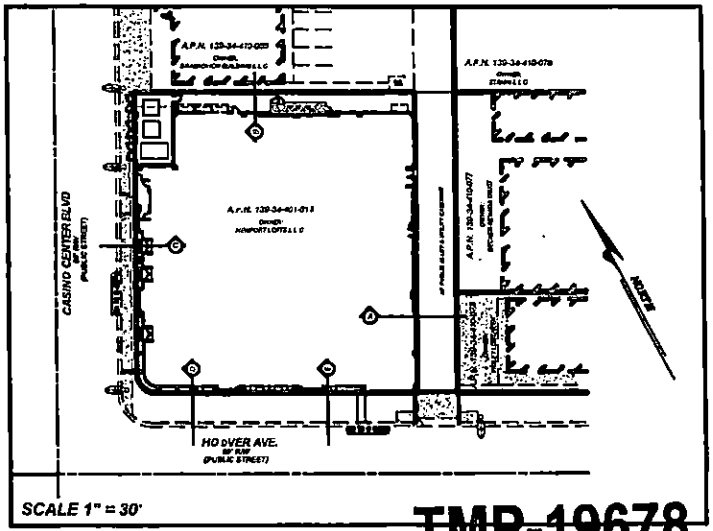












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NEWPORT LOFTS LLC

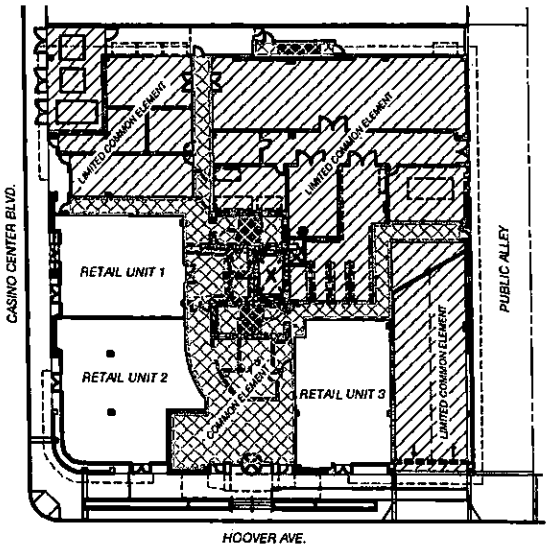
JPR Associates Ltd.

CROSS SECTIONS

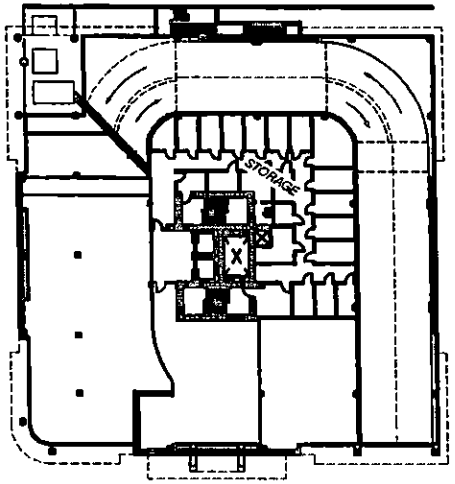
NEWPORT LOFTS

S1

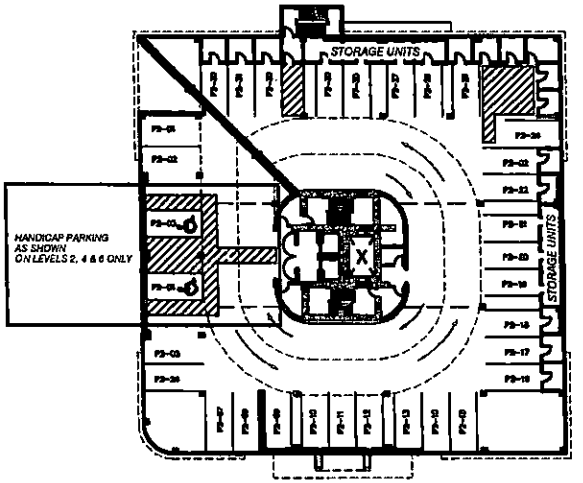
1 of 1



TENANT AMENITIES / REYAIL AREA - FIRST FLOOR
SCALE 1"=20'

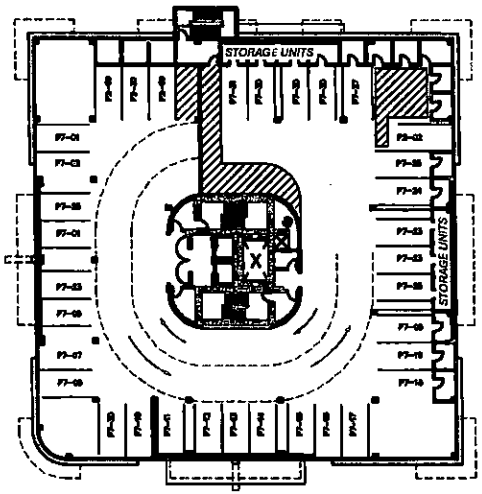


FIRST FLOOR MEZZANINE
SCALE 1"=20'

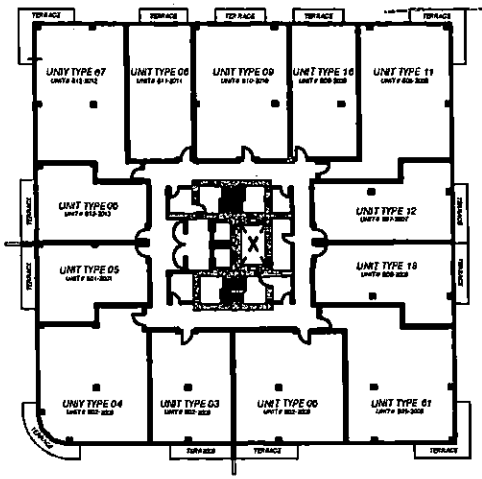


TYPICAL PARKING - FLOORS 2 THRU 6
SCALE 1"=20'

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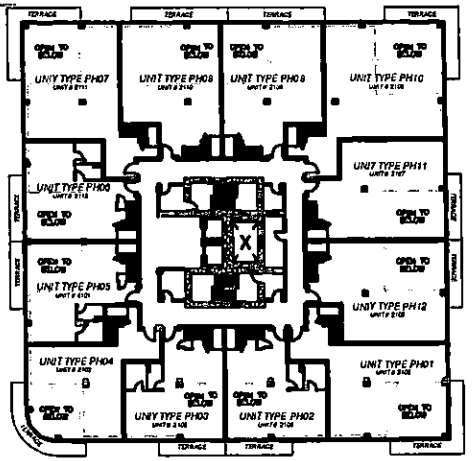


TYPICAL PARKING - FLOOR 7
SCALE 1"=20'



TYPICAL SINGLE STORY STANDARD UNITS - FLOORS 6 THRU 20
SCALE 1"=20'

FLOOR 13 NOT USED

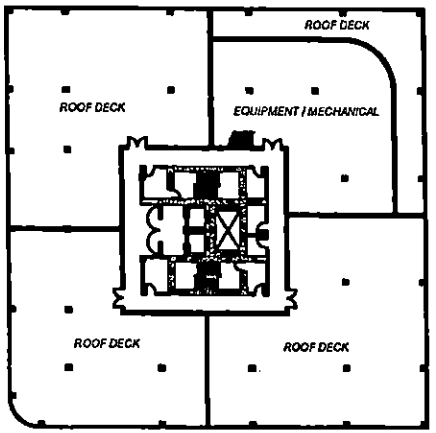


TWO STORY PENTHOUSE UNITS - FLOORS 21 & 22
SCALE 1"=20'

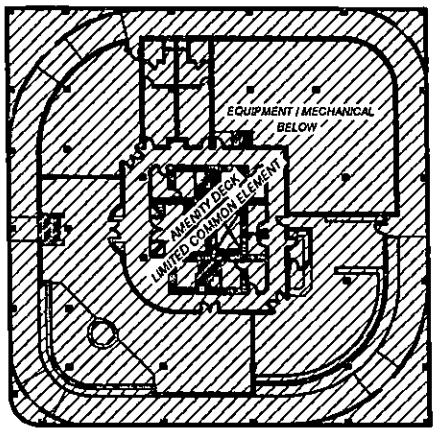
TMP-19678

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TEMPUS LOFTS LLC
GAR Associates Ltd.
FLOOR LAYOUTS
TEMPUS LOFTS
SHEET
TM2
2 OF 4



ROOF DECK - FLOOR 23
SCALE 1"=20'

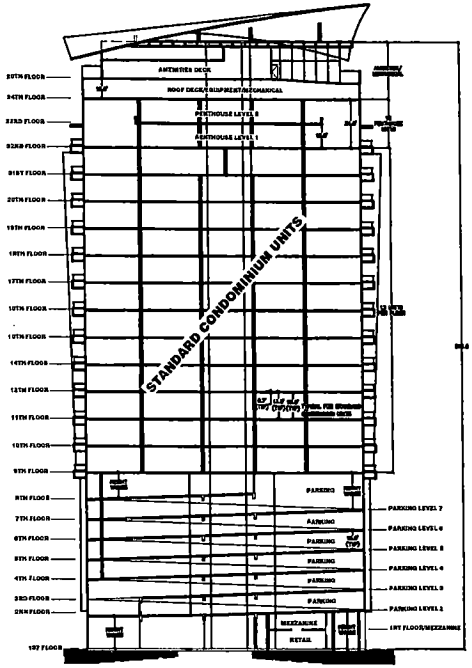


AMENITY DECK - FLOOR 24
SCALE 1"=20'

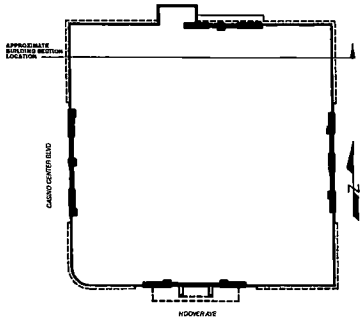
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TMP-19678
03/22/07 PC

TM3



SECTION VIEW



SECTION LOCATION MAP N.T.S.

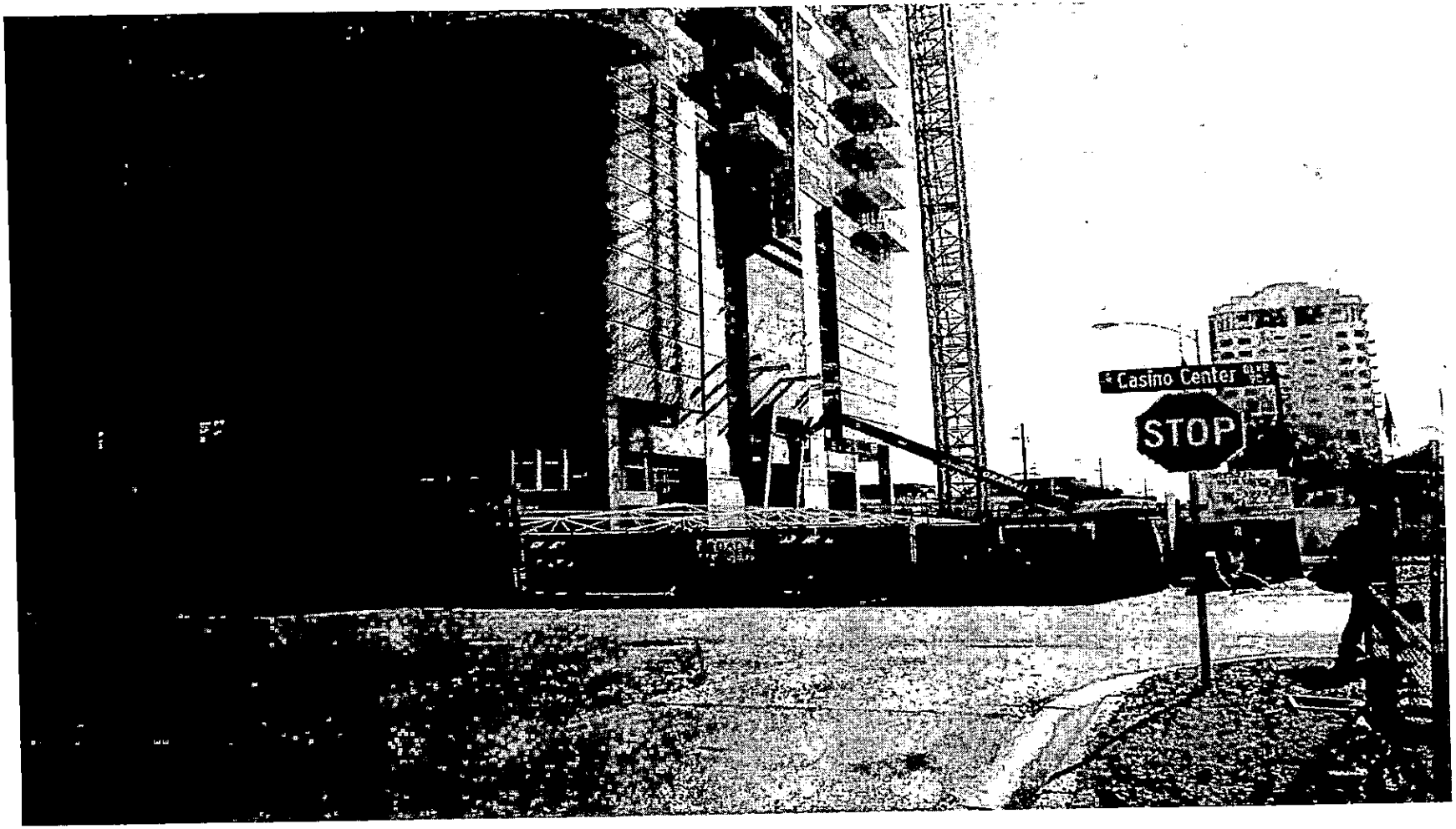
GRAPHIC SCALE

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TMP-19678

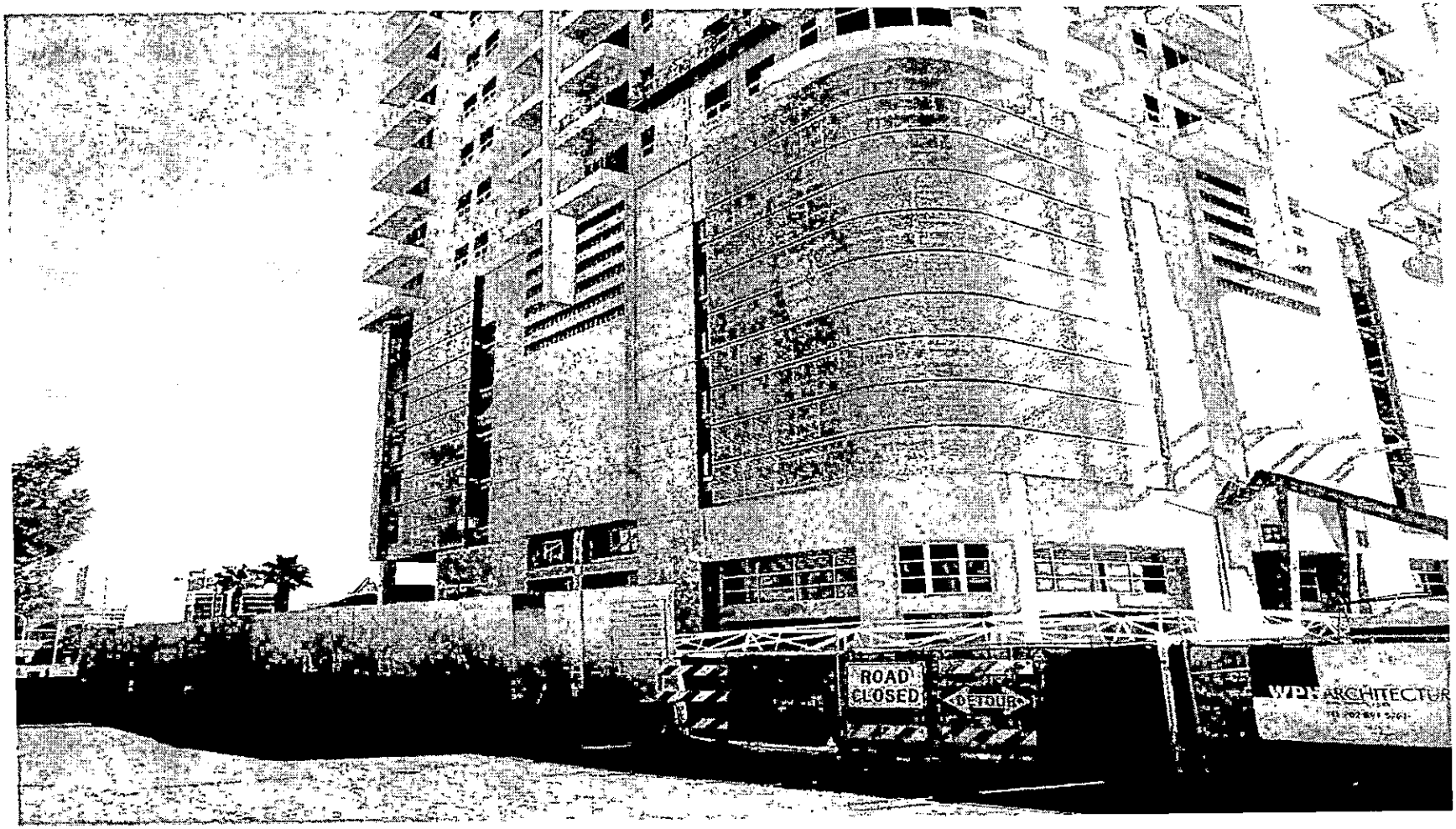
03/22/07 PC

TM4



TMP-19678 - APPLICANT/OWNER: NEWPORT LOFTS, LLC
821 SOUTH CASINO CENTER BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

2/20/07



TMP-19678 - APPLICANT/OWNER: NEWPORT LOFTS, LLC
821 SOUTH CASINO CENTER BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

2/20/07

City of Las Vegas

Agenda Item No.: 6

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:
TMP-19684 - TENTATIVE MAP - CHEYENNE FAIRWAYS BUSINESS CENTER - APPLICANT/OWNER: CHEYENNE FAIRWAYS BUSINESS CENTER, LLC - Request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 4.22 acres at 8660 - 8690 West Cheyenne Avenue (APN 138-08-801-019), C-V (Civic) Zone under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report For This Application
3. Supporting Documentation

MOTION:
GOYNES – APPROVED subject to conditions Items 4-7 – UNANIMOUS with DUNNAM abstaining from Item 6 as he is the engineer of record for that project.

This is Final Action

MINUTES:
CHAIRMAN DAVENPORT declared the Public Hearing open for Items 4-7.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 4-7.

(6:06 – 6:07)

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 6 – TMP-19684

CONDITIONS:

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-6324) and Site Development Plan Review (SDR-6331).

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

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

Public Works

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

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

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

CONDITIONS – Continued:

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

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

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

8. The Final Map for this site shall show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".

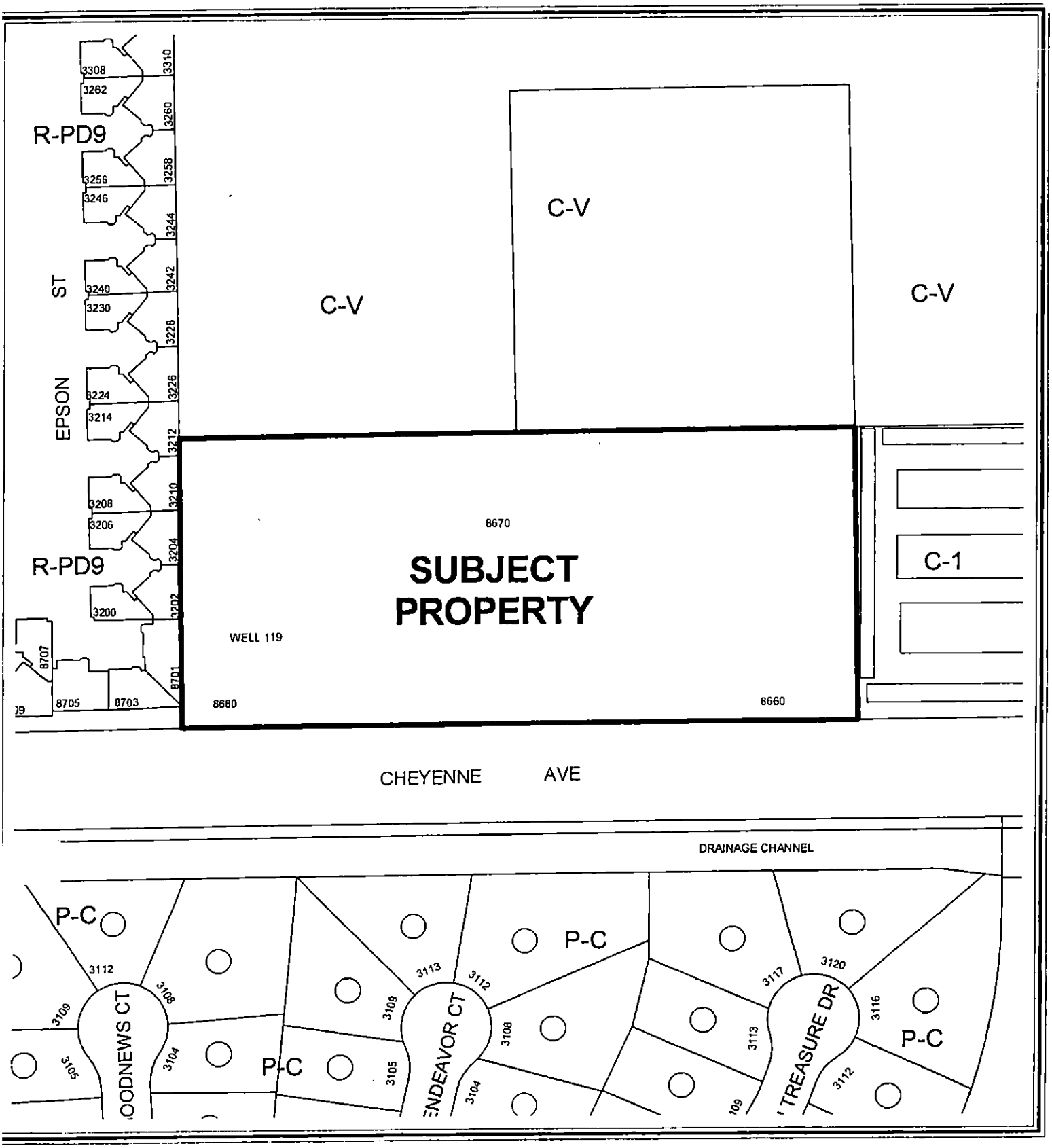
9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-6324, Site Development Plan Review SDR-6331, and all other site-related actions.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the

CONDITIONS – Continued:

approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

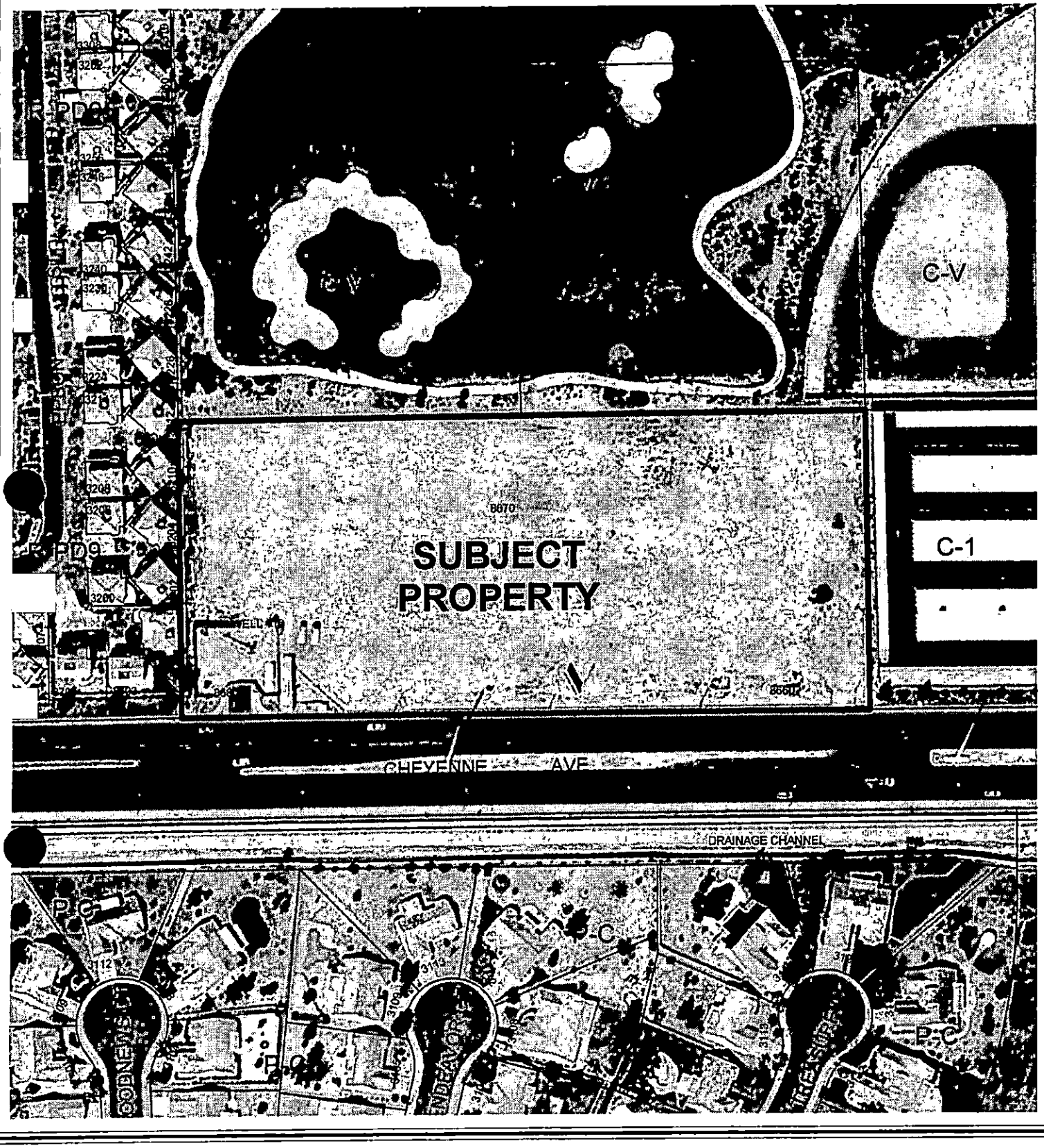


0 100 200 Feet

CASE: TMP-19684

ZONING OF SUBJECT PROPERTY:
C-V (CIVIC) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N



0 100 200 Feet

CASE: TMP-19684

ZONING OF SUBJECT PROPERTY:
C-V (CIVIC) UNDER RESOLUTION OF INTENT TO C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TMP-19684 - CHEYENNE FAIRWAYS BUSINESS CENTER -
APPLICANT/OWNER: CHEYENNE FAIRWAYS BUSINESS CENTER, LLC

** CONDITIONS **

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

Planning and Development

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

2. All development shall conform to the Conditions of Approval for Rezoning (ZON-6324) and Site Development Plan Review (SDR-6331).

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

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

RL

Public Works

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

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

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

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

8. The Final Map for this site shall show all Sight Visibility Restriction Zones (SVRZ's) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained".

9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-6324, Site Development Plan Review SDR-6331, and all other site-related actions.

11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

TMP-19684 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Tentative Map for a one lot commercial subdivision on 5.36 acres at 8660-8690 West Cheyenne Avenue. The proposed map is in accordance with an approved Site Development Plan Review (SDR-6331) for a commercial development consisting of a 40,000 square foot, two-story office building and two single-story 5,000 square foot retail buildings on the subject site.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/91	The City Council approved the Annexation (A-0002-91) of lands north of Cheyenne Avenue, west of Durango Drive, including the east half of the subject property.
06/15/94	The City Council approved a Rezoning (Z-0004-94) from N-U (Non-Urban) to R-PD9 (Residential Planned Development – 9 Units Per Acre) on 21.42 acres adjacent to the northeast corner of Cheyenne Avenue and El Capitan Way, to the west of the subject property. The Planning Commission and staff recommended approval.
10/27/94	The Planning Commission approved the Annexation (A-0027-94) of lands north of Cheyenne Avenue, west of Durango Drive, including the west half of the subject property.
12/20/95	The City Council approved a Rezoning (Z-0087-95) from N-U (Non-Urban) to C-1 (Limited Commercial) on the west 2.5 acres of this site (including area dedicated for right-of-way). The Planning Commission and staff recommended approval.
04/28/97	The City Council approved a General Plan Amendment (GPA-0013-97) from SC (Service Commercial) to PF (Public Facilities) on the subject site as part of a larger request. A Rezoning to C-V (Civic) on the subject site was also approved as part of a larger request (Z-0022-97). The Planning Commission and staff recommended approval.
01/25/01	The Planning Commission approved a Site Development Plan Review [Z-0022-97(1)] for a proposed 9.3-acre city park and a golf course with ancillary maintenance facility, club house, and golf cart storage on 102.5 acres north of the subject site. Staff recommended approval.
06/01/06	The City Council approved a General Plan Amendment (GPA-6318) from PR-OS (Park/Recreation/Open Space) to SC (Service Commercial), a Rezoning (ZON-6324) from C-V (Civic) to C-1 (Limited Commercial), and a Site Development Plan Review (SDR-6331) for a proposed commercial development consisting of a 40,000 square foot, two-story office building and two single-story 5,000 square foot retail buildings on the subject site. The Planning Commission and staff recommended approval of all items.

RL

TMP-19684 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
04/20/06	Building permits under plan check number C-220-05 were issued for Investment Equity Builders for the construction of shell buildings A, B and C; the construction of on-site improvements for shell buildings A, B and C; and for three trash enclosures.
05/24/06	Building permits under plan check number C-220-05 were issued for Helix Electric for electrical work to shell buildings A, B, and C, and for the on-site improvements.
06/08/06	Building permits under plan check number C-220-05 were issued for Sands Plumbing for plumbing installation for shell buildings A, B, and C.
07/07/06	Building permits under plan check number C-220-05 were issued for Chaparral Contracting, Inc. to install on-site water and sewer improvements.
Pre-Application Meeting	
08/14/06	A pre-application meeting was held and several issues regarding the Tentative Map submission were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required for this application nor was one held.	

Details of Application Request	
Site Area	
Net Acres	4.22

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Well site, undeveloped	SC (Service Commercial)	C-V (Civic) under Resolution of Intent to C-1 (Limited Commercial)
North	Golf Course	PR-OS (Parks, Recreation and Open Space)	C-V (Civic)
South	Single Family Detached Dwellings	ML (Medium-Low Density Residential)	P-C (Planned Community)
East	Mini-Warehouse	SC (Service Commercial)	C-1 (Limited Commercial)
West	Single Family Attached Dwellings	ML (Medium-Low Density Residential)	R-PD9 (Residential Planned Development – 9 Units Per Acre)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan		N	NA
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
C-V (Civic) District	Y		Y
Trails	Y		Y
Rural Preservation Overlay District		N	NA
Development Impact Notification Assessment		N	NA
Project of Regional Significance		N	NA

A Pedestrian Path is designated along this stretch of Cheyenne Avenue; however, this path is constructed along the south side of Cheyenne Avenue and does not impact the subject site.

The subject site is located in the C-V (Civic) zoning district; however, it is under a Resolution of Intent to the C-1 (Limited Commercial) zone and the proposed development is in compliance with the C-1 (Limited Commercial) zoning.

DEVELOPMENT STANDARDS

Standard	*Required/Allowed*	*Provided*	*Compliance*
Minimum Lot Size	NA	198,197 Square Feet	Y
Minimum Lot Width	100 Feet	293.86 Feet	Y

ANALYSIS

This application is for a Tentative Map to create a one-lot commercial subdivision at 8660-8690 West Cheyenne Avenue. The subdivision will consist of two office buildings with 234 parking spaces on the site. The Tentative Map depicts the two driveways providing access via Cheyenne Avenue as well as the location of an existing Las Vegas Valley Water District well on the subject site. The Tentative Map does not depict the proposed improvements to the site.

The approved site plan, to which this Tentative Map is related, depicts two retail buildings that are situated at the Cheyenne Avenue frontage and face the interior of the development. The office building will contain 15,000 square feet of medical and dental office uses with the balance to be used for general offices. Access to the development is from two driveways off of Cheyenne Avenue. A total of 234 parking spaces is provided, with the spaces located to the sides of the retail buildings and in front of the office building. Trash enclosures are located on either side of the property, and three loading zones have been provided to facilitate deliveries. Ample landscape buffers are shown around the perimeter of the development. The rear buffer, which borders the Durango Hills Golf Course to the north, contains additional landscaping and five private putting greens. The site plan indicates that one pylon sign will be located along

Cheyenne Avenue at the center of the development, with one monument sign situated at each entrance. The buildings contain compatible architecture and consist of cement plaster with stone columnar accents and gabled concrete tile roofs. The rear of the office building features four metal canopies, while each side has an open stairway covered by a canopy with the same roof design and materials as the building.

FINDINGS

- **General information (Residential/Commercial)**

  According to the Nevada Revised Statutes (NRS 278.325): "If a subdivision is proposed on land which is zoned for industrial or commercial development, neither the tentative nor the final map need show any division of the land into lots or parcels..." As such, this request can be supported. Any future creation of lots will not create hard property lines and will allow the creation of different owners as allowed by Nevada Revised Statutes via recordation of a deed or record of survey.

  The proposed Tentative Map is for a one-lot commercial subdivision on the location of and consistent with an approved Site Development Plan review (SDR-6331).

- **Cross Section**

  Pursuant to Section 18.08.110 of the Subdivision Ordinance, cross sections have been submitted for the proposed Tentative Map. The maximum grade across the property is 2%.

- **Trails**

  A Pedestrian Path is designated along this stretch of Cheyenne Avenue; however, this path is constructed along the south side of Cheyenne Avenue and does not impact the subject site.

- **Special Conditions of Approval (from Zoning or SDPR)**

  The following special conditions of approval were approved with the Site Development Plan Review (SDR-6331) by the City Council on 06/01/05:

  Condition number 1.
  The building fronting Cheyenne Avenue shall be limited to one story.

  Condition number 2.
  Signage shall be set by an application for a Master Sign Plan administratively approved.

Condition number 3.
The retail hours shall be limited from 6:00 a.m. to 9:00 p.m.

Condition number 4.
A General Plan Amendment (GPA-6318) and a Rezoning (ZON-6324) to a C-1 (Limited Commercial) Zoning District approved by the City Council.

Condition number 6.
All development shall be in conformance with the site plan and building elevations date stamped 04/12/05, except as amended by conditions herein.

Condition number 7.
The development shall contain a maximum of 15,000 square feet of medical office uses.

Condition number 8.
Prior to the time application is made for a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

Condition number 9.
No walls or structures shall be permitted within the existing drainage easement along the east property line.

Condition number 20.
Site development to comply with all applicable conditions of approval for ZON-6324 and all other subsequent site-related actions.

As the proposed Tentative Map is for a one-lot commercial subdivision, the special conditions of approval will have to be met at the time that building permits are requested. Nothing in the proposed Tentative Map indicates any failure to meet the conditions of approval of the Site Development Plan Review stated above.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

RL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

TMP-19684

Case Number: _____ APN: 138-08-801-019

Name of Property Owner: Cheyenne Fairways Business Center, LLC

Name of Applicant: Dunnam Civil Engineers, Inc.

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

☐ Yes ☒ No

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

City Official: Sam Dunnam

Partner(s): _____ _____

APN: 138-08-801-019

Signature of Property Owner: [signature] CFO

Print Name: MARQUIS L. CUMMINGS

Subscribed and sworn before me

This 10th day of AUGUST, 2006

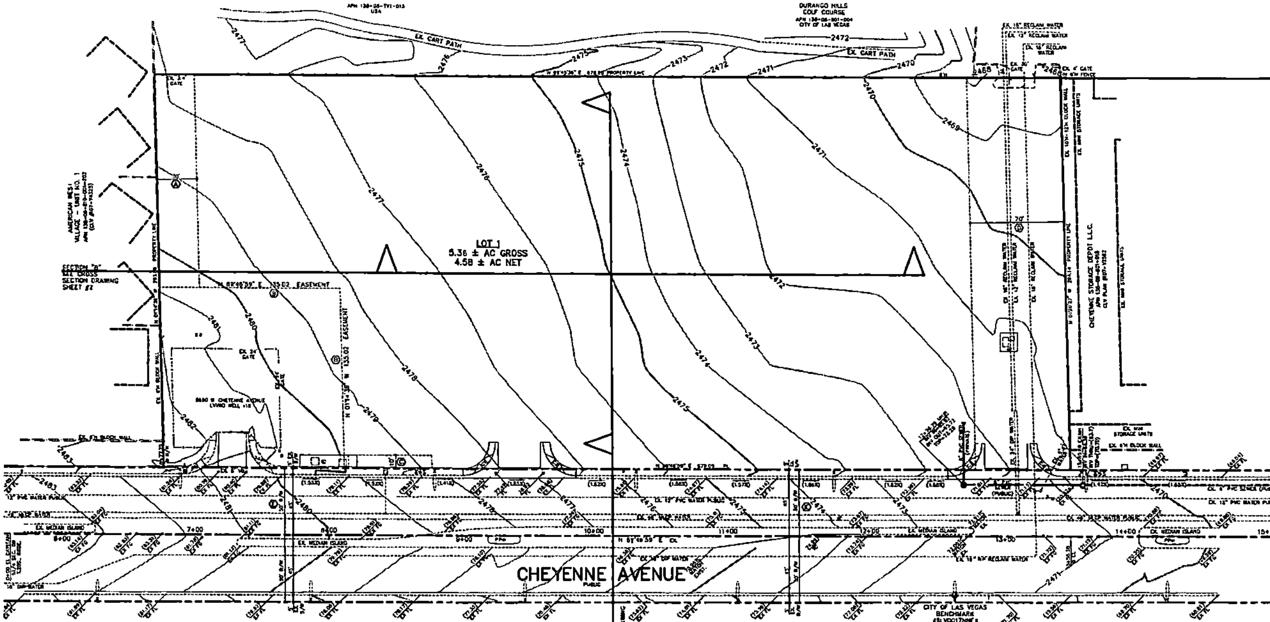
Tina West

Notary Public in and for said County and State

TINA WEST
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 05-96048-1
My Comm. Exp. 1-24-09

RECEIVED
FEB 08 2007

RECEIVED FEB 06 2007



EASEMENTS / RIGHT OF WAYS

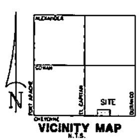
Ⓐ LAS VEGAS VALLEY WATER DISTRICT EASEMENT BOOK 20041223 INSTRUMENT 0000638 RECORDED ON DECEMBER 23, 2004 BEING THE WEST 30 FEET EXCEPT THE SOUTH 165 FEET AS SHOWN ON RECORD OF SURVEY FILE 147 PAGE 2.

Ⓑ LAS VEGAS VALLEY WATER DISTRICT EASEMENT BOOK 20041223 INSTRUMENT 0000638 RECORDED ON DECEMBER 23, 2004 AS SHOWN ON RECORD OF SURVEY FILE 147 PAGE 2.

Ⓒ NEVADA POWER COMPANY EASEMENT BOOK 20000607 INSTRUMENT 00480 RECORDED ON JUNE 3, 2000 BEING THE NORTH 10' OF THE SOUTH 60' OF THE EAST 62' OF THE WEST 200' AS SHOWN ON RECORD OF SURVEY FILE 147 PAGE 2.

Ⓓ 70' INGRESS/EGRESS – NON-EXCLUSIVE UTILITY AND PUBLIC DRAINAGE EASEMENT PRIVATELY MAINTAINED GRANTED TO THE CITY OF LAS VEGAS IN BOOK 20041223 INSTRUMENT 0000637 RECORDED ON DECEMBER 23, 2004 BEING THE EAST 70' EXCEPT THE SOUTH 50' AS SHOWN ON RECORD OF SURVEY FILE 147 PAGE 2.

Ⓔ 50' RIGHT OF WAY DEDICATED IN BOOK 980108 INSTRUMENT 01033 RECORDED ON JANUARY 8, 1998.



VICINITY MAP
N.T.S.

LEGEND

CL	CENTERLINE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
D/W	DRIVEWAY
VG	VALLEY GUTTER
EX	EXISTING
EX FL	EXISTING FLOWLINE
EX FG	EXISTING FINISH GRADE
S/W	SIDEWALK
PP	POWER POLE

BACK OF CURB CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	TANGENT
C1	25.00	90°00'00"	39.27	35.36	25.01
C2	25.00	90°00'00"	39.27	35.36	25.00
C3	25.00	90°00'00"	39.27	35.36	25.00
C4	25.00	90°00'00"	39.37	35.38	25.00

NOTES

1) NO AREAS ON THIS MAP ARE TO BE RESERVED FOR PARKS, SCHOOLS, OR OTHER PUBLIC OR QUASI-PUBLIC USES.

2) THERE ARE NO EXISTING BUILDINGS PRESENT.

3) THIS SITE LIES WITHIN AN UN-SHADED FLOOD ZONE "X".

4) UTILITY SERVICES PROVIDED AS FOLLOWS:
WATER..........LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC..........NEVADA POWER COMPANY
GAS..........SOUTHWEST GAS CORPORATION
SEWER..........CITY OF LAS VEGAS
SOLID WASTE..........REPUBLIC SERVICES
TELEPHONE..........SPRINT TELEPHONE COMPANY

5) THIS DOES NOT LIE WITHIN A 50-YEAR FLOOD PLAIN NOR WITHIN A SPECIAL FLOOD HAZARD ZONE AS DESIGNATED BY PANEL 2083 E 2135 E, DATED SEPT., 27, 2002.

6) THIS DEVELOPMENT IS SHOWN IN ITS ENTIRETY ON THIS TENTATIVE MAP.

7) STORM WATER TO SURFACE FLOW ON STREETS.

OWNER/DEVELOPER

CHEYENNE FAIRWAY BUSINESS CENTER LLC
4560 S. DECATUR BLVD. #200
LAS VEGAS, NV 89103

c/o INVESTMENT EQUITY DEVELOPMENT LLC
4560 DECATUR BLVD. #200
LAS VEGAS, NV 89103
PHONE NO: (702) 471-4545

BENCHMARK

CITY OF LAS VEGAS BENCHMARK #BLV0017NNE8, BEING A RIVET & PLATE IN TC @ THE SW COR. OF CHEYENNE AND RILEY.
ELEV.=753.5828 METERS (2472.38 FEET)
NAVD 1988, CONTROL JUNE 2002
ADD 2400' TO SHOWN SPOT ELEVATIONS PROVIDED BY WESCO SURVEYS, INC., 3-27-05.

REFERENCE

APN 138-08-501-016
GPA-6318, ZON-0328 (CV), SDR-6331
DRAINAGE STUDY #02-3916
TRAFFIC STUDY #T-1922

LEGAL DESCRIPTION

1/2 SE1/4 SW1/4 SE1/4 SEC. 8, T.20S., R.60E., M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARING

NORTH 89°46'51" EAST, BEING THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SECTION 8, T. 20 S., R. 60 E. M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA PER A RECORD OF SURVEY ON FILE WITH THE CLARK COUNTY RECORDER IN FILE 147 PAGE 2.

FLOOD ZONE DESIGNATION

UN-SHADED FLOOD ZONE "X" COMMUNITY MAP NUMBER 32003 C 2135 E DATED SEPT., 27, 2002

ESTIMATED SEWER CONTRIBUTION

0.0031 MGD AVERAGE FLOW
0.0116 MGD PEAK FLOW

SCALE: 1 INCH = 30 FT.

DUNNAM CIVIL ENGINEERS
3471 WEST OQUENDO ROAD SUITE 101
LAS VEGAS, NV 89118
(702) 709-1000 (?) 1145 FAX

CHEYENNE FAIRWAYS BUSINESS CENTER
COMMERCIAL SUBDIVISION
TENTATIVE MAP

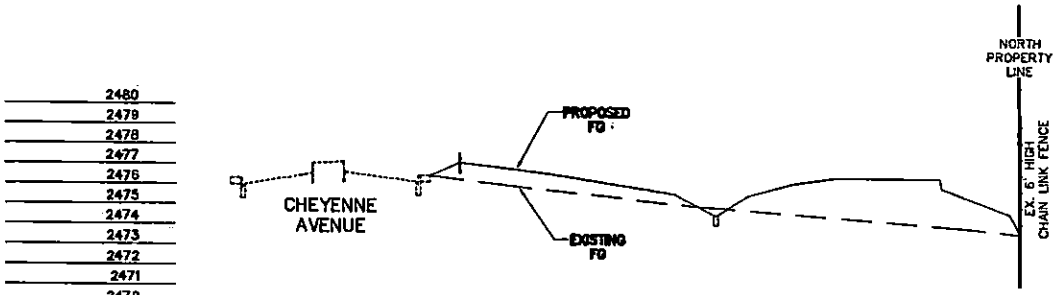
SAM C. DUNNAM, CIVIL, No.7586 — PROFESSIONAL ENGINEER, STATE OF NEVADA

FILE NAME: INVE03TM.dwg
PLOT SCALE: 1" = 30'
SHEET 1 OF TWO
PREPARED ON: JULY 26, 2006

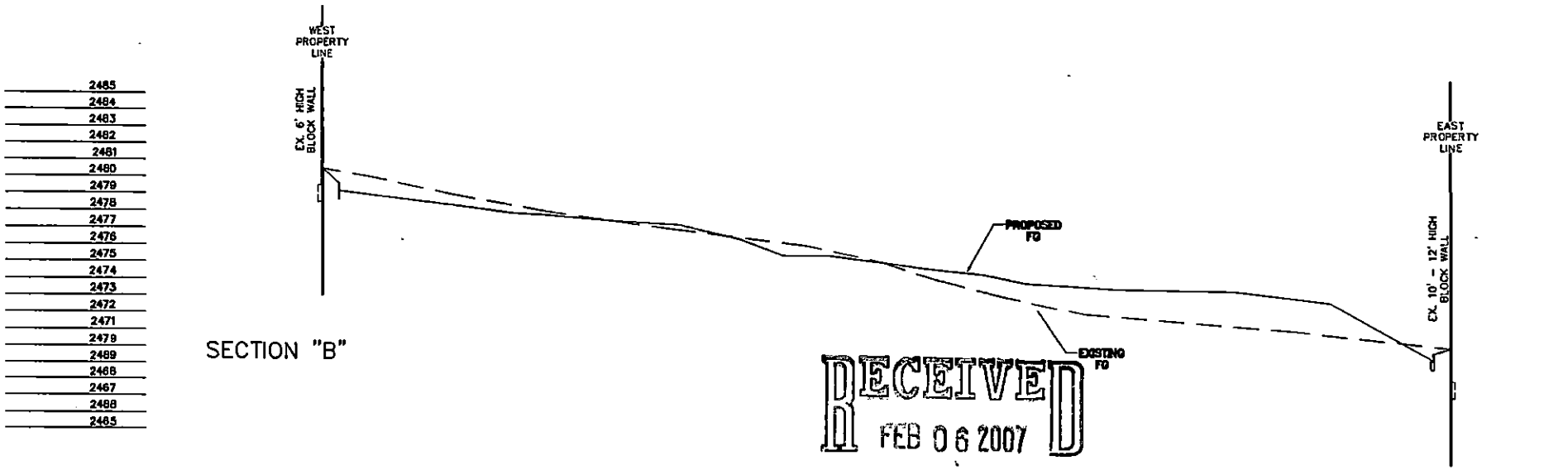
RECEIVED FEB 06 2007

TMP-19684
03/22/07 PC

RECEIVED
FEB 06 2007



SECTION "A"



SECTION "B"

RECEIVED
FEB 06 2007

TMP-19684

03/22/07 PC

DUNNAM CIVIL ENGINEERS
3471 WEST GOLDFIELD ROAD SUITE 101
LAS VEGAS, NV 89117 (702) 796-1088 FAX 796-1145

CHEYENNE FAIRWAYS
BUSINESS CENTER
COMMERCIAL SUBDIVISION
CROSS SECTION

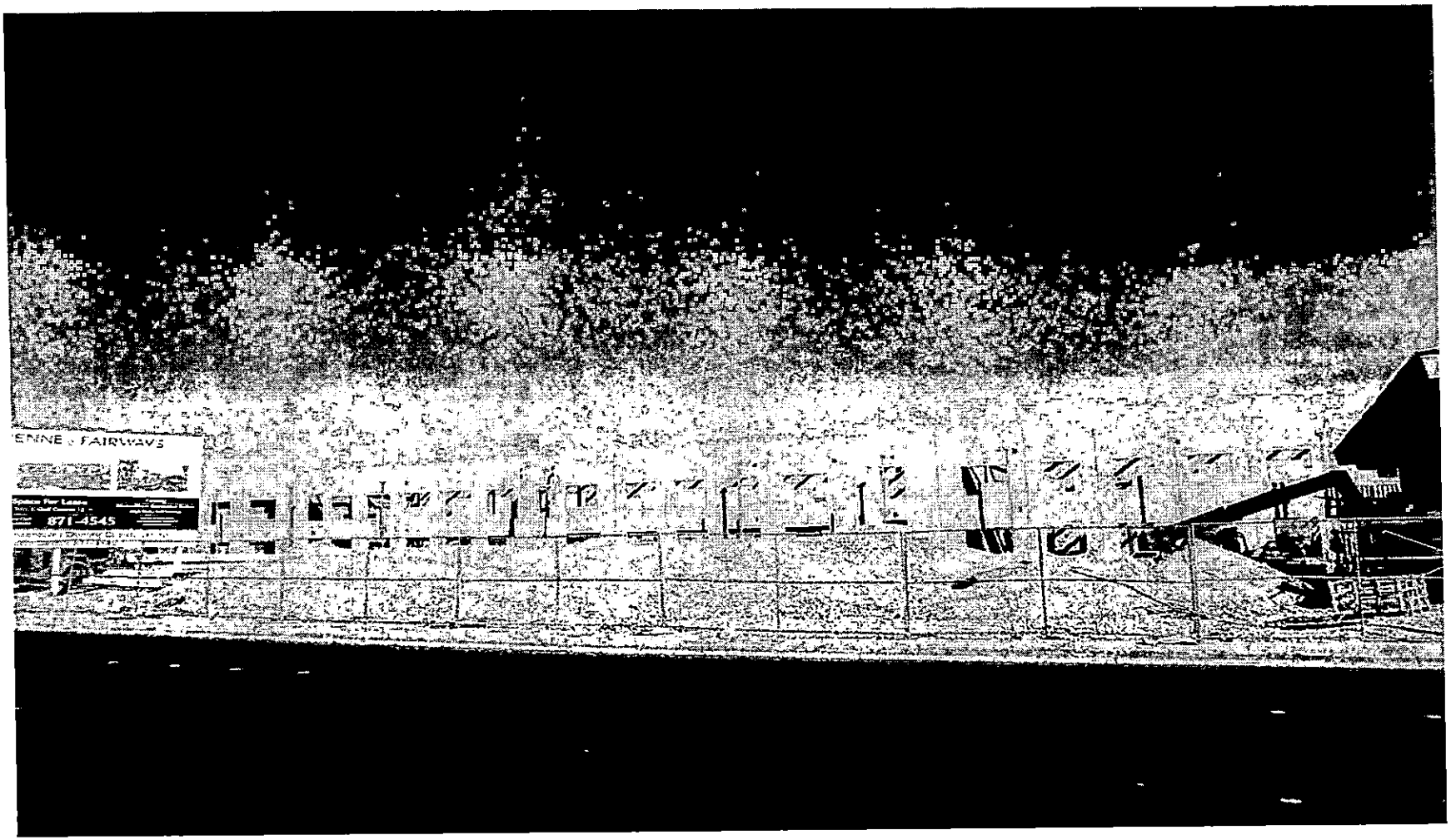
SAM C. DUNNAM Exp. 12/31/08 CIVIL No. 7886

FILE NAME: INVED3SEC.dwg
PLOT SCALE: 1" = 30'
SHEET 2 OF TWO



TMP-19684 - APPLICANT/OWNER: CHEYENNE FAIRWAYS BUSINESS CENTER, LLC
8660 - 8690 WEST CHEYENNE AVENUE
MARCH 22, 2007 PLANNING COMMISSION

02/16/07



TMP-19684 - APPLICANT/OWNER: CHEYENNE FAIRWAYS BUSINESS CENTER, LLC
8660 - 8690 WEST CHEYENNE AVENUE
MARCH 22, 2007 PLANNING COMMISSION

02/16/07

City of Las Vegas

Agenda Item No.: 7

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:
ANX-19561 - ANNEXATION - APPLICANT/OWNER: DARK, LLC - Petition to annex property generally located on the south side of Deer Springs Way, approximately 290 feet west of Grand Canyon Drive (APN 125-19-301-007), containing approximately 5.0 acres, Ward 6 (Ross).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

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

RECOMMENDATION:
Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report For This Application
3. Supporting Documentation
4. Justification Letter

MOTION:
GOYNES – APPROVED subject to conditions Items 4-7 – UNANIMOUS with DUNNAM abstaining from Item 6 as he is the engineer of record for that project.

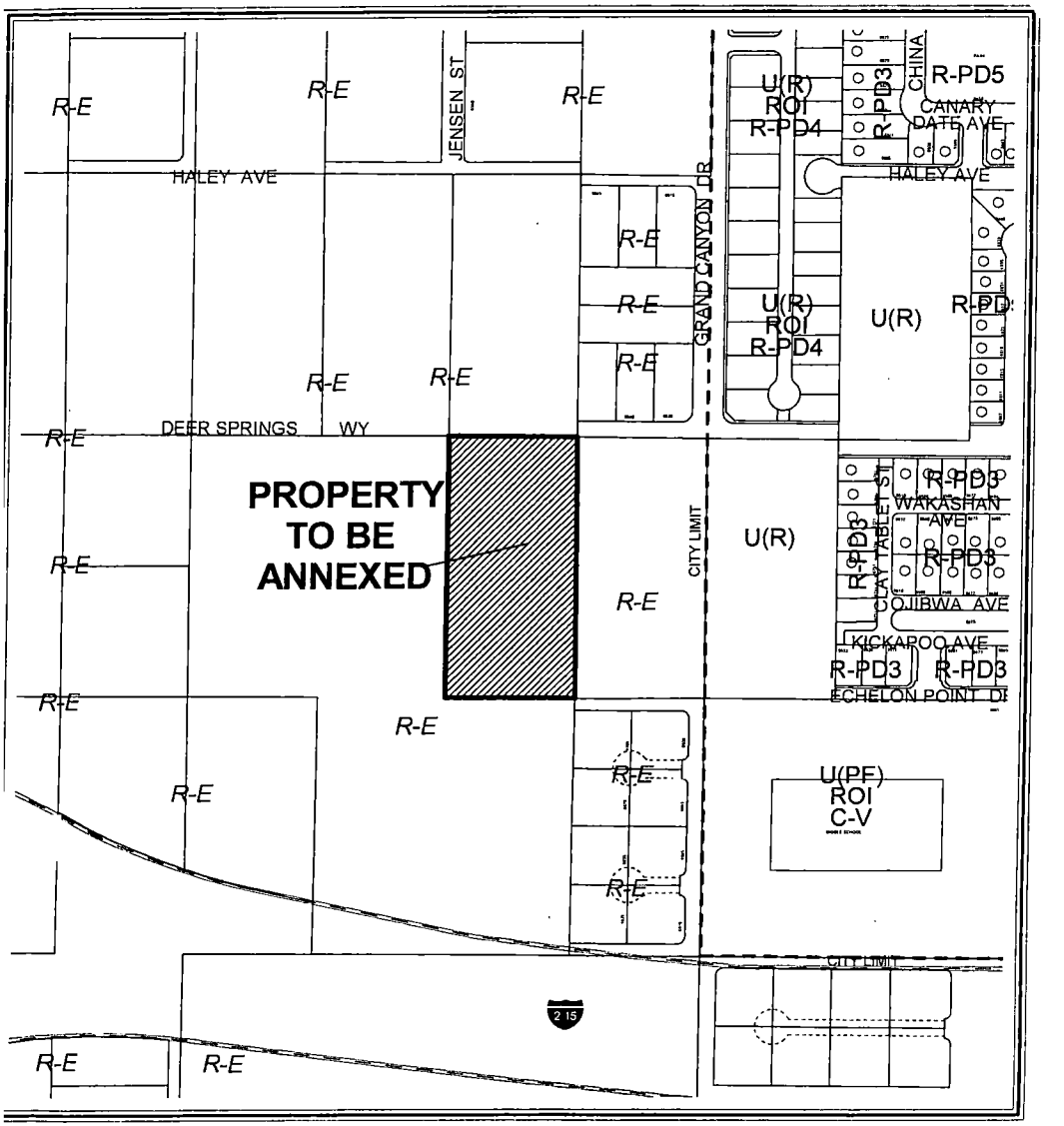
To be forwarded to City Council in Ordinance Form

MINUTES:
CHAIRMAN DAVENPORT declared the Public Hearing open for Items 4-7.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 4-7.

(6:06 – 6:07)



CASE: **ANX-19561**



0 200 Feet

CASE: **ANX-19561**

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ANX-19561 - APPLICANT/OWNER: DARK, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**

MAH

ANX-19561 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is intended to annex one parcel of land containing approximately 5 acres, generally located on the side of Deer Springs Way, approximately 290 feet west of Grand Canyon Drive (APN 125-19-301-007).

BACKGROUND INFORMATION

Details of Application Request	
Site Area	
Gross Acres	5.0

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential District) Clark County Designation
North	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Rural Estates Residential District) Clark County Designation
South	Undeveloped	PF (Public Facility)	C-V (Civic)
East	Undeveloped	RNP (Rural Neighborhood Preservation)	R-E (Residential Estates)
West	Undeveloped	PF (Public Facilities)	C-V (Civic)

ANALYSIS

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

The property is identified in the Centennial Hills Sector Plan as RNP (Rural Neighborhood Preservation) which allows up to 2 units per acre. The current county zoning on this parcel is R-E which allows up to 2 units per acre. The city's equivalent zoning is R-E (Residential Estates) with a [RNP (Rural Neighborhood Preservation) General Plan Designation]. The subject property is currently undeveloped, and the proposed use for the parcel is residential.

MAH

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 2

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0

MAH

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ANX-19561** APN: 125-19-301-007

Name of Property Owner: DARK, LLC

Name of Applicant: Robert Lively

Name of Representative: Shane Hambleton

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: ROBERT J LIVELY

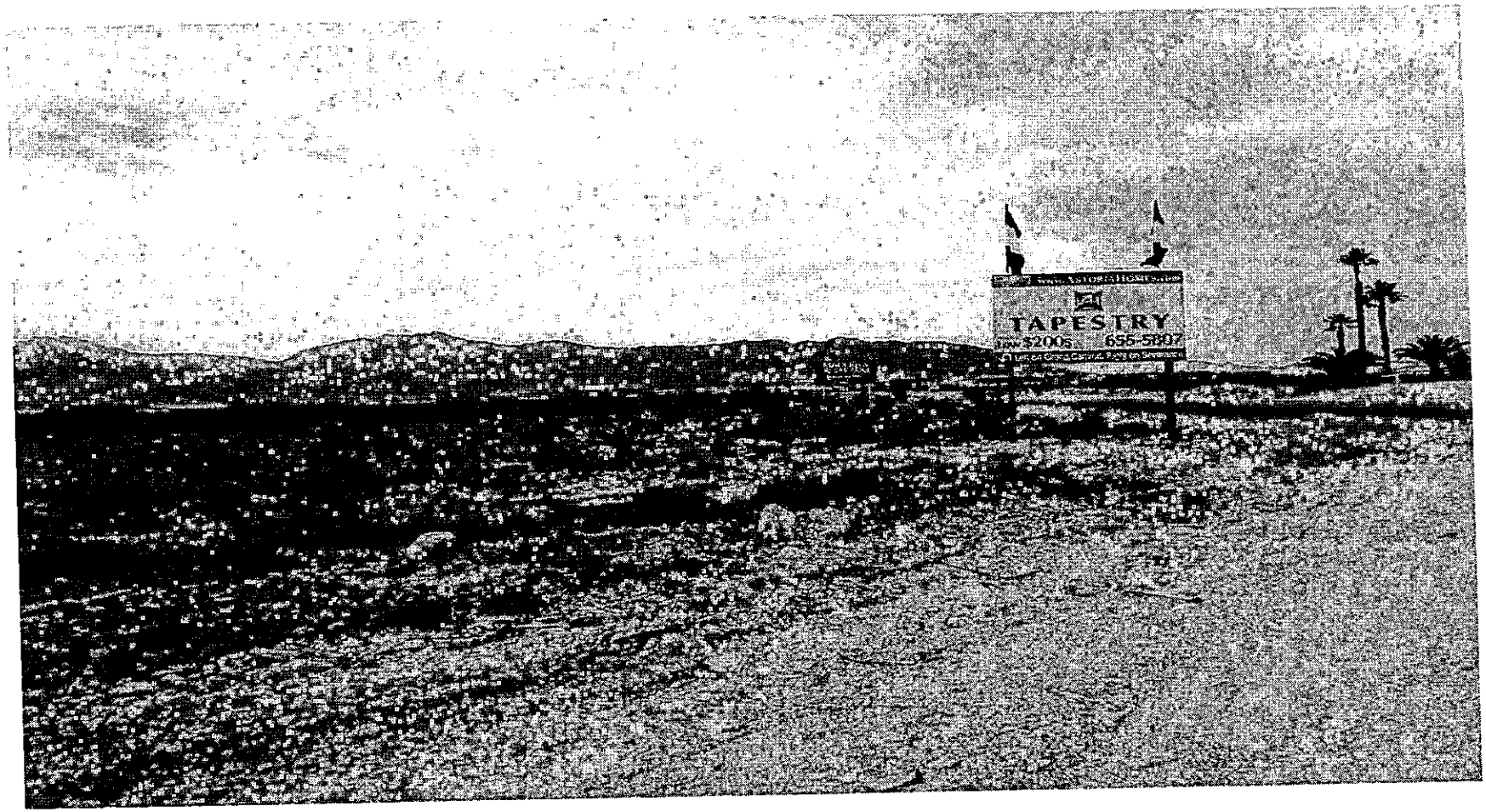
Subscribed and sworn before me

This 31 day of JAN, 2007

_____

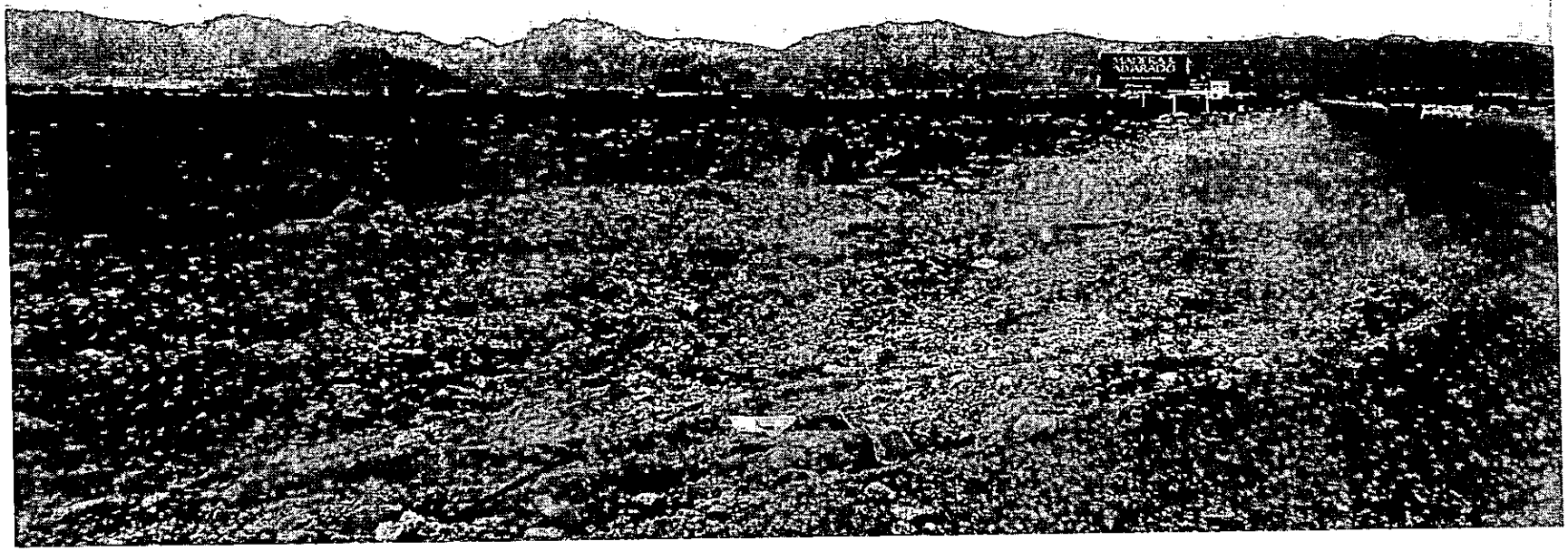
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
NANCY DAY
No: 01-69758-1
My Appointment Expires June 22, 2009



ANX-19561 - APPLICANT/OWNER: DARK, LLC
SOUTH SIDE OF DEER SPRINGS WAY, APPROXIMATELY 290 FEET WEST OF GRAND CANYON DRIVE
MARCH 22, 2007 PLANNING COMMISSION

02/08/07



ANX-19561 - APPLICANT/OWNER: DARK, LLC
SOUTH SIDE OF DEER SPRINGS WAY, APPROXIMATELY 290 FEET WEST OF GRAND CANYON DRIVE
MARCH 22, 2007 PLANNING COMMISSION

02/08/07

RL HOMES
Limited Liability Company

RL Homes, LLC
1755 Village Center Circle Suite 150
Attn: Shane Hambleton
Las Vegas, Nevada 89134
(702) 405-2250

January 25, 2007

Planning & Development Department
Attn: Director Margo Wheeler
731 South Fourth Street
Las Vegas, NV 89101

PETITION TO ANNEX PROPERTY

RE: **Parcel Number 125-19-301-007 generally located on the Southwest Corner of Grand Canyon and Deer Springs – Ward 6 (Ross)**

RL Homes LLC on behalf of Dark LLC (owner) currently owns the two (5) acres parcels at the corner of Deer Springs and Grand Canyon (Parcels 125-19-301-007 & 008)

Recently Southwest Desert Equities, LLC was granted a petition to annex 259 acres (ANX 12215) into the City. As part of that annexation **ONE** of our (5) acre parcels was annexed into the City (parcel #125-19-301-008) thus leaving the other half of our property in the county (Parcel #125-19-301-007)

Therefore, we are hereby filing a petition to annex parcel number 125-19-301-007 in to the City. Our intention is to eventually have the entire 10 acres subdivided and developed as a residential community through a single process.

As per Title 19.18.020 and NRS Chapter 268, we believe this parcel to be legally eligible for annexation into the city for the following reasons:

a) The area to be annexed is contiguous to the City's boundaries;
b) More than (1/8) of the external boundaries of the area are contiguous with the city;
c) The territory proposed to be annexed is not included within the boundaries of another incorporated city or within the boundaries of any unincorporated town as those boundaries existed as of July 1, 1983;
d) The territory in question is eligible to be annexed to the City because DARK, LLC is the sole owner of the (5) acre parcel.

On behalf of RL HOMES LLC I may be reached at the office number of 405-2250 or on my cell phone at 324-5652 should you or your staff require any further information.

Sincerely,

Shane Hambleton
Vice President of Acquisitions
RL Homes, LLC

ANX-19561
03/22/07 PC

City of Las Vegas

Agenda Item No.: 8

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:
ZON-19691 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: JAMES L. POLLINS - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-4 (HIGH DENSITY RESIDENTIAL) on 0.16 acres at 204 West Monroe Avenue (APN 139-27-111-068), Ward 5

C.C.: 04/18/07

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

RECOMMENDATION:
Staff recommends **APPROVAL.**

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

MOTION:
GOYNES – APPROVED subject to conditions – UNANIMOUS

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

MINUTES:
CHAIRMAN DAVENPORT declared the Public Hearing open.

This item was under the One Motion/One Vote portion of the agenda and was heard separately at the request of COMMISSIONER DUNNAM.

ANDY REED, Planning Supervisor, indicated that this application would bring the Zoning into compliance for the existing multi-family use and he recommended approval.

JAMES POLLINS, 669 Peachy Canyon Circle, was present.

MINUTES – Continued:

CHAIRMAN DAVENPORT requested clarification about the density that could be allowed once the Zoning is changed. DOUG RANKIN, Planning Manager, verified that the maximum units allowed on the site would be four units.

COMMISSIONER GOYNES requested additional information regarding the intent of the applicant. MR. POLLINS explained that he was not aware that the property was zoned for Commercial use until he attempted to refinance his loans in order to obtain additional funds to continue making improvements to the property. He stated that once the property is zoned appropriately, he would be able to obtain additional loans.

COMMISSIONER TRUESDELL suggested compelling the applicant to provide additional landscaping as he is attempting to improve the property. MR. POLLINS accepted the suggestion.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:15 – 6:21)

1-461

CONDITIONS:

Planning and Development

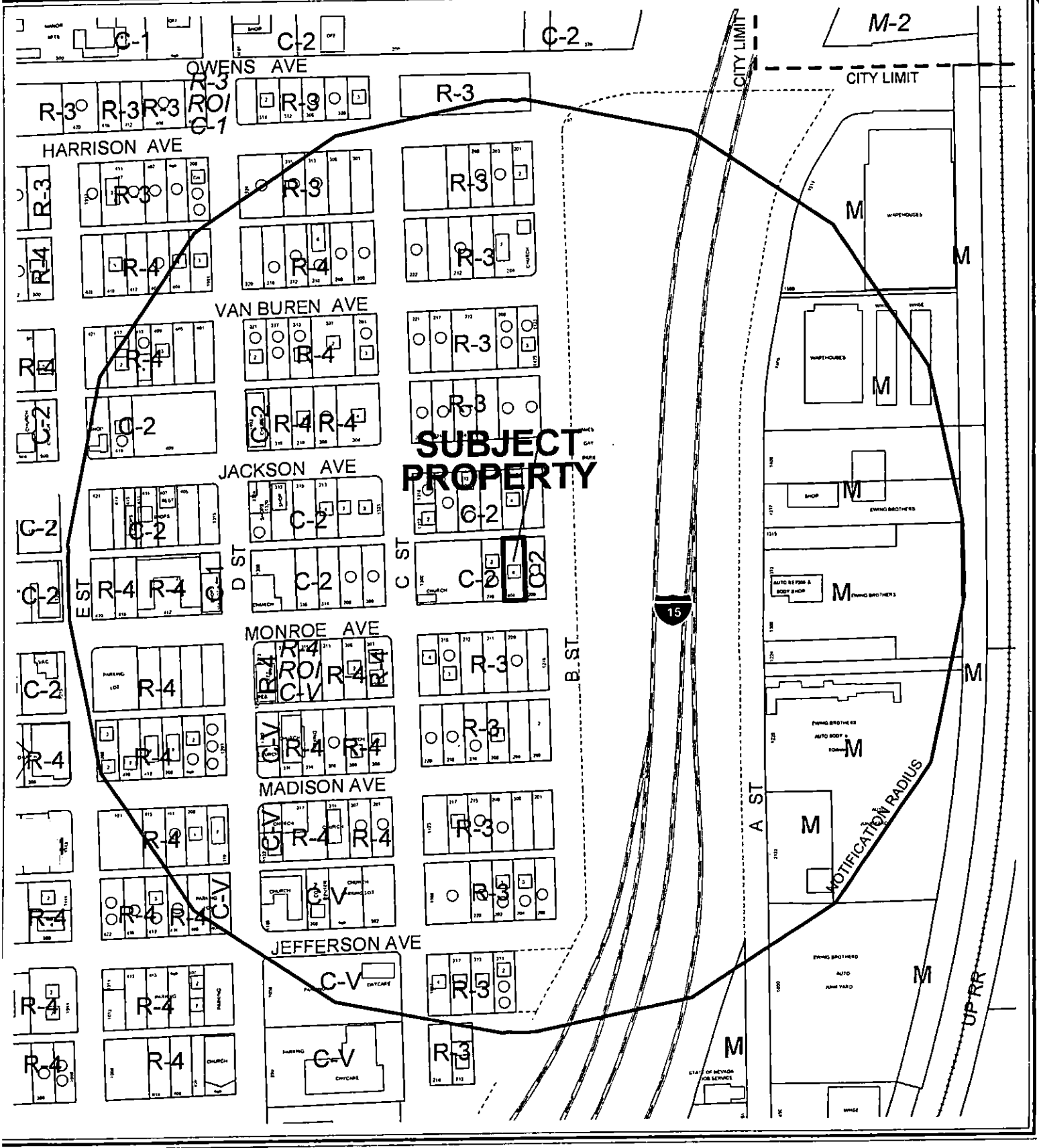
1. R-4 zoning is hereby approved.

Public Works

2. Sign a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants) on Monroe Avenue adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City.

3. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

4. Upon development/redevelopment of the property, appropriate street improvements, drainage mitigation and traffic mitigation commitments may be required.

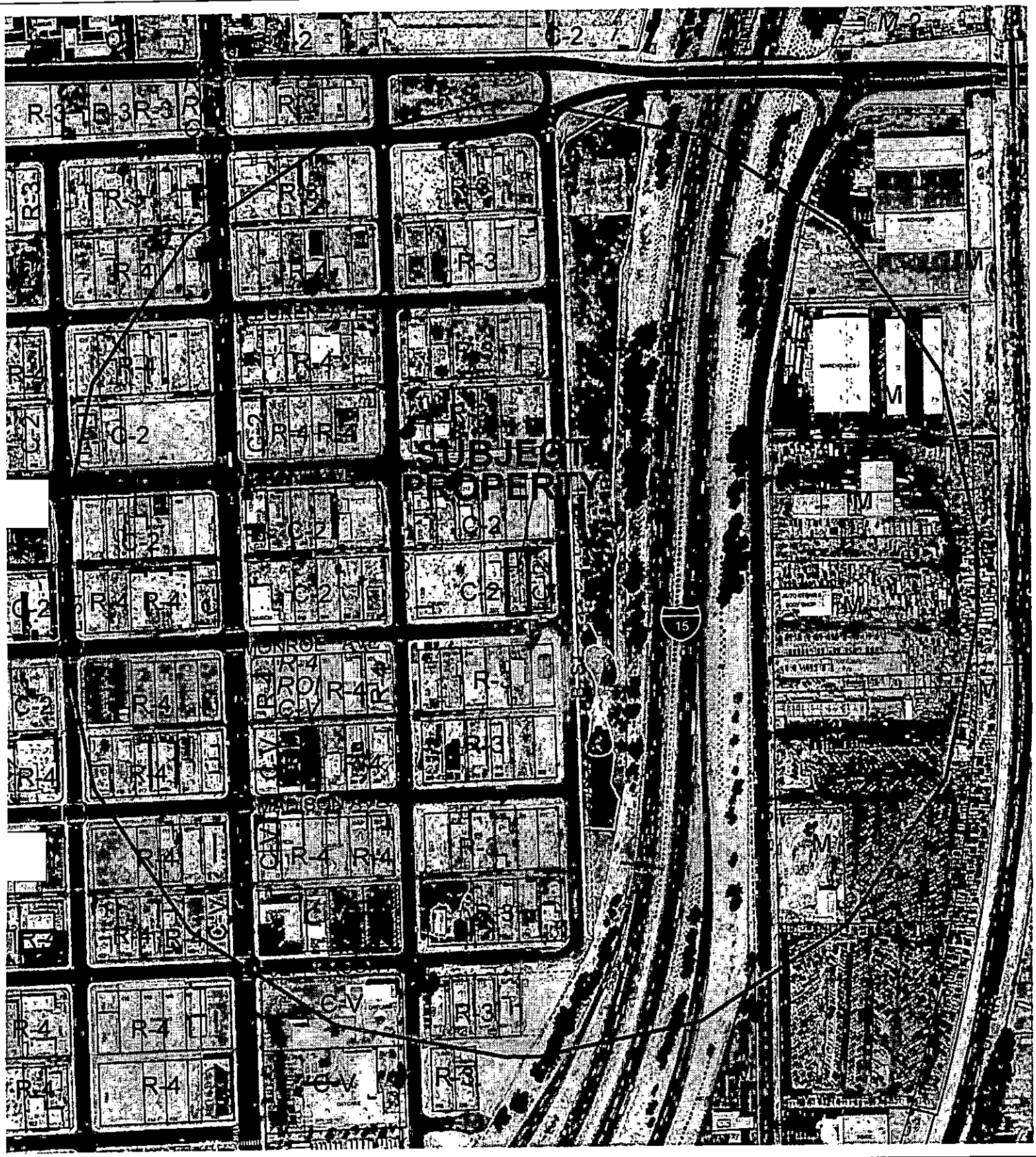


CASE: **ZON-19691**

RADIUS: 1000 FT

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

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



CASE: **ZON-19691**

RADIUS: 1000 FT

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

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-19691 - APPLICANT/OWNER: JAMES L. POLLINS

** CONDITIONS **

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

Planning and Development

1. R-4 zoning is hereby approved.

Public Works

2. Sign a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants) on Monroe Avenue adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City.

3. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

4. Upon development/redevelopment of the property, appropriate street improvements, drainage mitigation and traffic mitigation commitments may be required.

RL

ZON-19691 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Rezoning from C-2 (General Commercial) to R-4 (High Density Residential) at 204 West Monroe Avenue, the site of an existing four-plex residential structure.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/01/03	The City Council approved a General Plan Amendment (GPA-2497) to Amend the City of Las Vegas Downtown Development Plan Map (Map 9) of the Las Vegas Redevelopment Plan from Industrial to Commercial and from Industrial to Mixed Use for properties bounded by Charleston Boulevard to the north, Third Street to the east, Commerce Street to the west and Colorado Street to the south. The subject site was amended from a general plan designation of M (Industrial) to MXU (Mixed Use) as a result of this action. Planning Commission and Staff recommended approval.
Related Building Permits/Business Licenses	
09/19/05	Building Permit under plan check number L-1702-05 issued to Just Properties to rewire the existing four-plex on the subject site.
06/07/06	Building Permit under plan check number L-1702-05 issued to Just Properties to renovate the existing four-plex on the subject site

Pre-Application Meeting	
01/26/07	A pre-application meeting was held to discuss the requirements for requesting a zone change from C-2 (General Commercial) to R-4 (High Density residential).

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

Details of Application Request	
Site Area	
Gross Acres	0.16

RL

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
North	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
South	Single Family Residential	MXU (Mixed Use)	R-3 (Medium Density Residential)
East	Single Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
West	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Redevelopment Plan Area	X		Y
West Las Vegas Plan	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts			
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

This application is a request to bring a non-conforming use into compliance with the Title 19 zoning ordinance. The property is located with the Redevelopment Plan area and the West Las Vegas plan, and by creating conformity between the zoning and land use, the request is supportive of these area plans. Further, while the subject site is located within the Airport Overlay district, the two-story residential structure is well below the height buffer limits.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	6,500 Square Feet	6,900 SF	Y
Min. Lot Width	NA	50 Feet	Y
Min. Setbacks			
• Front	20 Feet	20 Feet	Y
• Side	5 Feet	8 Feet	Y
• Corner	NA	NA	NA
• Rear	20 Feet	7 Feet	N*

RL

Min. Distance Between Buildings	10 Feet	5.75 Feet	N*
Max. Lot Coverage	NA	35.2%	Y
Max. Building Height	2 Stories/35 Feet	1 Story	Y

*Because no building addition is proposed as part of this request, the non-conforming setback and building separation can continue.

Existing Zoning	***Permitted Density***	***Units Allowed***
C-2 (General Commercial)	0 Units Per Acre	0 units
Proposed Zoning	***Permitted Density***	***Units Allowed***
R-3 (Medium Density Residential)	25 Units Per Acre	4 units
General Plan	***Permitted Density***	***Units Allowed***
MXU	25 Units Per Acre	4 units

ANALYSIS

The applicant is seeking a rezoning from C-2 (General Commercial) to R-4 (High Density Residential), which allows for up to 50 units per acre. The subject site is an existing four-plex originally constructed in 1956 on a 0.16 acre lot. This four-plex is a non-conforming use in the existing C-2 (General Commercial) zone, but is a permitted use in the proposed R-4 (High Density Residential) zone.

The reason for this request, as stated in the applicant's justification letter, is that with the non-conforming use in the C-2 (General Commercial) zone, the applicant is unable to finance, refinance or otherwise improve the condition of his property despite the fact that the four-plex is the "highest and best use" of the subject site. Several building permits have been issued for site improvements over the last five years, and in order to continue allowing the owner of this site to best maintain the property, staff recommends approval of this request.

FINDINGS

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

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

   The proposed Rezoning from C-2 (General Commercial) to R-4 (High Density Residential) is consistent with the land use designation of MXU and the West Las Vegas Plan goal of preserving the character of existing neighborhoods.

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."**

   As the proposed Rezoning is intended to preserve the existing uses on the site, granting this request will ensure continued compatibility with the surrounding land uses and zoning districts.

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

   This property had previously been rezoned in order to allow the assemblage of surrounding parcels for Mixed Use redevelopment. As the subject site was not assembled in the redevelopment of surrounding parcels, growth and development factors indicate the need to preserve the existing use on this site. Therefore, the proposed Rezoning is appropriate as it will bring the non-conforming use into compliance.

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."**

   Monroe Avenue, a local street, is and will continue to be adequate to meet the needs of the existing use on the subject site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 145

APPROVALS 0

PROTESTS 0

RL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-19691** APN: 139-27-111-068

Name of Property Owner: JAMES L. POLLINS

Name of Applicant: JAMES L POLLINS

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

_____ Yes _____X_____ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: JAMES L. POLLINS

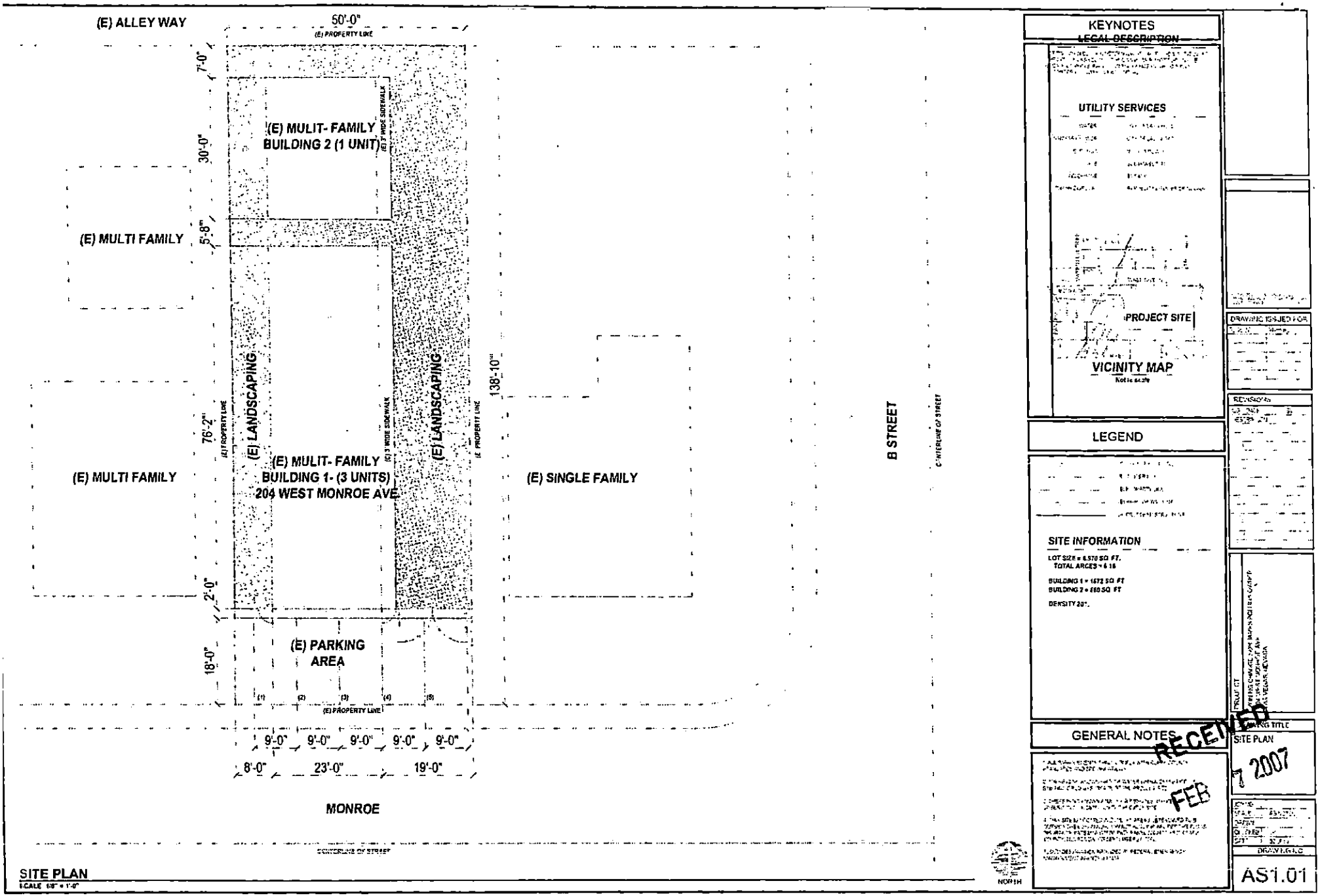
Subscribed and swom before me

This 30th day of January, 2007

Brian Holland

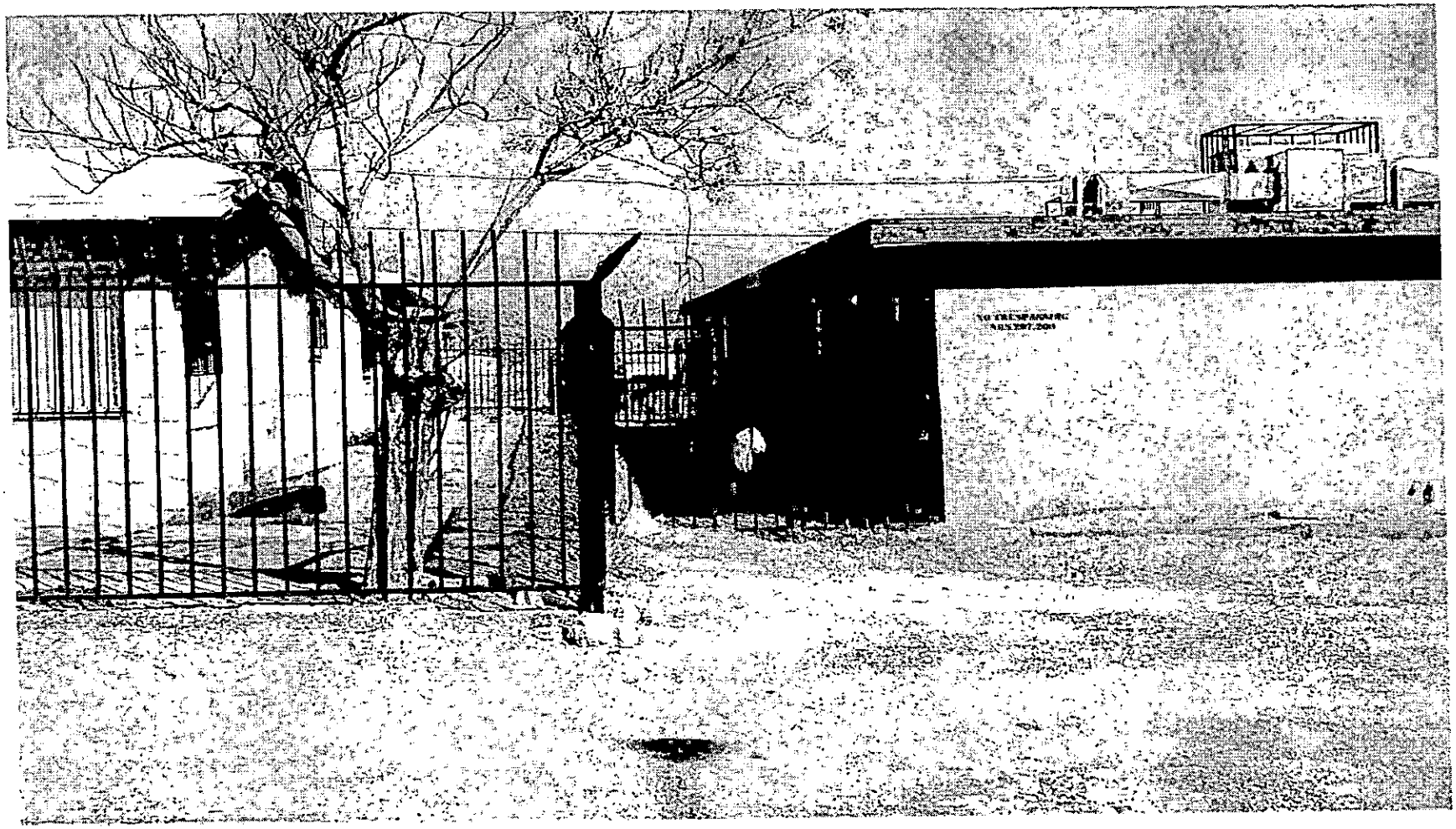
Notary Public in and for said County and State

BRIAN HOLLAND II
Notary Public State of Nevada
No. 05-93791-1
My Appt. Exp. Dec. 13, 2008



RECEIVED
FEB 7 2007

ZON-19691
03/22/07 PC



ZON-19691 - APPLICANT/OWNER: JAMES L. POLLINS
204 WEST MONROE AVENUE
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



ZON-19691 - APPLICANT/OWNER: JAMES L. POLLINS
204 WEST MONROE AVENUE
MARCH 22, 2007 PLANNING COMMISSION

02/20/07

February 5, 2007

City Of Las Vegas
Planning and Development Department

Re: Request of Zone Change for 204 W. Monroe Ave, Las Vegas, APN# 139-27-111-068

To Whom It May Concern:

This letter is requesting a zone change for the above property, from zone Commercial (C-2) to Residential (R-4). This property was purchased as a residential, multi-family unit (four-plex), it was repaired as such and appraised as 'Highest and Best Use for Property', is Residential, in a Residential Area.

As a result, without the approval of this request, for the above, and any other similar properties in the area, it is making it almost impossible for anyone to finance, refinance, or receive any improvement loans, if these properties are zoned C-2. These loans are so badly needed to help restore and beautify the properties, in this area.

Consequently, this C-2 zoning is putting a great hardship on me, with regards to refinancing and loan approval, As stated in the above paragraph, I purchase this property as a residential, multi-family unit, in a residential area.

Thank you in advance to your immediate attention to this matter. You may contact me at 702-217-0927, for any questions or concerns.

Sincerely,

James Pollins
Owner

ZON-19691
03/22/07 PC

City of Las Vegas

Agenda Item No.: 9

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:

MSP-19558 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC - Request to amend a previously approved Master Sign Plan (MSP-8319) TO ALLOW CHANNEL LETTERING WHERE VINYL LETTERING WAS PREVIOUSLY APPROVED; TO INCREASE THE ALLOWABLE SQUARE FOOTAGE PER TENANT SIGN FROM THE APPROVED 3 FEET X 12 FEET TO 3.5 FEET X 25 FEET, AND TO ADD AN ADDITIONAL TENANT SIGN TO THE EAST ELEVATION, BRINGING THE TOTAL TENANT SIGNS ON THAT SIDE TO FIVE WHERE THE APPROVAL SPECIFIED ONLY FOUR on 13.2 acres at 1725 North Rainbow Boulevard (APN 138-22-803-001), C-1 (Limited Commercial) Zone, Ward 5.

C.C.: 04/18/07

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

RECOMMENDATION:

Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:

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

MOTION:

TROWBRIDGE – APPROVED subject to conditions – Motion carried with DAVENPORT and DUNNAM voting NO

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

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

This item was under the One Motion/One Vote portion of the agenda and was heard separately at the request of COMMISSIONER DUNNAM.

MINUTES – Continued:

DOUG RANKIN, Planning Manager, reported that the amendment is in conformance with the Master Sign Code, Title 19.14. The proposed master sign is permitted as it does not exceed the limitations of Code; therefore, MR. RANKIN recommended approval. He noted that he met with the applicant pertaining to other issues and reached compromise to rectify all previous conditions of approval.

CHAD SMITH, Las Vegas Athletic Clubs, was present.

COMMISSIONER DUNNAM recollected that the applicant was required to provide appropriate landscaping and inquired if those requirements had been met. MR. RANKIN confirmed that some landscaping had been installed but could not confirm if the property is completely in compliance as the Planning Department received a revised landscape plan just a few hours prior to the commencement of the meeting.

COMMISSIONER DUNNAM commented that those conditions were imposed nearly one year ago and was dissatisfied that the applicant had not met those requirements. Instead, the applicant is requesting additional approvals and COMMISSIONER DUNNAM suggested tabling the matter until all conditions are met. He would not support the request.

COMMISSIONER GOYNES concurred and expressed disappointment that the applicant's reliability as it was clear that the City requirements had not been taken seriously. He stated that he would not support any additional requests by the applicant.

MR. SMITH argued that all landscaping requirements were met within 30 days of the approval, including lighting standards. The only condition not met was the installation of a vinyl green temporary fence. In an attempt to appease the conditions, MR. SMITH stated that gray fencing was installed to mirror what already exists on the south adjacent lot. He expressed regret for the lack of effort to locate the required fencing and offered to paint the existing fence green since it is a temporary fence.

Upon COMMISSIONER DUNNAM'S doubt regarding appropriate landscaping, MR. SMITH interjected that all necessary landscaping was installed and explained the actions taken to increase the size of the parking lot. COMMISSIONER STEINMAN also expressed doubt about the landscaping, as he had driven by the subject property, then inquired the reason for the increase of the proposed sign.

MR. SMITH stated that he was unaware that the sign as constructed would not support channel lettering. It is his preference to advertise via channel lettering since it looks neater.

MINUTES – Continued:

MR. RANKIN noted lengthy discussions about the signage that faced the freeway, but verified that the subject signs would face Rainbow Boulevard and conform to Title 19.

COMMISSIONER TRUESDELL stated that the City is supportive of channel lettering for tenant signs; therefore, he would support the matter although he too expressed concern about the previous conditions of approval regarding appropriate landscaping.

COMMISSIONER TROWBRIDGE commented on the attractiveness of the building and reminded the Commission to not allow previous issues hinder the decision about the Master Sign Plan. MR. SMITH indicated that there have not been any premature modifications to the signs, and that the only signs in existence are temporary banners, which are permitted for grand openings and new businesses.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:21 – 6:33)

1-638

CONDITIONS:

Planning and Development

1. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 02/01/07, except as amended by conditions herein.

2. Illumination of the wall signage shall comply with Title 19.14.070 Residential Protection Standards.

3. Tenant signage shall not exceed the width of the tenant space and shall be centered above said tenant space. Tenant signage is not to extend beyond mid-column to either side of the tenant space entrance.

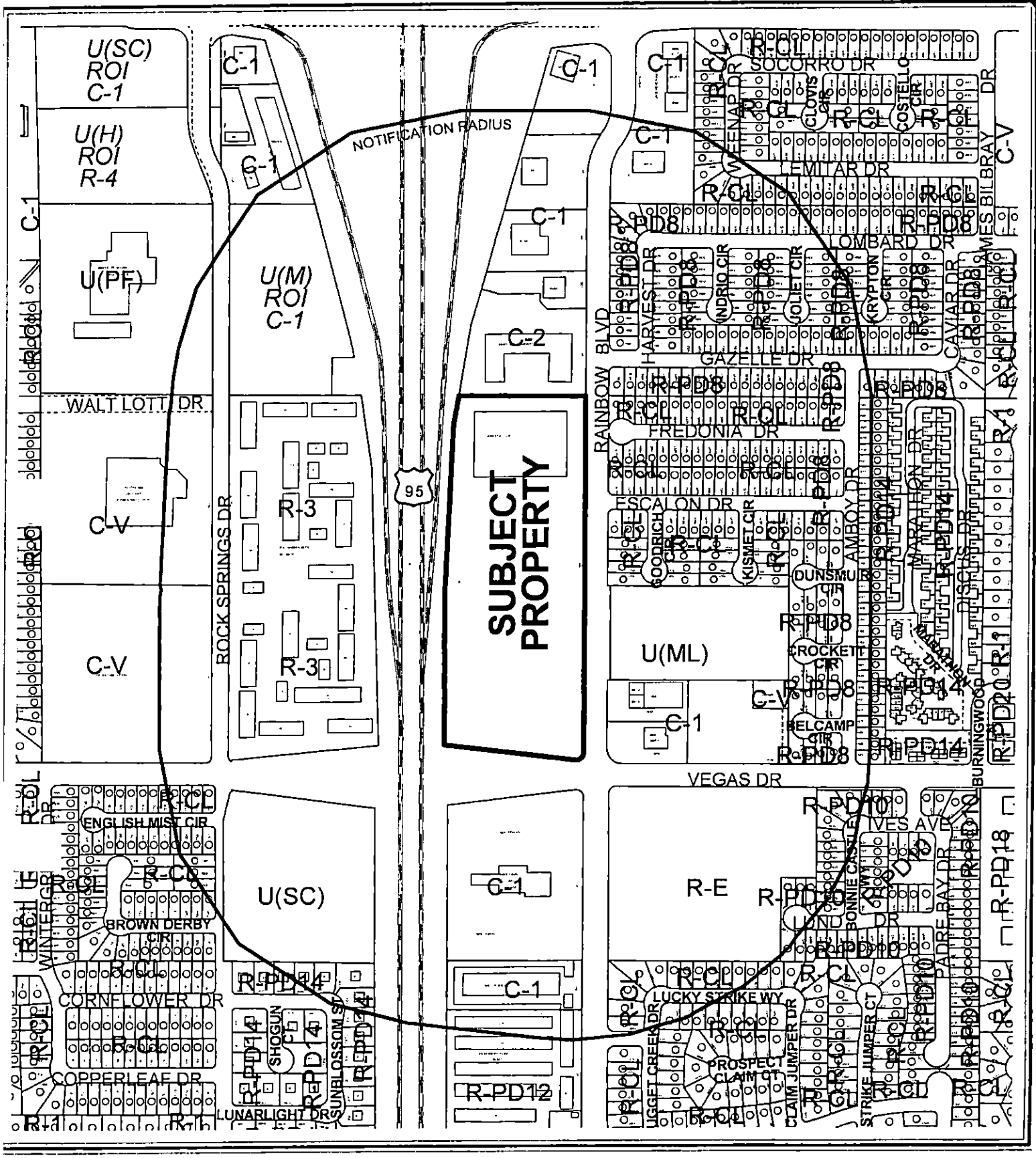
4. All signage shall have proper permits obtained through the Building and Safety Department.

5. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

6. Signs shall not be located within the public right-of–way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

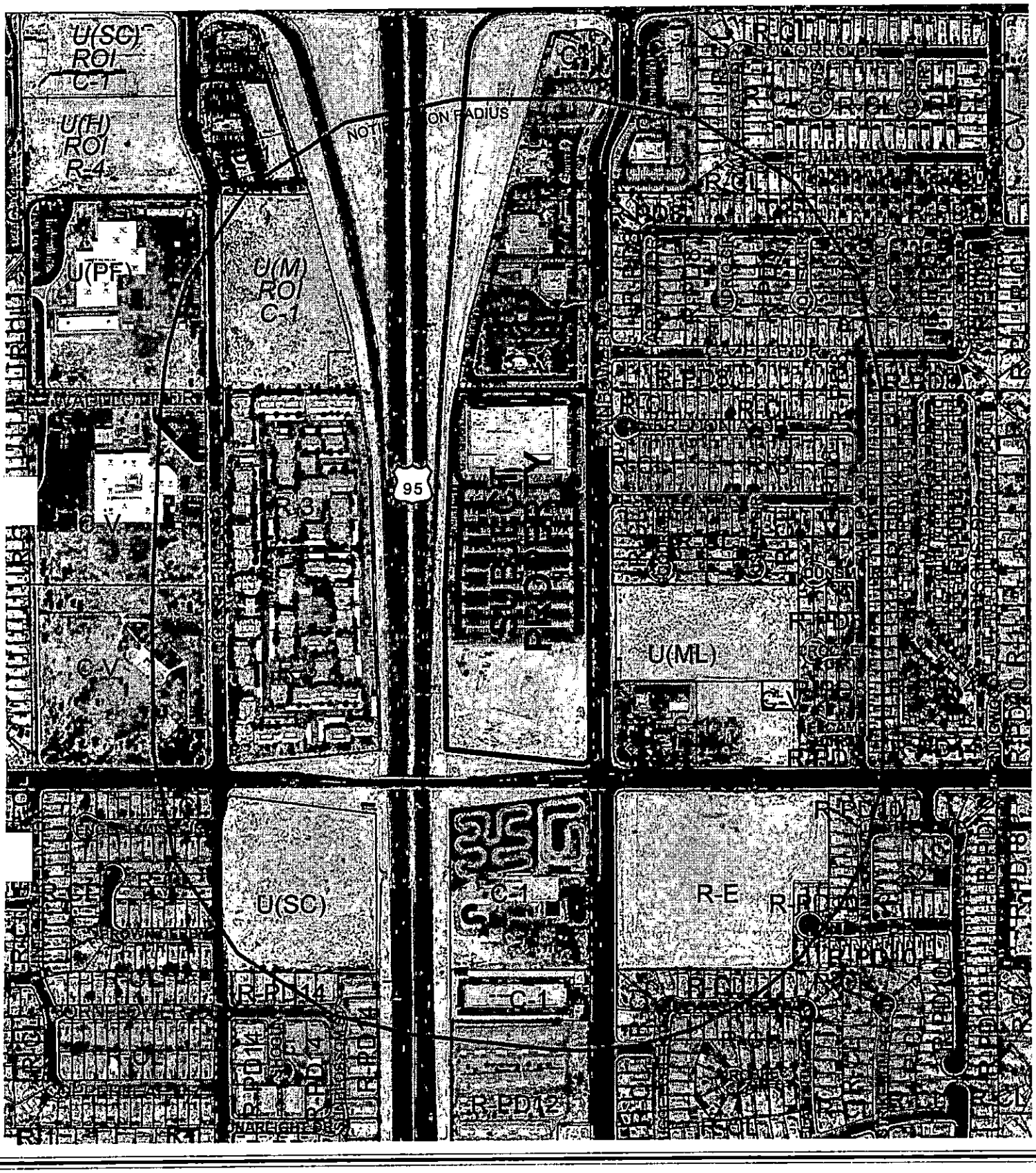
7. Site development to comply with all applicable conditions of approval for SDR-1527 and all other subsequent site-related actions.



CASE: **MSP-19558**

RADIUS: 1000 FT

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



0 500 Feet

CASE: **MSP-19558**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: MSP-19558 - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC

** CONDITIONS **

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

Planning and Development

1. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 02/01/07, except as amended by conditions herein.

2. Illumination of the wall signage shall comply with Title 19.14.070 Residential Protection Standards.

3. Tenant signage shall not exceed the width of the tenant space and shall be centered above said tenant space. Tenant signage is not to extend beyond mid-column to either side of the tenant space entrance.

4. All signage shall have proper permits obtained through the Building and Safety Department.

5. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

6. Signs shall not be located within the public right-of–way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.

7. Site development to comply with all applicable conditions of approval for SDR-1527 and all other subsequent site-related actions.

RTS

MSP-19558 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for an amendment to an approved Master Sign Plan (MSP-8319) for a proposed additional tenant sign on the east elevation, to allow channel letters versus the approved vinyl letters, and to allow increased signage area per tenant sign for a commercial development on 14.09 acres at 1725 North Rainbow Boulevard. The applicant indicates that the revised sign criterion is compatible and appropriate for the area.

The proposed signage changes are in compliance with the standards as set forth in the City of Las Vegas Sign Code (Title 19.14) for a multi-tenant commercial development in a C-1 (Limited Commercial) zone. Therefore, approval of this request is recommended.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/03/84	The subject property was Annexed [A-0015-84(A)] into the City of Las Vegas as part of a larger request.
11/21/84	The City Council approved a Rezoning (Z-0074-84) from N-U (Non-Urban) Zone to C-1 (Limited Commercial) Zone on the southern portion of this site, and from N-U (Non-Urban) to R-3 (Medium Density Residential) on the northern portion of this site as part of a larger request. The Planning Commission recommended approval of the C-1 (Limited Commercial) portion and denial of the R-3 portion.
01/16/85	The City Council approved a Rezoning (Z-0095-84) on the northern portion of this site from N-U (Non-Urban) under Resolution of Intent to R-3 (Medium Density Residential) to C-1 (Limited Commercial). The Planning Commission recommended approval.
06/21/89	The City Council approved a Special Use Permit (U-0055-89) for two (2) 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) signs on this site, under condition that the billboards may only be used as Subdivision Development Directional Signs for the first five years. The Board of Zoning Adjustment recommended denial, citing the incompatibility of the signs at this location.
07/20/94	The City Council approved a Required five-year Review [U-0055-89(1)] on an approved Special Use Permit for two (2) 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) signs on this site. The Board of Zoning Adjustment recommended approval.

11/03/99	The City Council approved a Required five-year Review [U-0055-89(2)] on an approved Special Use Permit for two (2) 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) signs on this site. The Planning Commission recommended approval, with the condition that the northern billboard sign be removed within 60 days.
02/08/01	The Planning Commission accepted the applicant's request to Withdraw without Prejudice a Site Development Plan Review [Z-0095-84(1)] for a proposed 70,976 athletic/fitness club with retail uses on the northern portion of the site.
08/21/02	The City Council approved a Required two-year Review [U-0055-89(3)] on an approved Special Use Permit for two (2) 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) signs on this site. The off-premise signs will be subject to a Required two-year Review. The Planning Commission recommended denial, citing the incompatibility of the signs with new development in the area.
03/19/03	The City Council approved a Site Development Plan Review (SDR-1527) for a 88,372 square-foot athletic/fitness club with retail uses on the northern portion of the site. The Planning Commission and staff recommended approval.
07/16/03	The City Council approved a Variance (VAR-2292) to allow a proposed 65-foot tall off-premise advertising (billboard) sign on this site where 40 feet is the maximum height permitted and a Special Use Permit (SUP-2291) for a proposed 65-foot tall, 14-foot by 48-foot off-premise advertising (billboard) sign. The Planning Commission and staff recommended denial.
09/07/05	The City Council approved a Review of Condition (ROC-8320) of Condition Number 11 of an approved Site Development Plan Review (SDR-1527) to allow approval of a required Master Sign Plan by the Planning Commission only where both Planning Commission and City Council are required to approve in conjunction with a Health Club. Staff recommended approval of the subject case.
11/16/05	The City Council approved a Master Sign Plan (MSP-8319) for a proposed commercial development on 14.09 acres at 1725 North Rainbow Boulevard. The Planning Commission and staff recommended denial.
04/13/06	The Planning Commission approved a Site Development Plan Review (SDR-11443) for an existing 285 space parking lot and a waiver of the perimeter landscape buffer requirements. Staff recommended denial.
05/17/06	The City Council approved a Required two-year Review [U-0055-89(3)] on an approved Special Use Permit for a 40-foot tall, 14-foot by 48-foot off-premise advertising (billboard) signs on this site. The off-premise sign will be subject to a Required Five-year Review. The Planning Commission recommended denial, citing the incompatibility of the signs with new development in the area.
01/05/07	Staff administratively approved a Site Development Plan Review (SDR-18829) for a proposed 222 space expansion of an existing parking lot.

03/08/07	The Planning Commission will hear a Site Development Plan Review (SDR-19276) for an 80,000 square foot three-story office building and a three-level parking garage on southern portion of the 14.09 acres at 1725 North Rainbow Boulevard. Staff is recommending approval.
Related Building Permits/Business Licenses	
07/17/03	A building permit application, plan check C-221-03, was submitted for the site. The permit was issued 01/28/04. The Planning and Development Department review began 09/23/03 and recorded approval on 12/10/03. There have been multiple revisions and reviews added to this plan check with the latest being for two trash enclosures that was completed on 01/23/06.
11/19/04	A sign permit application, plan check L-3900-04, was submitted for the site. The permit was issued 11/19/04. The Planning and Development Department reviewed and recorded approval on 11/19/04. This plan check approved three wall signs at the Las Vegas Athletic Club located at 1725 North Rainbow Boulevard. The first sign is located on the southern elevation and is approximately 21'-10" x 5'-8". The second sign is located on the east elevation and is 67'-10" x 9'-3". The third sign is located on the west elevation and is 48' x 13'. The Building and Safety Department approved the final sign inspection on 08/09/05.
05/19/05	A business license for a H08 (Health and Fitness Club - Any business that is open to the public and that provides the use of equipment or facilities for the maintenance or development of physical fitness or the control of weight. The term does not include any business that sells memberships) category license was processed in by the Department of Finance and Business Services. This license (H08-00049) was approved by the Planning and Development Department on 11/10/05 and issued by Business Services on 11/17/05.
09/21/05	A business license for an A18 (Accommodation Facility - This license is required when a commercial business establishment, not directly related to child care, provides limited facilities for the customers children (while on premises), not to exceed three & 1/2 hours in any 24 hour period) category license was processed in by the Department of Finance and Business Services. This license (A18-00020) was approved by the Planning and Development Department and issued by Business Services on 11/17/05.
11/03/05	A business license for a R05 (Restaurant - Take Out Only - An establishment designed for selling prepared foods for off-premise consumption) category license was processed in by the Department of Finance and Business Services. This license (R05-00477) was approved by the Planning and Development Department on 11/08/05 and issued by Business Services on 11/29/05.

02/22/06	A sign permit application, plan check L-0319-06, was submitted for the site. The permit was issued 02/23/06. The Planning and Development Department reviewed and recorded approval on 02/22/06. This plan check approved three wall signs at the Las Vegas Athletic Club located at 1725 North Rainbow Boulevard. The first sign is located on the eastern elevation and is approximately 47-foot x 7-foot. The second and third signs are located on the western elevation and are 16-foot x 14-foot and 24-foot x 14-foot. The Building and Safety Department approved the final sign inspection on 02/07/07.
07/25/06	A business license for a H22 (Health & Fitness Consultant - Any person who coaches or teaches another person the development and care of the human body by means of regular periods of physical activity, i.e. Personal Trainer) category license was processed in by the Department of Finance and Business Services. This license (H22-00107) was approved by the Planning and Development Department and issued by Business Services on 08/03/06.
09/15/06	A business license for a H22 (Health & Fitness Consultant - Any person who coaches or teaches another person the development and care of the human body by means of regular periods of physical activity, i.e. Personal Trainer) category license was processed in by the Department of Finance and Business Services. This license (H22-00111) was approved by the Planning and Development Department on 09/27/06 and issued by Business Services on 09/29/06.
12/18/06	A business license for a T33 (Tanning Salon - A business that provides the service and sales of a tan or tanning products to the general public) category license was processed in by the Department of Finance and Business Services. This license (T33-00044) was approved by the Planning and Development Department on 12/22/06 and issued by Business Services on 01/02/07.
12/21/06	A business license for a B03 (Bank - Any corporation, including a commercial bank or a banking corporation, that is under a State or Federal charter and that conducts the business or receiving money as demand deposits or otherwise carrying on a banking and trust business) category license was processed in by the Department of Finance and Business Services. This license (B03-00181) was approved by the Planning and Development Department on 12/27/06 and issued by Business Services on 01/29/07.
Pre-Application Meeting	
01/21/07	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	14.1
Net Acres	13.2

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Health Club	SC (Service Commercial)	C-1 (Limited Commercial)
North	Hotel, Motel, or Hotel Suites	SC (Service Commercial)	C-2 (General Commercial)
South	Commercial Recreation/Amusement (Outdoor) Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Single Family, Detached	ML (Medium Low Density Residential)	R-CL (Single Family Compact-Lot)
	Undeveloped	ML (Medium Low Density Residential)	U (Undeveloped) [ML (Medium-Low Density Residential) General Plan Designation]
	General Retail and Service Station	SC (Service Commercial)	C-1 (Limited Commercial)
West	Interstate 95	ROW (Interstate)	ROW (Interstate)

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

Master Sign Plan Requirements for On-Premise Signage	*Yes*	*No*
Threshold		
Non-Residential project with a site larger than 15 acres		X
Non-Restricted Gaming Establishment		X
Residential project containing more than 500 units and/or 160 acres in area		X
To establish the requirements/limitations for signs located in the Gaming and Downtown Overlay Districts, and any uses not required elsewhere in 19.14 located in the "Planned Community" and "Planned Development" Districts		X
To establish requirements/limitations for signs in a specific development	X*	

* A Master Sign Plan was required pursuant to the approved Site Development Plan Review (SDR-1527)

DEVELOPMENT STANDARDS

Pursuant to Title 19.14, the following sign standards apply:

Wall Signs: [E]		
Standards	**Allowed**	**Provided**
Maximum Number	No limit	6
Maximum Area	Approximately 2,392 SF	6-87.5 square foot signs (525 SF of Tenant Sign Area Total)
Maximum Projection	2 Feet	As conditioned
Illumination	Internal/External	Internal/Internal

Summary of Proposed Changes				
	MSP-8319	*MSP-19558*	*Difference*	*Percent Change*
Tenant Wall Signs:				
Number of Signs	4 – East Elev. 1 – South Elev.	5 – East Elev. 1 – South Elev.	+1 – East Elev. 0 – South Elev.	≈ 17.0% Increase in no. of Tenant Signs
Allowable Square Footage per Sign	36 SF	87.5 SF	+51.5 SF	≈ 243% Increase
Type of Construction Material	Vinyl	Pan Channel Letters	N/A	N/A
Illumination	Internal	Internal	N/A	N/A

ANALYSIS

The subject site is designated SC (Service Commercial) within the Southwest Sector Plan of the General Plan. This category permits a variety of low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and that do not include more intense general commercial characteristics. The present zoning of C-1 (Limited Commercial) is in conformance with this land use designation.

The Master Sign Plan process is a method used to coordinate signage for multi-tenant developments and coordinate signage with architecture and was specifically required as a part of the Site Development Plan Review (SDR-1527) which approved this commercial development. There is existing signage at this location as approved under the Master Sign Plan (MSP-8319). Signage has been installed on the south, east, and west elevation in varying sizes as depicted in the approved plan that includes:

- South Elevation – a Las Vegas Athletic Club logo sign [Sign A (21-foot 10-inch x 5-foot 8-inch)];
- East Elevation – a Las Vegas Athletic Club logo sign [Sign B (67-foot 10-inches x 9-foot 3-inch)] and an illuminated flex face sign [Sign D2 (47-foot x 7-foot)]; and
- West Elevation – a Las Vegas Athletic Club logo sign [Sign C (48-foot x 13-foot)], an illuminated tenant cabinet sign [Sign D (16-foot x 14-foot)], and an illuminated flex face sign [Sign D1 (24-foot x 14-foot)].

The site includes two previously approved off-premise billboard signs, which are located on the northwest and southwest portions of the parcel. The existing billboards were approved as a part of a Special Use Permit (U-0055-89) for two (2) signs 40-foot tall, 14-foot by 48-foot Off-premise Advertising (Billboard) Signs on this site, under condition that the billboards may only be used as Subdivision Development Directional Signs for the first five years. The Board of Zoning Adjustment recommended denial on 05/25/89, citing the incompatibility at this location.

This amendment to the approved Master Sign Plan (MSP-8319) would establish additional signage and amended signage criteria for the tenant spaces along the eastern and southeastern portion of the Las Vegas Athletic Club located at on the subject site.

The amended Master Sign Plan proposes six wall signs (Sign E) for the tenant spaces where five signs where approved. Further, the applicant proposes to allow pan channel letter signs where vinyl signage had been approved. Finally, the applicant proposes to increase the allowable signage area for each sign from 36 square feet (3 feet by 12 feet) to 87.5 square feet (3.5 feet by 25 feet).

The proposed number of wall signs (Sign E) exceeds the four tenant signs approved for the east elevation and are of an increased signage area. Title 19.14.060 (F)(11) allows an unspecified number of wall signs provided that the total amount of area taken up by wall signage does not exceed 20 percent of the buildings elevation. For multi-tenant buildings the signage area may not exceed 20 percent of the elevation of the tenant space. The proposed changes to the approved Master Sign Plan (MSP-8319) will allow an increase in the signage area and the number of tenant signs.

but will remain within the constraints of Title 19.14.060(F)(11) for wall signs within a C-1 (Limited Commercial) zone. A condition has been added that all tenant signs be centered over the tenant space and that the signage not extend past the mid-point of any column to either side of the tenant's entry way.

Pursuant to Title 19.08, Residential Adjacency Standards apply to the subject proposal. The proximity slope calculation provides that the maximum height allowed for the signage is to be one-third the distance of the nearest edge of the sign to the nearest point on any property planned or zoned for residential use. This distance is 30 feet. Therefore, the proposed signage complies with the height requirement since the residential use is approximately 150 feet to the east. The tenant wall signage does not encroach on the minimum 40-foot setback requirement.

Pursuant to Title 19.14.070, Residential Protection Standards apply to the subject proposal. The proposed tenant signs are to be illuminated via pan channel lettering. Since the signage will be within 200 feet of property zoned as single-family residential, the tenant signage must adhere to Title 19.14.070(B)(2). Pan channel lettering is an internally illuminated type of signage that does not include exposed neon, bare bulbs, or animation. Therefore, the proposed signage complies with the protection requirement since the residential use, at approximately 150 feet to the east, is greater than 40 feet away and does not exceed the allowable illumination standards.

The applicant's proposed tenant signage for the Las Vegas Athletic Club site is a minor change to better accommodated the commercial development's existing and potential tenants. The signage meets the requirements of the City of Las Vegas Sign Code (Title 19.14). Therefore, staff is recommending approval of the amendment to the approved Master Sign Plan as proposed.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 34

SENATE DISTRICT 3

NOTICES MAILED 335

APPROVALS 0

PROTESTS 0

RTS

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **MSP-19558** APN: 138-22-803-001

Name of Property Owner: JERMAC

Name of Applicant: Chad Smith (Las Vegas Athletic Club)

Name of Representative: Chad Smith

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

_____Yes __✓__No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: [signature]

Print Name: Chad O. Smith

Subscribed and sworn before me

This 3rd day of January, 2007

Clark County, Nevada

Notary Public in and for said County and State

[signature]

SARA V. PALLUCK
Notary Public, State of Nevada
Appointment No. 06-107502-1
My Appt. Expires June 22, 2010

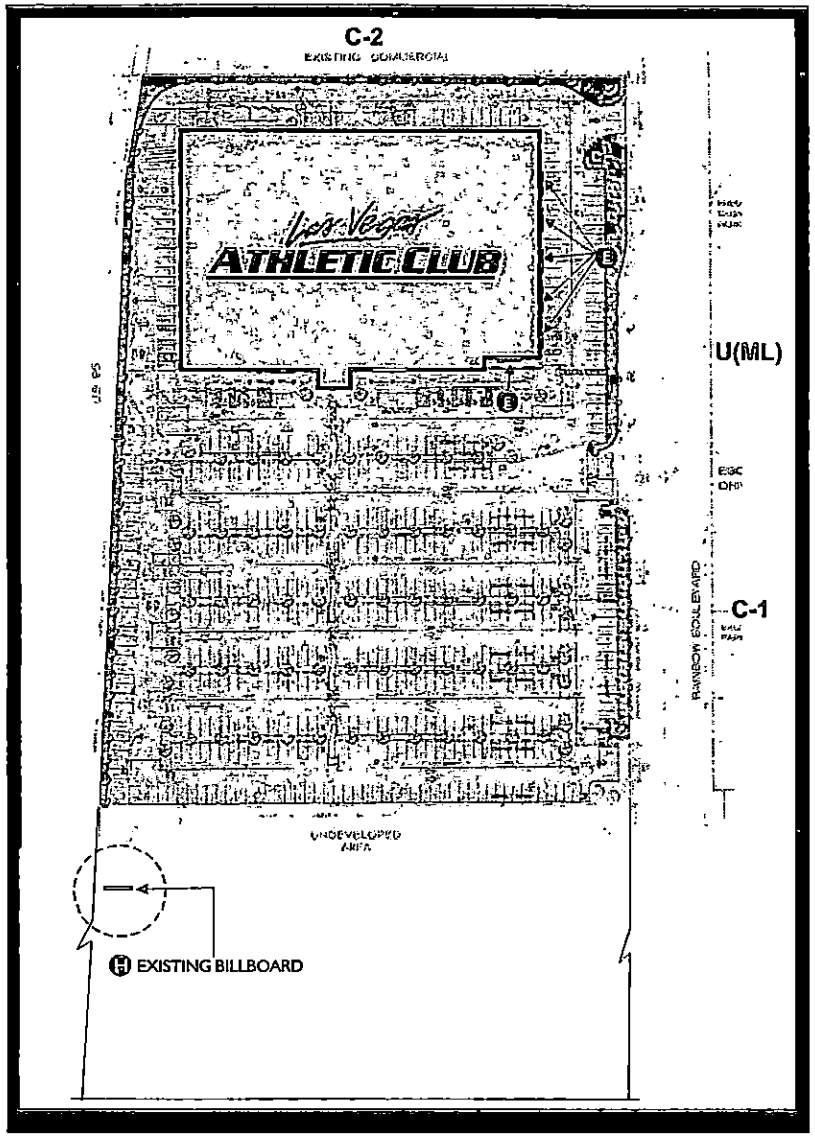
Las Vegas ATHLETIC CLUB

N. RAINBOW / VEGAS

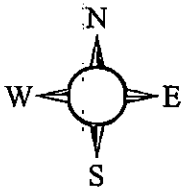
VISION SIGN

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MSP-19558
03/22/07 PC



SITE PLAN N.T.S.



SIGNAGE KEY

(E) (6) TENANT SIGN AREA

MSP-19558
03/22/07 PC

JOB NO	8766
DATE	07.21.04
DRAWN	VINCE
SALES	JACK
FILE NAME	LVAC8766.CDR
SHEET	

Las Vegas ATHLETIC CLUB
U.S. 95 & RAINBOW BLVD.

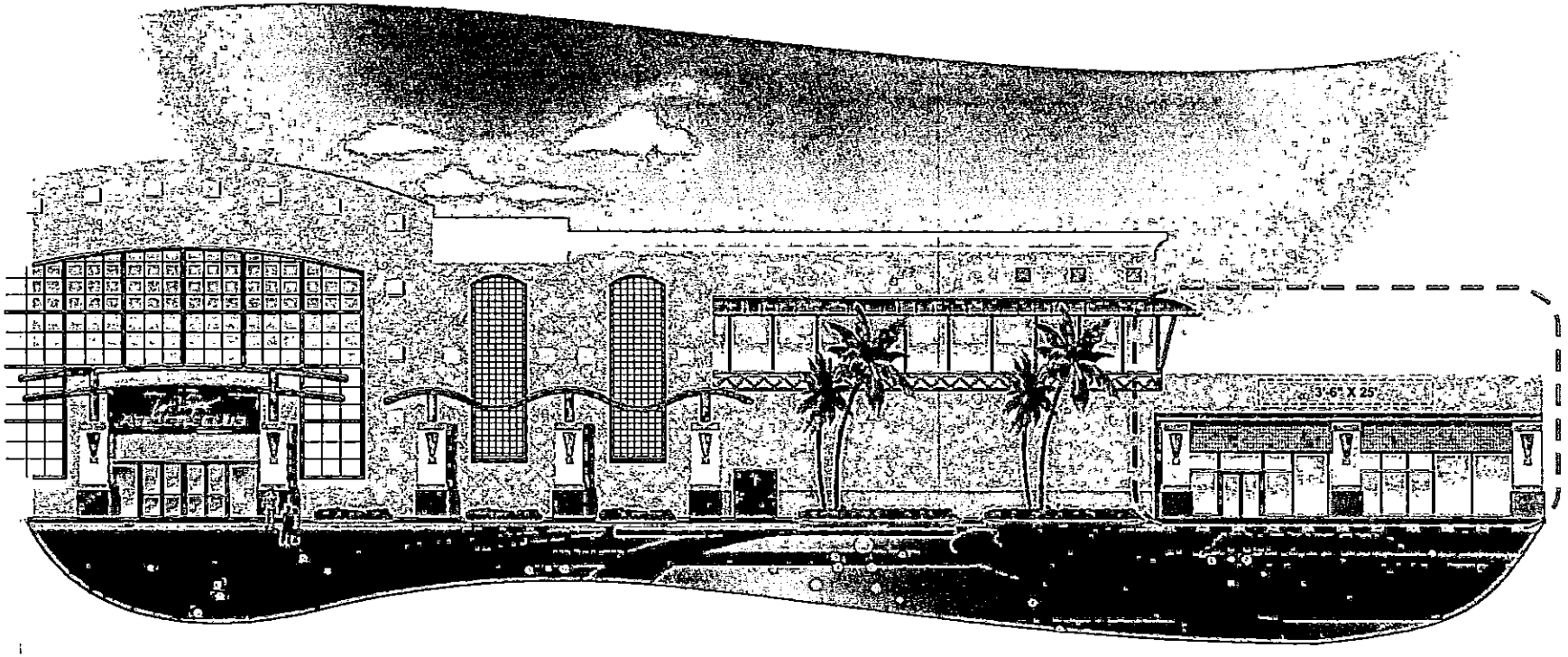
VISION SIGN
3025 S. Polaris Ave. Las Vegas, Nevada 89102

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624
CONTRACTOR LICENSE #[illegible]

06-16-05 DN	ADD FLEX FACE BANNER
09.28.05 VR	REVISE BLDG. SIGNAGE
11.15.05 DN	REVISE BLDG. SIGNAGE

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

RECEIVED
FEB 01 2007



E | TENANT SIGN AREA 1/16"=1'-0" | QTY= 1

NOTE: TENANT'S ARE ALLOWED PAN CHANNEL LETTERS WITH LOGO'S NOT TO EXCEED SIGN AREA SHOWN ABOVE.

MSP-19558
03/22/07 PC

JOB NO	8766
DATE	07.21.04
DRAWN	VINCE
SALES	JACK
FILE NAME	LVAC8766.CDR
SHEET	

Las Vegas ATHLETIC CLUB
U.S. 95 & RAINBOW BLVD.

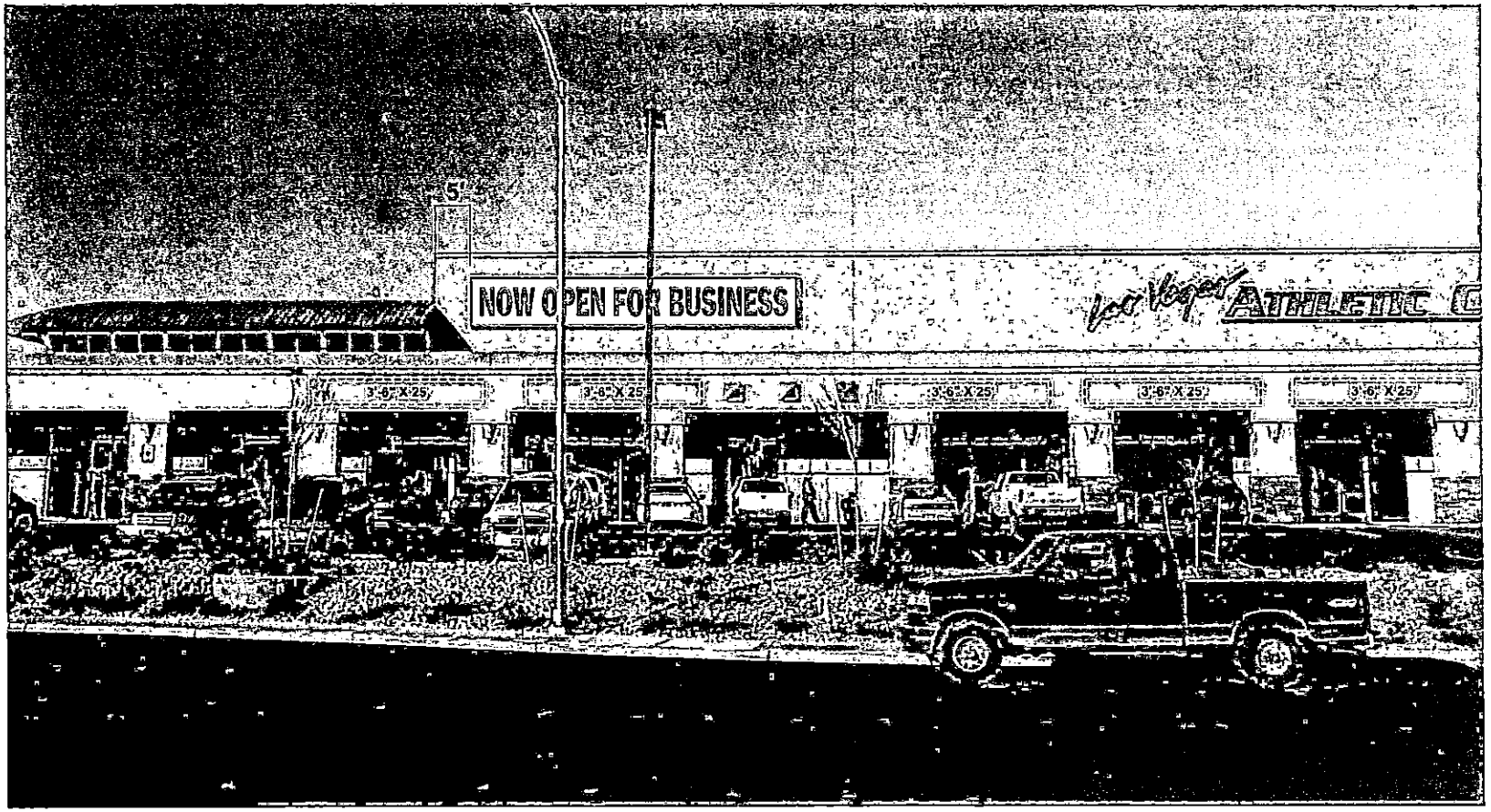
VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR'S LICENSE # 42776

DATE / BY	
10.13.04 VR	ADD NEW PROPOSED LAYOUT
11.16.04 VR	REVISE CALLOUT / FORMAT
07.22.05 DN	ADD BLDG SIZES
09.28.05 VR	REVISE BLDG. SIGNAGE
12.15.05 DN	REVISE BLDG. SIGNAGE

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

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E TENANT SIGN AREA 1/16"=1'-0" QTY=5

NOTE: TENANT'S ARE ALLOWED PAN CHANNEL LETTERS WITH LOGO'S NOT TO EXCEEO SIGN AREA SHOWN ABOVE.

MSP-19558

03/22/07 PC

JOB NO	8766
DATE	07.21.04
DRAWN	VINCE
SALES	JACK
FILE NAME	LVAC8766.COR
SHEET	

Las Vegas ATHLETIC CLUB
U.S. 95 & RAINBOW BLVD.

VISION SIGN
3625 S. Polaris Ave. Las Vegas, Nevada 89103

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under contractor license category authorized under NRS 624.
NV CONTRACTOR'S LICENSE NO. 37227

12.13.04 VR	ADD NEW PROPOSED LAYOUT
10.21.04 VR	REVISE PVC LETTERS
11.16.04 VR	REVISE CALLOUT / FORMAT
06-16-05 DN	ADD FLEX FACE BANNER
10.18.06 VR	REVISE BLDG. SIGNAGE
6.18.06 DN	REVISE BLDG. SIGNAGE

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF VISION SIGN, INC. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED.

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FEB 01 2007



MSP-19558 - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC
1725 NORTH RAINBOW BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



MSP-19558 - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC
1725 NORTH RAINBOW BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



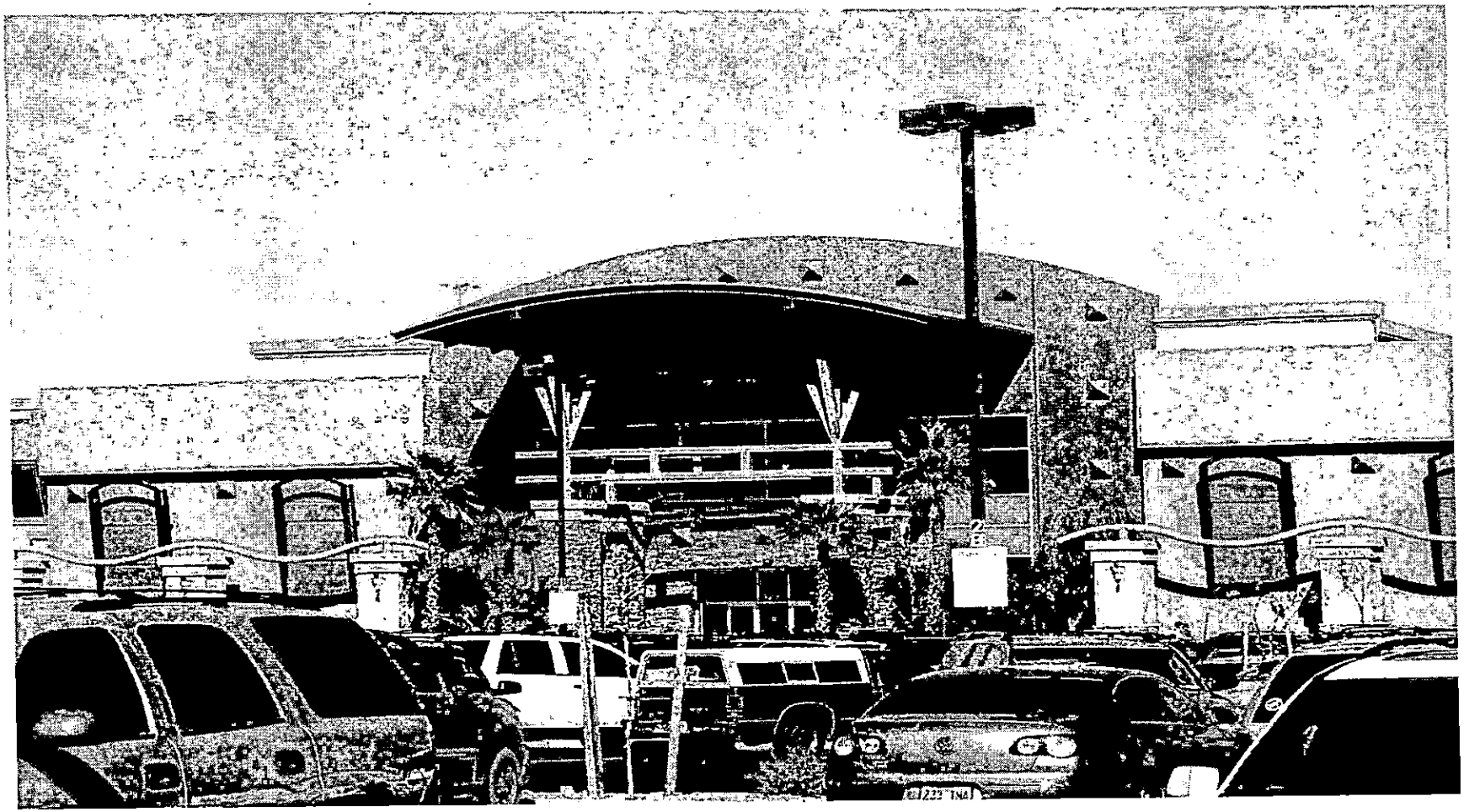
MSP-19558 - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC
1725 NORTH RAINBOW BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



MSP-19558 - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC
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MARCH 22, 2007 PLANNING COMMISSION

02/20/07



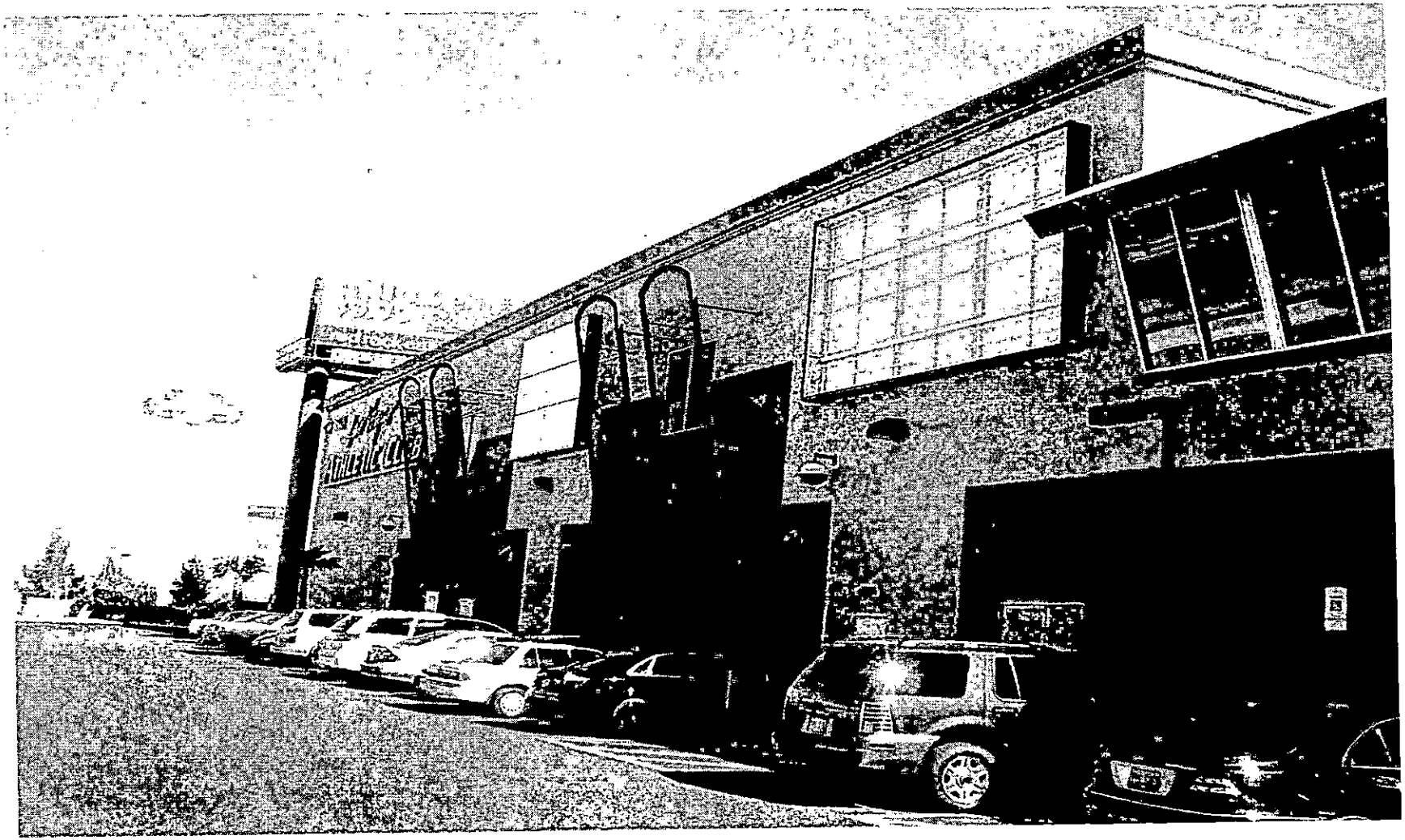
MSP-19558 - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC
1725 NORTH RAINBOW BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



MSP-19558 - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC
1725 NORTH RAINBOW BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



MSP-19558 - APPLICANT: LAS VEGAS ATHLETIC CLUB - OWNER: JERMAC
1725 NORTH RAINBOW BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

02/20/07

VISION SIGN, INC.
3625 S. Polaris Las Vegas, NV 89103
Phone: (702) 895-7474
Fax: (702) 895-7444

January 10, 2007

City of Las Vegas
Department of Planning
731 S Fourth Street
Las Vegas, NV 89101

To whom this may concern,

We would like to submit a revision to the Master Sign Plan for the Las Vegas Athletic Club. We are asking the commission to consider allowing channel letter signs. We would like to alter the previously approved wall signs for the secondary tenants in the building to allow for channel letter signs as an option to the approved cabinet sign design. The new sign areas for the tenants have increased in size to allow flexibility of channel letter copy on the building. The square footage is still under the allowable per the City of Las Vegas code and would be consistent with other signs in the same area.

Sincerely,

Jeff Quintana

RECEIVED
FEB 01 2007

City of Las Vegas

Agenda Item No.: 10

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:

SUP-19568 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOMOTARO SUSHI & SHABU SHABU BAR - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE I, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT AND A WAIVER FROM THE 400-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING PARK at 7160 North Durango Drive, Suite #140 (APN 125-20-510-021), TC (Town Center) Zone [MT-TC (Montecito - Town Center) Special Land Use Designation], Ward 6 (Ross).

IF APPROVED: C.C.: 04/18/07
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 10-12 and 14-15 – UNANIMOUS

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

MINUTES:

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

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 10 – SUP-19568

MINUTES – Continued:
CHAIRMAN DAVENPORT declared the Public Hearing open for Items 10-12 and 14-15.

COMMISSIONER STEINMAN noted a misspoken word read as part of Item 10. CHAIRMAN DAVENPORT clarified that the Special Use Permit is for a proposed Beer/Wine/Cooler on-sale establishment.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 10-12 and 14-15.

(6:11- 6:15)

1-333

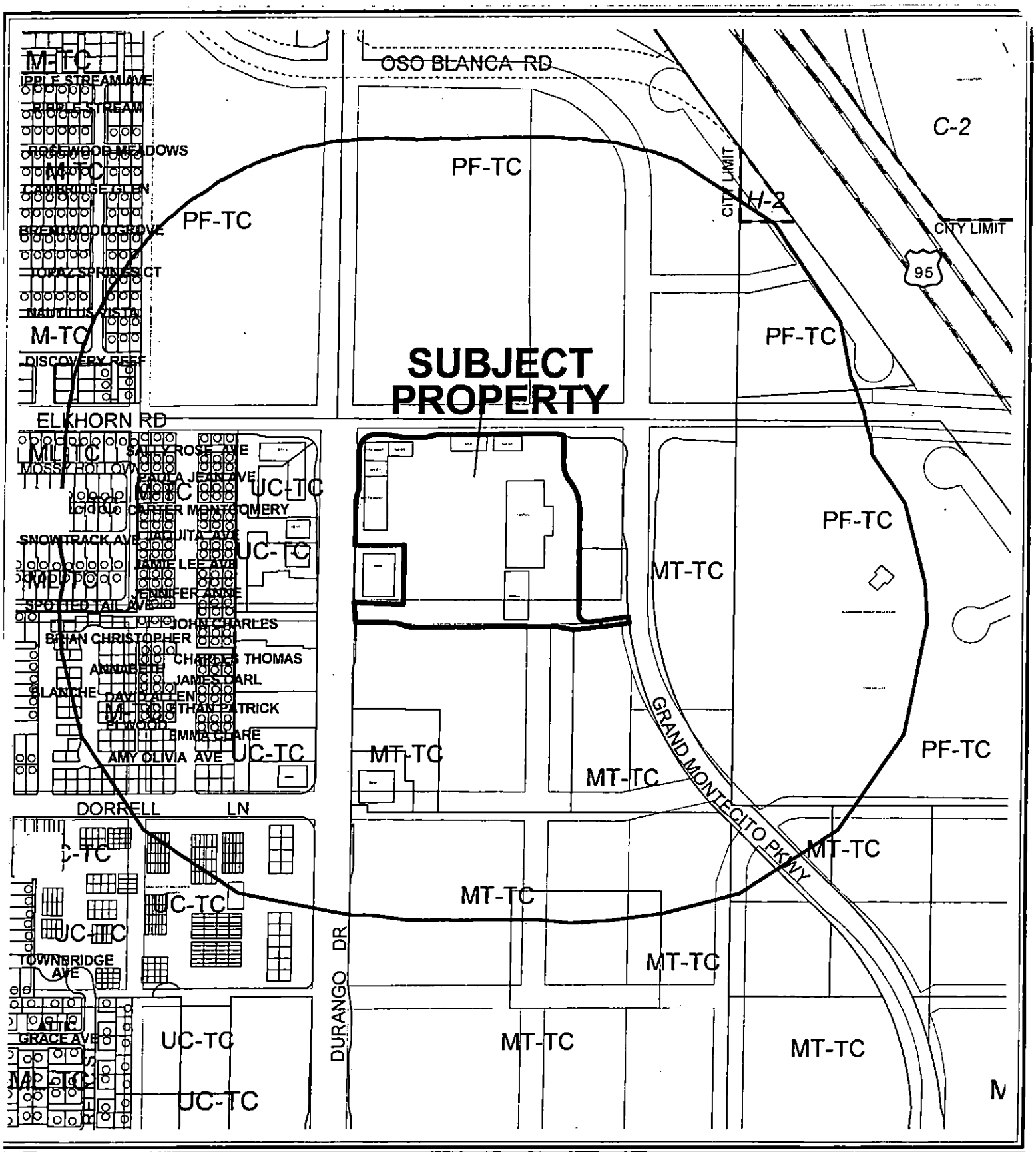
CONDITIONS:
Planning and Development

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. Approval of this Special Use Permit does not constitute approval of a liquor license.

3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

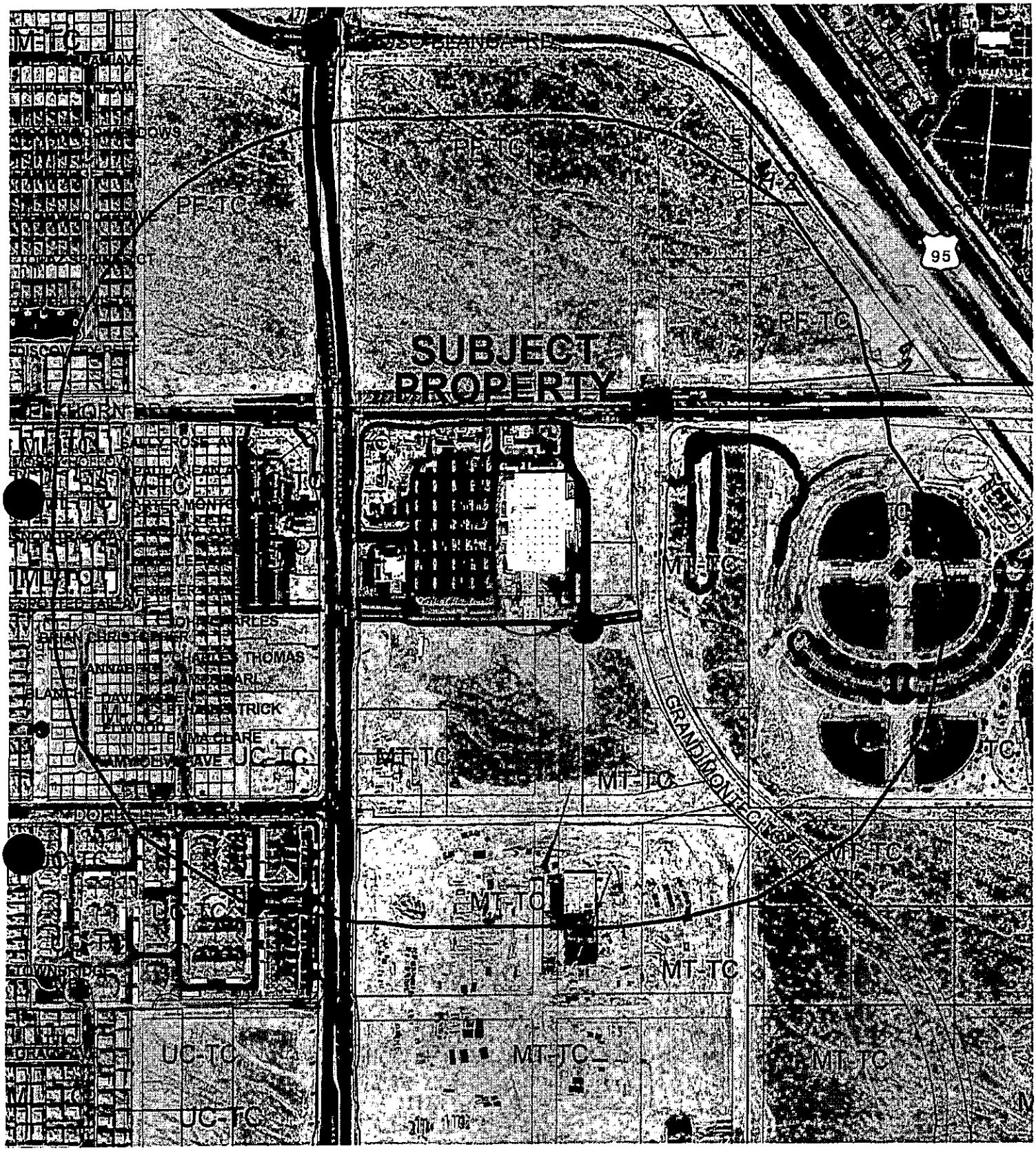
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



CASE: **SUP-19568**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [MT-TC (MONTECITO TOWN CENTER SPECIAL LAND USE DESIGNATION)]



0 500 1000 Feet

CASE: **SUP-19568**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
T-C (TOWN CENTER) ZONE [MT-TC (MONTECITO TOWN CENTER SPECIAL LAND USE DESIGNATION)]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-19568 - APPLICANT: MOMOTARO SUSHI & SHABU SHABU BAR - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE I, LLC

** CONDITIONS **

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

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. Approval of this Special Use Permit does not constitute approval of a liquor license.

3. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

JA

SUP-19658 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The project is a request for a Special Use Permit for a proposed Beer/Wine/Cooler on sale establishment and a Waiver of the 400 foot distance separation requirement from an City park. The project is located 7160 North Durango Drive, Suite #140 within the Montecito Marketplace - Phase I.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/16/05	The City Council considered a request for a Site Development Plan Review (SDR-5731) for a 380,000 square-foot commercial development on 45.6 acres adjacent to the southeast corner of Durango Drive and Elkhorn Road and the northwest corner of Durango Drive and Dorrell Lane. Staff recommended denial while the Planning Commission and City Council approved the request.
04/19/06	The City Council considered a request for a Variance (VAR -11710) to allow a reduction in required parking on a 1.48 acre commercial site at the southeast corner of Durango Drive and Elkhorn Road. Staff recommended denial while the Planning Commission and City Council approved the project.
04/19/06	The City Council considered a request for a Major Amendment (SDR-11702) to an approved Site Development Plan Review (SDR-5731) to allow the modification of Pads G, I through O, R, U, and V on 21.48 acres at the southeast corner of Durango Drive and Elkhorn Road. City Council approved the project on an approval recommendation by the Planning Commission, and denial recommendation by staff.
Related Building Permits/Business Licenses	
CURRENT	Restaurant seating 45 or more: R09-99942-62-6-131876
Pre-Application Meeting	
01/17/07	A Pre-application meeting was held where the applicant was advised by Planning staff of the Special Use Requirements and distance separation.
Neighborhood Meeting	
A neighborhood meeting is not required for this application type nor was one held.	

Details of Application Request	
Site Area	
Net Acres	10.3 acres

JA

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial	Montecito Town Center	Town Center
North	Commercial	Montecito Town Center	Town Center
South	Commercial	Montecito Town Center	Town Center
East	Commercial	Montecito Town Center	Town Center
West	Commercial	Montecito Town Center	Town Center

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
T-C Town Center District	X		Y
Special Purpose and Overlay Districts			
T-C (Town Center) 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 19.10, the following parking standards apply:

Parking Requirement							
		Required			*Provided*		*Compliance*
			Parking		*Parking*		
Use	*Gross Floor Area or Number of Units*	*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Commercial Center	104,907	1 space/250 square feet	419	9	403		N*
TOTAL			419		403		

*Parking for the Montecito Phases I & II was granted a 14.65 percent reduction in required parking under Variance (VAR-11710). The project site is deficient in required parking by 4 percent and is in compliance with the approved Variance.

JA

Waivers		
Request	**Requirement**	**Staff Recommendation**
To allow use within 356 feet of a public park.	400 feet separation	Approve

ANALYSIS

The project is to allow for the operation of a Beer/Wine/Cooler On-sale establishment at an existing 3,044 square foot restaurant within the Montecito Marketplace – Phase I.

- **General Plan and Zoning**

  The project site is located within the Montecito Town Center land use designation and zoning and is a permitted use.

- **Distance Separation Requirements**

  Pursuant to Title 19.04 no Beer/Wine/Cooler On-sale establishment is allowed within 400 feet of a church, synagogue, school, child care, or city park. The project will be located 355 feet west of a City park. A Waiver is requested to relieve the applicant of this restriction. Because service and consumption of alcohol will be limited to within the restaurant and no adverse effects to the immediate community should result with implementation of the project, staff recommends approval of the 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 project is subject to the Special Use Requirements for Beer/Wine/Cooler On-sale establishment and will complement the existing and future commercial uses.

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

   The project location is an existing restaurant and adequate parking facilities are available on site.

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

   Automobile access onto the project site is sufficient from Durango Drive.

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 significant adverse effects to human health and public safety will occur with implementation of the project.

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

   Approval of the subject project will be located within 350 feet of a city park where 400 feet is the minimum distance separation required under Title 19.04. The project will meet all other Special Use Requirements.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 418

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-19568 APN: 125-20-510-021

Name of Property Owner: MMI & Montecito Marketplace Phase I, LLC.

Name of Applicant: Momotaro Sushi & Shabu Shabu Bar

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: Ben Stollar

Print Name: Ben Stollar

Subscribed and sworn before me

This 26th day of January, 2007

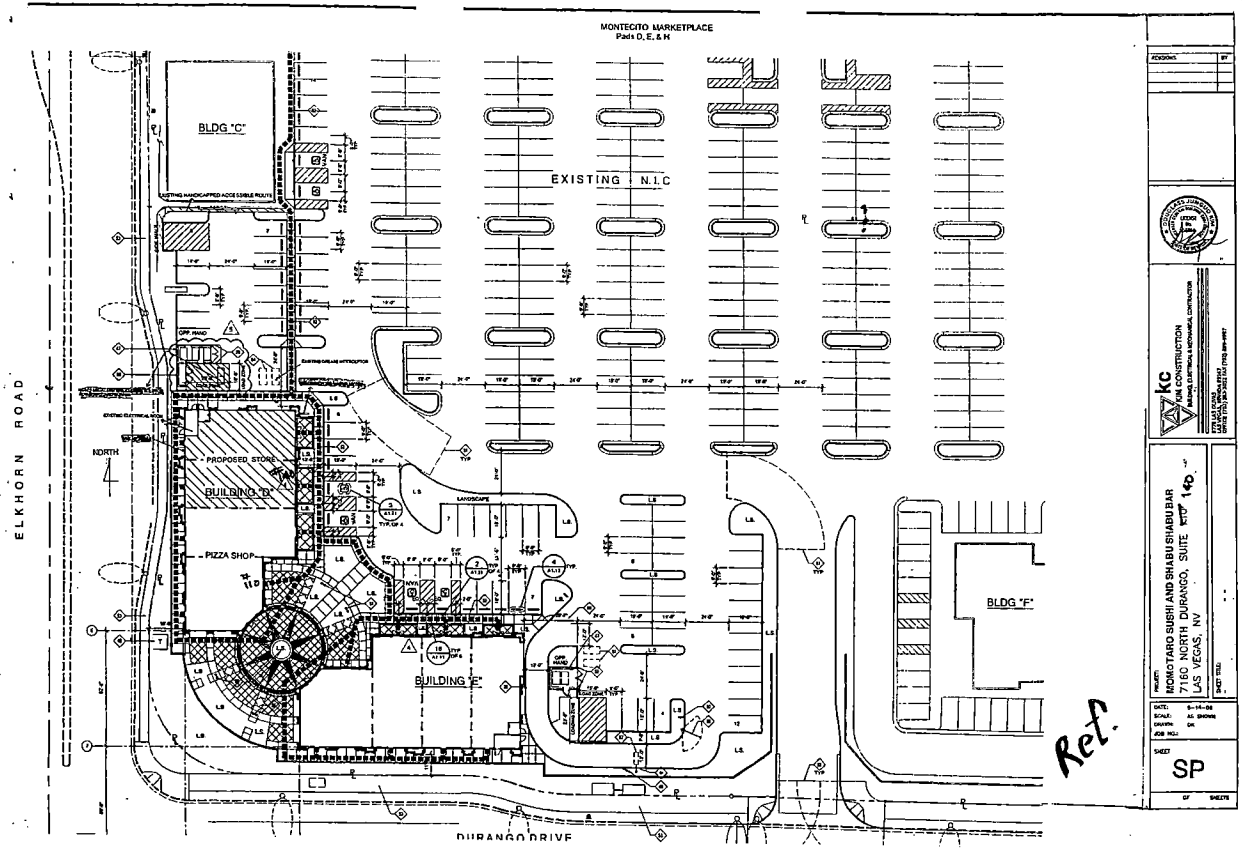
Darlah J. Delgado

Notary Public in and for said County and State

County of San Diego
State of CA

DARLAH J. DELGADO
Commission # 1407721
Notary Public - California
San Diego County
My Comm. Expires Mar 28, 2007

Revised 12-03-04



Ref.

SUP-19568
03/22/07 PC

FEB 02 2007



SUP-19568 - APPLICANT: MOMOTARO SUSHI & SHABU SHABU BAR - OWNER: NP/I&G MONTECITO MARKETPLACE PHASE I, LLC
7160 NORTH DURANGO DRIVE, SUITE #140
MARCH 22, 2007 PLANNING COMMISSION

02/20/07

January 6, 2007
Planning and Development Department
City of Las Vegas

Justification Letter for Special Use Permit

Project Name: Momotaro Sushi & Shabu Sahbu Bar
Project Address: 7160 N Durango Dr #140
Las Vegas NV 89149
Applicant: Yvonne Y Shin

We intend to serve Japanese food with beer and wine at above site. Having a permit to serve beer and wine will increase sales by 10-20% which is significant financially in operating a small restaurant.

I respectfully ask you to grant an approval to serve beer and wine.

Sincerely,

Yvonne Y Shin
Owner
Momotaro Suhi & Shabu Shabu Bar

SUP-19568
03/22/07 PC

City of Las Vegas

Agenda Item No.: 11

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:

VAC-19526 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: THE ROMAN CATHOLIC BISHOP OF LAS VEGAS - Petition to vacate a 10-foot wide public right-of-way running between Maryland Parkway and Eleventh Street approximately 70 feet south of Oakey Boulevard, Ward 3 (Reese).

SET DATE: 04/04/07
C.C.: 04/18/07

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

RECOMMENDATION:

Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 10-12 and 14-15 – UNANIMOUS

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

MINUTES:

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

MINUTES – Continued:
CHAIRMAN DAVENPORT declared the Public Hearing open for Items 10-12 and 14-15.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 10-12 and 14-15.
(6:11- 6:15)
1-333

CONDITIONS:

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

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

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

4. The limits of this Petition of Vacation shall be defined as an existing 10-foot public alley located south of Oakey Boulevard, between Eleventh Street and Maryland Parkway.

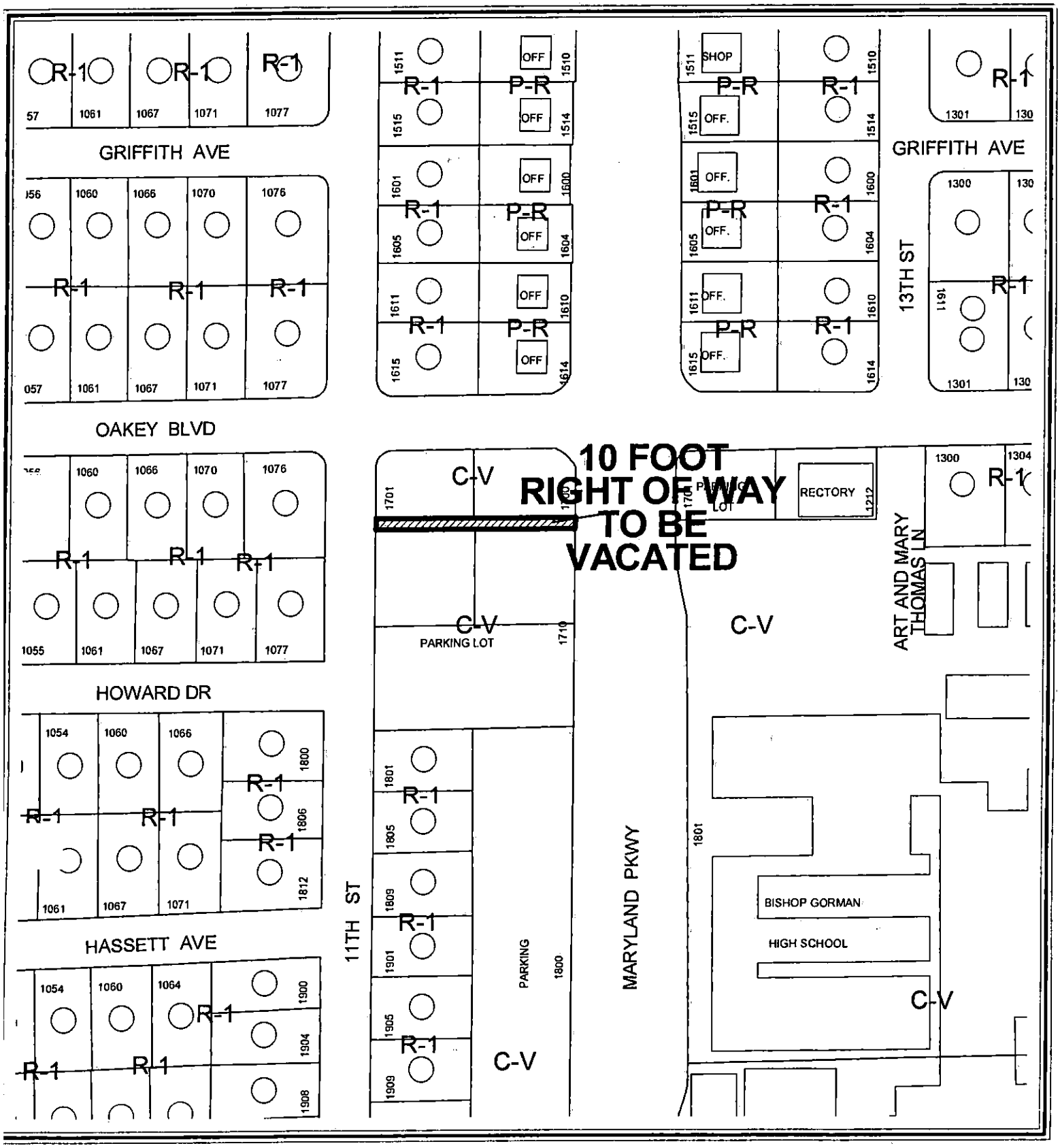
5. Concurrent with the recordation of this Petition of Vacation, dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Oakey Boulevard and Maryland Parkway. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.

6. 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.

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

CONDITIONS – Continued:

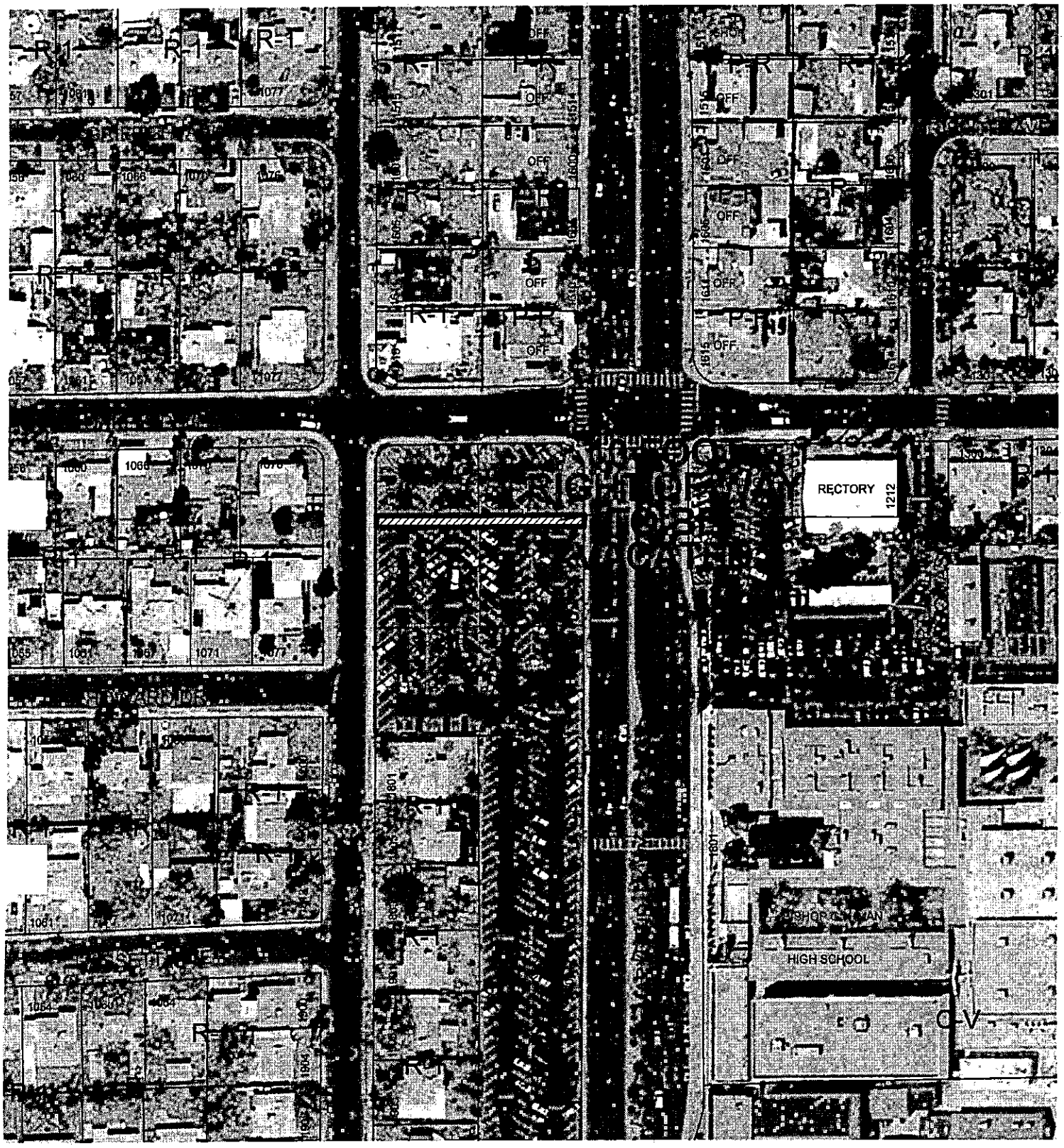
requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available 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.



0 100 Feet

CASE: VAC-19526

N



0 100 Feet

CASE: **VAC-19526**

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-19526 - APPLICANT/OWNER: THE ROMAN CATHOLIC DIOCESE OF LAS VEGAS

** CONDITIONS **

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

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

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

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

4. The limits of this Petition of Vacation shall be defined as an existing 10-foot public alley located south of Oakey Boulevard, between Eleventh Street and Maryland Parkway.

5. Concurrent with the recordation of this Petition of Vacation, dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Oakey Boulevard and Maryland Parkway. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.

6. 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.

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.

RL

VAC-19526 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request to vacate a ten-foot public right-of-way located within an existing parking lot between Maryland Parkway and Eleventh Street south of Oakey Boulevard and north of Canosa Avenue. The City of Las Vegas holds title to the subject right-of-way; however, no physical roadway or alley exists or is planned to be used by the public at this location. The right-of-way is entirely contained within the existing parking lot. The reason for this request is to create a clean title for the property owner and to eliminate liability to the City of Las Vegas.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/22/95	Planning and Development staff approved administratively a Parcel Map (PM-0039-95) of a "Portion of the East Half (E½) of the Southeast Quarter (SE¼) of Section 3, Township 21 South, Range 61 East M.D.M." generally located between 11th Street and Maryland Parkway, approximately 110 feet south of Oakey Boulevard
10/27/97	The City Council approved a Rezoning (Z-84-97) from R-1 (Single Family Residential) to C-V (Civic) including a site plan for a 306 space parking lot on the subject site.

Related Building Permits/Business Licenses
NA

Pre-Application Meeting
A pre-application meeting is not required for this application nor was one held.

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

Details of Application Request			
Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Parking Lot	PF (Public Facilities)	C-V (Civic)
North	Single Family Residential, Office	L (Low Density Residential) and O (Office)	R-1 (Single Family Residential) and PR (Professional Office and Parking)
South	Single Family Residential, Office	L (Low Density Residential) and O (Office)	R-1 (Single Family Residential) and PR (Professional Office and Parking)
East	School, Rectory	PF (Public Facilities)	C-V (Civic)
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			
C-V (Civic) District	X		Y
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 conforms fully with the requirements of the C-V (Civic) zoning district. While the subject site is located within the Airport Overlay District, it is a parking lot and; therefore, well below the 200 foot height buffer.

DETAILS OF APPLICATION REQUEST

ANALYSIS

- **Planning and Development**

  The applicant seeks to vacate a right-of-way located within an existing parking lot. The proposed vacation is supported as the right-of-way is no longer needed and is most likely the result of a mapping error.

- **Public Works**

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *Uniform as it will eliminate public alley right-of-way that is within an existing parking lot.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the alley is not constructed and the right-of-way lies within an existing parking lot.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *No, this vacation request will eliminate unused right-of-way.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 1

APPROVALS 0

PROTESTS 0

RL

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-19526** APN: 162-03-717-006, 007

Name of Property Owner: Roman Catholic Bishop of Las Vegas

Name of Applicant: Roman Catholic Bishop of Las Vegas

Name of Representative: Integrity Engineering

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: JOSEPH A. PENE

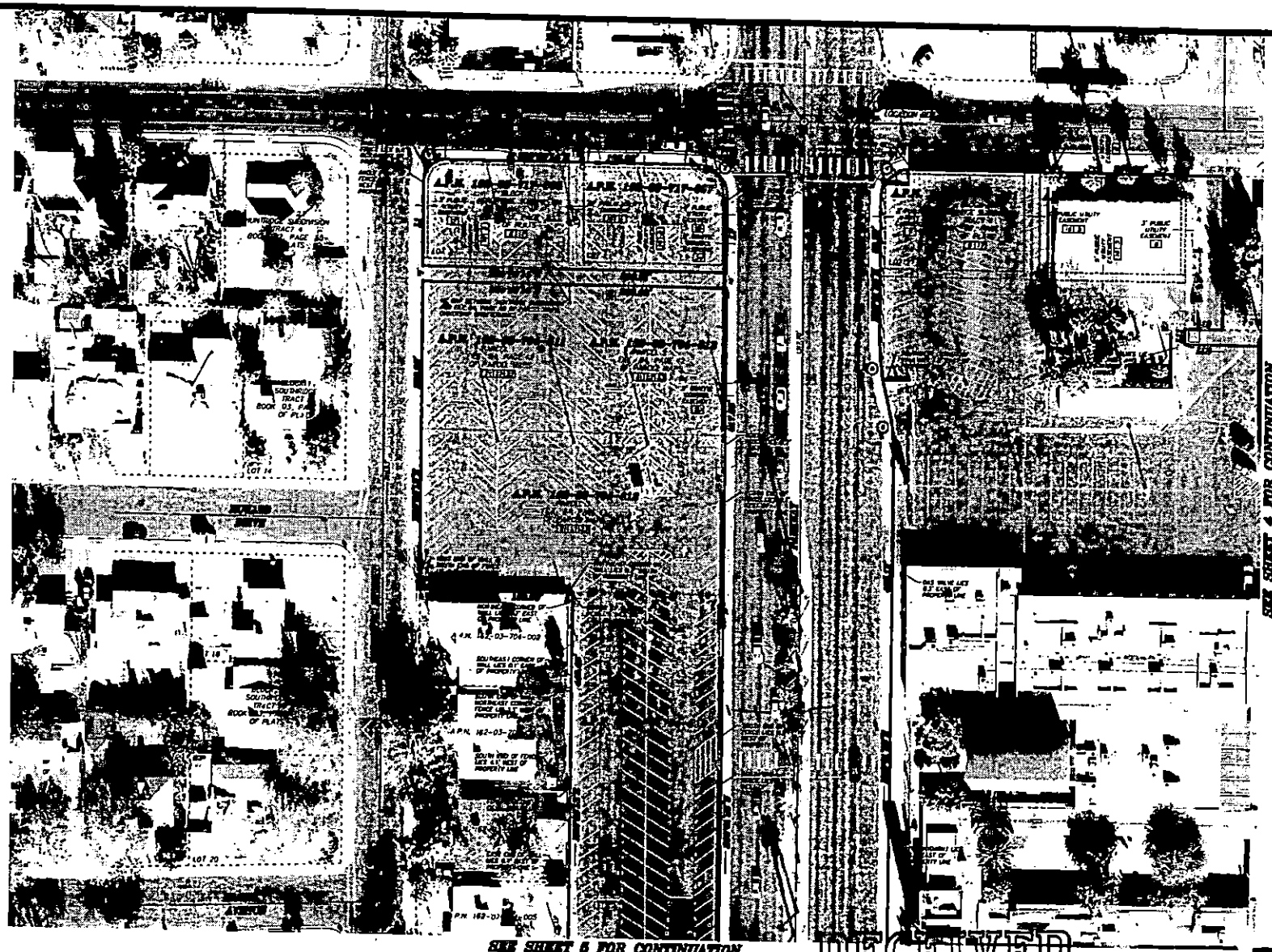
Subscribed and sworn before me

This 30th day of January, 2007

Mary L. Aldrich

Notary Public in and for said County and State

MARY L. ALDRICH
Notary Public State of Nevada
No. 01-66354-1
My appt. exp. Oct. 3, 2008



RECEIVED
JAN 31 2007

VAC-19526
03/22/07 PC

INTEGRITY ENGINEERING

SHEET 3 OF 6

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY
FOR
BISHOP GORMAN HIGH SCHOOL

GDS GUY DOTY SURVEYING
P. O. Box 148 Logandale, NV 89021



VAC-19526 - APPLICANT/OWNER: THE ROMAN CATHOLIC BISHOP OF LAS VEGAS
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



VAC-19526 - APPLICANT/OWNER: THE ROMAN CATHOLIC BISHOP OF LAS VEGAS
MARCH 22, 2007 PLANNING COMMISSION

02/20/07

JUSTIFICATION LETTER

Vacation of 10.00 feet Right-of-Way in Bishop Gorman High School Parking Lot

This vacation is necessary to correct an error in the legal descriptions of property owned by the Roman Catholic Diocese of Las Vegas. The title is still held by the City of Las Vegas, but there is no physical roadway or alley to be used by the public within the area described.

In order to eliminate liability to the City of Las Vegas and to create a clean title for the Diocese, we need to have this property vacated by the City of Las Vegas back to the Roman Catholic Diocese of Las Vegas.

This property has been used as a parking lot by the students of Bishop Gorman High School for a number of years. The parking lot runs from Oakey Blvd. on the north to Canosa Avenue on the south.

There is no physical access onto this property allowed, except for the benefit of the students of Bishop Gorman High School.

I respectfully request the vacation of this property for the benefit of the Roman Catholic Diocese of Las Vegas.

All properties transferred to the Diocese must be made to: The Roman Catholic Bishop of Las Vegas, a Corporation Sole.

Thank you for your consideration.

Ernest Freggiaro, P.E.
Representing the Roman Catholic Diocese of Las Vegas

RECEIVED

VAC-19526
03/22/07 PC

City of Las Vegas

Agenda Item No.: 12

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:

VAC-19586 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC - Petition to Vacate the Rose Street alignment and adjacent pedestrian easements south of Pinto Lane, Ward 5.

SET DATE: 04/04/07
C.C.: 04/18/07

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

RECOMMENDATION:

Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 10-12 and 14-15 – UNANIMOUS

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

MINUTES:

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

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 12 – VAC-19586

MINUTES – Continued:
CHAIRMAN DAVENPORT declared the Public Hearing open for Items 10-12 and 14-15.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 10-12 and 14-15.
(6:11- 6:15)
1-333

CONDITIONS:

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

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

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

4. The limits of this Petition of Vacation shall be defined as the entire width (including the cul-de-sac bulb) and associated pedestrian access easements on Rose Street, south of Pinto Lane.

5. Public sewer easements shall be retained through this Petition of Vacation. Alternatively, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation.

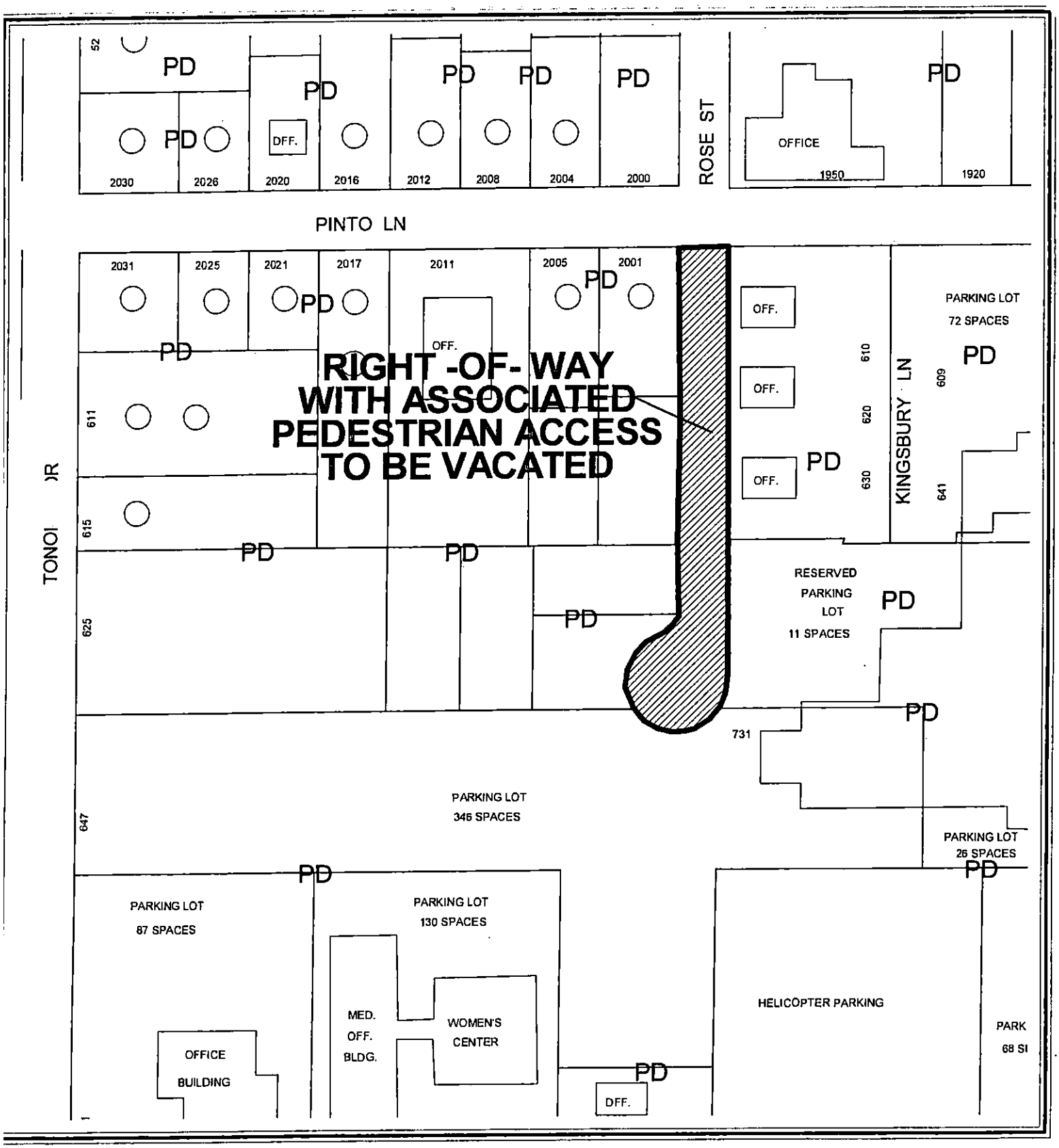
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.

7. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to recordation of the Order of Vacation to discuss fire access.

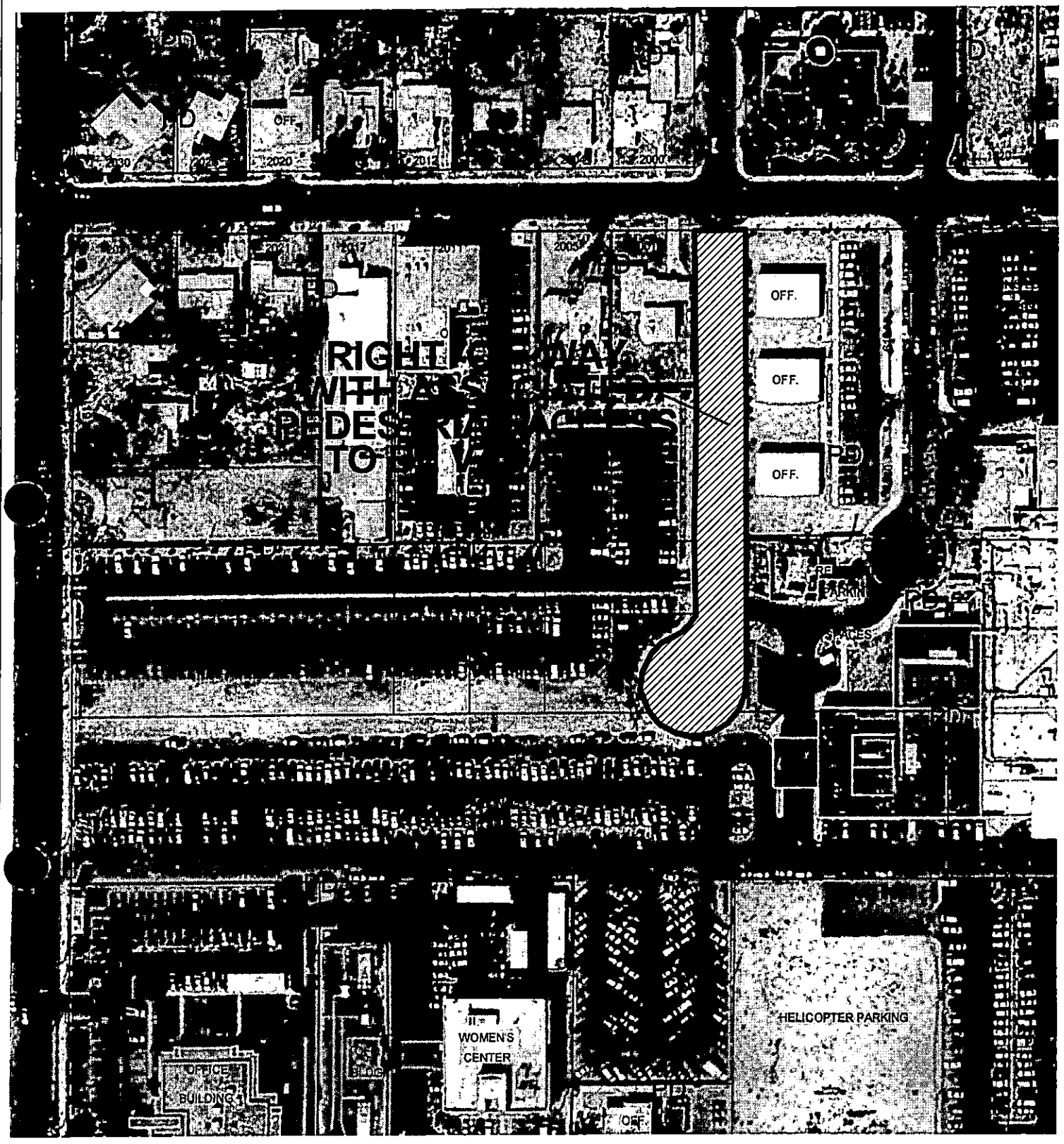
CONDITIONS – Continued:

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

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



CASE: VAC-19586



0 100 200 300 400 Feet

CASE: VAC-19586

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-19586 - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC

** CONDITIONS **

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

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

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

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

4. The limits of this Petition of Vacation shall be defined as the entire width (including the cul-de-sac bulb) and associated pedestrian access easements on Rose Street, south of Pinto Lane.

5. Public sewer easements shall be retained through this Petition of Vacation. Alternatively, a sanitary sewer relocation/abandonment plan must be submitted to and approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation.

6. 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.

7. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to recordation of the Order of Vacation to discuss fire access.

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

RL

VAC-19586 - Conditions Page Two
March 22, 2007 - Planning Commission Meeting

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

RL

VAC-19586 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a petition to Vacate the Rose Street alignment and the adjacent pedestrian easements south of Pinto Lane.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
04/21/71	The City Council approved a Site Development Plan Review [Z-0053-65(3)] for a proposed hospital and convalescent home on this site adjacent to the subject right-of-way.
04/27/76	The Planning Commission approved a request for Rezoning C-1 (Limited Commercial). (Z-0027-76) adjacent to the subject right-of-way.
11/29/79	The Board of Zoning Adjustment approved a request for a Variance (V-0085-79) to allow a second freestanding on-premise sign where only one sign is permitted and for this second sign to be five times the allowed height, at 647 Tonopah Drive adjacent to the subject right-of-way.
06/19/02	The City Council approved a request for a Major Modification [Z-0020-97 (33)] to the Las Vegas Medical District Neighborhood Plan including the subject right-of-way. The Planning Commission and staff recommended approval.
09/18/02	The City Council approved a request for a Site Development Plan Review [Z-0020-97(38)] for a 27,000 square foot addition to an existing hospital on 9.51 acres at 620 Shadow Lane adjacent to the subject right-of-way. The Planning Commission and staff recommended approval.
04/07/04	The City Council approved a Vacation (VAC-3057) of Valerie Street between Tonopah Drive to Rose Street adjacent to the subject right-of-way. The recordation number of this Vacation is 01657.
07/22/04	The Planning Commission approved a request for a Master Sign Plan on property located at 620 Shadow Lane (MSP-4481) adjacent to the subject right-of-way. Staff recommended approval.
11/04/04	The Planning Commission approved a Tentative Map (TMP-5303) for a one-lot commercial subdivision adjacent to the subject right-of-way. Staff recommended approval.
05/18/05	The City Council approved a Site Development Plan Review (SDR-6197) for a 104,000 square-foot building addition to an existing hospital and an expansion of the existing parking lot adjacent to the subject right-of-way. The Planning Commission and staff recommended approval.
01/18/06	The City Council approved a Special Use Permit for a proposed Helipad adjacent to the subject right-of-way. The Planning Commission and staff recommended approval

RL

VAC-19586 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Pre-Application Meeting			
A pre-application meeting is not required for this application nor was one held.			
Neighborhood Meeting			
A neighborhood meeting is not required for this application nor was one held.			
Details of Application Request			
Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Public Street Right-of-Way	ROW (Right-of-Way)	PD (Planned Development)
North	Single Family Residential, Office	MD-1 (Medical Support)	PD (Planned Development)
South	Parking, Helipad, Medical Offices	MD-2 (Major Medical)	PD (Planned Development)
East	Hospital, Medical Offices	MD-2 (Major Medical)	PD (Planned Development)
West	Parking, Medical Offices	MD-1 (Medical Support)	PD (Planned Development)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Las Vegas Medical District	**X**		**Y**

Special Districts/Zones	***Yes***	***No***	***Compliance***
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	NA

ANALYSIS

- **Planning and Development**

  The applicant intends to incorporate the public right-of-way for Rose Street into the parking lot development that serves Valley Hospital and surrounding medical offices and support facilities. No properties other than those owned by the applicant are accessed via the right-of-way to be vacated, and this request serves to further the Las Vegas Medical District plan. The section or Rose Street that the applicant seeks to vacate ends in a cul-de-sac surrounded by the applicant's property. A street which previously connected the southern tip of Rose Street to Tonopah Drive was previously vacated in 2004. In addition, two pedestrian access easements previously granted to the City of Las Vegas will be vacated as well as the public right-of-way. These include a 5.43-foot pedestrian access easement along the east side of Rose Street containing 633 square feet, granted on 02/26/03; and a five-foot pedestrian access easement along the west side of Rose Street containing 826 square feet, granted on 05/07/04. This request is appropriate, as the subject right-of-way is not needed and will not result in reduced access traffic handling capability for the area.

RL

- **Public Works**

A. Does this vacation request result in uniform or non-uniform right-of-way widths? *It will result in a uniform right-of-way width as it will completely eliminate Rose Street south of Pinto Lane.*

B. From a traffic handling viewpoint will this vacation request result in a reduced traffic handling capability? *No, since the current alignment of Rose Street ends in a cul-de-sac and mostly serves as access to a parking lot.*

C. Does it appear that the vacation request involves only excess right-of-way? *Yes as the vacated portion of Rose Street will be incorporated into the University Medical Center campus.*

D. Does this vacation request coincide with development plans of the adjacent parcels? *Yes, the expansion of the University Medical Center campus.*

E. Does this vacation request eliminate public street access to any abutting parcel? *No.*

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

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

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 15

APPROVALS 0

PROTESTS 0

RL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-19586** APN: see attached Exhibit

Name of Property Owner: Valley Health System, LLC

Name of Applicant: (property owner)

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: _____

Valley Health System, LLC
by: Valley Hospital Medical Center, Inc.

Signature of Property Owner: Steve Fitton

Print Name: Steve Fitton

Subscribed and sworn before me

This 1st day of February, 2007

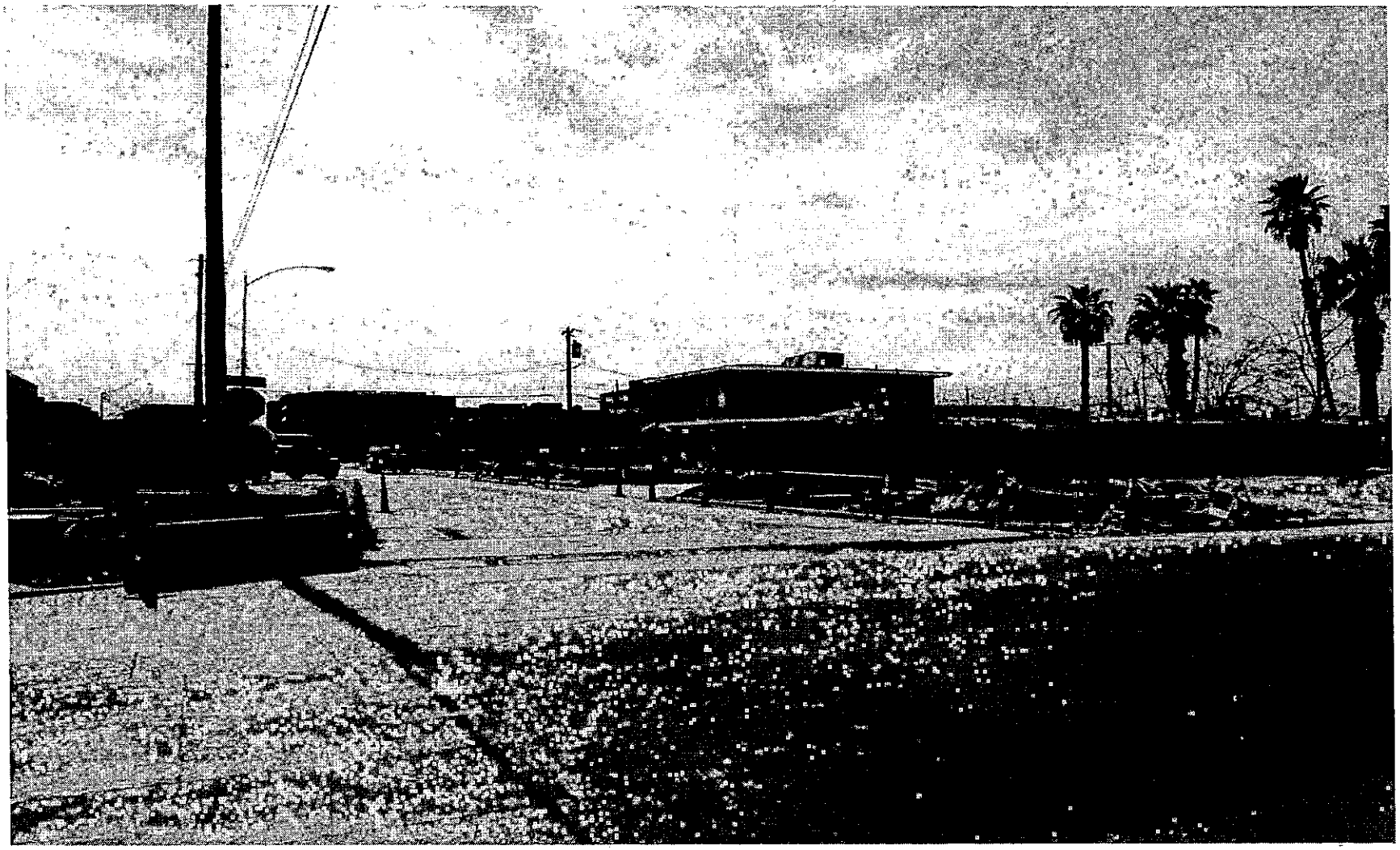
Christina E O'Donnell
Notary Public in and for said County and State

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Christina E. O'Donnell, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires Oct. 6, 2010
Member, Pennsylvania Association of Notaries



VAC-19586 - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC
MARCH 22, 2007 PLANNING COMMISSION

02/08/07



VAC-19586 - APPLICANT/OWNER: VALLEY HEALTH SYSTEM, LLC
MARCH 22, 2007 PLANNING COMMISSION

02/08/07

PRESTON B. HOWARD, P.C.

A PROFESSIONAL LAW CORPORATION
2300 W. SAHARA AVENUE, SUITE 650
LAS VEGAS, NEVADA 89102

PRESTON B. HOWARD, ESQ.
EMAIL: PrestonHoward@pbhlaw.com

TEL : (702) 456-3232
FAX : (702) 384-8222

January 31, 2007

Via Hand Delivery

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101

Re: Vacation of Rose Street - South of Pinto Lane
Justification Letter

Ladies and Gentlemen:

Please accept this letter as the requisite justification letter to accompany the application of Valley Health System, LLC to vacate the Rose Street alignment south of Pinto Lane.

Valley Health System, LLC, the owner of Valley Hospital, having acquired property appurtenant to the west side of Rose Street, now owns all the real property appurtenant to the Rose Street alignment which is the subject of the vacation application. The intended future use of the property will be as a portion of the Valley Hospital facilities pursuant to its master plan of future development. In the near term future, plans are presently being prepared to revise the OR/Surgery addition to Valley Hospital which was approved in 2005 (SDR - 6197) which revisions will result in the utilization of a portion of the property to be vacated as a part of that project.

The proposed vacation is consistent with the previous vacations of Kingsbury Way south of Pinto Lane and Valerie Street east of Tonopah. The proposed vacation is also consistent with the Medical District Plan for the area previously adopted by the City of Las Vegas.

Should you have any questions, or require any further information or documentation, please advise me at your convenience. Thank you for your continuing assistance.

Sincerely,

Preston B. Howard, Esq.

VAC-19586
03/22/07 PC

City of Las Vegas

Agenda Item No.: 13

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:
VAC-19628 - VACATION - PUBLIC HEARING - OWNER/APPLICANT: BARBARA J. FARMANALI - Petition to vacate a drainage easement generally located on the north side of Centennial Parkway, approximately 645 feet east of Leon Avenue, Ward 6 (Ross).

SET DATE: 04/04/07
C.C.: 04/18/07

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

RECOMMENDATION:
Staff recommends **APPROVAL**.

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

MOTION:
GOYNES – ABEYANCE to 4/12/2007 Planning Commission Meeting – UNANIMOUS

MINUTES:
CHAIRMAN DAVENPORT declared the Public Hearing open.

This item was under the One Motion/One Vote portion of the agenda and was heard separately at the request of COMMISSIONER DUNNAM.

ANDY REED, Planning Supervisor, informed the Commission that incorrect maps pertaining to the site were mailed and therefore requested the matter be held in abeyance to 4/12/2007 in order to properly notify the area.

JOE TALAMANTES, 5908 Verbena Creek Court, appeared to inquire who the proper owner is of the easement in question. CHAIRMAN DAVENPORT confirmed that the information he had was inaccurate and is the reason for the request to abey the matter.

MINUTES – Continued:

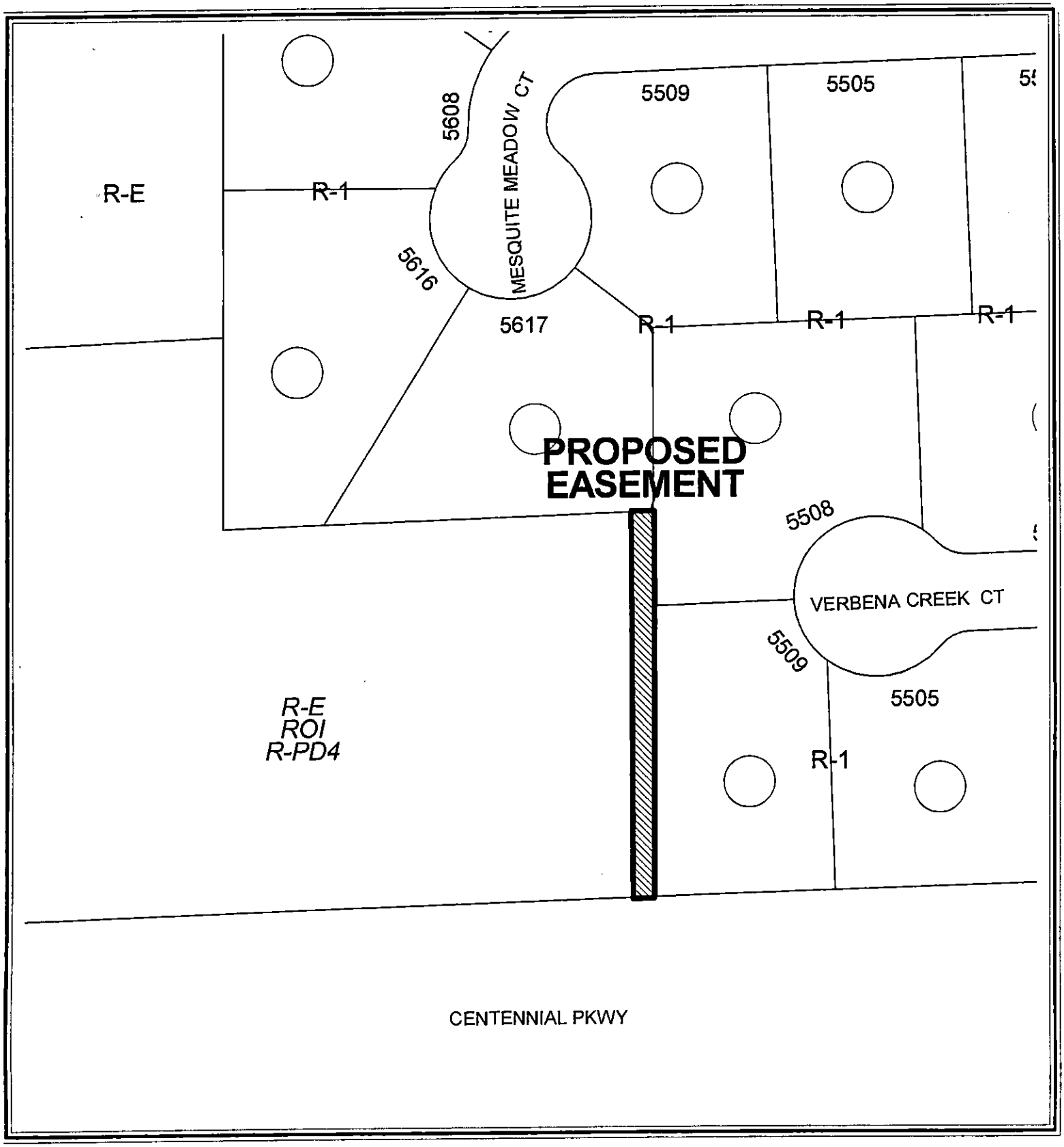
BART ANDERSON, Public Works, verified that an existing public drainage easement must be vacated in accordance with the newly adopted site plan. Because there is a new site plan in relation to the project, there is a new drainage plan which no longer requires the easement in question. The City of Las Vegas is the owner of the easement.

GEORGE ANTILL, 5509 Verbena Creek Court, remained concern about the drainage once the easement is vacated. CHAIRMAN DAVENPORT stated that drainage would be provided along the streets of the new development and would not rely upon natural drainage.

MR. ANDERSON clarified that the property itself is owned by Barbara J. Farmanali; however, the easement, which is the right to drain public water, is owned by the City of Las Vegas.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

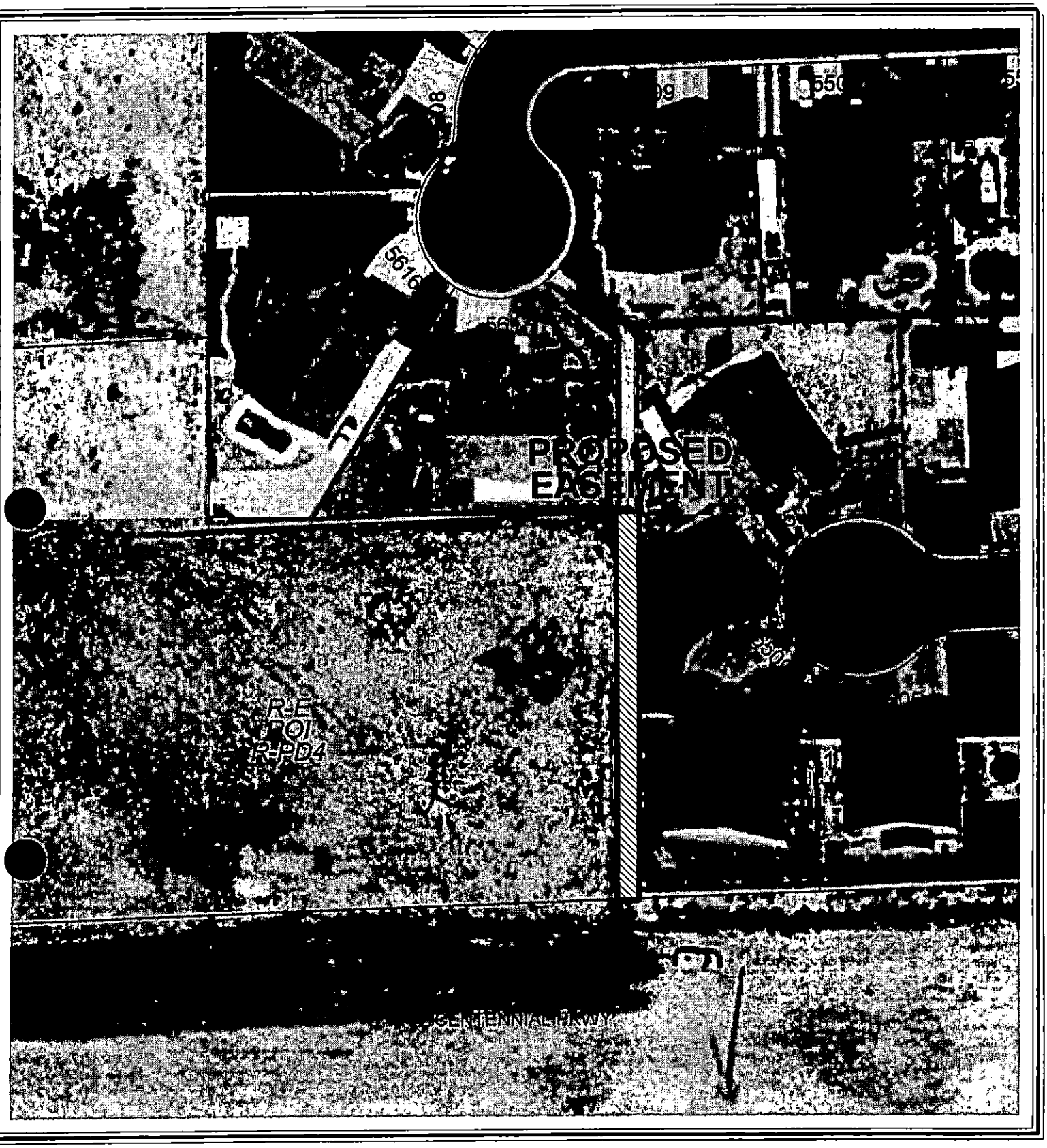
(6:33 – 6:38)



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CASE: VAC-19628

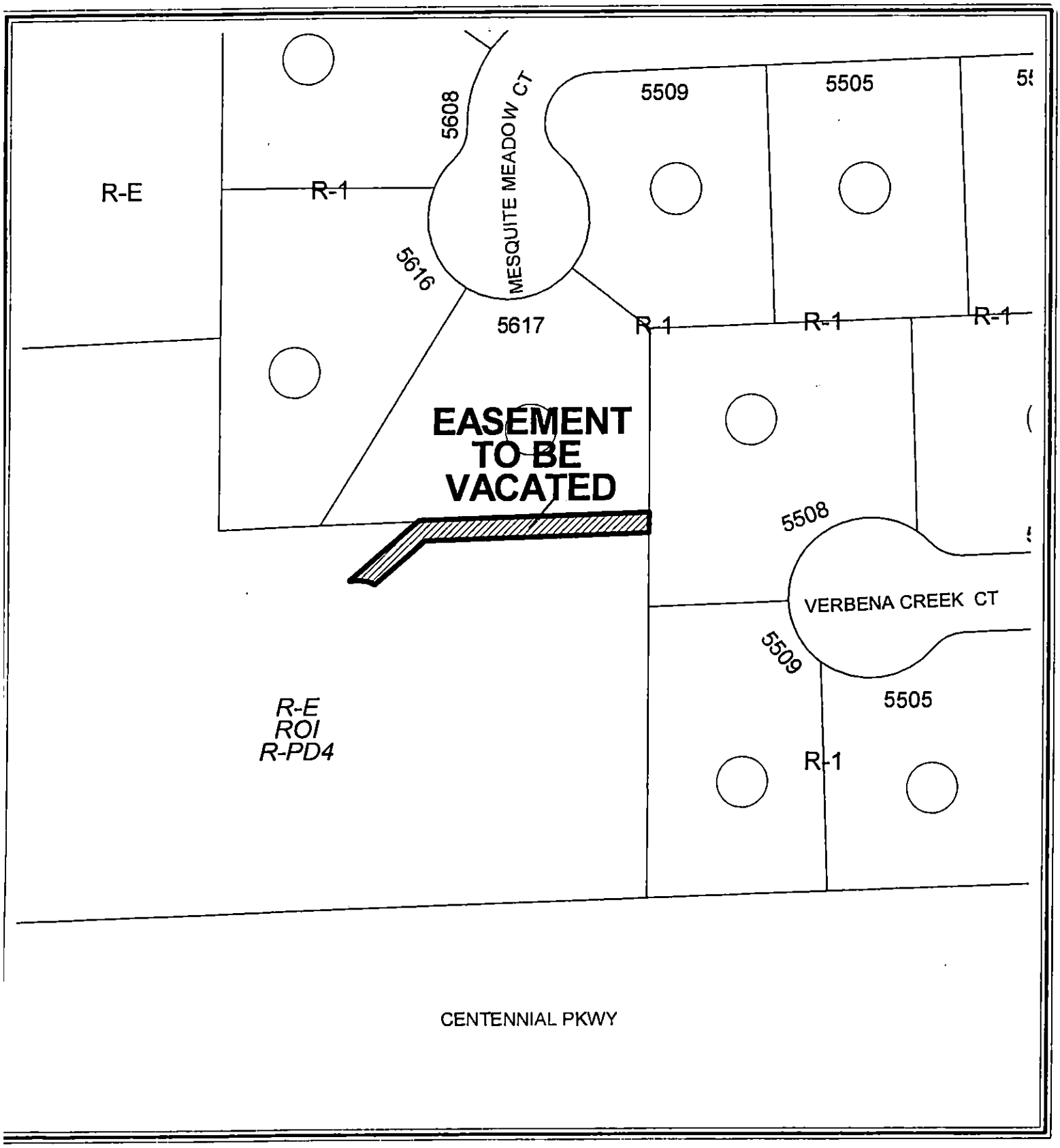
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CASE: VAC-19628

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CASE: VAC-19628

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CASE: VAC-19628

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAC-19628 - OWNER/APPLICANT: BARBARA J. FARMANALI

** CONDITIONS **

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

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

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

3. 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.

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

5. 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.

JA

VAC-19628 - Conditions Page Two
March 22, 2007 - Planning Commission Meeting

6. The limits of this Petition of Vacation shall be the existing 10-foot drainage easement along the east side of Assessor Parcel Number #125-24-404-007.

7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-18196 may be used to satisfy this requirement provided that it addresses the area to be vacated.

8. All 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.

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

VAC-19628 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The project is a petition to vacate a 10 foot public drainage easement generally located 185 north of Centennial Parkway and 590 feet west of Bradley Road. The project complies with all previous approvals. Staff recommends approval.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/01/05	The City Council approved a Rezoning (ZON-6274) of the subject property to R-PD4 (Residential Planned Development – 4 Units Per Acre) and a Variance (VAR-6276) in the minimum area for formation of R-PD (Residential Planned Development) zoning district, and a Site Development Plan Review (SDR-6275) for an 8-lot single-family subdivision. A related Waiver to Title 18 Standards (WVR-6277) was withdrawn without prejudice. The Planning Commission recommended approval of all items, including the Waiver on 04/28/05. Staff recommended denial of all items.
01/11/07	The Planning Commission will consider a related Site Development Plan Review (SDR-17727) for an 8-lot single-family subdivision.
Related Building Permits/Business Licenses	
	No Building Permits or Business Licenses have been issued for the subject site.
Pre-Application Meeting	
10/05/06	A pre-application meeting was held to discuss the requirements for the Site Development Plan Review.
10/24/06	A pre-application meeting was held to discuss the requirements for the Rezoning.
Neighborhood Meeting	
	A neighborhood meeting is not required for this application, nor was one held.

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped	L (Low Density Residential)	R-E (Residence Estates) under Resolution of Intent to R-PD4 (Residential Planned Development – 4 Units Per Acre)

JA

North	Undeveloped, Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential) and R-E (Residence Estates)
South	Undeveloped,	Right-of-way	Right-of-way
East	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Undeveloped	L (Low Density Residential)	R-E (Residence Estates)

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

ANALYSIS

- **Planning**

  Planning staff has no objection to the Vacation request. Development of the site is proposed as single-family residential in accordance with approved Site Development Plan Review (SDR-17727) and Rezoning (ZON-18196).

- **Public Works**

  This Vacation application proposes to vacate an existing public drainage easement. As no right-of-way is proposed to be vacated, and thus no franchise rights are involved, it is not necessary to send this Vacation request to the utility companies and franchise holders, nor wait for their responses. Since only City easements are involved; any utility company interests will not be affected.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

NOTICES MAILED 5

APPROVALS 0

PROTESTS 0

JA

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAC-19628** APN: 125-24-404-007

Name of Property Owner: Barbara L. Farmanali

Name of Applicant: Taney Engineering

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: 125-24-404-007

Signature of Property Owner: Barbara L Farmanali

Print Name: Barbara L. Fermanali

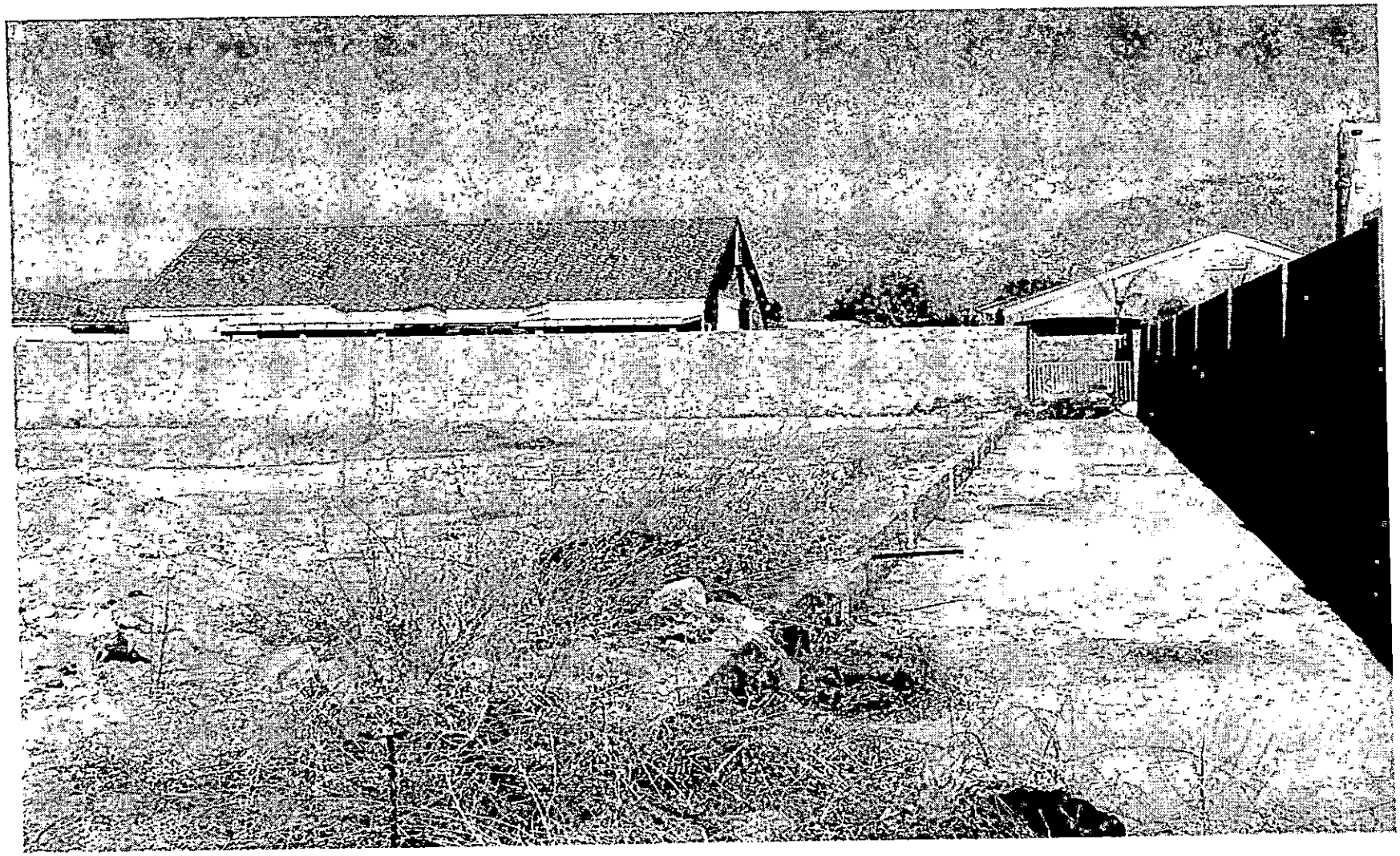
Subscribed and sworn before me

This 10 day of Jan, 20 07

Notary Public in and for said County and State

State of Nevada
County of Clark
JANET BEAN
Notary Public
My Appointment Expires
[illegible]-07

RECEIVED
FEB 05 2007



VAC-19628 - OWNER/APPLICANT: BARBARA J. FARMANALI
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



VAC-19628 - OWNER/APPLICANT: BARBARA J. FARMANALI
MARCH 22, 2007 PLANNING COMMISSION

02/20/07

TANEY ENGINEERING

4445 S. JONES #1
LAS VEGAS, NEVADA 89103
TELEPHONE: (702) 362-8844
FAX: (702) 362-5233

January 30, 2007

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

Re: Vacation of Public Drainage Easement for Centennial and Leon

To Whom It May Concern:

On behalf of our client, National Homes Corporation, we are requesting the vacation of an existing 10.0' wide public drainage easement located along the east side of the property. Our client is proposing a 10.0' wide public drainage easement along the north side of the property within a common element in lieu of the existing drainage easement that currently intercepts the proposed back yards of lots 1-3.

Approval of this request will have no adverse impact on the surrounding community. If you have any questions or need any additional information please do not hesitate to contact this office.

Sincerely,

Taney Engineering

Renaye M. Mendoza, E.I.
Project Manager

RECEIVED

VAC-19628
03/22/07 PC

City of Las Vegas

Agenda Item No.: 14

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:

SDR-19629 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR THE PROPOSED EXPANSION OF AN EXISTING PUBLIC PARK on 7.31 acres at the southeast corner of Bradley Road and Grand Teton Drive (a portion of APN 125-13-501-009), C-V (Civic) Zone, Ward 6 (Ross).

C.C.: 04/18/07

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

RECOMMENDATION:

Staff recommends **APPROVAL.**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 10-12 and 14-15 – UNANIMOUS

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

MINUTES:

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

MINUTES – Continued:
CHAIRMAN DAVENPORT declared the Public Hearing open for Items 10-12 and 14-15.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 10-12 and 14-15.
(6:11- 6:15)
1-333

CONDITIONS:
Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-45-95), Major Modification (MOD-2425) and ROC (2428) shall be required, except as amended herein.

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 03/12/07, the landscape plan date stamped 02/14/07 and building elevations, date stamped 02/06/07, except as amended by conditions herein.

4. A Waiver from Title 19.12 perimeter landscape requirements is hereby approved, to allow perimeter landscape improvements along Grand Teton Drive to be completed in a later phase of development.

5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

6. All mechanical equipment 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.

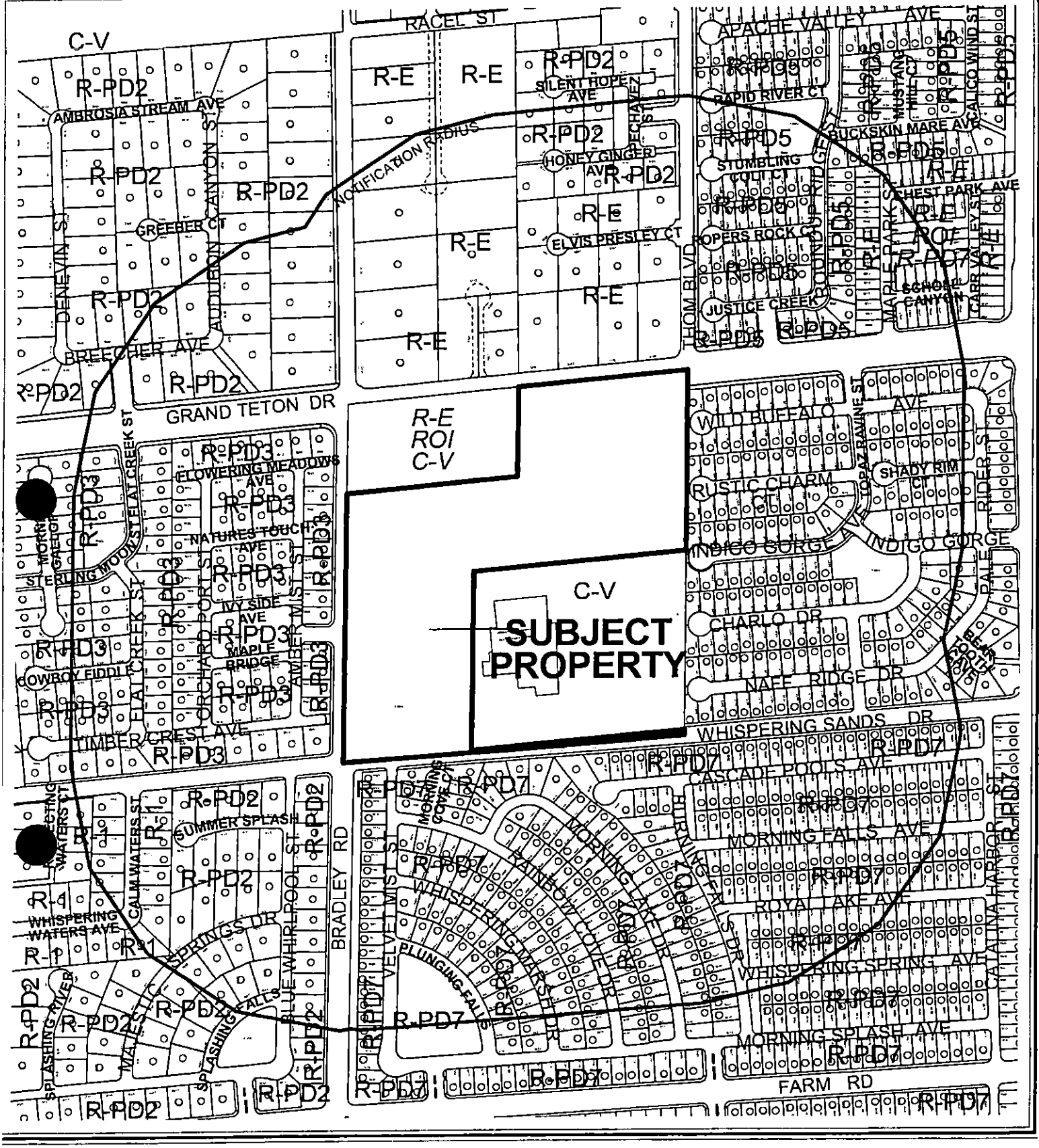
CONDITIONS – Continued:

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.

Public Works

10. Coordinate offsite improvements for Grand Teton Drive with the "Jones Boulevard/Grand Teton Drive Roadway Improvements" Project.

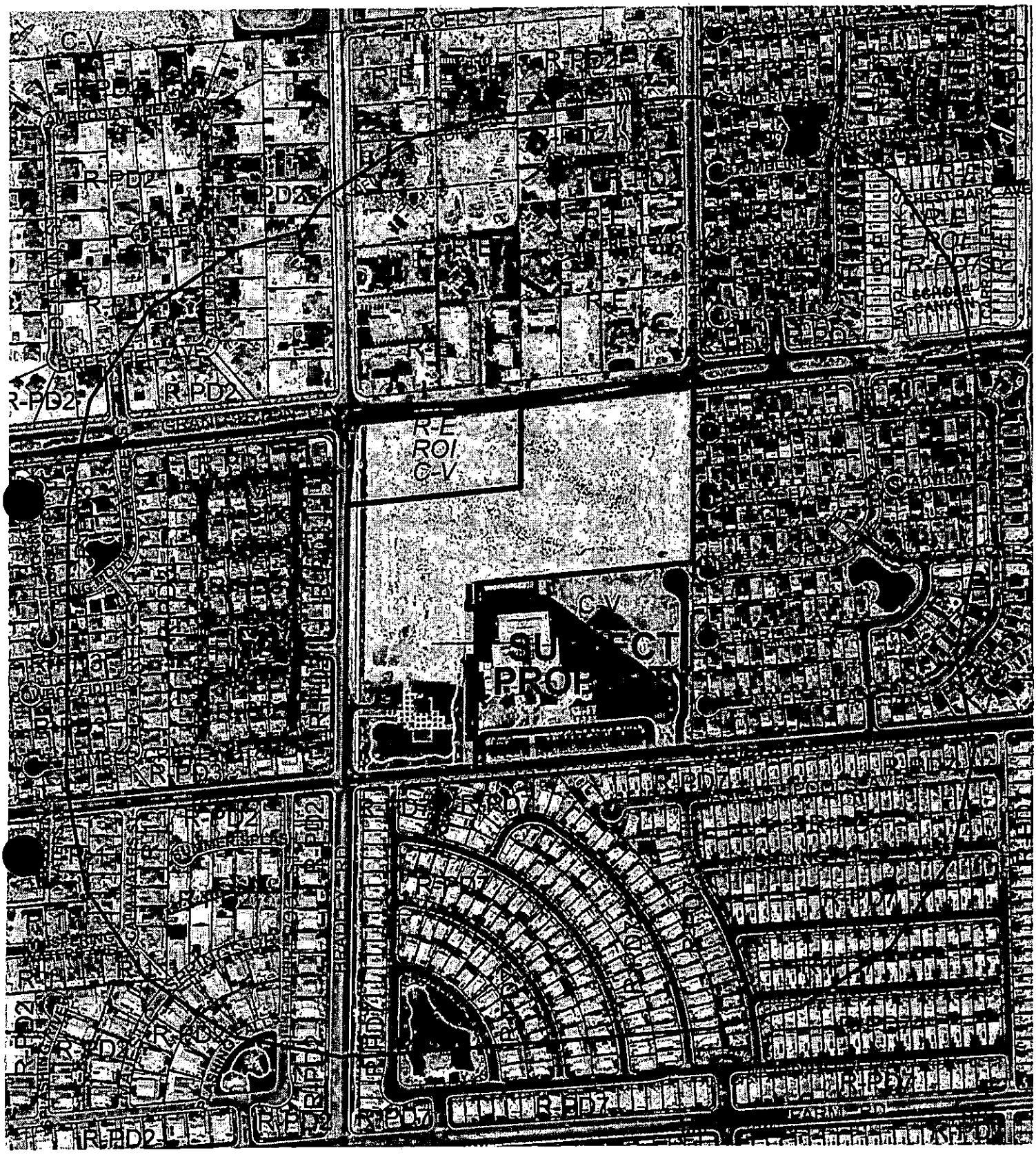
11. A Drainage Plan and Technical Drainage Study, or other acceptable information, must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits. Provide and improve all drainageways as recommended in the approved drainage plan/study.



CASE: **SDR-19629**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)



0 500 Feet

CASE: **SDR-19629**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-19629 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

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

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-45-95), Major Modification (MOD-2425) and ROC (2428) shall be required, except as amended herein.

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 03/12/07, the landscape plan date stamped 02/14/07 and building elevations, date stamped 02/06/07, except as amended by conditions herein.

4. A Waiver from Title 19.12 perimeter landscape requirements is hereby approved, to allow perimeter landscape improvements along Grand Teton Drive to be completed in a later phase of development.

5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

6. All mechanical equipment 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.

RL

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.

Public Works

10. Coordinate offsite improvements for Grand Teton Drive with the "Jones Boulevard/Grand Teton Drive Roadway Improvements" Project.

11. A Drainage Plan and Technical Drainage Study, or other acceptable information, must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits. Provide and improve all drainageways as recommended in the approved drainage plan/study.

SDR-19629 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is for a Site Development Plan Review for the proposed expansion of an existing park at the southeast corner of Grand Teton Drive and Bradley Road. The development of this parcel will provide primarily a dual purpose lacrosse and soccer field, supporting infrastructure, parking and enhanced landscaping.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
7/19/95	The City Council approved a Rezoning (Z-0040-05) of 37.79 acre site from R-E (Residence Estates) to C-V (Civic) including the subject site. The Planning Commission recommended approval of the request at their meeting of June 22, 1995. Condition # 8 of that approval requires that a detailed plot plan for the site be submitted to the Planning Commission and City Council for approval at a public hearing prior to development. Staff recommended approval.
02/21/01	The City Council approved a General Plan Amendment (GPA-0041-00) to PF (Public Facilities), Rezoning (Z-0109-00) to C-V (Civic), and Site Development Plan [Z-0109-00(1)] in order to allow the development of an elementary school on 12.1 acres adjacent to the subject site. The Planning Commission recommended approval of the Rezoning and Site Development Plan, but was unable to obtain a supermajority for the General Plan Amendment. The Planning Commission and staff recommended approval.
08/06/03	The City Council approved a Major Modification (MOD-2425) to the Iron Mountain Ranch Master Plan, which would allow KB Home Nevada, Inc., to post a bond for park improvements rather than commence construction; and approved the companion Review of Conditions (ROC-2428), which modified the timeframe for construction of the park facilities. The Planning Commission and staff recommended approval.
08/20/03	The City Council approved a Site Development Plan Review (SDR-2602) for a proposed public park on the subject site. The Planning Commission and staff recommended approval.

SDR-19629 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Related Building Permits/Business Licenses	
01/14/04	A Building Permit under Plan Check Number C-364-03 was issued for the rough grading for a city park on a separate portion of the parcel upon which the subject site is located. Additional permits under this plan check number were issued for shade structures, on-site improvements and hardscapes, and on-site sewer.

Pre-Application Meeting	
01/24/07	A pre-application meeting was held to discuss the requirements for a Site Development Plan Review, and whether this case required a public hearing.

Neighborhood Meeting
A Neighborhood Meeting is not required for this application, nor was one held.

Details of Application Request	
Site Area	
Gross Acres	7.31

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Pubic Facilities)	C-V (Civic)
North	Single Family Residential	R (Rural Density Residential)	R-E (Residence Estates), R-E (Residence Estates) under ROI to C-V (Civic)
South	Undeveloped, Park, School	PF (Pubic Facilities), PR-OS, ML (Medium-Low Density Residential)	C-V (Civic), R-PD7 (Residential Planned Development – 7 Units Per Acre)
East	Single Family Residential	PF (Pubic Facilities), L (Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units Per Acre), R-E (Residence Estates) under ROI to C-V (Civic)
West	Single Family Residential	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units Per Acre)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Iron Mountain Ranch	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts		X	N/A
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A

The site is located within the area governed by the Iron Mountain Ranch Master Plan, and is designated as a park by the plan. The Recreation Trails Element of the General Plan designates the east side of Bradley Road for a 30-foot wide Multi-Use Equestrian Trail, and the Transportation Trails Element of the General Plan designates the south side of Grand Teton Drive for a 20-foot wide Multi-Use (Non-Equestrian) Trail. The Trail and related landscaping improvements, however, are included in a separate right-of-way improvement project (Jones Boulevard Improvements – Elkhorn Road to Horse Drive), and the applicant requests that these requirements be deferred until the subsequent park construction phase.

DEVELOPMENT STANDARDS

Title 19.08.050 stipulates that the development standards for a project in a Civic District shall be established upon approval of a Site Development Plan, and that setback and other standards are not automatically applied. In reviewing the project for conformance with generally-accepted development standards, all proposed structures will have adequate setbacks from property lines, and lot coverage for the development will be minimal.

Standard	*Provided*
Min. Lot Size	7.31 acres
Min. Lot Width	662.49 Feet
Min. Setbacks • Front • Side • Corner • Rear	 155 Feet 145 Feet 750 Feet 95 Feet
Trash Enclosure	145 Feet, Screened

Landscaping and Open Space Standards

While C-V (Civic) zoned properties are exempt from the general application of landscape requirements, the proposed park should conform to parking lot landscaping and residential buffering requirements. While parking lot trees provided are not spaced exactly as would be required if Title 19.12 applied, the landscape plan identifies 22 trees in the parking lot where 17 trees are required based upon a six to one parking space to tree ratio. Perimeter landscaping along the north property line will be provided in the construction phase in concurrence with a proposed Multi-Use, Non-Equestrian Trail along Grand Teton Drive which is proposed as a separate right-of-way improvement.

Parking Requirement							
		Required			***Provided***		***Compliance***
			Parking		*Parking*		
Use	***Gross Floor Area or Number of Units***	***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Park	4 acres	Two spaces per gross acre, Plus additional parking for each major sports or recreational facility.	15		96	3	Y
TOTAL					99		Y

ANALYSIS

- Zoning

  The park site is designated PF (Public Facility) and PR-OS (Park/Recreation/Open Space) in the Centennial Hills General Plan. The designation allows for public parks, recreational areas, schools, and public uses. The C-V (Civic) zoning on the subject site corresponds to the General Plan designations.

  The site is located within the area governed by the Iron Mountain Ranch Master Plan, and is designated as a park by the plan. A Major Modification (MOD-2425) to the Iron Mountain Ranch Master Plan places responsibility for constructing the park on the City. The Transportation Trails Element of the General Plan designates the south side of Grand Teton Drive for a 20-foot wide Multi-Use Non-Equestrian Trail. This trail and related landscaping will be provided as a separate right-of-way improvement project that will be concurrent with the construction phase of this park.

The proposed plan for the park includes a soccer/lacrosse field with four outdoor lighting fixtures and a surrounding chain-link fence. In addition, 99 parking spaces with 22 parking lot trees are provided between the proposed field and Grand Teton Drive. A previous phase of the park located at Bradley Road and Whispering Sands includes a playground, skateboard area, bocce court, picnic area, restroom building and parking area on the west side of the park, with a playground and parking lot at the north side of the park. The central portion of the park will be devoted to a passive recreation area. Access to this phase will be entirely via two driveways to Grand Teton Drive. No pedestrian nor vehicular linkages are proposed between phases one and two of the park at this time.

- Waivers

  No waivers are requested or required for the proposed development.

- Landscaping

  The proposed landscaping will greatly enhance the site and will be a positive amenity for the neighborhood. In addition, the Multi-Use, Non-Equestrian recreational trail along the northern perimeter will further enhance the aesthetics of the site.

FINDINGS

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

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

   The park is compatible with the adjacent development and will provide recreation opportunities for residents in the immediate area. Further, the proposed park is consistent with and required by the Iron Mountain Ranch development agreement and specifically Major Modification (MOD-2425).

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

   The development is consistent with the General Plan, the Iron Mountain Ranch Master Plan and Title 19.

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

   The park will be a relatively low-intensity use, and will not significantly impact adjacent roadways or neighborhood traffic patterns.

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

   The proposed landscaping will greatly enhance the site and will be a positive amenity for the neighborhood. In addition, the Multi-Use, Non-Equestrian recreational trail along the northern perimeter will further enhance the aesthetics of the site.

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 structures will be appropriate for the park use and will be compatible with adjacent development.

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

   Adequate measures have been taken in the design of the site to protect the public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 790

APPROVALS 0

PROTESTS 0

RL

PLANNING & DEVELOPMENT

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19629** APN: 125-13-501-009

Name of Property Owner: CITY OF LAS VEGAS

Name of Applicant: MICHAEL VLAOVICH

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: [signature]

Print Name: MICHAEL J. VLAOVICH

Subscribed and sworn before me

This 25th day of JANUARY, 2007

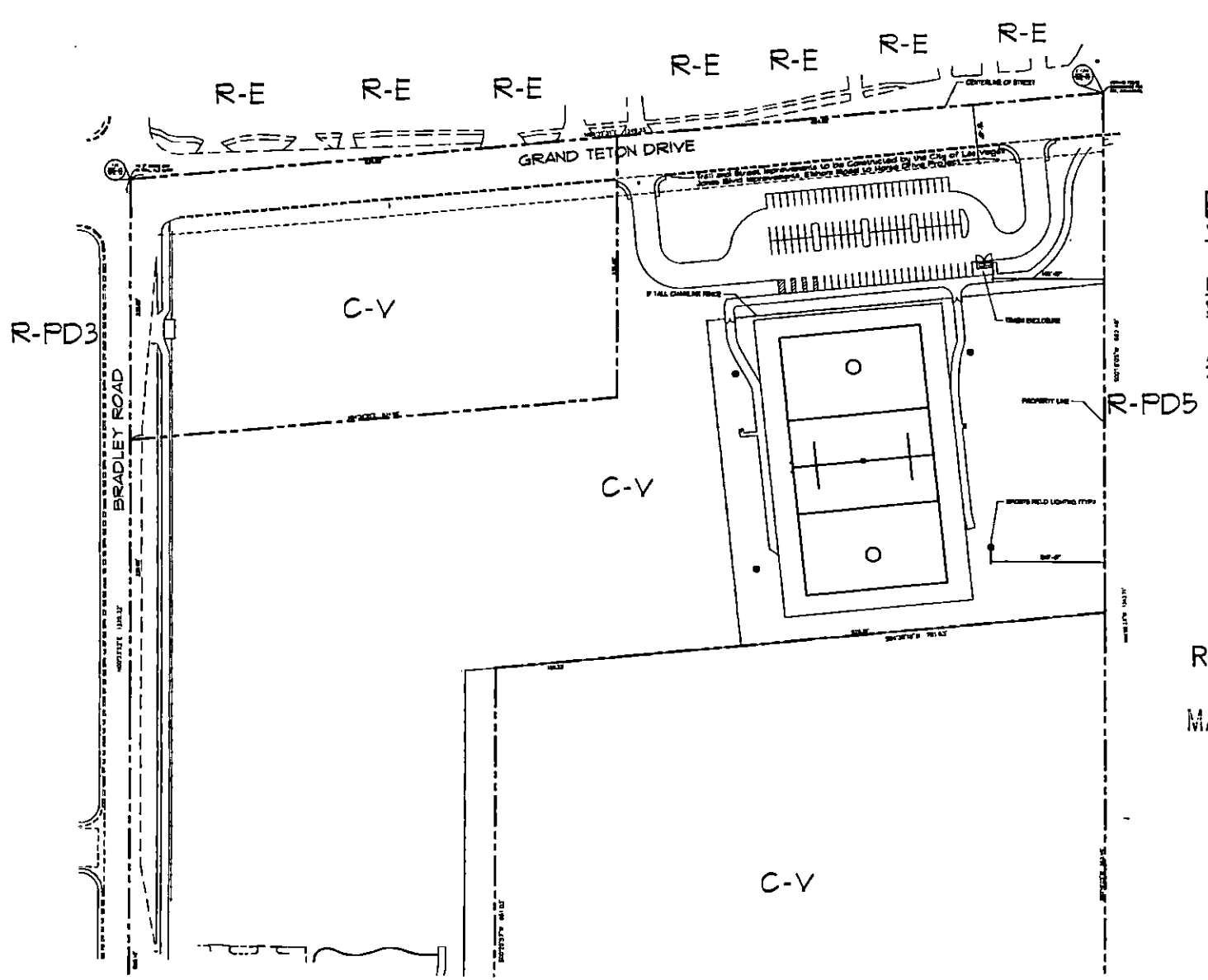
Rosana G. Cogle

Notary Public in and for said County and State

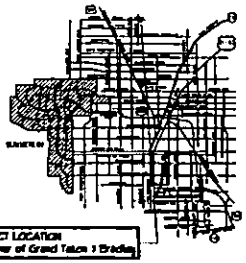
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
ROSANA G. COGLE
Appt. No. 99-27148-1
My Appt. Expires May 16, 2010

RECEIVED

FEB 06 2007



Site Plan



PROJECT LOCATION
SE Corner of Grand Teton & Bradley

Vicinity Map

Parking Space Count

98 Total Parking Spaces (9' x 18' Typical)
3 Handicap Parking Spaces - 2 Standards, 1 Van Accessible

Area of Work

4 Acres

RECEIVED

MAR 1 2 2007

DEPARTMENT OF PUBLIC WORKS

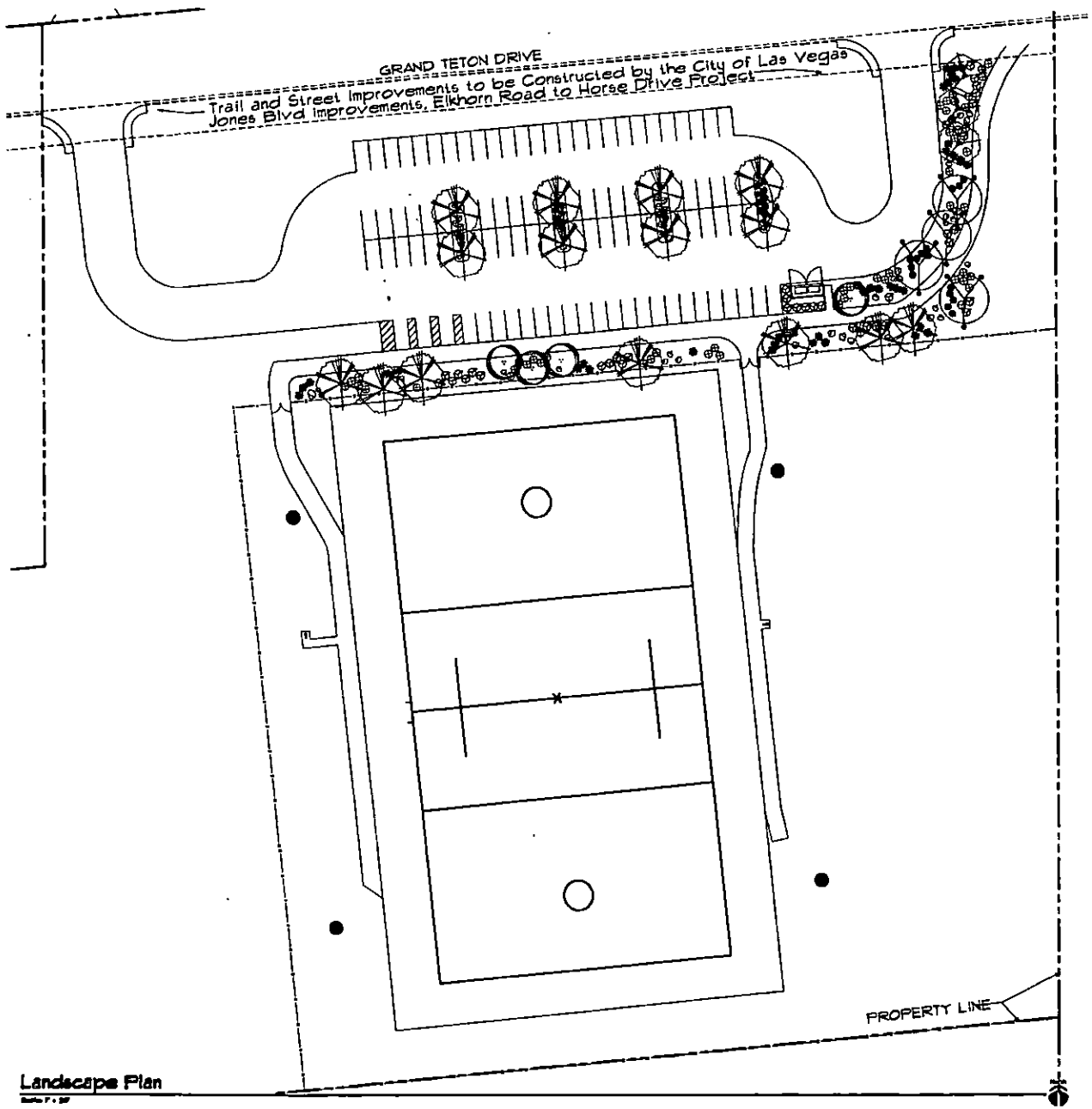
Teton Trails Park, Phase II
SE Corner of Grand Teton & Bradley

Site Plan

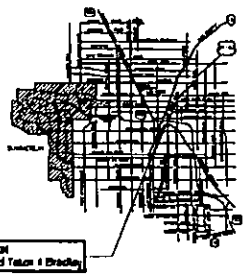
OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

AS–1

SDR-19629
REVISED
03/22/07 PC



Landscape Plan



Vicinity Map

PLANT SCHEDULE

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
TREES					
	4	24" BOX	ACACIA STENOPHYLLA	SHOESTRING ACACIA	3" MIN CAL
	3	24" BOX	CERCIDIUM FLORIDUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	3" MIN CAL
	4	24" BOX	CHITALPA TASHKENTENSIS	CHITALPA	3" MIN CAL
	5	24" BOX	FRAXINUS VELUTINA 'RIO GRANDE'	RIO-TEX ASH	3-1/2" MIN CAL
SHRUBS & GROUNDCOVER					
	15	5 GAL.	ACACIA REDONDAE 'DESERT CARPET'	DESERT CARPET PROSTRATE ACACIA	FULL + BUSHY
	30	5 GAL.	HESPERALOE PARVIFLORA 'RED/YELLOW'	RED/YELLOW YUCCA	FULL + BUSHY
	32	5 GAL.	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	FULL + BUSHY
	44	5 GAL.	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN TEXAS RANGER	FULL + BUSHY
			BOULDERS - HUALAPAI RED, SIZE 3' AND 4', ORIENT FOR BEST APPEARANCE		
			TURF - HYBRID BERMUDA SOD		

PLANTING AREAS: INSTALL A 3" LAYER OF 3/4" TOHAS (SIEVE ANT, MIN 10% RETAINED) HUALAPAI RED DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS

RECEIVED

MAR 1 2 2007

SDR-19629
REVISED
03/22/07 PC

DEPARTMENT OF PUBLIC WORKS

Teton Trails Park, Phase II
SE Corner of Grand Teton & Bradley

Landscape Site Plan

DEPT: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

L1



SDR-19629 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF BRADLEY ROAD AND GRAND TETON DRIVE
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



SDR-19629 - APPLICANT/OWNER: CITY OF LAS VEGAS
SOUTHEAST CORNER OF BRADLEY ROAD AND GRAND TETON DRIVE
MARCH 22, 2007 PLANNING COMMISSION

02/20/07

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

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

DOUGLAS A. SELBY
CITY MANAGER

CHARLES KAJKOWSKI, JR.
PUBLIC WORKS DIRECTOR

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVAOA 89101

OFFICE 702.229.6276

FAX 702.382.0848

TDD 702.386.9108

www.lasvegasnevada.gov

January 11, 2007 (Revised February 14, 2007)

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

Attn: Current Planning:

Re: Justification Letter
Site Development Review – Teton Trails Park Phase 2
For a portion of A.P.N. 125-13-501-009, 4.00 acres

The City of Las Vegas intends to construct the next phase of Teton Trails Park and is hereby submitting a Site Development Review application. Teton Trails Park is located on approximately 22.5 acres at the Southeast corner of Grand Teton Drive and Bradley Road. The most recent Planning action for this park was SDR-2602, related to the development of the first phase of this park, approved by City Council at its meeting of August 20, 2003.

This intended next phase of development will provide a lighted lacrosse/soccer field on the easternmost portion of the parksite, fronting on Grand Teton Drive. A parking area, trash enclosure, accessible walk paths connecting the parking area to the lacrosse/soccer field and drought tolerant perimeter landscaping will be included in this phase. However, further supporting infrastructure and enhanced landscaping will be constructed with a subsequent phase of park development. Trail landscaping and landscaping within planter areas between this project parking area and the trail is requested to be deferred until the subsequent park construction phase.[1] A revised park master concept plan is submitted with this application.

Right of Way improvements for Teton Trails, including a Multi-Use (Non Equestrian) Trail on the south side of Grand Teton Drive are being developed concurrently as a separate project (Jones Boulevard Improvements – Elkhorn Road to Horse Drive).

In support of our application the following is presented:

-This parcel and adjoining parcels have been previously designated as a parksite or civic use (Z-0040-95).
-This project will provide recreational opportunities and promote healthy lifestyles for the citizens of Las Vegas, as stated in the City's published priorities.
-This project promotes the objectives of NRS 278.

SDR-19629
REVISED
03/22/07 PC

RECEIVED
FEB 14 2007

This project will further develop raw land into a City park. This project will enhance the general health, safety and welfare of the surrounding area. The Park will provide a visual green link with the adjacent neighboring residential community and extend available activities for the adjacent Howard Eckethorn Elementary School.

If you have any questions, please contact me at 229-1045.

Michael J. Vlaovich, AIA
Architectural Project Manager
City of Las Vegas Public Works
229-1045 (fax)464-5701

(1) Text added on February 14, 2007

RECEIVED
FEB 14 2007

SDR-19629
REVISED
03/22/07 PC

City of Las Vegas

Agenda Item No.: 15

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:
SDR-19658 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION - OWNER: VILLAGE SQUARE, LLC - Request for a Site Development Plan Review FOR AN 8,500 SQUARE FOOT RETAIL BUILDING AND AN 18,000 SQUARE FOOT RETAIL BUILDING IN AN EXISTING SHOPPING CENTER on 36.5 acres at 9400 West Sahara Avenue (APNs 163-06-816-005, 019, 034, and 036), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

P.C.: FINAL ACTION

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

RECOMMENDATION:
Staff recommends **APPROVAL.**

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

MOTION:
GOYNES – APPROVED subject to conditions Items 10-12 and 14-15 – UNANIMOUS

This is Final Action

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

MINUTES – Continued:
CHAIRMAN DAVENPORT declared the Public Hearing open for Items 10-12 and 14-15.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 10-12 and 14-15.
(6:11- 6:15)
1-333

CONDITIONS:
Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-0139-88) shall be required, except as amended herein.

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 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.

5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

6. 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).

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

CONDITIONS – Continued:

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

9. 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.

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

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.

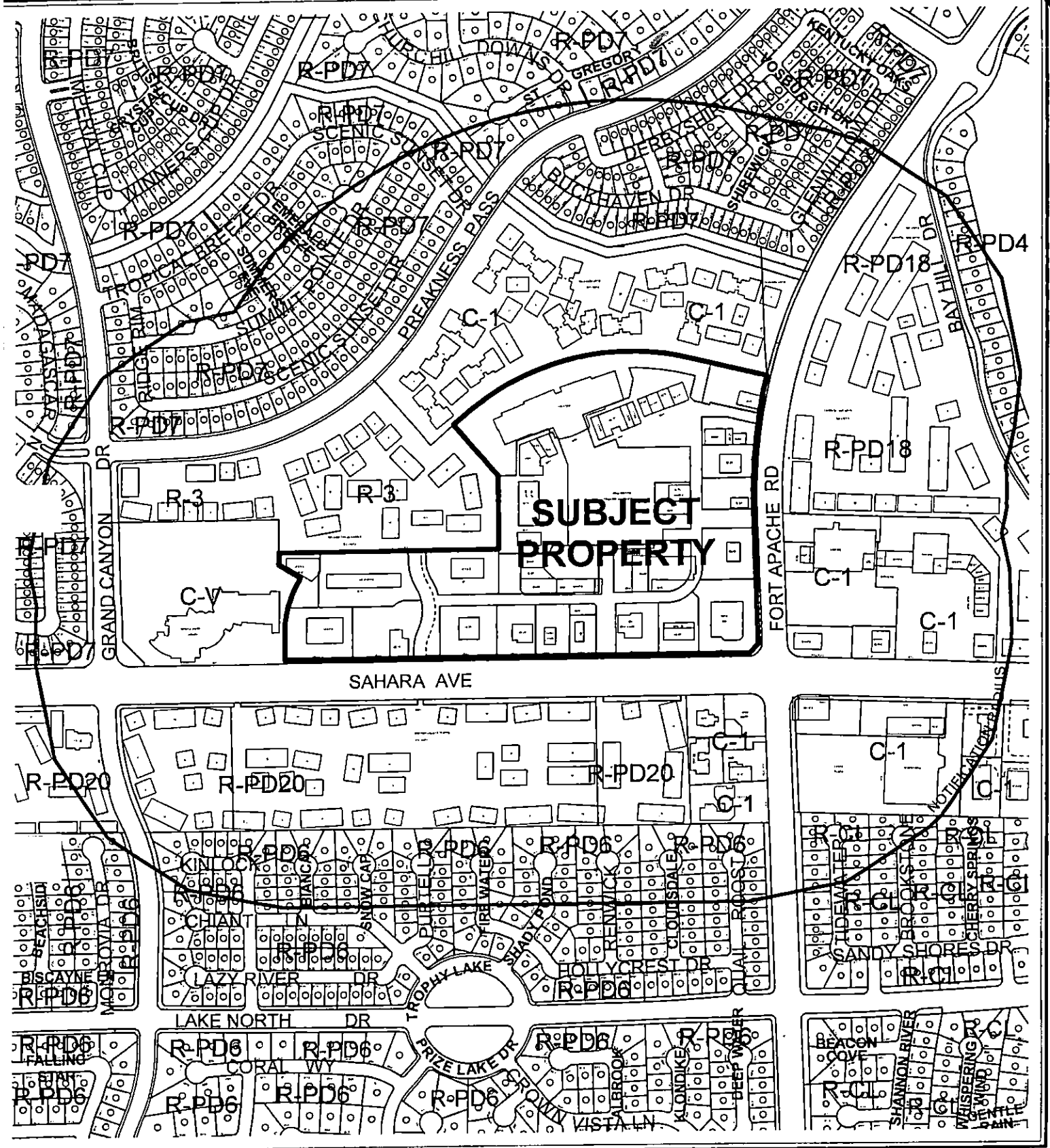
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Existing parcel and or lease lines may need to be relocated in order for the proposed buildings to be placed on this site. Coordinate with the City Surveyor to determine an acceptable mapping method; comply with the recommendations of the City Surveyor.

15. 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 permits, submittal of civil improvement drawings, or further subdivision of this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

16. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-139-88, the Wellington Commercial subdivision and all other subsequent site-related actions.



CASE: **SDR-19658**

RADIUS: 1000 FT

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



0 1000 Feet

CASE: **SDR-19658**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-19658 - APPLICANT: TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION - OWNER: VILLAGE SQUARE, LLC

** CONDITIONS **

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

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (Z-0139-88) shall be required, except as amended herein.

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.

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SDR-19658 - Conditions Page Two
March 22, 2007 - Planning Commission Meeting

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16. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-139-88, the Wellington Commercial subdivision and all other subsequent site-related actions.

SDR-19658 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for an 8,500 square foot retail building and an 18,000 square foot retail building in an existing shopping center 9400 West Sahara Avenue.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/15/89	The City Council approved a Rezoning (Z-0139-88) application for the reclassification of property located on the west side of Fort Apache Road, between Sahara Avenue and Charleston Boulevard, from N-U (Non Urban) under Resolution of Intent to R-PD4 (Residential Planned Development- 4 Units per Acre), P-R (Professional Office and Parking), C-1 (Limited Commercial), and C-V (Civic), to R-PD7 (Residential Planned Development- 7 Units Per Acre), R-3 (Medium Density Residence), and C-1 (Limited Commercial) for the proposed use of Single Family Residential, Multifamily Residential, Commercial and Mixed Use Commercial, which consists of Retail/Service Commercial, Office and Multifamily (multi-story) Residential. The Planning Commission and staff recommended approval.
11/09/98	The City Council approved a Special Use Permit (U-0115-98) and Site Development Plan Review (U-0115-98) on property located north of Sahara Avenue, west of Fort Apache Road to allow a supper club in conjuncture with a proposed 8,802 square foot restaurant. The Planning Commission and staff recommended approval.
08/18/04	The City Council approved a Site Development Plan Review (SDR-4639) for a 57,092 square foot retail/commercial building (pad "P") and a Waiver of commercial standards for 3 feet of foundation landscaping where 6 feet is required. The Planning Commission and Staff recommended approval.
02/15/06	The City Council approved a Special Use Permit (SUP-10406) for a restaurant service bar. The Planning Commission and Staff recommended approval.
04/19/06	The City Council approved a Review of Condition (ROC-12097) Number 2 and 4 of an approved Site Development Plan Review (SDR-4639) to allow a zero foot foundation landscape buffer where three feet was allowed and shown on approved plans for a 57,092 square foot retail/commercial building.

RL

Related Relevant City Actions by P&D, Fire, Bldg., etc., Continued	
07/12/06	The City Council approved a Variance (VAR-12102) to allow 2,404 parking spaces where 2,440 is the minimum number of spaces required in conjunction with the addition of a 1,200 square foot restaurant within the existing shopping center. The Planning Commission recommended approval and staff recommended denial.
Related Building Permits/Business Licenses	
As the subject site is an existing shopping center, there are 162 active business licenses for 92 distinct businesses as well as 84 inactive licenses within the center. No business licenses have been issued to date for the proposed pad sites X-1 and X-2 which is the subject of this application.	
Numerous building permits have been issued for the existing 26 buildings on the subject site as well as related on-site and tenant improvements. No building permits have been issued to date for the proposed pad sites X-1 and X-2 which is the subject of this application.	

Pre-Application Meeting	
01/22/07	A pre-application meeting was held with the applicant with particular attention to the parking requirements. The parking analysis provided at the time of this meeting was deemed acceptable.
Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	

Details of Application Request	
Site Area	
Gross Acres	36.8

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-PD21 (Residential Planned Development – 21 Units Per Acre) and R-3 (Medium Density Residential)
South	Multi-Family Residential, Retail	M (Medium Density Residential), SC (Service Commercial)	R-PD20 (Residential Planned Development – 20 Units Per Acre) and C-1 (Limited Commercial)

East	Multi-Family Residential, Retail	M (Medium Density Residential) SC (Service Commercial)	R-PD18 (Residential Planned Development – 18 Units Per Acre) and C-1 (Limited Commercial)
West	Library, Multi-Family Residential	M (Medium Density Residential), PF (Public Facilities)	C-V (Civic) and R-3 (Medium Density Residential)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan			
Peccole Ranch	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
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	NA

Peccole Ranch
The subject site is located within the Peccole Ranch plan area. No additional standards are applicable to the site based on this designation.

DEVELOPMENT STANDARDS

Pursuant to Title 19.08

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	NA	36.5 Acres	Y
Min. Lot Width	100 Feet	380 Feet	Y
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet 15 Feet 20 Feet	 95 Feet 103 Feet 169 Feet 250 Feet	 Y Y Y Y
Max. Lot Coverage	50%	28%	Y
Max. Building Height	35 Feet	27 Feet to Parapet	Y
Trash Enclosure	Screened	Screened Existing	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.12

Landscaping and Open Space Standards

The proposed Site Development Plan calls for the addition of one single-story, 8,500 square-foot pad site and one single-story, 18,000 square-foot pad site within an existing shopping center. The additions will not impact the existing perimeter landscaping, and only minimally will be visible from the public right-of-way along Fort Apache Avenue. The existing landscaping is approved by previous Site Development Plan Reviews and, as such, is in compliance with Title 19.12 Development Standards. While approximately a net of 12 parking lot trees will be removed, the new site plan calls for the reduction of 167 parking spaces. Therefore, only one tree will be removed for every 14 spaces eliminated, actually increasing the parking lot tree ratio. In addition, eleven 24-inch box trees, two 36-inch box trees, seven 15-gallon shrubs and 64 five-gallon shrubs will be added to the site surrounding the proposed structures, for a net increase in site landscaping.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	452,220 Square Feet	1:250	1,780	29	2,164	73	Y
TOTAL (including handicap)			1,809		2,237		Y

ANALYSIS

- Zoning

  The subject site is located in a C-1 (Limited Commercial) zone in the SC (Service Commercial) Land Use designation area within the Southwest Sector of the Las Vegas 2020 Master Plan. The C-1 (Limited Commercial) zone is intended to provide most retail shopping and personal services. This district should be on the periphery of residential neighborhoods and should be confined to the intersections of primary and secondary thoroughfares along major retail corridors, such as Charleston Boulevard. The property is located within any Peccole Ranch Master Planned Community, and the shopping center is appropriate and conforming to C-1 (Limited Commercial) zone, the SC (Service Commercial) designation and the Peccole Ranch Master Plan Development Standards.

- Site Plan

  The site plan depicts the addition of two buildings to an existing 26 building, 425,720 square-foot shopping center, located at the northwest corner of Sahara Avenue and Fort Apache Road. The site plan conforms to all Title 19 development standards including building setbacks, lot coverage, building height and screening. The proposed additions fit entirely within the existing parking lot on an interior portion of the site. Pad X-1 will consist of 8,500 square feet of retail located to the north of Pad O1 and to the south of the Auto Zone auto parts store. Pad X-2 will consist of 18,000 square feet of retail space located north of the Auto Zone, south of Pad R-4 and west of Pad L. This will expand the total floor space of the shopping center to 452,220 square feet in 28 separate buildings, requiring 1,809 parking spaces at a ratio of 1 space per 250 square feet. Currently, the site provides 2,404 parking spaces and the addition of Pad spaces X-1 and X-2 will require the elimination of 167 spaces. Despite the elimination of parking, the site plan will still provide a surplus of 428 parking spaces, well within the parameters of Title 19.10.

- Waivers

  No waivers are requested or required for the proposed development.

- Landscaping

  The proposed addition of two pad sites to the existing shopping center will not negatively impact the parking lot landscaping. A net gain of one tree and a positive increase in the ratio of parking lot trees to parking spaces will result. The existing perimeter landscaping is installed as approved by previous Site Development Plan Reviews in compliance with Title 19.12 Development Standards, and will not be impacted by the addition of two buildings to the interior of the subject site.

- Elevations

  The proposed elevations depict a façade consistent with the existing buildings at the subject site. Consisting primarily of smooth finish, painted stucco, stone base and insulated glass, the design of the building is appropriate for the subject site. Additional architectural features include fabric awnings, steel frame canopies, and parapets at a maximum height of 27.5 feet. The color palette includes earth tones and greens which are appropriate to the desert environs.

- Floor Plans

  The floor plans depict typical retail strip buildings. Pad X-1 is an 8,500 square-foot shell with five suite bays. Pad X- is an 18,000 square-foot shell with 10 suite bays.

FINDINGS

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

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

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

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

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

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

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

In regard to "1":

The proposed development will be consistent with the existing and proposed development around the site.

In regard to "2":

The proposed site plan conforms to the General Plan, the development standards for Peccole Ranch, and Title 19. The proposed site plan conforms to other city policies and standards.

In regard to "3":

Staff finds access to the development area is via Sahara Avenue and Fort Apache Road, 100-foot wide Primary Arterials according to the Master Plan of Streets and Highways.

In regard to "4":

The proposed building materials and landscape materials are appropriate for the area and for the City.

In regard to "5":

As addressed above, the building elevations, design characteristics and other architectural and aesthetic features are attractive and compatible with development in the area.

In regard to "6":

The project will be subject to permit review and inspections; therefore, appropriate measures will be taken to protect public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	4
ASSEMBLY DISTRICT	2
SENATE DISTRICT	8
NOTICES MAILED	873
APPROVALS	0
PROTESTS	0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19658** APN: 163-06-816-005,019,034,036

Name of Property Owner: Village Square LLC

Name of Applicant: Triple Five Nevada Development Corp.

Name of Representative: Perlman Design Group

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: Andrew Rankin

Subscribed and sworn before me

This 5th day of February, 2007

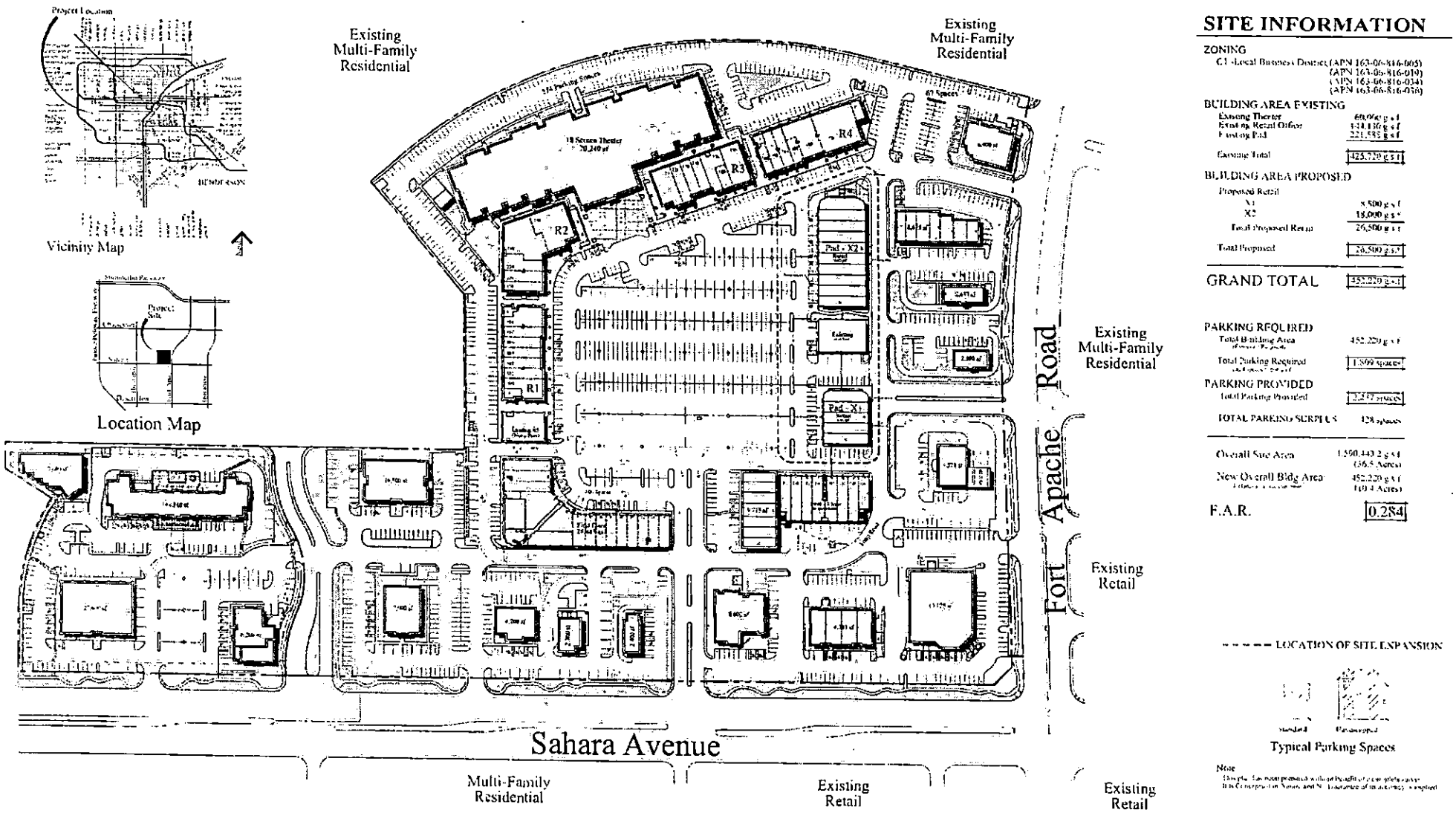
Susan J. Azuse

Notary Public in and for said County and State

SUSAN J. AZUSE
Notary Public-State of Nevada
APPT. NO. 99-50718-1
My App. Expires January 09, 2011

RECEIVED

FEB 06 20



SITE INFORMATION

ZONING
C1 -Local Business District (APN 163-06-816-005)
(APN 163-06-816-019)
(APN 163-06-816-034)
(APN 163-06-816-036)

BUILDING AREA EXISTING

Existing Theater	69,976 g.s.f.
Existing Retail/Office	134,136 g.s.f.
Existing Pad	221,595 g.s.f.
Existing Total	425,729 g.s.f.

BUILDING AREA PROPOSED

Proposed Retail	
X1	8,500 g.s.f.
X2	18,000 g.s.f.
Total Proposed Retail	26,500 g.s.f.
Total Proposed	26,500 g.s.f.
GRAND TOTAL	452,229 g.s.f.

PARKING REQUIRED

Total Building Area	452,229 g.s.f.
Total Parking Required	1,809 spaces

PARKING PROVIDED

Total Parking Provided	2,237 spaces
TOTAL PARKING SURPLUS	428 spaces

Overall Site Area	1,590,443 s.f. (36.5 Acres)
New Overall Bldg Area	452,229 g.s.f. (10.4 Acres)
F.A.R.	0.284

LOCATION OF SITE EXPANSION

Typical Parking Spaces

Note

OVERALL SITE PLAN

0 80 160

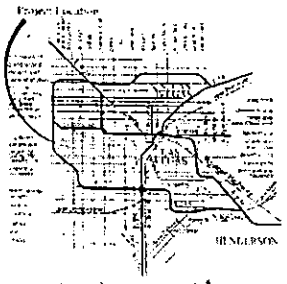
PROJECT NO. 706099 FEBRUARY 6, 2007

VILLAGE SQUARE EXPANSION

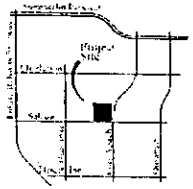
LAS VEGAS, NEVADA

SDR-19658
03/22/07 PC

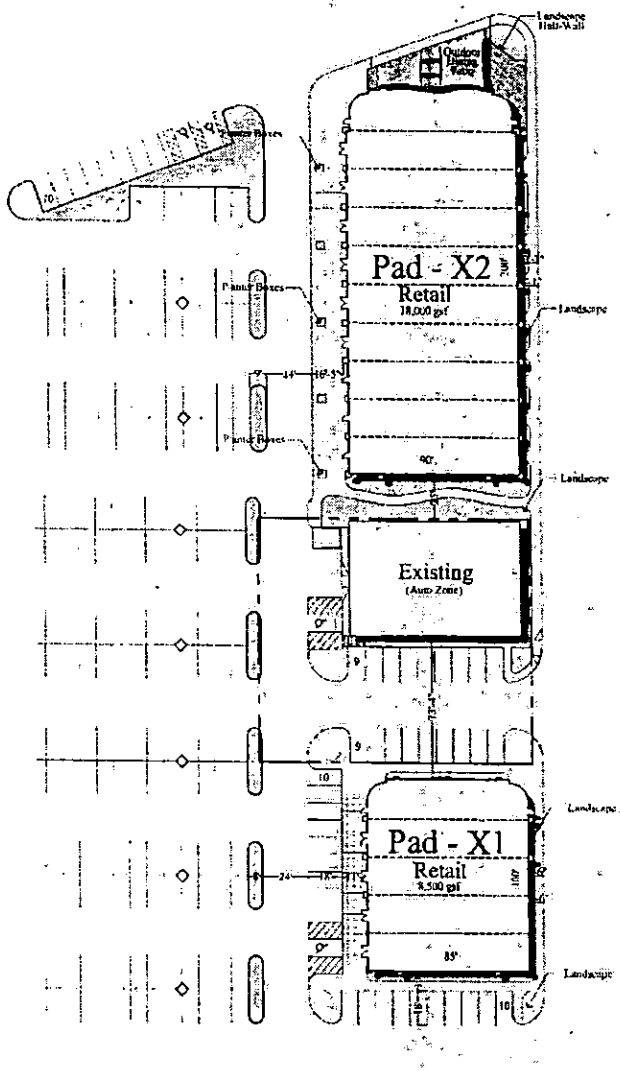
Perlman DESIGN GROUP



Vicinity Map



Location Map



SITE INFORMATION

ZONING
C-1-Local Business District (APN 163-06-816-035)
(APN 163-06-816-019)
(APN 163-06-816-034)
(APN 163-06-816-036)

Overall Site Area: 1,560,843.2 g.s.f. (36.5 Acres)

BUILDING AREA EXISTING

Existing Theater	60,000 g.s.f.
Existing Retail/Office	141,358 g.s.f.
Existing Pad	224,588 g.s.f.
Existing Total	425,730 g.s.f.

BUILDING AREA PROPOSED

Proposed Retail	
X1	8,500 g.s.f.
X2	18,000 g.s.f.
Total Proposed Retail	26,500 g.s.f.
Total Proposed	26,500 g.s.f.

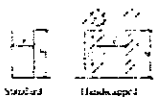
GRAND TOTAL: 452,230 g.s.f.

PARKING REQUIRED

Total Building Area	452,230 g.s.f.
Total Parking Required	1,809 spaces

PARKING PROVIDED

Total Parking Provided	2,237 spaces
TOTAL PARKING SURPLUS	428 spaces



Typical Parking Spaces

Note:

© C... 2005 ... All Rights ...

North

0 30 60

PROJECT NO: 706099 FEBRUARY 6, 2007

ENLARGED SITE PLAN

VILLAGE SQUARE EXPANSION

LAS VEGAS, NEVADA

Perlman DESIGN GROUP

RECEIVED

SDR-19658

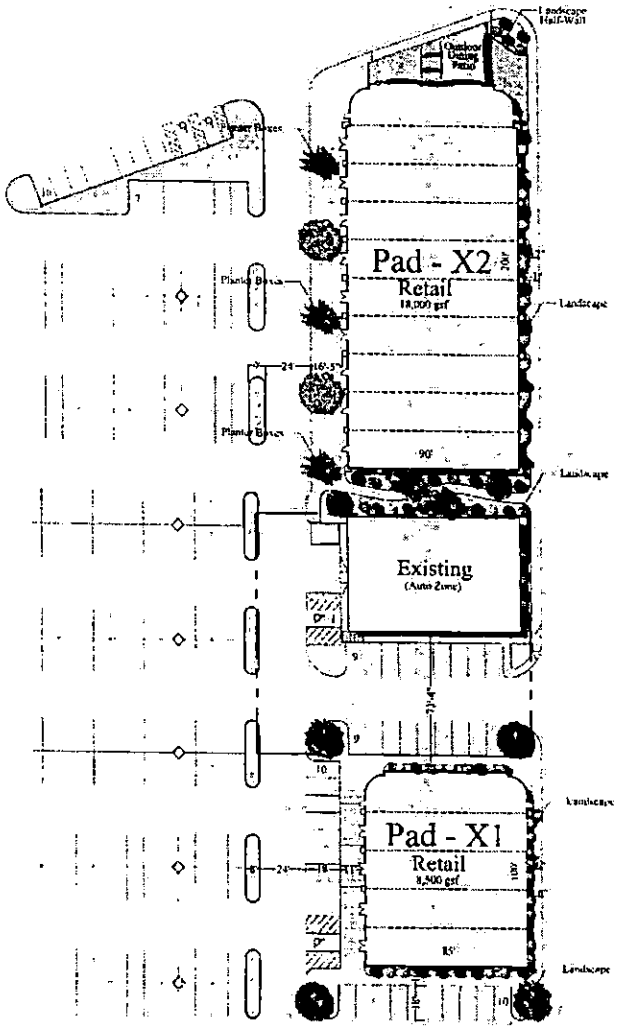
03/22/07 PC



Vicinity Map



Location Map



PLANT LEGEND

Symbol	Botanical Name	Common Name	Size	Quantity	Remarks

Symbol	Botanical Name	Common Name	Size	Quantity	Remarks

© [illegible]

LANDSCAPE PLAN

0 30 60

PROJECT NO. 706099 February 6, 2007

VILLAGE SQUARE EXPANSION

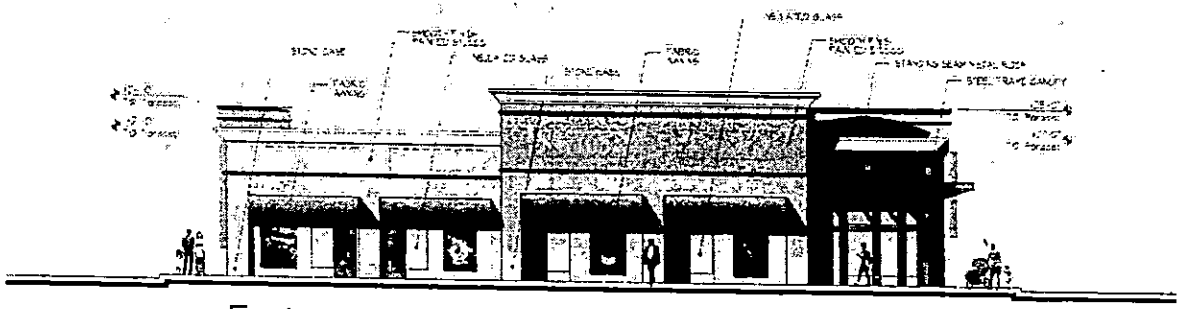
LAS VEGAS, NEVADA

Perlman DESIGN GROUP

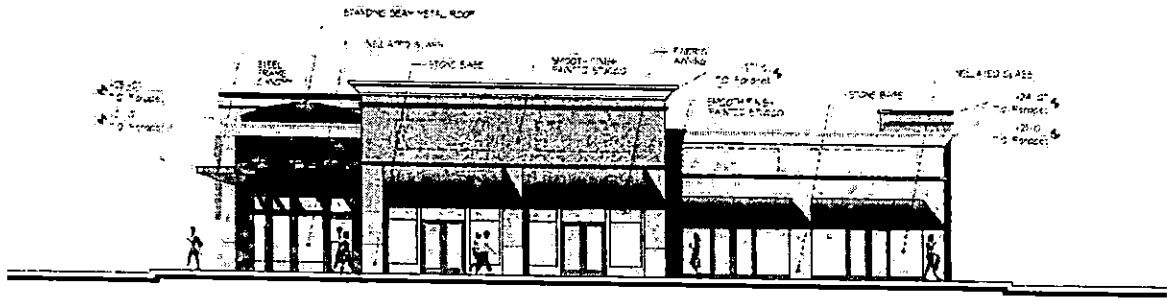
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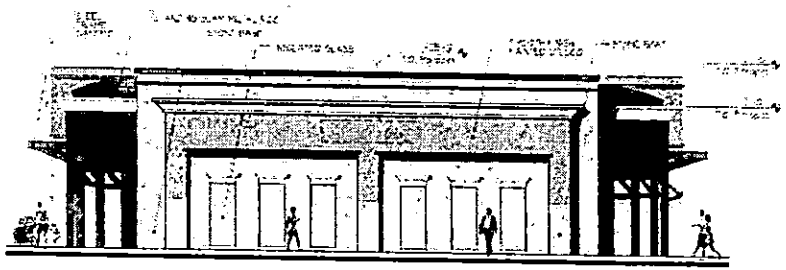
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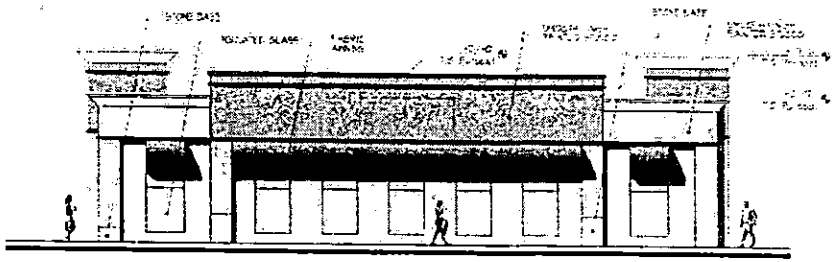
East



West



North



South

Building X1 Conceptual Elevations

Project No 706099 February 6, 2007

Village Square Expansion

Las Vegas, Nevada

Perlman Design Group

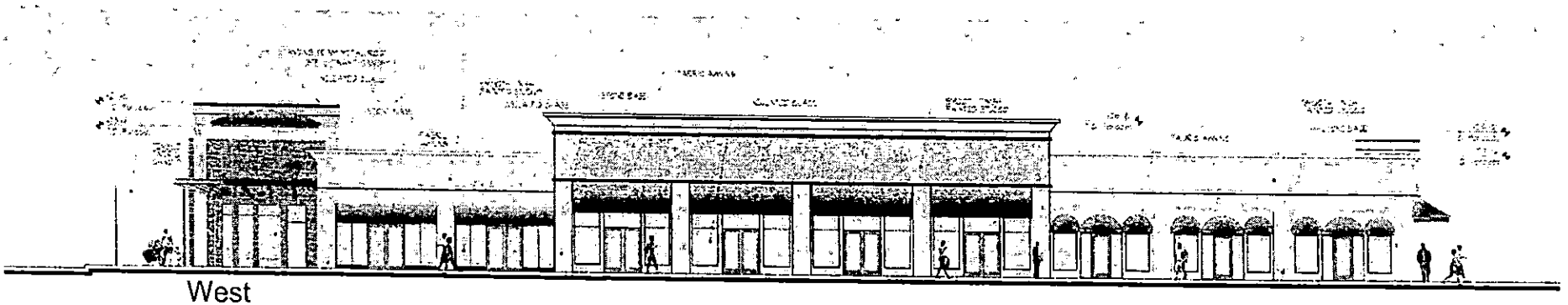
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SDR-19658

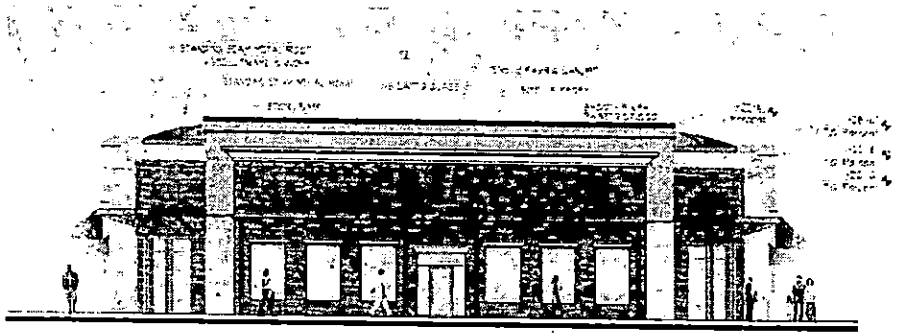
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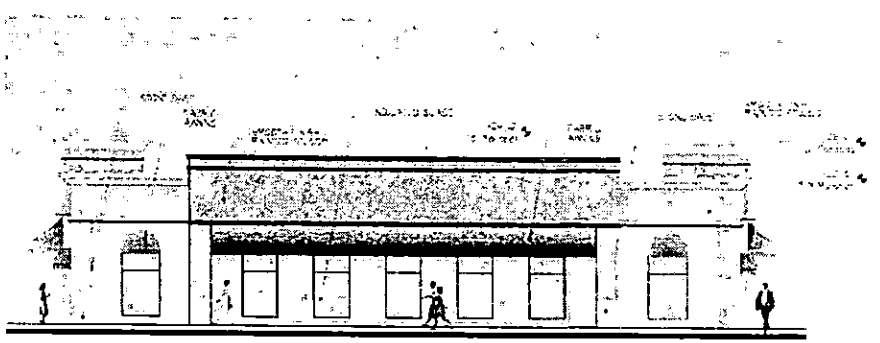
East



West



North



South

Building X2 Conceptual Elevations

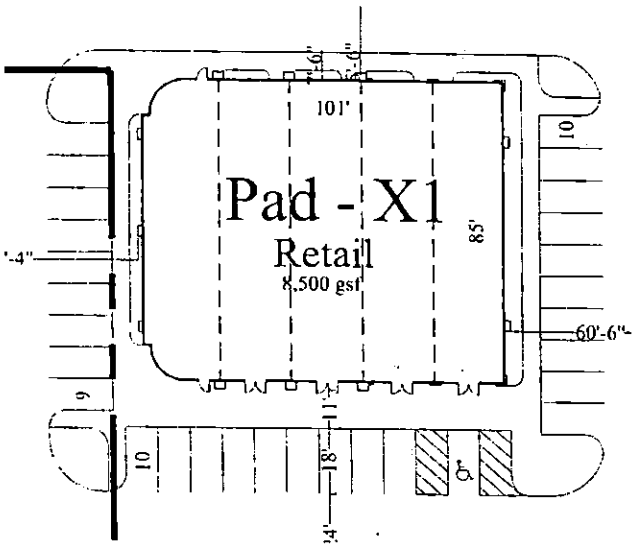
Project No. 706099 February 6, 2007

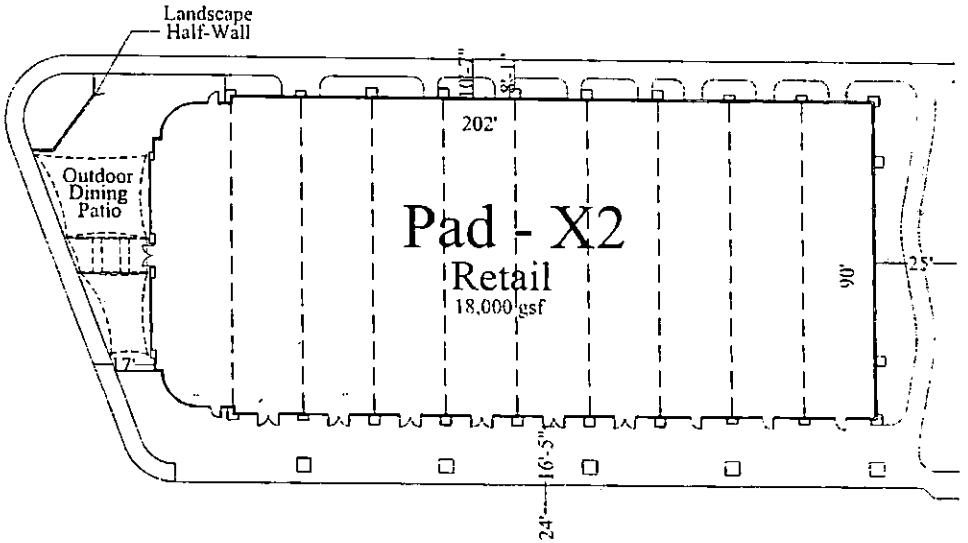
VILLAGE SQUARE EXPANSION

LAS VEGAS, NEVADA

Perlman DESIGN GROUP

RECEIVED
SDR-19658
03/22/07 PC





Building X1 & X2 Conceptual Floor Plan

N

Project No 706099 February 6, 2007

555 Triple Five Nevada Development Corp.

Village Square

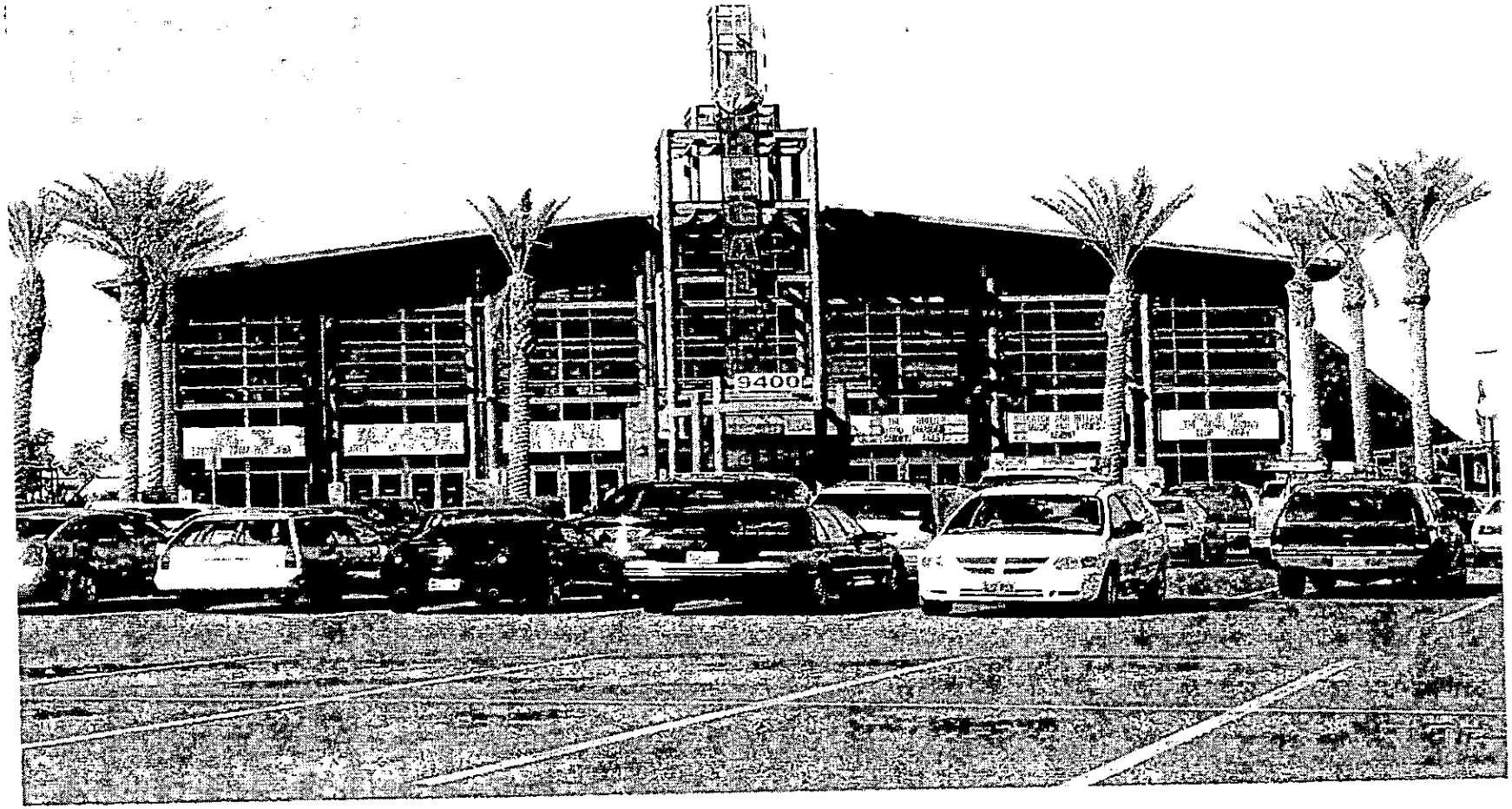
Las Vegas, Nevada

Perlman

RECEIVED

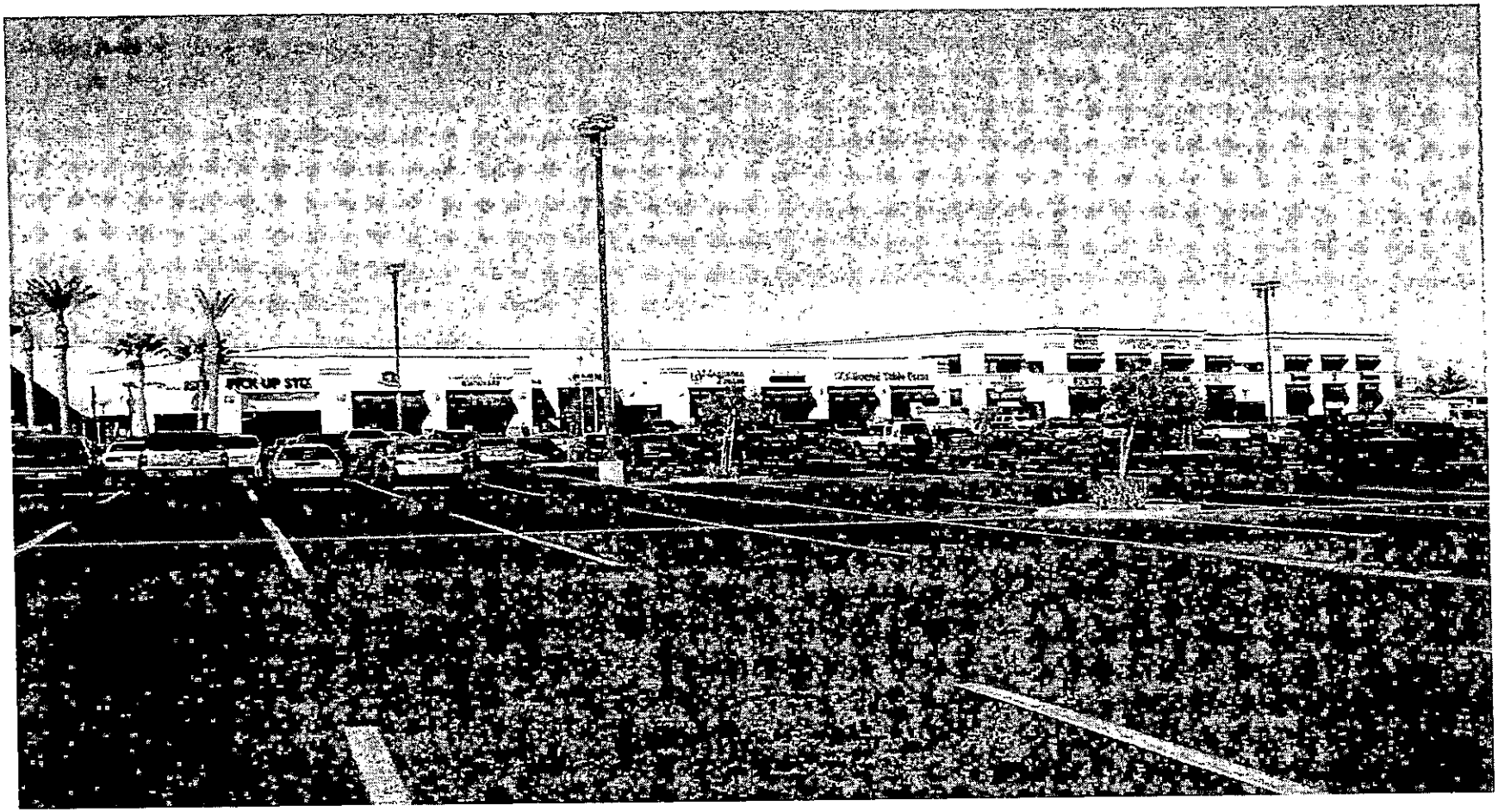
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SDR-19658
03/22/07 PC



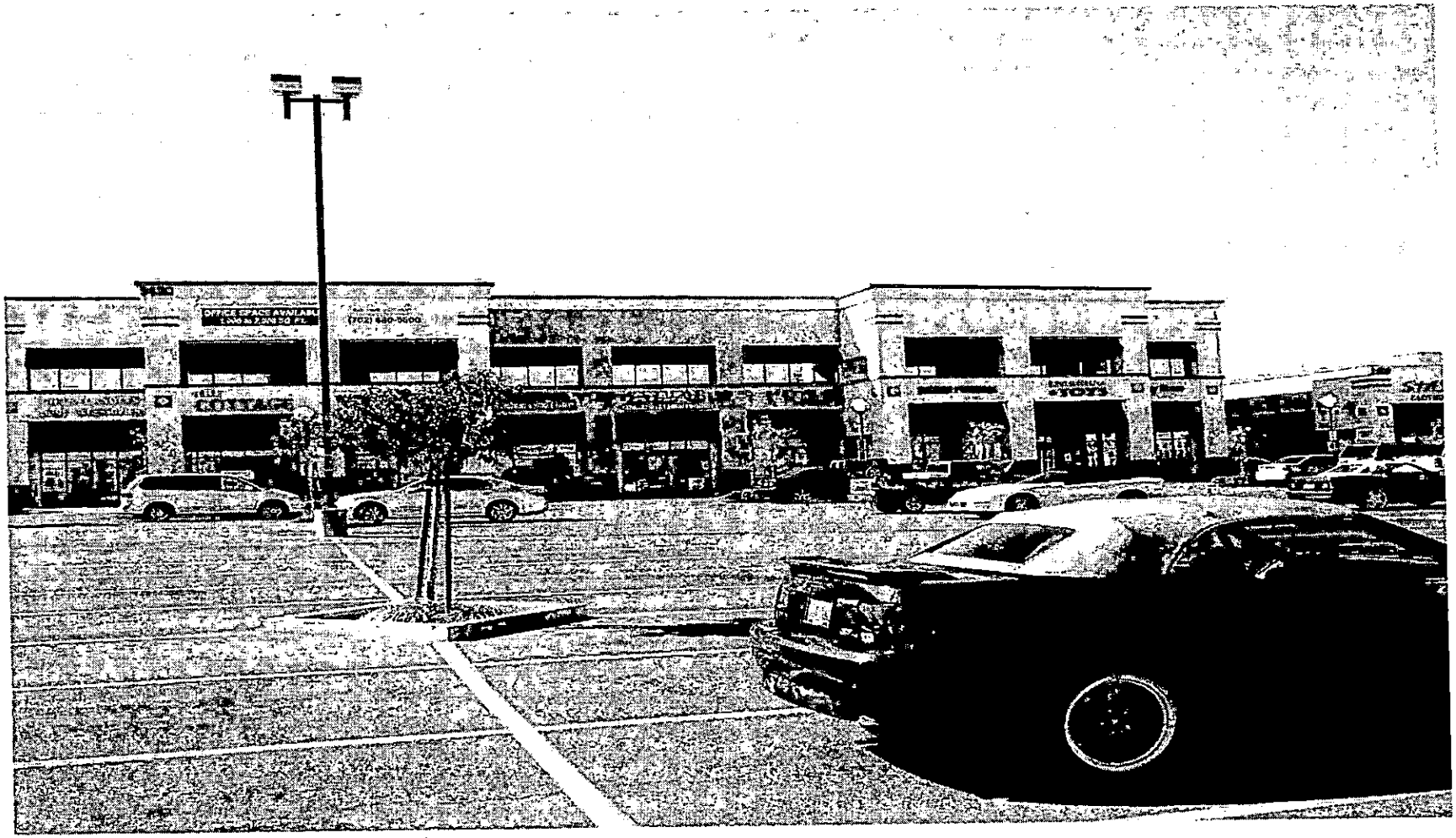
SDR-19658 - APPLICANT: TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION - OWNER: VILLAGE SQUARE, LLC
9400 WEST SAHARA AVENUE
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



SDR-19658 - APPLICANT: TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION - OWNER: VILLAGE SQUARE, LLC
9400 WEST SAHARA AVENUE
MARCH 22, 2007 PLANNING COMMISSION

02/20/07



SDR-19658 - APPLICANT: TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION - OWNER: VILLAGE SQUARE, LLC
9400 WEST SAHARA AVENUE
MARCH 22, 2007 PLANNING COMMISSION

02/20/07

Perlman
DESIGN GROUP

February 6, 2007

City of Las Vegas Planning and Development
731 South Fourth St.
Las Vegas, NV 89101

JUSTIFICATION LETTER FOR VILLAGE SQUARE EXPANSION PADS X-1 AND X-2

Please accept this Application for Site Development Plan Review for the expansion of the Village Square Shopping Center Pads X-1 and X-2. The site is located at 9400 W. Sahara Ave. The site is zoned C-1 (Local Business) and the Southwest Sector Land Use Plan designates the site as Service Commercial.

This proposal includes the construction of a new retail building on Pads X-1 and X-2. The building on Pad X-1 as proposed will be 8,500 square feet, one story retail building with five suites. The maximum height of the building is 25 feet tall. The building on Pad X-2 as proposed will be 18,000 square feet, one story retail building with 10 suites. The site plan also indicates the opportunity to provide for outdoor dining. The maximum height of the building is 27 feet tall.

The site as designed provides 2,237 parking spaces which exceeds code requirements. The building architecture has been designed to be consistent with the existing buildings. This project meets all requirements of Title 19 and provides needed retail opportunities.

Sincerely,
Perlman Design Group

Sue Gray AICP
Senior Planner

SDR-19658
03/22/07 PC

RECEIVED
FEB 06 2007

2230 Corporate Circle, Suite 200, Henderson, NV 89074
Tel. 702.990.9900 Fax. 702.932.3222

PerlmanDesignGroup.com
PA Las Vegas, LLC A Perlman Design Group Company

Perlman
DESIGN GROUP

January 12, 2007

City of Las Vegas Planning and Development

731 South Fourth St.

Las Vegas, NV 89101

JUSTIFICATION LETTER FOR VILLAGE SQUARE EXPANSION PAD X-1

Please accept this Pre-application Conference Request Form for the expansion of the Village Square Shopping Center Pad X-1. This proposal includes the construction of a new retail building on Pad X-1. The building as proposed will be 8,500 square feet, one story retail building with five suites. The maximum height of the building is 25 feet tall.

The site as designed provides 2,237 parking spaces which exceeds code requirements.
The building architecture has been designed to be consistent with the existing buildings.
This project meets all requirements of Title 19 and provides needed retail opportunities.

Sincerely,

Perlman Design Group

Sue Gray AICP

Senior Planner

RECEIVED

FEB 06 2007

SDR-19658

03/22/07 PC

2230 Corporate Circle, Suite 200, Henderson, NV 89074
Tel. 702.990.9900 Fax. 702.932.3222

PerlmanDesignGroup.com
PA Las Vegas, LLC A Perlman Design Group Company

City of Las Vegas

Agenda Item No.: 16

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

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

C.C.: 04/18/07

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

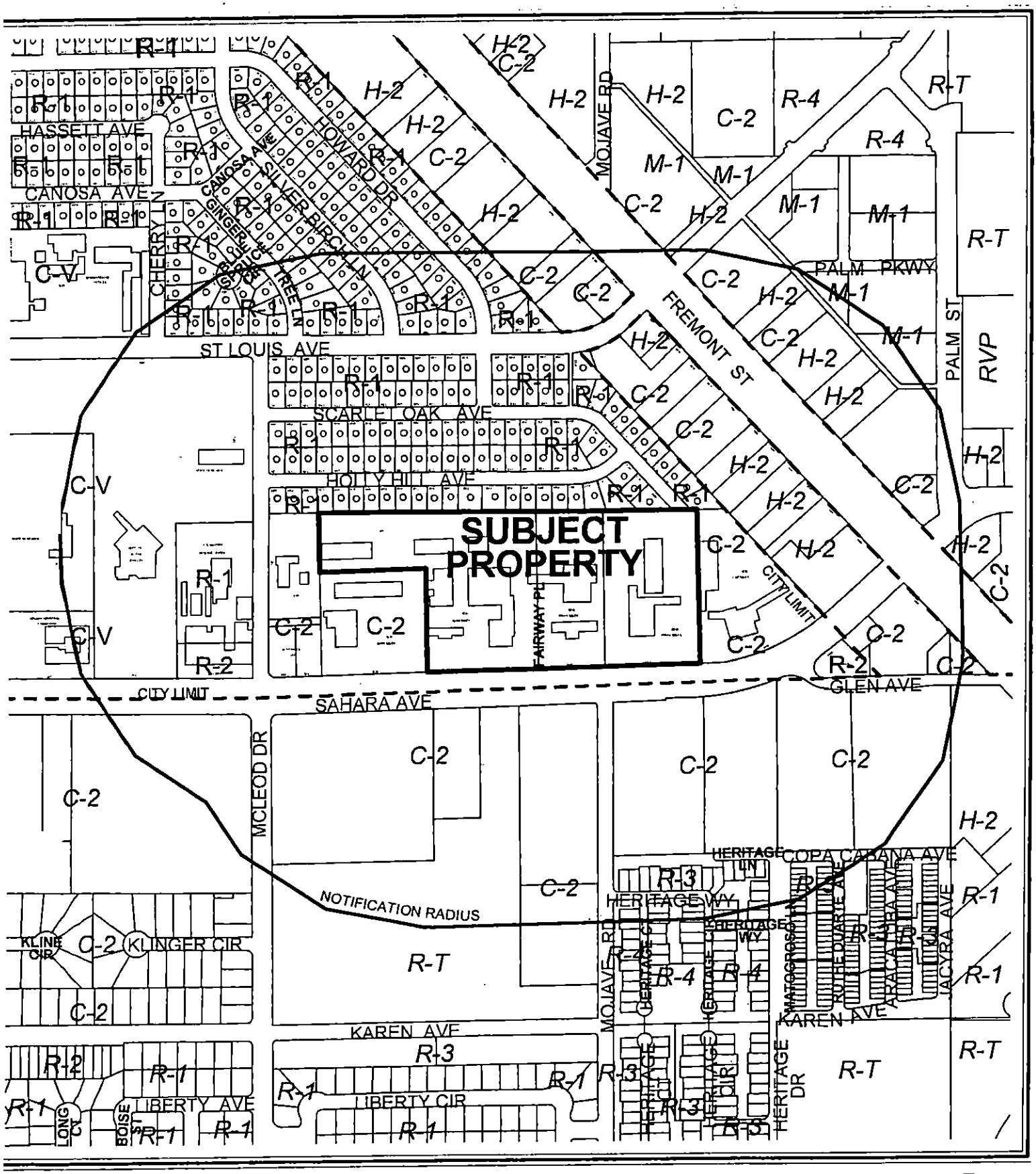
RECOMMENDATION:
Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:
1. Location Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Telephone Approval
6. Submitted after final agenda – Abeyance request by Gary W. Miller Architect & Associates, Inc. for Item 16-18

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

MINUTES:
ANDY REED, Planning Supervisor, stated that the applicants of Items 1, 3, 16-18, 22-23, and 24-25 requested the matters be held in abeyance to 4/12/2007.

(6:02 – 6:05)



0 500 Feet

CASE: **WVR-19784**

RADIUS: 1000 FT

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - WVR-19784 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-19359) and Site Development Plan Review (SDR-19363) if approved.

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

MH

WVR-19784 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Waiver to Title 18.12.130 to allow the termination of Scarlet Oak Avenue to occur onsite without the required cul-de-sac. In addition to this Waiver (WVR-19784), a related Site Development Plan Review (SDR-19363) and Special Use Permit (SUP-19359) have been requested.

This request is for the redevelopment of an existing Automobile Dealership located at 3100 East Sahara Avenue. The applicant's proposal will include two new buildings to replace the previous dealership and service center. Two buildings dedicated for storage will remain on site.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/07/87	The City Council approved the Rezoning (Z-0083-87) of property generally located north of Sahara Avenue and west of Fremont Street from R-1 (Single Family Residential) Zone and R-2 (Medium-Low Density Residential) Zone to C-2 (General Commercial) Zone.
03/08/07	The Planning Commission held this item in abeyance at the applicants request.
Related Building Permits/Business Licenses	
11/14/03	Code Enforcement Case #5491: The property located at 3100 East Sahara was cited for an attractive nuisance for noise, paint odors, and test drives on October 14, 2003. The case was resolved on November 14, 2003.
10/04/06	Business license #A16-00009, "Fairway Chevrolet": Automobile Sales New & Used located at 3100 East Sahara Avenue.
Pre-Application Meeting	
1/10/07	A Pre-application meeting was held regarding the redevelopment of the existing Automobile Dealership located at 3100 East Sahara Avenue. Issues regarding the recordation of a merger and re-subdivision of the three affected properties along with the Design, Parking, and Landscaping standards were discussed.
Neighborhood Meeting	
NA	A neighborhood meeting was not required nor was one held.

Details of Application Request	
Site Area	
Net Acres	17.01 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership	GC (General Commercial)	C-2 (General Commercial) Zone
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential) Zone
South	Clark County - Auto Dealership	Clark County	Clark County
East	Auto Dealership	GC (General Commercial)	C-2 (General Commercial) Zone
West	Auto Dealership	GC (General Commercial)	C-2 (General Commercial) Zone

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

*The applicant provided a completed Development Impact Notification Assessment with the application for a Special Use Permit (SUP-19359).

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	740,962 SF	NA
Min. Lot Width	100 Feet	1,457 Feet	NA
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet 15 Feet 20 Feet	 117 Feet 32 Feet NA 126 Feet	 Y* Y* Y* Y*
Max. Lot Coverage	50 %	17%	Y*
Max. Building Height	N/A	19 Feet	NA
Trash Enclosure	Covered/screened	Y	Y
Mech. Equipment	Covered/screened	Y	Y

*With the recordation of a Merger and Re-subdivision of parcels APN 162-01-180-014, -015 & -016 this proposal will be in conformance with Title 19.08. However, without the merger of the three lots, the lots handled individually will not comply with Title 19. Therefore, approval of Site Development Plan Review (SDR-19363) will be contingent upon completion of this condition.

Pursuant to Title 19.08.060, the following requirements apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	78 Feet	130 Feet	Y
Adjacent development matching setback	15 Feet	20 Feet	Y
Trash Enclosure	50 Feet	120 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	*Gross Floor Area or Number of Units*	*Required*			*Provided*		*Compliance*
		Parking Ratio	*Parking*		*Parking*		
			Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New)	251,828 SF	1 stall per 500 sq ft GFA	504	10	507	10	Y
Vehicle Display	---	---	---	---	813	---	---
TOTAL			504	10	1320	10*	Y
Loading Spaces		1 req'd			3		Y

* The Handicapped parking ratio applies only to the 2% of GFA dedicated to Motor Vehicle Sales; the excess parking utilized for vehicle display and inventory storage is not included in this total.

ANALYSIS

- ***Title 18 Subdivision Ordinance Compliance***

Pursuant to Title 18.12.130, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Cul-de-sac	Turn around at street terminus	No	N

The subject proposal has a public residential drive that terminates at the northwest corner of the property. This application seeks to remedy an existing condition that was present prior to the approved use for the Motor Vehicle Sales use, which has also been present at this location for over thirty years. Staff supports this deviation as it allows the applicant to creatively use the subject parcel and provide for the needed redevelopment in the subject area.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	3	
ASSEMBLY DISTRICT	12	
SENATE DISTRICT	10	
NOTICES MAILED	255	(Mailed with SUP-19359 and SDR-19363)
APPROVALS	1	
PROTESTS	0	

MH

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: WVR-19784 APN: 162-01-801-015/014/016

Name of Property Owner: GREG W. HEINRICH

Name of Applicant: DARWIN LINDAHL

Name of Representative: KEVIN REISCH

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: GREG W. HEINRICH

Subscribed and sworn before me

This 9th day of FEB, 2007

_____

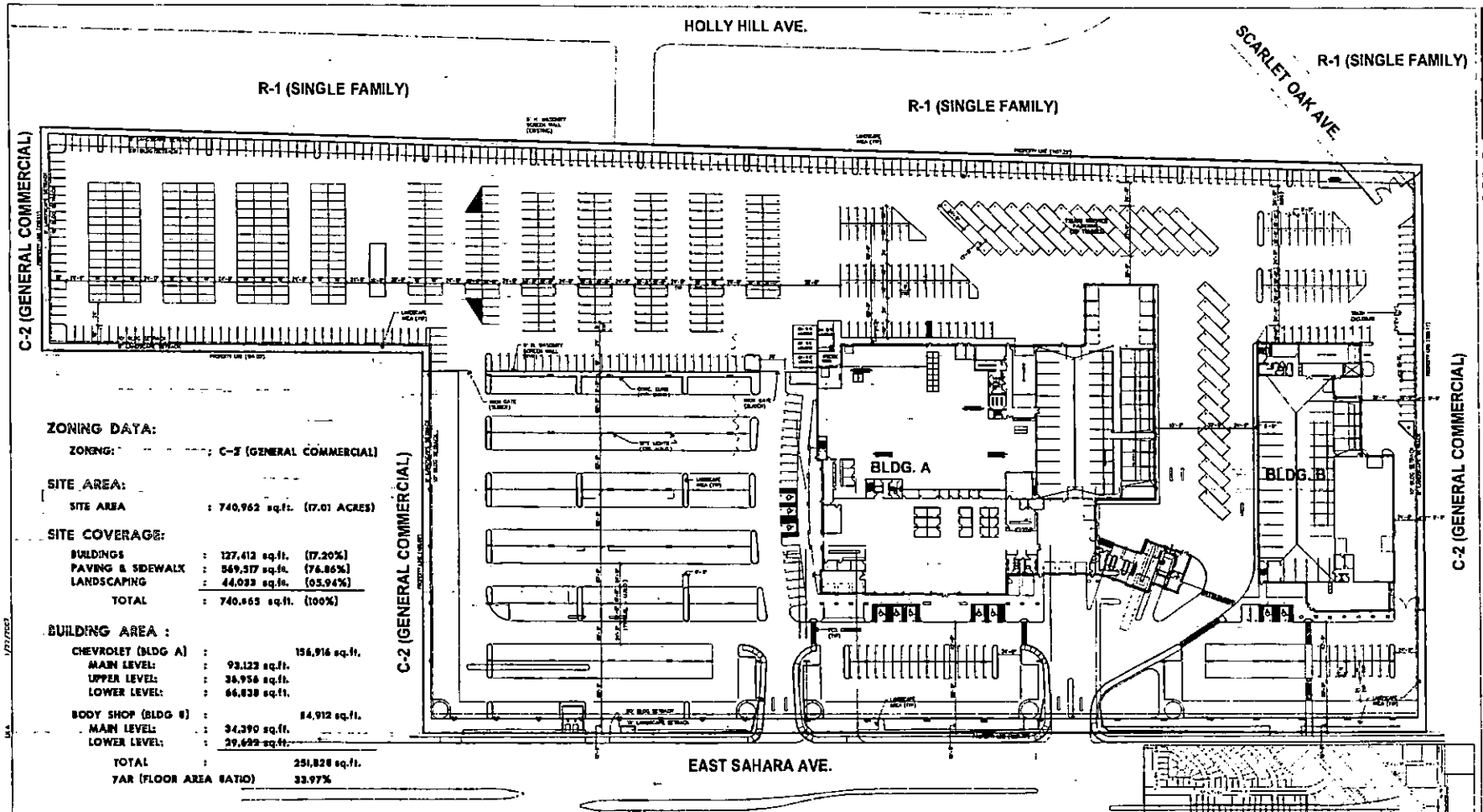
Notary Public in and for said County and State

BOYD D. MARTIN
Notary Public, State of Nevada
Appointment No. 98-5205-1
My Appt. Expires Oct. 9, 2010

RECEIVED
FEB 12 2007

Revised 11-14-06

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



ZONING DATA:

ZONING: ; C-2 (GENERAL COMMERCIAL)

SITE AREA:

SITE AREA	:	740,962 sq.ft.	(17.01 ACRES)

SITE COVERAGE:

BUILDINGS	:	127,412 sq.ft.	(17.20%)
PAVING & SIDEWALK	:	569,317 sq.ft.	(76.86%)
LANDSCAPING	:	44,033 sq.ft.	(05.94%)
TOTAL	:	740,663 sq.ft.	(100%)

BUILDING AREA :

CHEVROLET (BLDG A)	:		156,916 sq.ft.
MAIN LEVEL:	:	93,122 sq.ft.	
UPPER LEVEL:	:	36,956 sq.ft.	
LOWER LEVEL:	:	66,838 sq.ft.	
BODY SHOP (BLDG B)	:		94,912 sq.ft.
MAIN LEVEL:	:	34,390 sq.ft.	
LOWER LEVEL:	:	29,622 sq.ft.	
TOTAL	:		251,828 sq.ft.
FAR (FLOOR AREA RATIO)			33.97%

PARKING :

REQUIRED

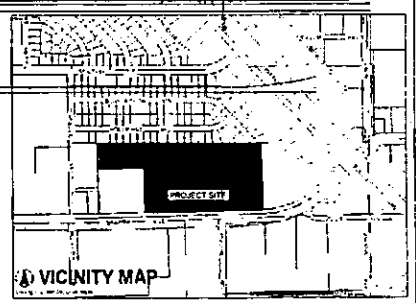
251,828 S.F. / 500 S.F.	:		503 CARS

PROVIDED

CUSTOMER PARKING	:	80	CARS
SERVICE PARKING	:	162	CARS
EMPLOYEE PARKING	:	190	CARS
PARTS RUNNER PARKING	:	17	CARS
BODY SHOP PARKING	:	74	CARS
TRUCK SERVICE PARKING	:	64	TRUCKS
TOTAL PARKING	:		827 CARS/TRUCKS
VEHICLE DISPLAY	:		443 CARS
TRUCK DISPLAY	:		27 TRUCKS
INVENTORY STORAGE	:		353 CARS
OVERALL TOTAL	:		1,320 CARS/TRUCKS



TYPICAL SCREEN WALL ELEVATION



VICINITY MAP

Site Plan

SCALE: 1" = 50'-0"

1 PRELIMINARY SITE PLAN
SCALE: 1" = 50'-0"

D·L·A

Project: #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET
3100 EAST SAHARA AVE.
LAS VEGAS, NEVADA

Revisions

No.	Revision	Date

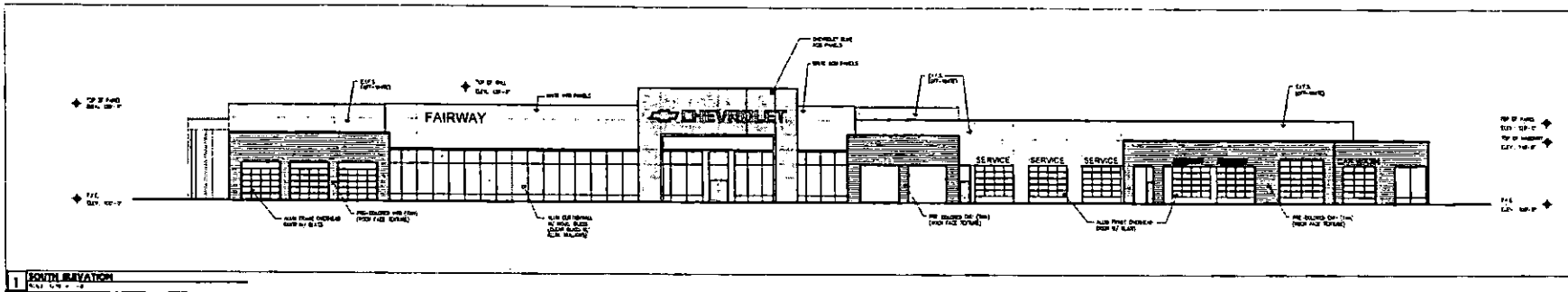
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Drawing
PRELIMINARY SITE PLAN

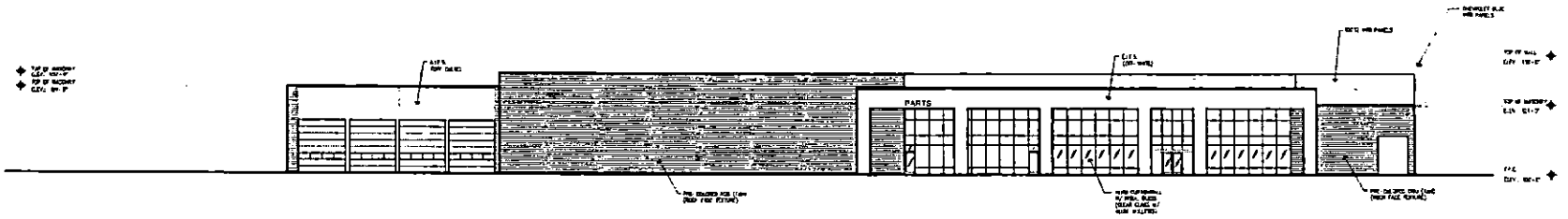
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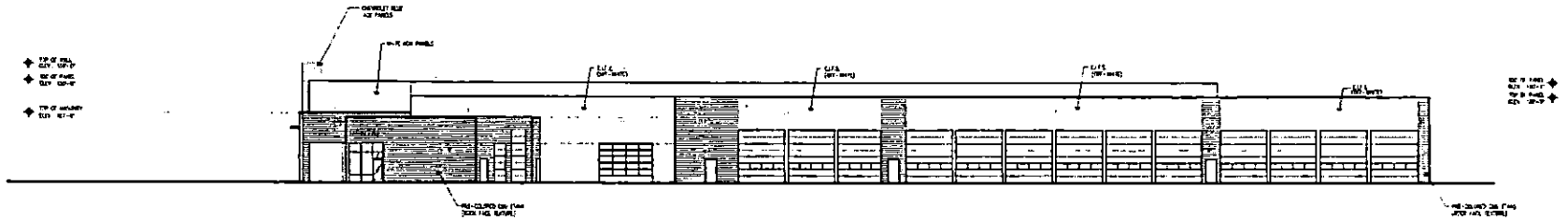
WVR-19784
03/22/07 PC



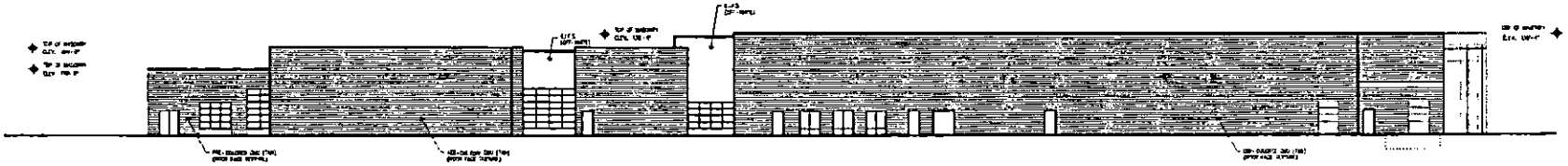
1 SOUTH ELEVATION



2 WEST ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION

Darwin Lindahl Architects, P.A.
4180 West Broadway, Suite 200
Minneapolis, Minnesota 55422
Ph.763.5810448 Fax763.5810441

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Project: #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET
3100 EAST SAHARA AVE.
LAS VEGAS, NEVADA

Revisions:

No.	Revision:	Date:

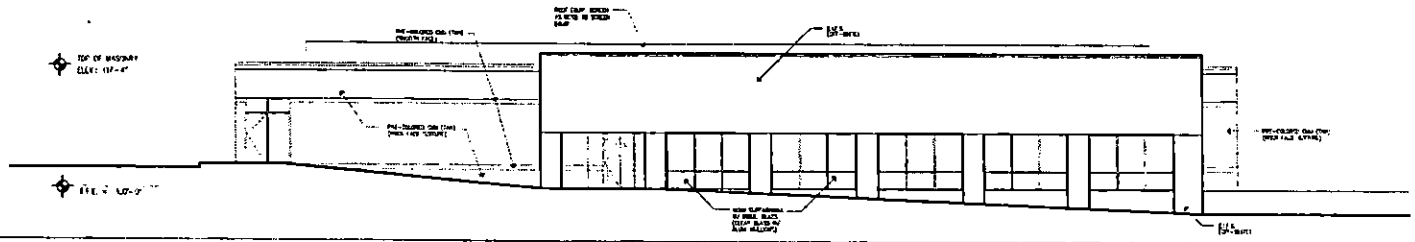
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NOT FOR CONSTRUCTION

Drawing:
BUILDING ELEVATIONS BUILDING A

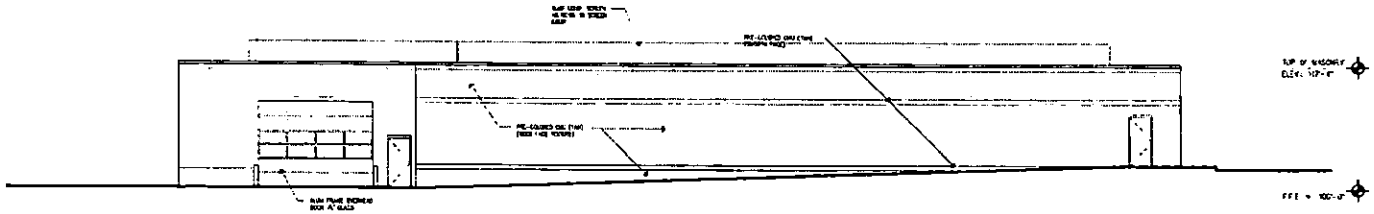
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A3.1

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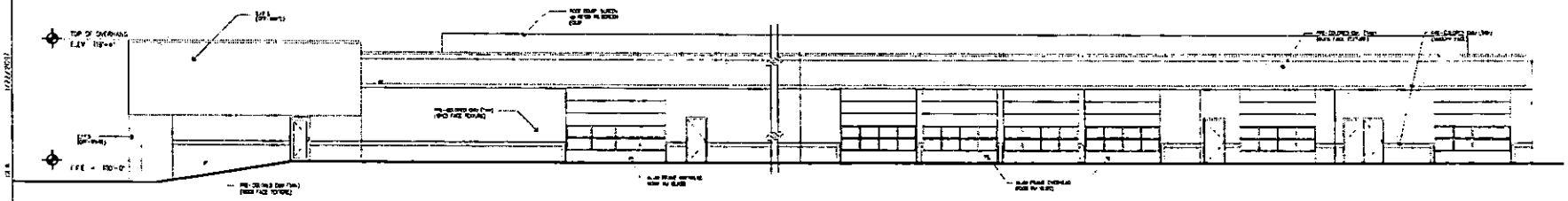
WVR-19784
03/22/07 PC



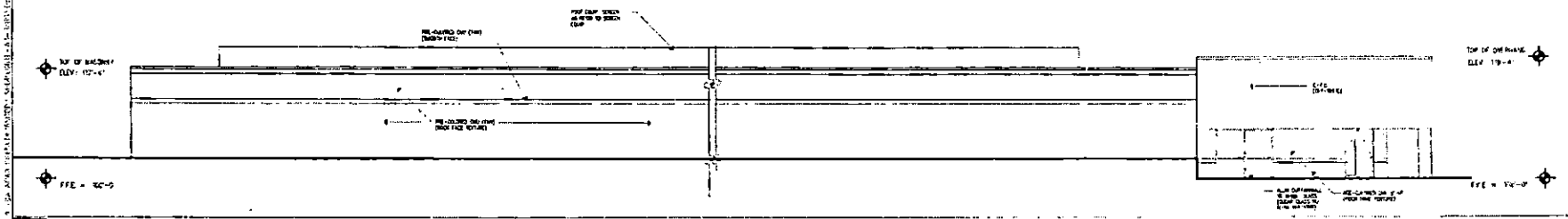
1 SOUTH BUILDING ELEVATION-BODY SHOP



2 NORTH BUILDING ELEVATION-BODY SHOP



3 EAST BUILDING ELEVATION-BODY SHOP



4 WEST BUILDING ELEVATION-BODY SHOP

Dawson Lindahl Architects, P.A.
Suite 200
Minnetonka, Minnesota 55422
Ph 763.562.0448 Fax 763.562.3448

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Project #0616

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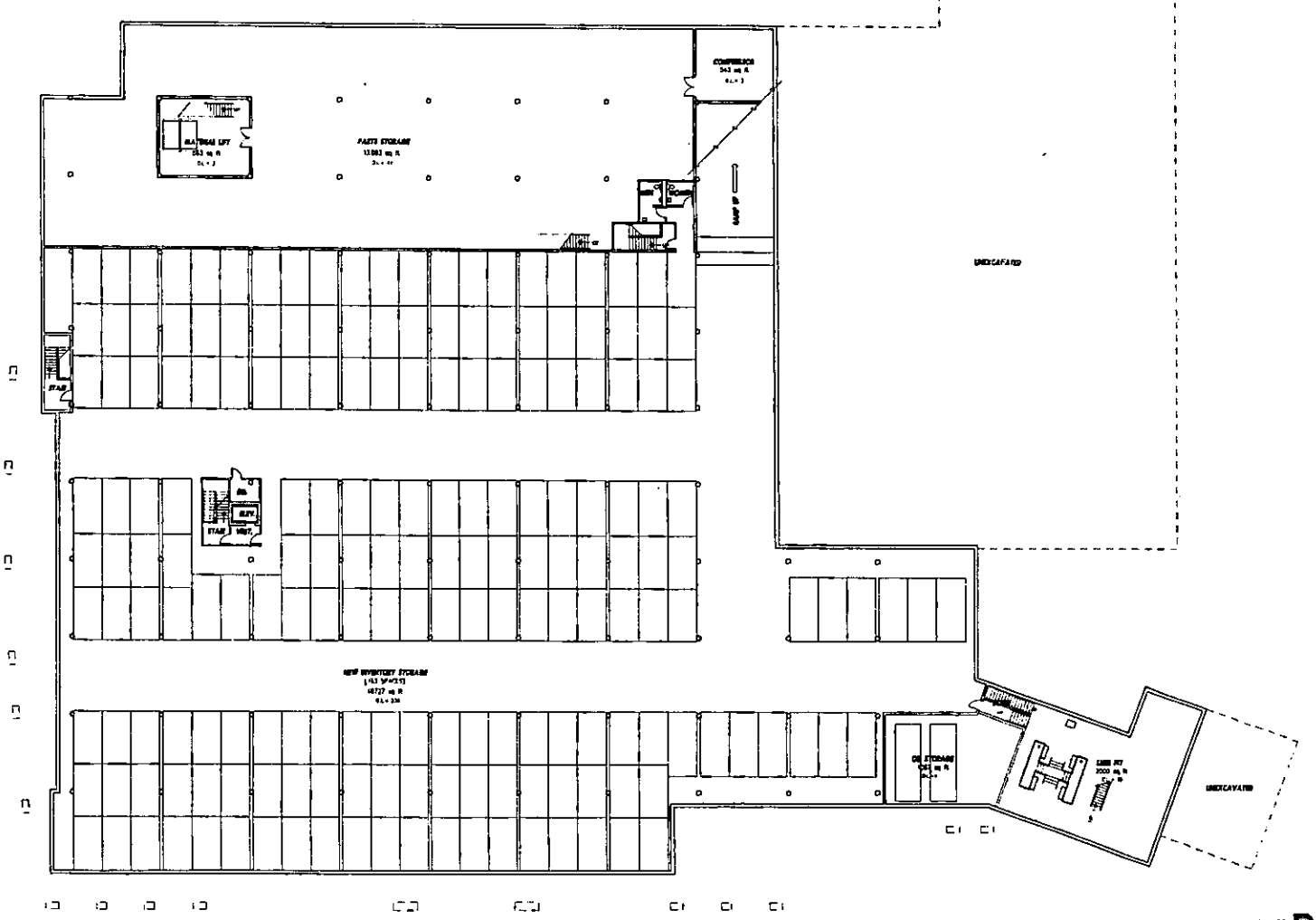
No.	Remarks	Date

Drawing
BUILDING ELEVATIONS BUILDING B

Sheet No.
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MAR 22 2007

WVR-19784
03/22/07 PC



1 BUILDING A - LOWER LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

Dahlin Lindahl Architects, P.A.
4180 West Broadway, Suite 200
Minneapolis Minnesota 55422
Ph 763.560.0448 Fax 763.560.0441

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Project: #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET
3100 EAST CHARLESTON AVE.
LAS VEGAS, NEVADA

Revisions
No. Revision Date

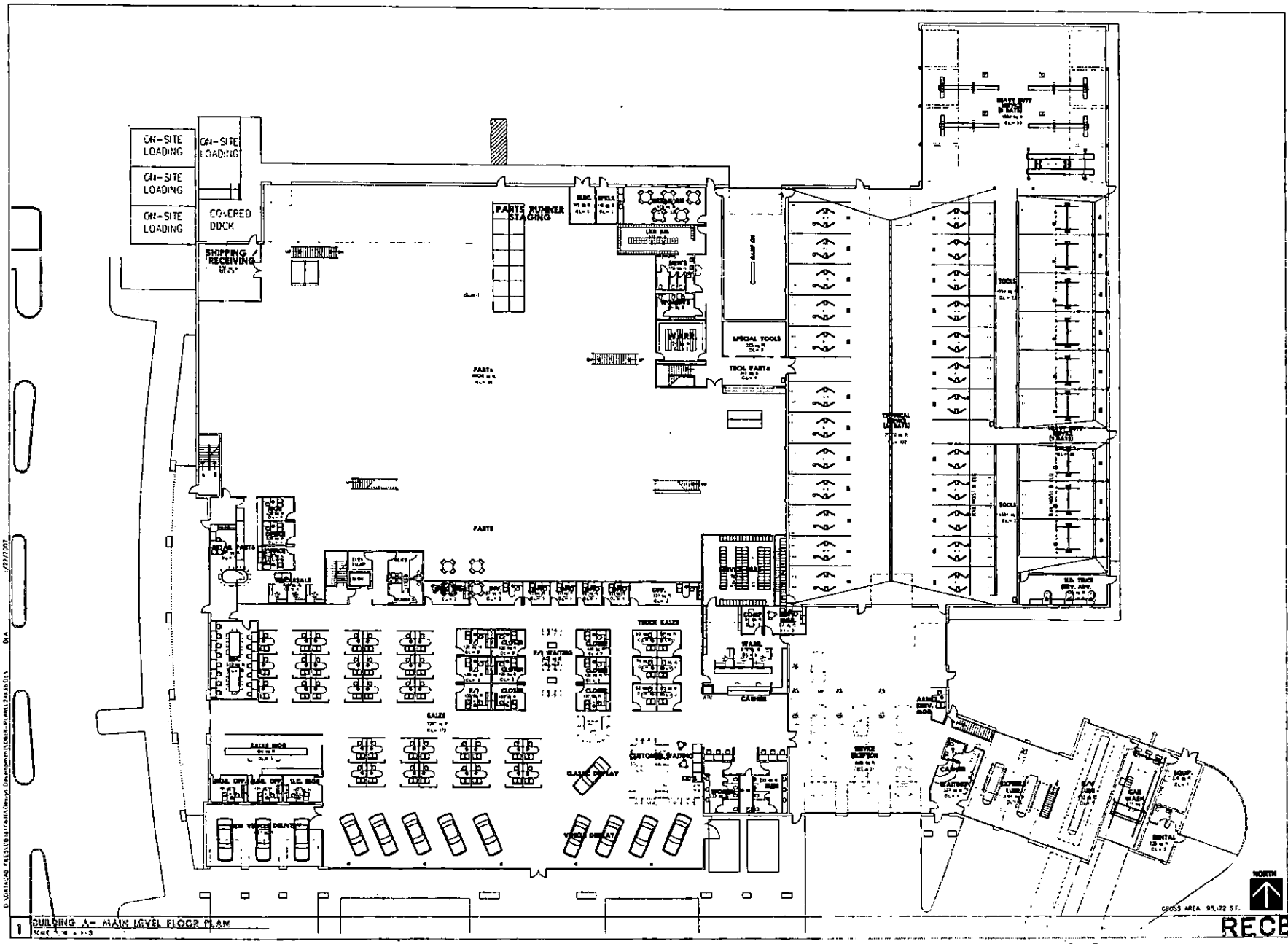
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Drawing
BLDG. A
LOWER LVL
PLAN

Sheet No
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03/22/07 PC



1 BUILDING A - MAIN LEVEL FLOOR PLAN

D·L·A

Project: #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET

3100 EAST CHARLESTON AVE.
LAS VEGAS, NEVADA

Revisions

No	Revision	Date

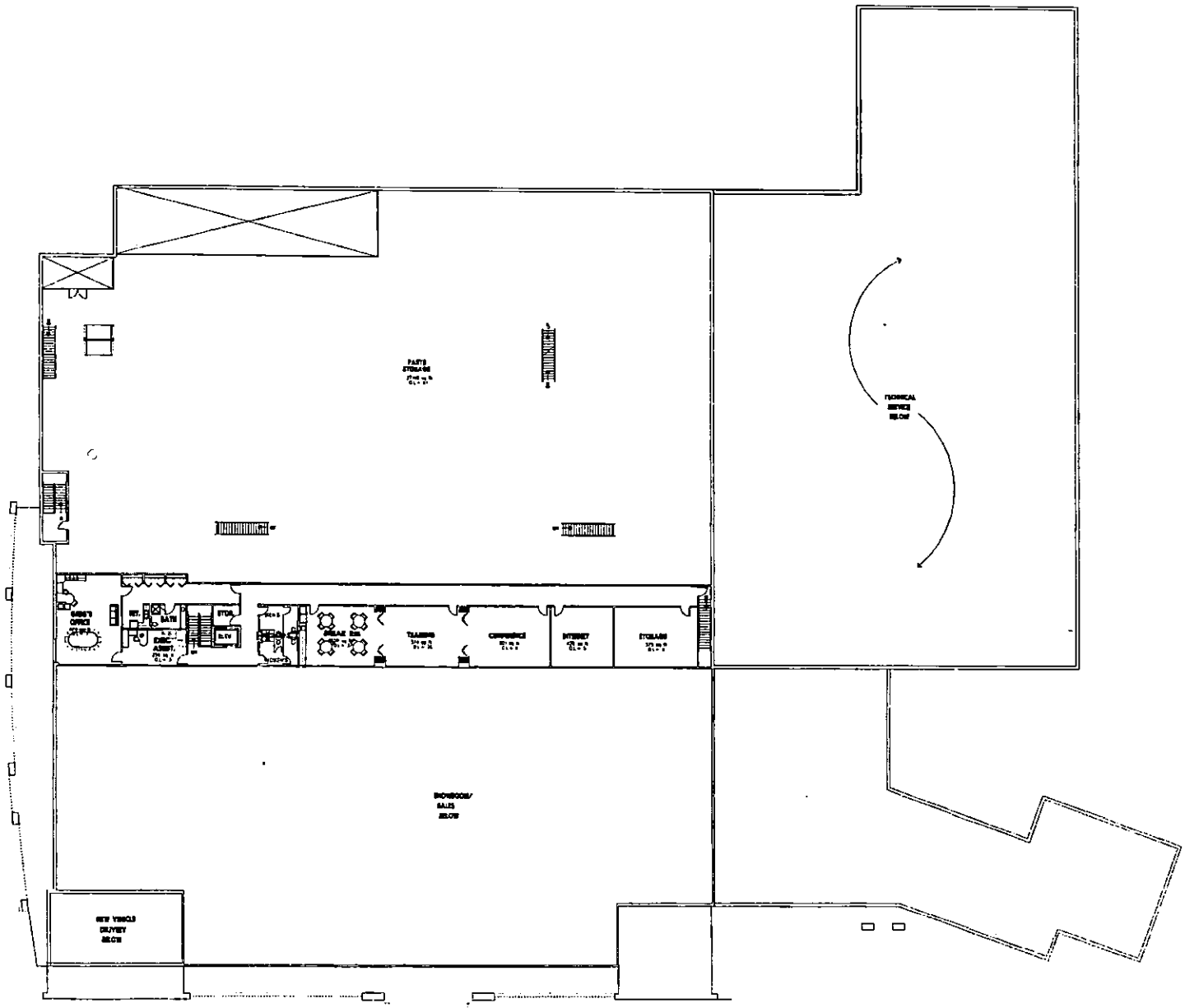
PRELIMINARY
NOT FOR CONSTRUCTION

Drawing
BLDG. A
MAIN LVL
PLAN

Sheet No
A2.2

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WVR-19784
03/22/07 PC



1 BUILDING A - UPPER LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

GROSS AREA: 36,938 SF.

NORTH

D·L·A
Darwin Lindahl Architects, P.A.
4100 West Broadway Suite 200
Minneapolis, Minnesota 55422
Ph 763.560.0448 Fax 763.560.0441

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Project: #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET
3100 EAST SAHARA AVE.
LAS VEGAS, NEVADA

Revisions

No	Reason	Date

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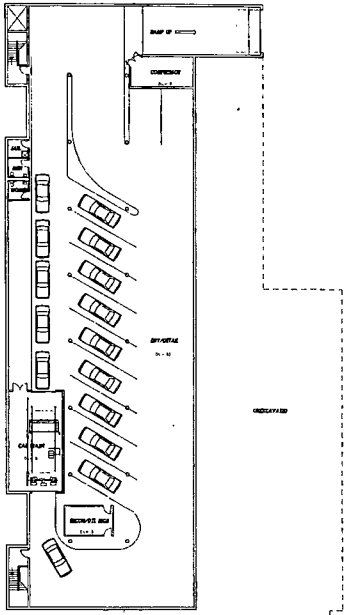
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UPPER LVL
PLAN

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1/22/2007

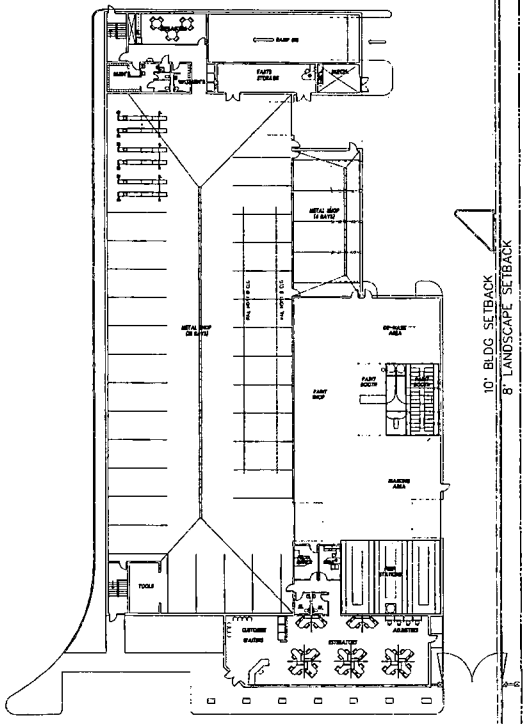
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WVR-19784
03/22/07 PC



1 BUILDING A– LOWER LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

GROSS AREA: 20,822 SF



2 BUILDING B– MAIN LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

GROSS AREA: 34,295 SF

NORTH

D·L·A

Devaney Lindahl Architects, P.A.
440 West Broadway Suite 200
Minneapolis Minnesota 55422
PH 763.380.0448 Fax 763.380.0441

Project: #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET
3100 EAST CHARLESTON AVE.
LAS VEGAS, NEVADA

Revisions

No	Revision	Date

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Drawing
BLDG. B
FLOOR
PLANS

Sheet No
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DEC 12 2007

WVR-19784
03/22/07 PC

GARY W. MILLER
ARCHITECT & ASSOCIATES, INC
ARCHITECTURE
INTERIORS
PLANNING

February 12, 2007

Mike Howe
City of Las Vegas Planning

Las Vegas, Nevada 89101

Regarding: Fairway Chevrolet
3100 East Sahara Ave., Las Vegas, Nv

Mr. Howe:

We respectfully request a waiver of development standards Title 18.12.130 Cul-de-sacs. The two streets in question are an existing condition that has been in place since the 70's.

Kevin Reisch

Gary W. Miller, Architect and Associates

WVR-19784
03/22/07 PC

RECEIVED

350 W. 5TH STREET, SUITE 201
SAN BERNARDINO, CA 92401
P: (909)889-4480 F: (909)384-9034
EMAIL: genmail@gmidgroup.com

2800 West Sahara, Bldg 8, Ste A
LAS VEGAS, NV 89102
P: (702) 434-9695 F: (702)434-9615
genmail.gmidgroup.com

103 EAST SOCIAL HALL AVENUE
SALT LAKE CITY, UT 84111
P: (801)366-9800 F: (801)366-9801
EMAIL: genmail.gmidgroup.com

Telephone Protest/ Approval Log

Meeting Date: 3/8/07 **Case Number:** WVR-19784

Date: 2/23/07
Name: Eddie Mundo Escobedo
Address: 3008 Holly Hill

Phone: 283-6375
☐ PROTEST ☒ APPROVE

Date:
Name:
Address:

Phone:
☐ PROTEST ☐ APPROVE

Date:
me:
Address:

one:
☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

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☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

Phone:
☐ PROTEST ☐ APPROVE

Date:
Name:
Address:

Phone:
☐ PROTEST ☐ APPROVE

ITEM # 20
CASE # WVR-19784
PC MTG 3-8-07

A

GARY W. MILLER
ARCHITECT & ASSOCIATES, INC
ARCHITECTURE
INTERIORS
PLANNING

March 19, 2007

Mike Howe
City of Las Vegas Planning and Development Office
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Fairway Chevrolet
3100 E. Sahara Ave. Las Vegas

Mr. Howe:

We respectfully request an abeyance for WVR-19784, SUP-19359 and SDR-19363 that are scheduled for the March 22, planning commission meeting. We would like to be on the schedule for the April 12th meeting to allow time for our current waiver for perimeter landscaping at our eastern property line the property time for public notification.

Thank you,

Gary W. Miller, Architect

RECEIVED
MAR 19 2007

350 W. 5TH STREET, SUITE 201
SAN BERNARDINO, CA 92401
P: (909)889-4480 F: (909)384-9034
EMAIL: genmail@gmidgroup.com

2800 West Sahara, Bldg 8, Ste A
LAS VEGAS, NV 89102
P: (702) 434-9695 F: (702)434-9615
genmail.gmidgroup.com

103 EAST SOCIAL HALL AVENUE
SALT LAKE CITY, UT 84111
P: (801)366-9800 F: (801)366-9801
EMAIL: genmail.gmidgroup.com

Submitted after final agenda

Date 3/22/07 Item #16-18

R

City of Las Vegas

Agenda Item No.: 17

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 8, 2007

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

SUBJECT:

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

C.C.: 04/18/07

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

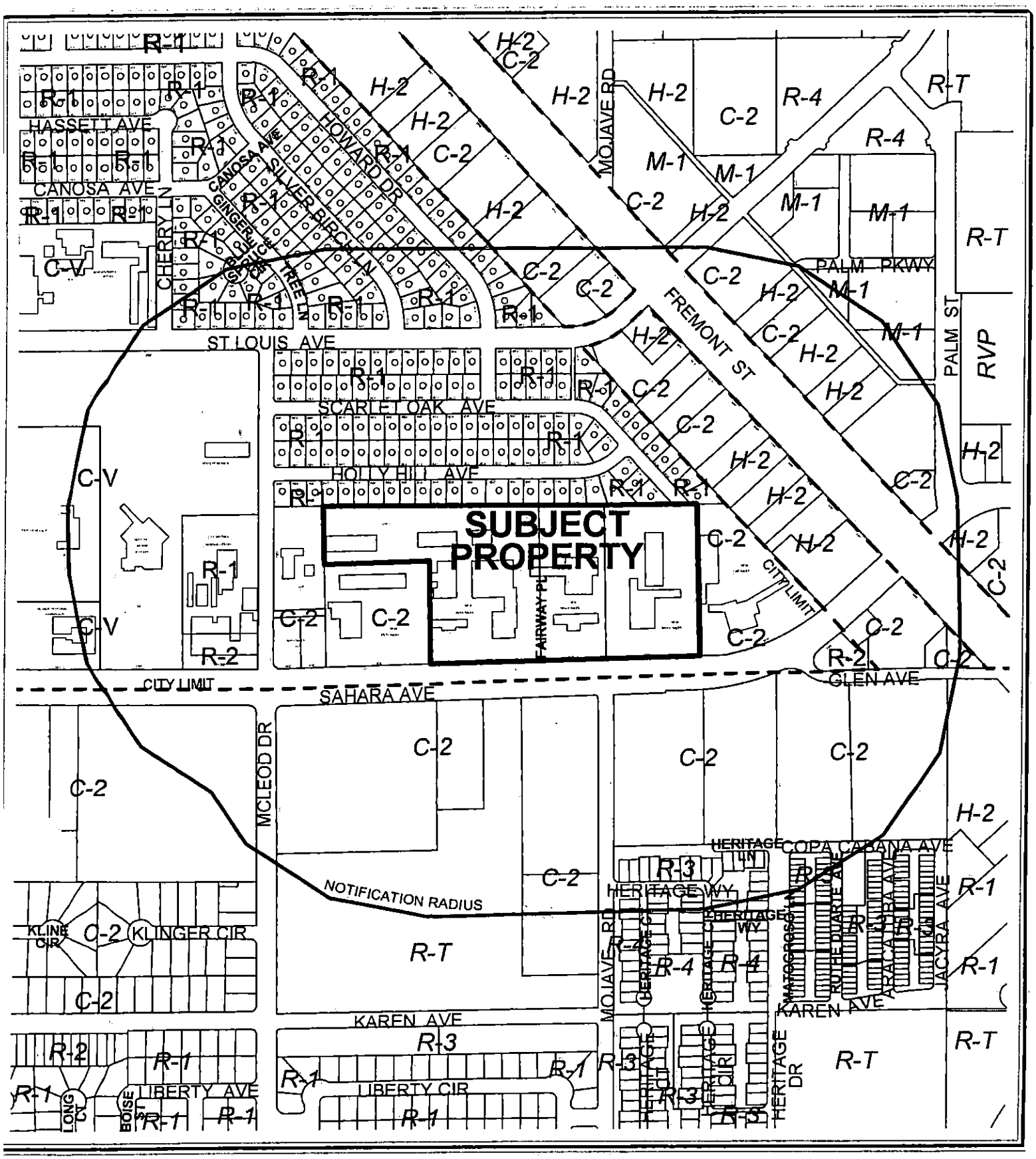
RECOMMENDATION:
Staff recommends **APPROVAL**

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

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

MINUTES:
ANDY REED, Planning Supervisor, stated that the applicants of Items 1, 3, 16-18, 22-23, and 24-25 requested the matters be held in abeyance to 4/12/2007.

(6:02-6:05)



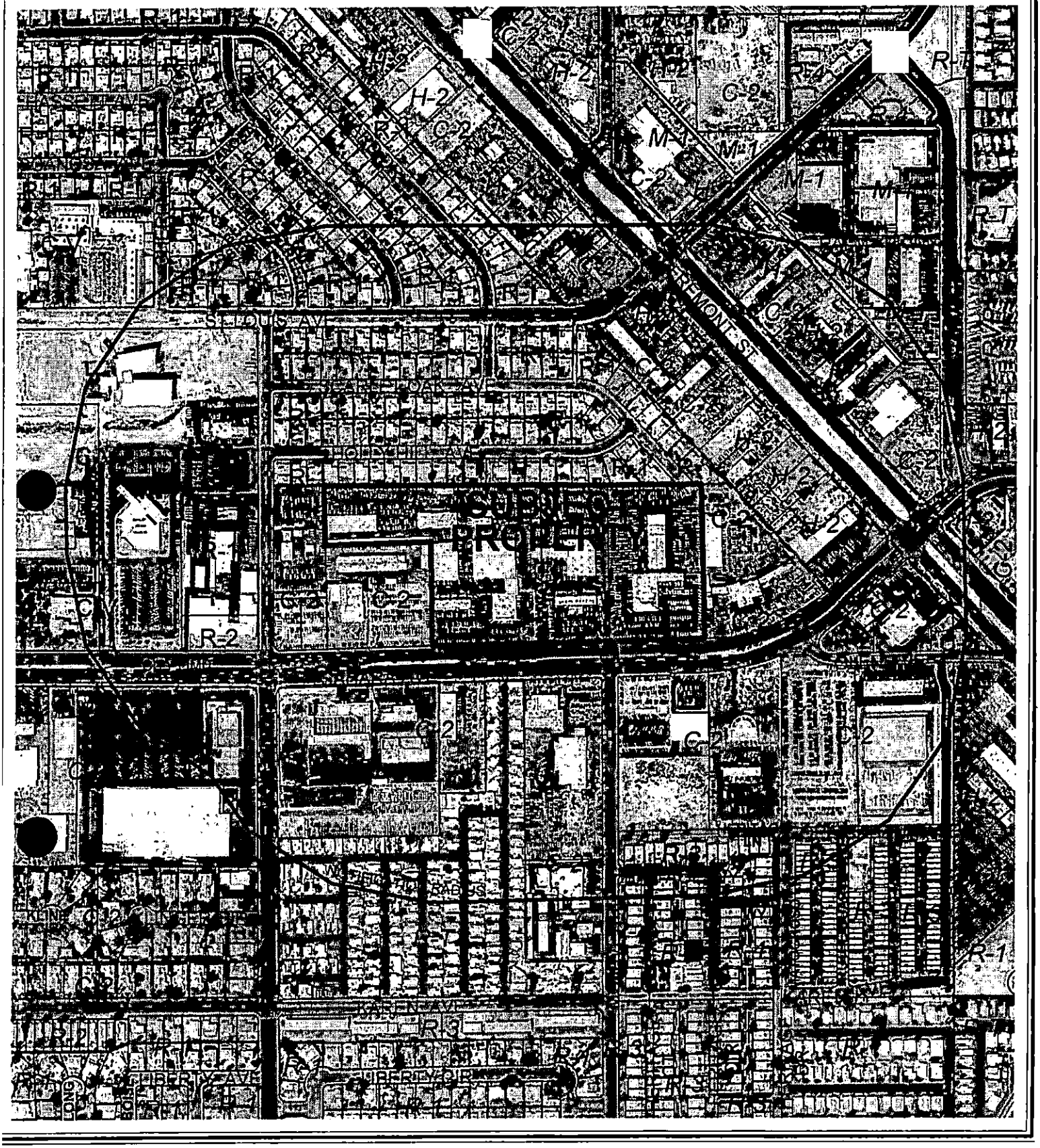
0 500 Feet

CASE: **SUP-19359**

RADIUS: 1000 FT

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

N



CASE: **SUP-19359**

RADIUS: 1000 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SUP-19359 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-83-87), if approved.

2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-19363) shall be required.

3. A Waiver from Title 19.04 to allow the service bays to face the public right-of-way along Sahara Avenue is hereby approved.

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

5. 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.

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

MH

SUP-19359 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Special Use Permit to allow the service bays for an auto body repair and service center to face towards the public right-of-way. The service bays operate as an incidental and accessory use in conjunction with an existing Motor Vehicle Sales (New) located at 3100 East Sahara Avenue.

A companion Site Development Plan Review (SDR-19363) and Waiver (WVR-19784) have been submitted along with this application request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
10/07/87	The City Council approved the Rezoning (Z-0083-87) of property generally located north of Sahara Avenue and west of Fremont Street from R-1 (Single Family Residential) Zone and R-2 (Medium-Low Density Residential) Zone to C-2 (General Commercial) Zone.
03/08/07	The Planning Commission held this item in abeyance at the applicant's request.
Related Building Permits/Business Licenses	
11/14/03	Code Enforcement Case #5491: The property located at 3100 East Sahara was cited for an attractive nuisance for noise, paint odors, and test drives on October 14, 2003. The case was resolved on November 14, 2003.
10/04/06	Business license #A16-00009, "Fairway Chevrolet": Automobile Sales New & Used located at 3100 East Sahara Avenue.
Pre-Application Meeting	
01/10/07	A Pre-application meeting was held regarding the redevelopment of the existing Automobile Dealership located at 3100 East Sahara Avenue. Issues regarding the recordation of a merger and re-subdivision of the three affected properties along with the Design, Parking, and Landscaping standards were discussed.
Neighborhood Meeting	
NA	A neighborhood meeting was not required, nor was one held.

Details of Application Request	
Site Area	
Net Acres	15.3 acres

SUP-19359 - Staff Report Page Two
March 22, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Clark County - Auto Dealership	Clark County	Clark County
East	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
West	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)

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

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
		Required			*Provided*		*Compliance*
			Parking		*Parking*		
Use	*Gross Floor Area or Number of Units*	*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New)	251,828 SF	1 stall per 500 sq ft GFA	504	10	507	10	Y
Vehicle Display	---	---	---	---	813	---	---
TOTAL			504	10	1320	10*	Y
Loading Spaces		1 req'd			3		Y

* The Handicapped parking ratio applies only to the 2% of GFA dedicated to Motor Vehicle Sales; the excess parking utilized for vehicle display and inventory storage is not included in this total.

MH

Waivers		
Request	**Requirement**	**Staff Recommendation**
To allow the service bays to face the public right-of-way along Sahara Avenue.	Openings in service bays shall not face public rights-of-way.	Approval

ANALYSIS

This request for a Special Use Permit stems from the service bays facing towards the public right-of-way on the proposed redevelopment of the existing auto dealership located at 3100 East Sahara Avenue.

As the orientation of the service bays do not meet the minimum conditions as listed in Title 19.04 for the incidental and accessory use for an auto body repair and service center in conjunction with an existing Motor Vehicle Sales (New) use, the applicant has chosen to remedy this issue with the request for approved Special Use Permit. The applicant has requested this Special Use Permit rather than screening or reorienting the service bays in an effort to provide an easier-to-access service for their customers. The applicant has demonstrated a desire to off-set the negative impact by slightly angling the openings and setting the service bays approximately 140 feet back from Sahara Avenue. Staff believes that the negative issues typical of most service bays will not necessarily apply as the applicant has stated that the bays are specifically for quick-service while more intense repairs occur in the enclosed garages provided at the rear of the building.

FINDINGS

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

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

   Staff believes that the existing Motor Vehicle Sales (New) use can continue 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 applicant is seeking a redevelopment of the existing dealership in order to remedy the present issues with three separate parcels, poor existing site arrangement, and to present a more appealing business frontage along Sahara Avenue.

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

This site is an existing and approved use that does not seek to increase the intensity of use any further than what currently occurs. Although the location is suitable for this in its current state, the applicant is seeking to provide a more suitable arrangement of building placement and site circulation so as to operate on the site in a more efficient manner.

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 existing site access and circulation has not adversely impacted adjacent roadways or neighborhood traffic since its initial use as an automotive dealership. There is little expected increase on traffic with the proposed renovations. A Waiver to Title 18.12.130 has been requested to address the private street that dead-ends into the north end of the property without providing a cul-de-sac.

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."**

   Because the service bays are setback 140 feet from Sahara Avenue and that landscaping will partially screen them, staff believes that the approval of the Special Use Permit at this site will not compromise the public health, safety, and welfare or the overall objectives of the General Plan.

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

   The service bays, as proposed, do not meet the conditional use requirements for the Motor Vehicles Sales (New) per 19.04 as that the openings to the service bays face outwards onto Sahara Avenue.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 255 (Mailed with WVR-19784 AND SDR-19363)

APPROVALS 1

PROTESTS 0

MH

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP 19359 APN: 162-01-801-015/014/016

Name of Property Owner: GREG W. HEINRICH

Name of Applicant: DARWIN LINDAHL

Name of Representative: KEVIN REISCH

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: GWHeinrich

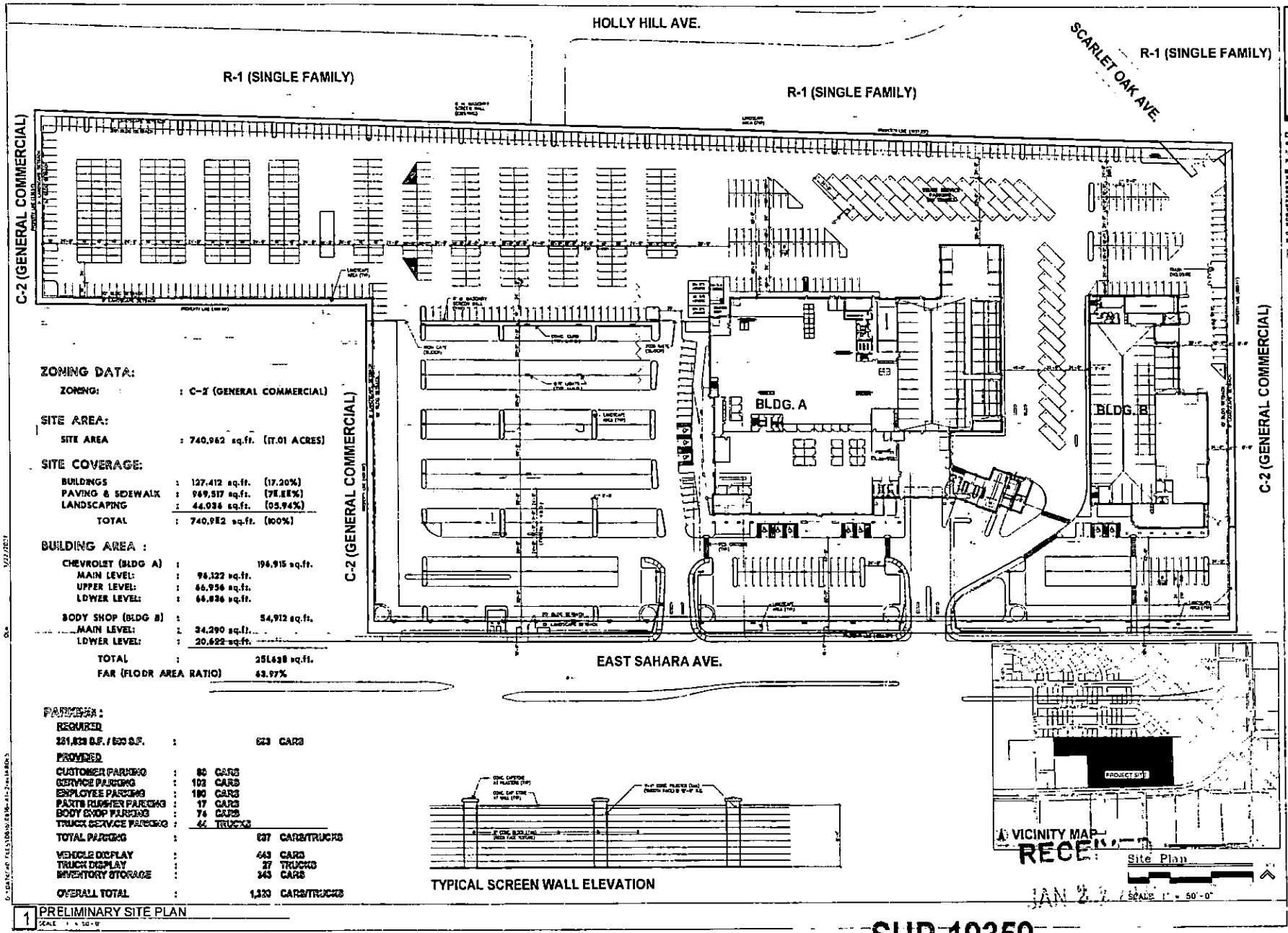
Print Name: GREG W. HEINRICH

Subscribed and sworn before me

This 9th day of FEB, 2007

Notary Public in and for said County and State

BOYD D. MARTIN
Notary Public, State of Nevada
Appointment No. 98-5205-1
My Appt. Expires Oct. 9, 2010



D·L·A
Darwin Lindahl Architects P.A.
683 West Broadway Suite 200
Minneapolis Minnesota 55411
P: 763.550.0448 Fax 763.560.0441

Project #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET
3100 EAST SAHARA AVE.
LAS VEGAS, NEVADA

Revisions

No	Revision	Date

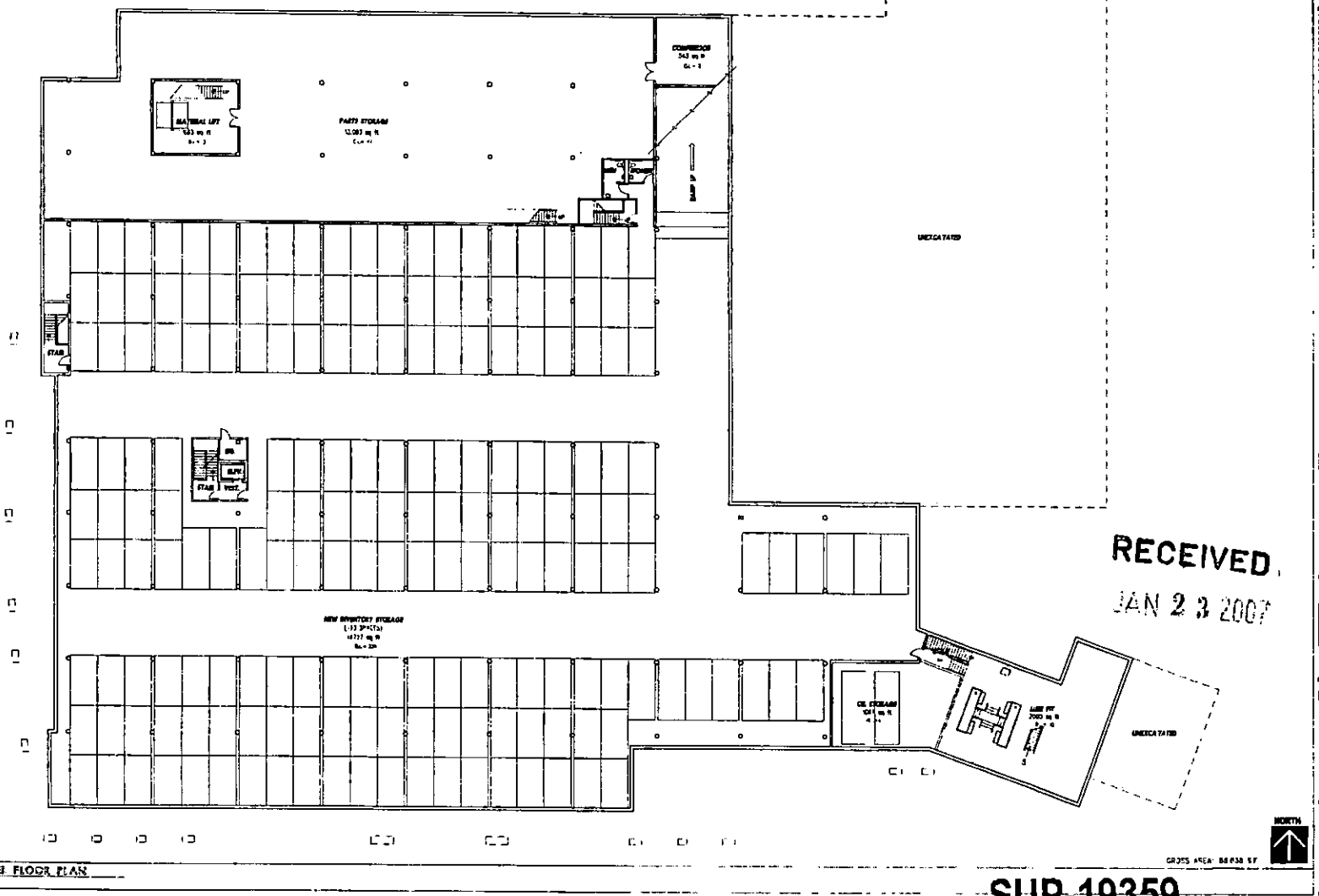
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Drawing
PRELIMINARY SITE PLAN

Sheet No.
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SUP-19359
SDR-19363
03/22/07 PC



1 BUILDING A- LOWER LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

GROSS AREA: 84838 SF

DLA
Dahlin Lindahl Architects, P.A.
4180 West Broadway Suite 200
Minneapolis, Minnesota 55422
Ph 763.560.0448 Fax 763.560.0441

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Project: #0615

CONCEPTUAL MASTERPLAN:
FAIRWAY CHEVROLET
3100 EAST SAHARA AVE.
LAS VEGAS, NEVADA

Revisions

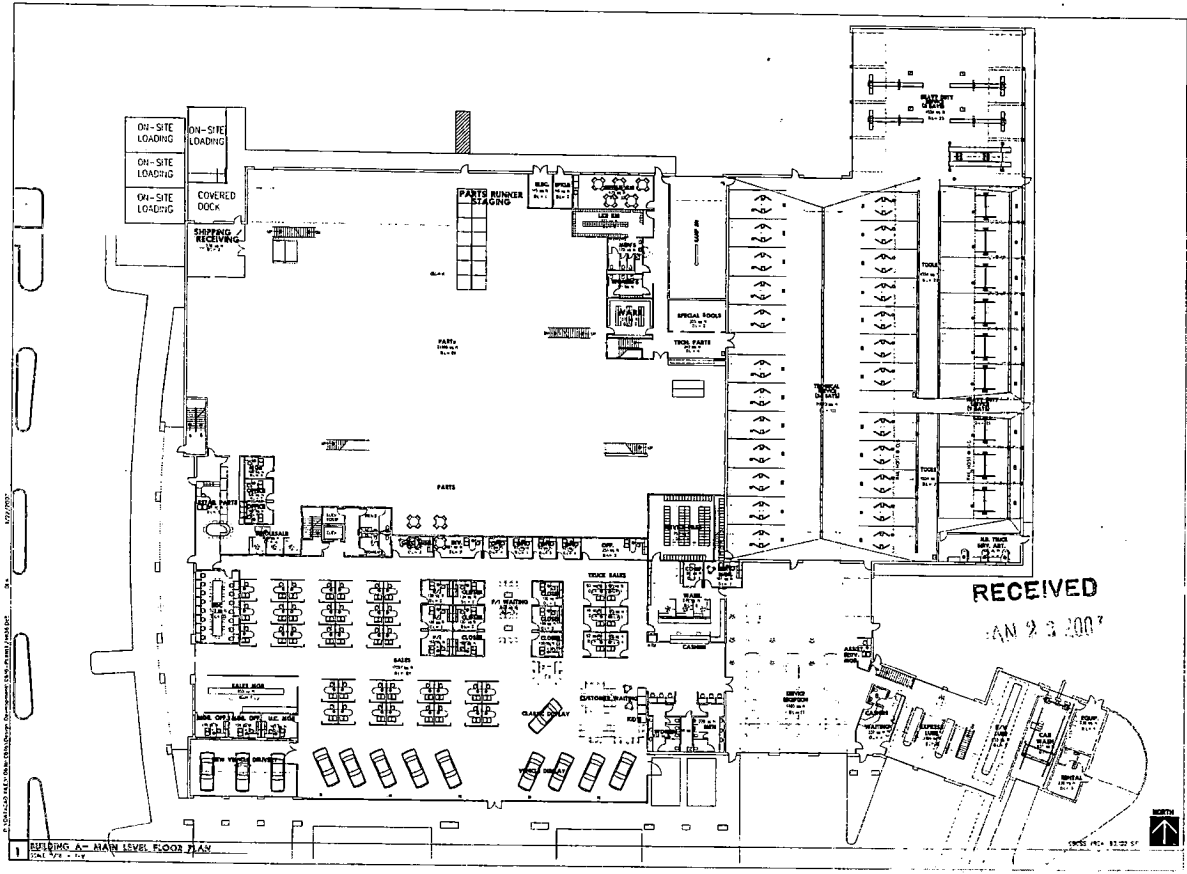
No	Revision	Date

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing
BLDG. A
LOWER LVL
PLAN

Sheet No
A2.1

SUP-19359
03/22/07 PC SDR-19363



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D·L·A

Project: #0616

CENTRAL MINNESOTA'S
FAIRWAY CHEVROLET

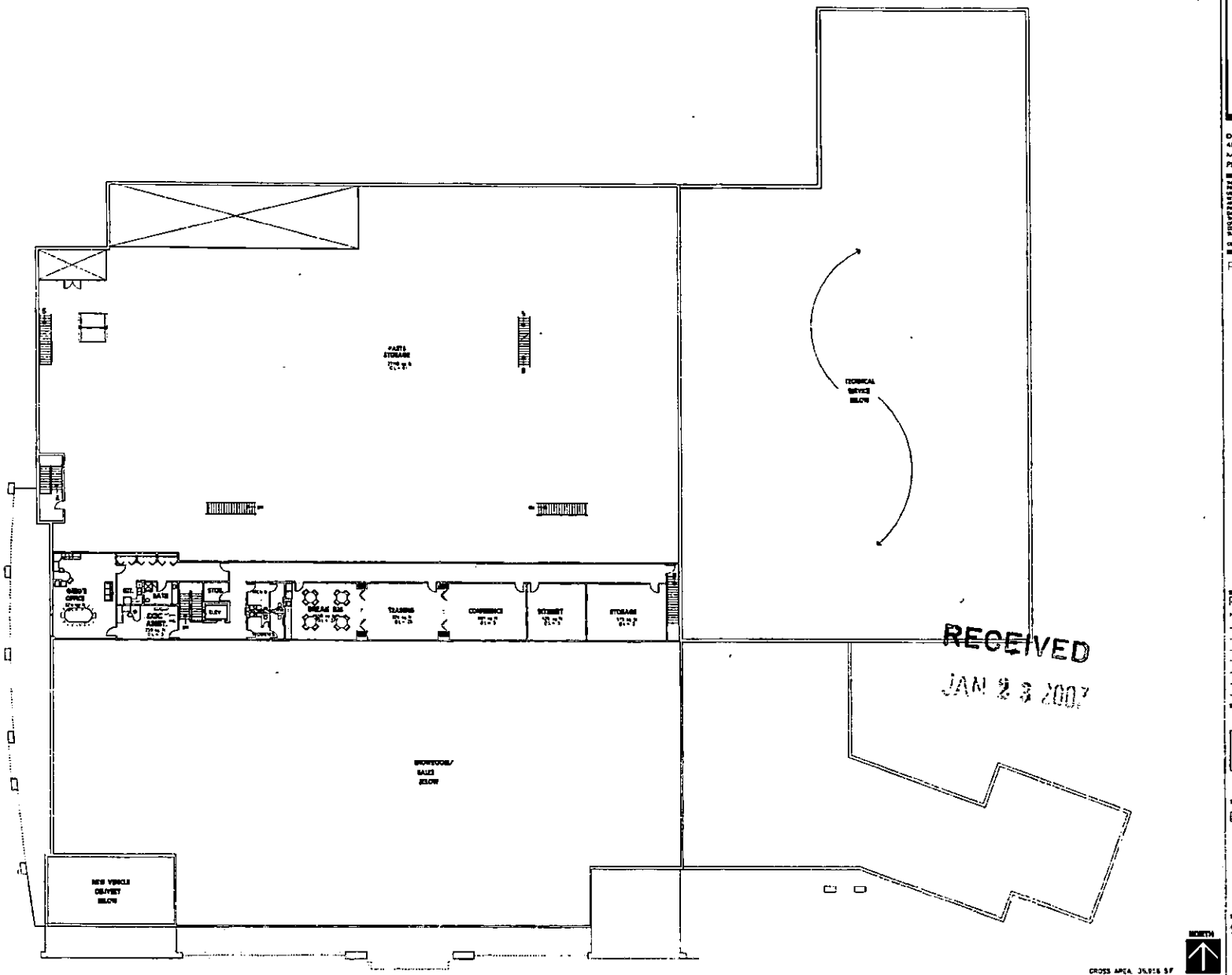
Rev Block

PRELIMINARY

Drawing
BLDG. A
MAIN LVL
PLAN

Sheet No
A2.2

03/22/07 PC



1 BUILDING A – UPPER LEVEL FLOOR PLAN
SCALE 1/16" = 1'-0"

GROSS AREA 35,916 SF

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JAN 23 2007

D·L·A
Darwin Lindahl Architects, P.A.
4180 West Broadway, Suite 200
Minneapolis, Minnesota 55422
Ph 763 560 0448 Fax 763 560 0441

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Project. #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET
3100 EAST SAHARA AVE.
LAS VEGAS, NEVADA

Revisions

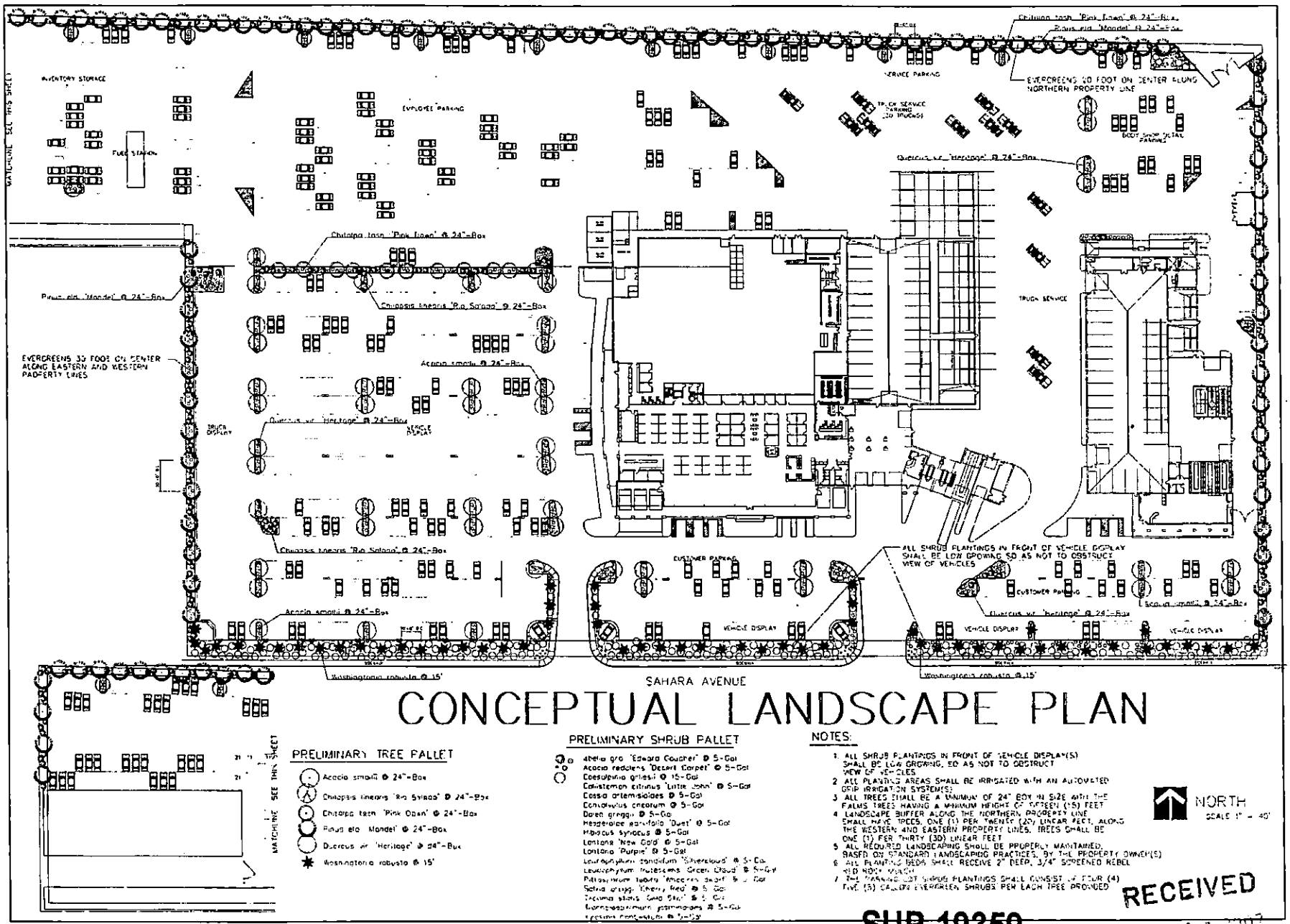
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Drawing
BLDG. A
UPPER LVL
PLAN

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SUP-19359
03/22/07 PC SDR-19363



CONCEPTUAL LANDSCAPE PLAN

PRELIMINARY TREE PALLET

- Acacia smolii @ 24"-Box
- Chilopsis linearis 'Rio Salado' @ 24"-Box
- Chitalpa tash 'Pink Dawn' @ 24"-Box
- Pinus eld. 'Mondel' @ 24"-Box
- Quercus vir. 'Heritage' @ 24"-Box
- Washingtonia robusta @ 15'

PRELIMINARY SHRUB PALLET

- abelia grs 'Edward Goucher' @ 5-Gal
- Acacia redolens 'Desert Carpet' @ 5-Gal
- Dasylirion griesii @ 15-Gal
- Eriostemon exinius 'Little John' @ 5-Gal
- Cassia artemisioides @ 5-Gal
- Convolvulus cneorum @ 5-Gal
- Dorei greggii @ 5-Gal
- Hesperaloe parviflo 'Yuest' @ 5-Gal
- Hibiscus syriacus @ 5-Gal
- Lantana 'New Gold' @ 5-Gal
- Lantana 'Purple' @ 5-Gal
- Leucophyllum candidum 'Silvercloud' @ 5-Gal
- Leucophyllum frutescens 'Green Cloud' @ 5-Gal
- Polygonum fabaria 'Aubrieta Purple' @ 5-Gal
- Salvia greggii 'Cherry Red' @ 5-Gal
- Teucrium stans 'Gold Star' @ 5-Gal
- Xanthorrhoea arborea @ 5-Gal
- Yucca rostrata @ 5-Gal

NOTES:

1. ALL SHRUB PLANTINGS IN FRONT OF VEHICLE DISPLAY(S) SHALL BE LOW GROWING, SO AS NOT TO OBSTRUCT VIEW OF VEHICLES.
2. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATED DRIP IRRIGATION SYSTEM(S).
3. ALL TREES SHALL BE A MINIMUM OF 24" BOX IN SIZE WITH THE PALMS TREES HAVING A MINIMUM HEIGHT OF FIFTEEN (15) FEET.
4. LANDSCAPE BUFFER ALONG THE NORTHERN PROPERTY LINE SHALL HAVE TREES, ONE (1) PER TWENTY (20) LINEAR FEET, ALONG THE WESTERN AND EASTERN PROPERTY LINES, TREES SHALL BE ONE (1) PER THIRTY (30) LINEAR FEET.
5. ALL REQUIRED LANDSCAPING SHALL BE PROPERLY MAINTAINED, BASED ON STANDARD LANDSCAPING PRACTICES, BY THE PROPERTY OWNER(S).
6. ALL PLANTING BEDS SHALL RECEIVE 2" DEEP, 3/4" SCREENED REBEL SOD NOW WEED.
7. THE "MINIMUM" 15 GALLON SHRUB PLANTINGS SHALL CONSIST OF FOUR (4) FIVE (5) GALLON EVERGREEN SHRUBS PER EACH TREE PROVIDED.

NORTH
SCALE 1" = 40'

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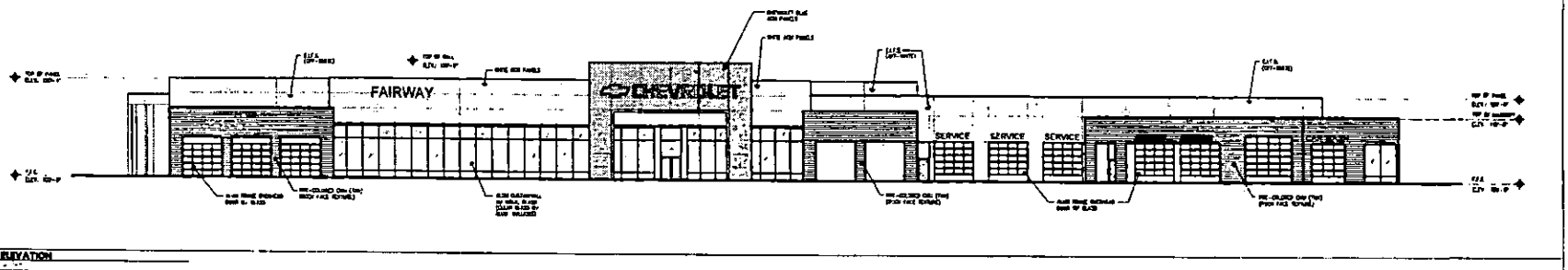
SUP-19359
03/22/07 PC SDR-19363

MICHAEL STEIDING, INC.
Landscape Architect
1166 Bel Mar Lane Las Vegas, Nevada 89123
NV RLA No. 123, CA RLA No. 1878
(702) 739-8011

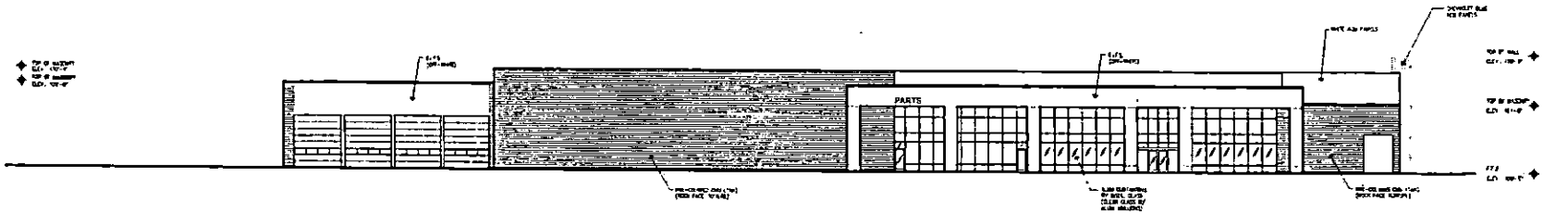
FAIRWAY CHALET
SAHARA ROAD
LAS VEGAS, NEVADA

CONCEPTUAL LANDSCAPE PLAN

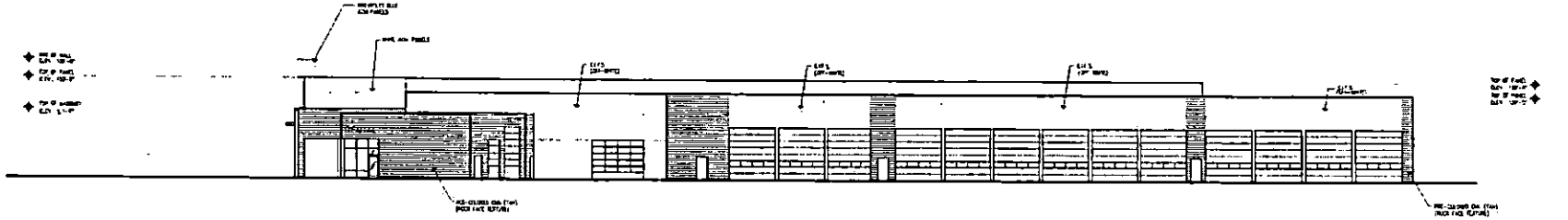
SHEET



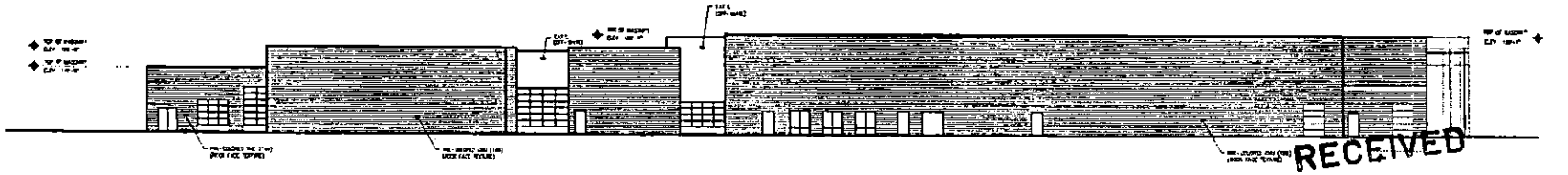
1 SOUTH ELEVATION



2 WEST ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION

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03/22/07 PC

SUP-19359
SDR-19363

D·L·A
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Minneapolis, Minnesota 55422
Ph:763.560.0448 Fax:763.560.0441

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Project: #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET
3100 EAST SAHARA AVE.
LAS VEGAS, NEVADA

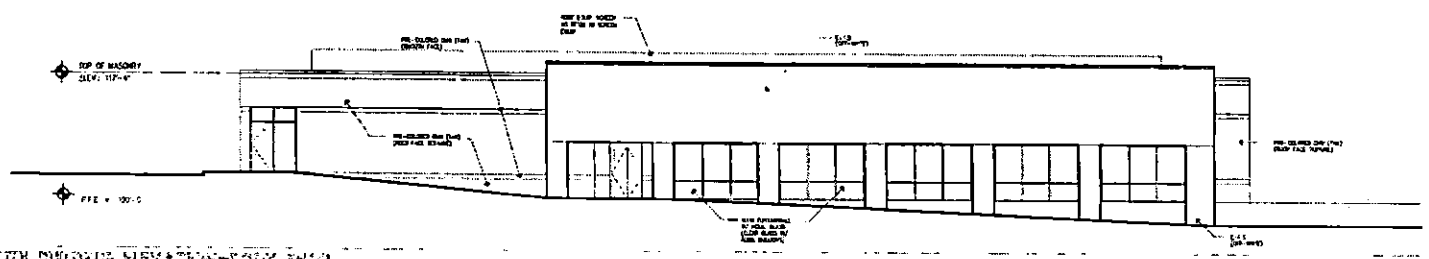
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No.	Revision:	Date

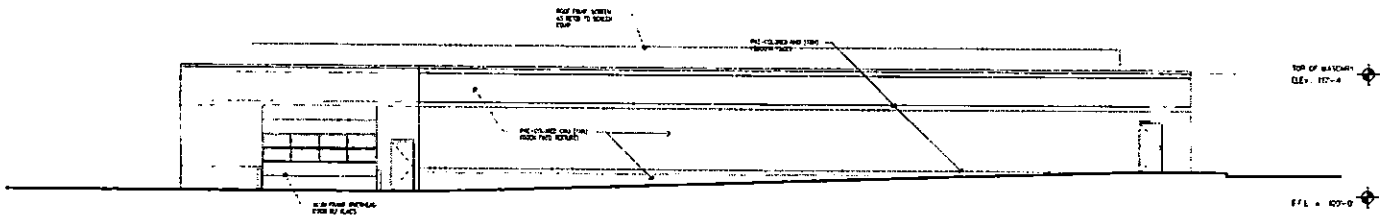
PRELIMINARY
NOT FOR CONSTRUCTION

Drawing:
BUILDING ELEVATIONS BUILDING A

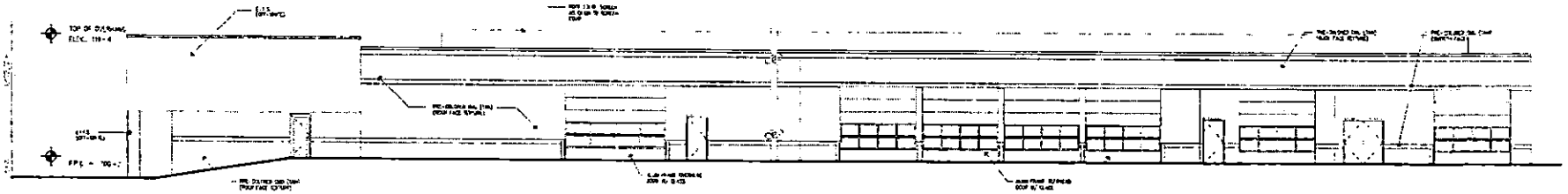
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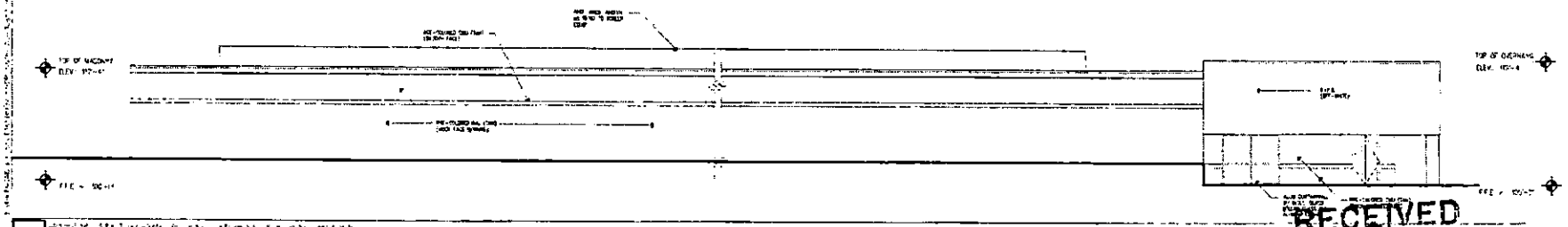
1 SOUTH BUILDING ELEVATION-BODY SHOP



2 NORTH BUILDING ELEVATION-BODY SHOP



3 EAST BUILDING ELEVATION-BODY SHOP



4 WEST BUILDING ELEVATION-BODY SHOP

DLA

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Minneapolis Minnesota 55402
ph 763.560.0448 Fax 763.380.0441

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Revisions

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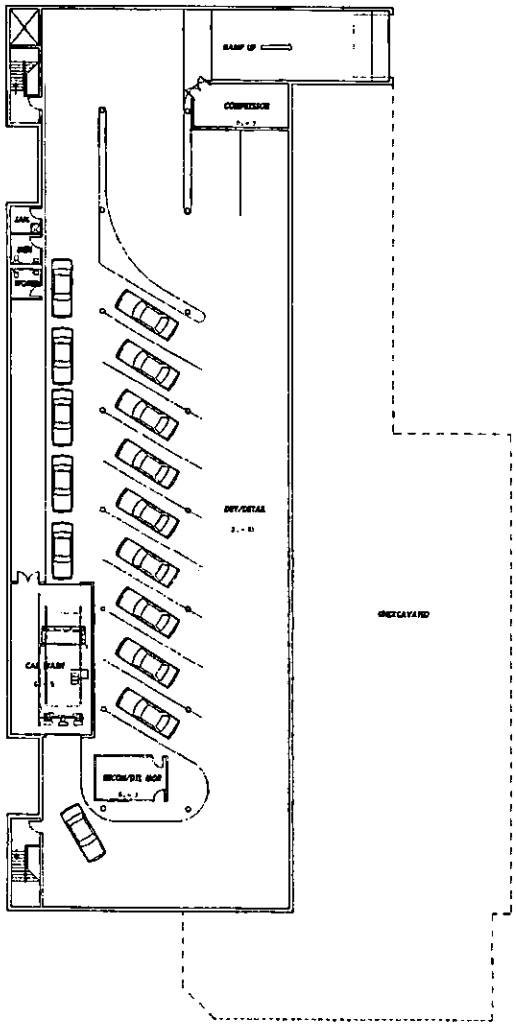
BUILDING ELEVATIONS BUILDING B

A3.2

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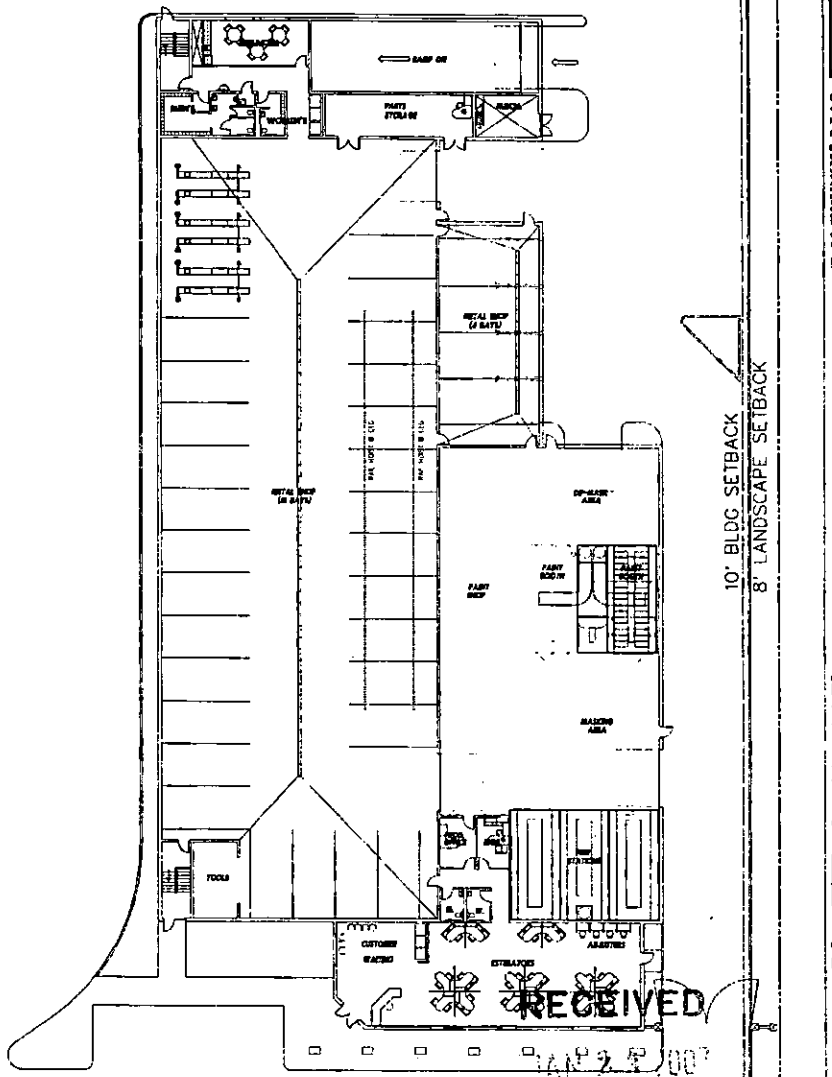
SUP-19359
SDR-19363

03/22/07 PC



1 BUILDING B- LOWER LEVEL FLOOR PLAN

GROSS AREA 20,622 S.F.



2 BUILDING B- MAIN LEVEL FLOOR PLAN

GROSS AREA 34,290 S.F.

RECEIVED
JAN 25 '07

D·L·A

Darwin Lindahl Architects, P.A.
4180 West Broadway, Suite 200
Minneapolis, Minnesota 55422
Ph 763.560.0446 Fax 763.560.0441

Project: #0616

CONCEPTUAL MASTER PLAN FOR:
FAIRWAY CHEVROLET
3190 EAST SAHARA AVE.
LAS VEGAS, NEVADA

Revisions

No.	Revision	Date

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing
BLDG. B
FLOOR
PLANS

Sheet No.
A2.4

SUP-19359
03/22/07 PC SDR-19363

January 23, 2007

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

Re: Fairway Chevrolet
3100 E. Sahara Ave, Las Vegas

Planning Department Staff,

Fairway Chevrolet currently operates a Chevrolet automotive dealership out of 11 separate buildings at 3100 E. Sahara Ave., Las Vegas, NV. Fairway Chevrolet functions as a new and used car facility, service repair shop, retail and wholesale parts depot, and body shop facility at this location.

We are requesting site plan approval of two new facilities to replace most of the existing buildings that are currently in operation at 3100 E. Sahara Ave. Under the proposed site plan submittal, there will be 2 new buildings on the site to house the automotive dealership business. One building of 196,916 square feet will contain the new and used automobile sales, service, parts, and automobile storage. The second building of 54,912 square feet will contain the body shop. In addition to the two new buildings, two of the existing stoarge buildings will remain intact. The types of business previously described will remain the same (sales, service, parts, and body shop).

The proposed development includes significant landscaping at the perimeter and finger island throughout the parking and display area. Therefore, we ask that the landscape requirement be waived on this project.

This project meets or exceeds all city standards and local building requirements for zoning, construction type, classification, and design.

Respectfully Submitted,

Darwin M. Lindahl, Architect

SUP-19359
SDR-19363
03/22/07 PC

Telephone Protest/ Approval Log

Meeting Date: 3/8/07 **Case Number:** SUP 19359

Date: 2/23/07
Name: Eddie Mundo Escobedo
Address: 3008 Holly Hill

Phone: 283-6375

☐ **PROTEST** ☒ **APPROVE**

Date:
Name:
Address:

Phone:

☐ **PROTEST** ☐ **APPROVE**

Date:
me:
Address:

Phone:

☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:

☐ **PROTEST** ☐ **APPROVE**

Date:
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☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:

☐ **PROTEST** ☐ **APPROVE**

ITEM # 21
CASE # SUP 19359
PC MTG 3-8-07

A

City of Las Vegas

Agenda Item No.: 18

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 222007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP [ ] CONSENT [X] DISCUSSION

SUBJECT:

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

C.C.: 04/18/07

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

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

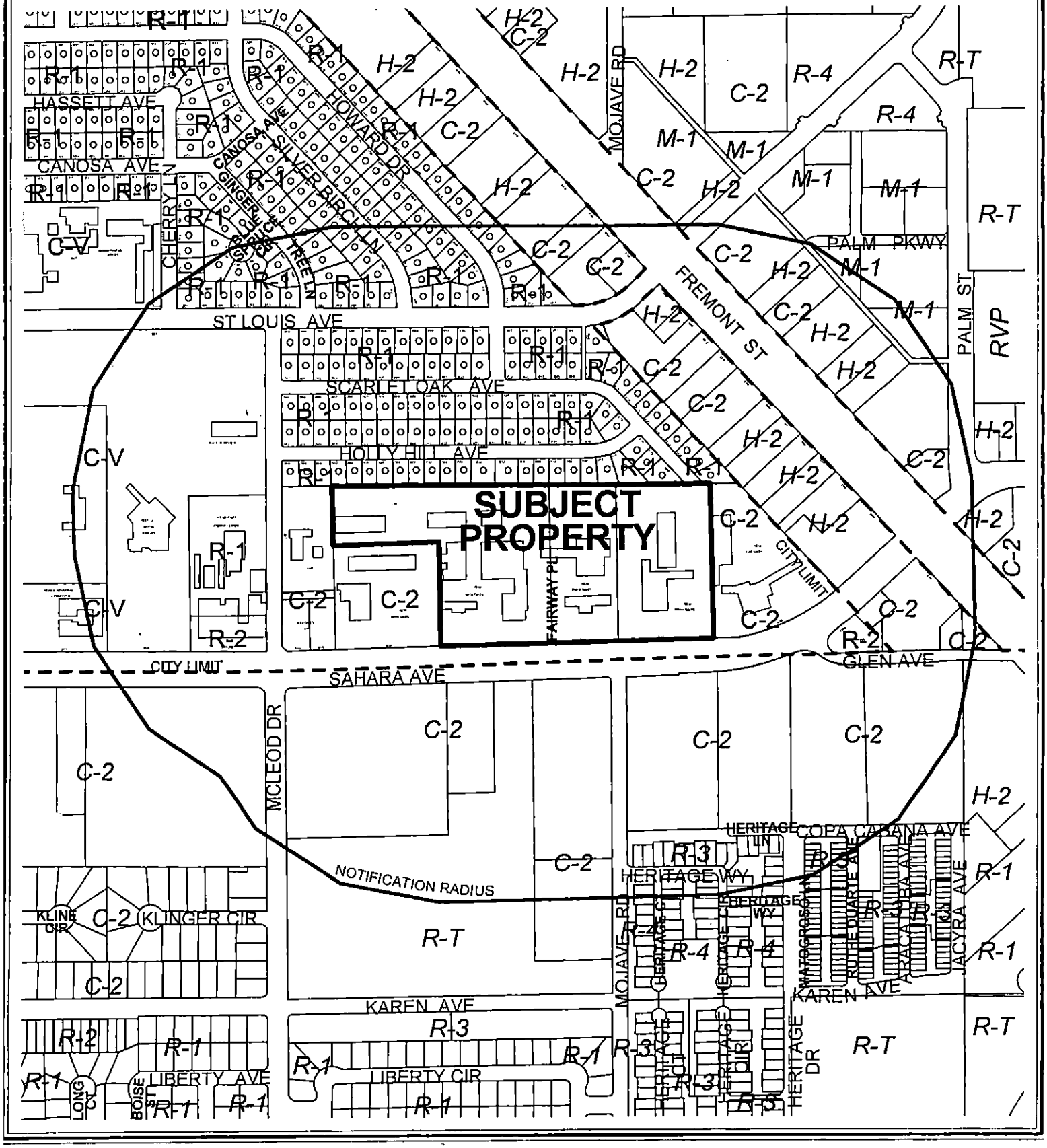
MOTION:

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

MINUTES:

ANDY REED, Planning Supervisor, stated that the applicants of Items 1, 3, 16-18, 22-23, and 24-25 requested these matters be held in abeyance to 4/12/2007.

(6:02 – 6:05)



CASE: **SDR-19363**

RADIUS: 1000 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-19363 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY

** CONDITIONS **

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

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0083-87).

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

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

4. The recordation of a Merger and Re-subdivision for parcels APN 162-01-801-014, -015 & -016 will be required.

5. A Waiver from Title 19.12. is hereby approved, to allow 46 parking lot landscape islands where 84 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:

   b. A revised landscape plan that provides 24"-box trees planted 20 feet on-center along the southern perimeter of the northeast "panhandle" as shown on the provided site plan date stamped 1/23/07 shall be submitted.

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.

MH

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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

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

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

13. 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.

14. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

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

Public Works

16. 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.

17. A Waiver of Title 18.12.130, such as WVR-19784, shall be approved to allow Scarlet Oak Avenue to terminate with a dead-end. If a Waiver is not approved, dedication and construction of a cul-de-sac meeting current City Standards at the end of Scarlet Oak Avenue will be required concurrent with development and a revised site plan shall be submitted to the City reflecting these improvements.

18. Landscape and maintain all unimproved right-of-way, if any, on East Sahara Avenue adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

19. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the East Sahara Avenue public right-of-way adjacent to this site.

20. 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.

21. The site shall be designed such that all delivery vehicles can maneuver for loading and unloading on-site; there shall be no parking, loading or unloading of vehicles within the Sahara Avenue public right-of-way.

22. Vehicles shall be neither displayed nor stored within the public right-of-way adjacent to this site.

23. 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.

SDR-19363 - Staff Report Page One
March 22, 2007 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for the redevelopment of an existing Automobile Dealership located at 3100 East Sahara Avenue. The applicant's proposal will include two new buildings to replace the previous dealership and service center. Two buildings dedicated for storage will remain on site.

In addition to this Site Plan Review, a related Special Use Permit (SUP-19359) to allow service bays to face the public right-of way and a Waiver (WVR-19784) to the Title 18.12.130 Cul-de-sac standards have been requested.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
Month/date/year	Action
10/07/87	The City Council approved the Rezoning (Z-0083-87) of property generally located north of Sahara Avenue and west of Fremont Street from R-1 (Single Family Residential) Zone and R-2 (Medium-Low Density Residential) Zone to C-2 (General Commercial) Zone.
03/08/07	The Planning Commission held this item in abeyance at the applicant's request.
Related Building Permits/Business Licenses	
11/14/03	Code Enforcement Case #5491: The property located at 3100 East Sahara was cited for an attractive nuisance for noise, paint odors, and test drives on October 14, 2003. The case was resolved on November 14, 2003.
10/04/06	Business license #A16-00009, "Fairway Chevrolet": Automobile Sales New & Used located at 3100 East Sahara Avenue.
Pre-Application Meeting	
1/10/07	A Pre-application meeting was held regarding the redevelopment of the existing Automobile Dealership located at 3100 East Sahara Avenue. Issues regarding the recordation of a merger and re-subdivision of the three affected properties along with the Design, Parking, and Landscaping standards were discussed.
Neighborhood Meeting	
NA	A neighborhood meeting was not required, nor was one held.

Details of Application Request	
Site Area	
Net Acres	17.01 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Clark County - Auto Dealership	Clark County	Clark County
East	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)
West	Auto Dealership	GC (General Commercial)	C-2 (General Commercial)

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

*The applicant provided a completed Development Impact Notification Assessment with the application for a Special Use Permit (SUP-19359).

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 the following standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Size	N/A	740,962 SF	NA
Min. Lot Width	100 Feet	1,457 Feet	NA
Min. Setbacks • Front • Side • Corner • Rear	 20 Feet 10 Feet 15 Feet 20 Feet	 117 Feet 32 Feet NA 126 Feet	 Y* Y* Y* Y*
Max. Lot Coverage	50 %	17%	Y*
Max. Building Height	N/A	19 Feet	NA
Trash Enclosure	Covered/screened	Y	Y
Mech. Equipment	Covered/screened	Y	Y

MH

SDR-19363 - Staff Report Page Three
March 22, 2007 - Planning Commission Meeting

*With the recordation of a Merger and Re-subdivision of parcels APN 162-01-180-014, -015 & -016 this proposal will be in conformance with Title 19.08. However, without the merger of the three lots, the lots handled individually will not comply with Title 19. Therefore, approval of this SDR will be contingent upon completion of this condition.

Pursuant to Title 19.08.060, the following requirements apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	78 Feet	130 Feet	Y
Adjacent development matching setback	15 Feet	20 Feet	Y
Trash Enclosure	50 Feet	120 Feet	Y

Pursuant to Title 19.12, the following standards apply:

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree/ 6 Spaces	85 Trees	78	N
Buffer: Min. Trees	1 Tree/ 20 Linear Feet* 1 Tree/ 30 Linear Feet**	73 Trees 78 Trees	73 Trees 78 Trees	Y
TOTAL		236 Trees	229	N
Min. Zone Width	8 Feet		8 Feet	Y
Wall Height	6 Feet		6 Feet	Y

* One tree per 20 linear feet must be provided on commercially zoned properties adjacent to residential.
**One tree per 30 linear feet must be provided for the remaining eastern, western, and southern perimeter.
***The parking lot for this automobile dealership does not meet parking lot tree requirements per Title 19.12.

MH

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
		Required			***Provided***		***Compliance***
			Parking		*Parking*		
Use	***Gross Floor Area or Number of Units***	***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Motor Vehicle Sales (New)	251,828 SF	1 stall per 500 sq ft GFA	504	10	507	10	Y
Vehicle Display	---	---	---	---	813	---	---
TOTAL			504	10	1320	10*	Y
Loading Spaces		3 per 50,00 SF w/ 1 add'l space per 100,000 SF	5 req'd		5		Y

* The Handicapped parking ratio applies only to the 2% of GFA dedicated to Motor Vehicle Sales; the excess parking utilized for vehicle display and inventory storage is not included in this total.

Waivers		
Request	**Requirement**	**Staff Recommendation**
To allow 43 landscape islands where 86 are required.	One five-foot landscape island per six parking spaces.	Approval

ANALYSIS

- **General Plan/Zoning**

  This proposal covers three separate parcels, APNs 162-01-801-014, -015, and -016, which are zoned C-2 (General Commercial). The existing use for an Automobile Dealership with ancillary used auto sale and auto body repair office are permissible uses per Title 19.04.

  Although no signage is shown, per Title 19.14 Sign Standards this 17 Acre development will require an approved Master Sign Plan prior to the issuance of any sign permits.

- **Site Plan**

  The applicant proposes a renovation of an existing Automobile Dealership fronting along Sahara Avenue. The entire project covers three separate parcels that will require the recordation of a merger and re-subdivision creating a 17-acre commercial subdivision. The applicant submitted the appropriate application (PMP-19451) on 1/26/07 that seeks to fulfill this condition but is still pending. The project will provide a 196,916 square-foot auto dealership and a 54,912 square-foot auto body shop for a gross floor area of 251,828 square-feet.

  The applicant proposes service bays that face the Sahara Avenue frontage. As this does not meet the conditional use for the ancillary auto body repair and service use associated with the Motor Vehicle Sales use, the applicant has requested a Special Use Permit (SUP-19359).

- **Elevations & Materials**

  The massing of the auto dealership is broken up with a selection of different material textures and colors. The front entrance is distinguished by a "Chevrolet Blue" metal paneling that contrasts nicely with the off-white EIFS wall system (stucco) and white metal paneling. The bulk of the rear of the building is finished with split-faced tan CMU walls with portions of off-white EIFS walls breaking up the massing of the large auto service center.

  Although the elevations maintain a street-oriented façade with non-reflective glazing facing out towards Sahara, the applicant has requested a Special Use Permit (SUP-19359) to allow service bays to face towards the Sahara Avenue frontage. Staff has recommended approval of this request as the bays are slightly angled, setback 140 feet from Sahara Avenue and partially screened by the font perimeter landscaping.

- **Residential Adjacency**

  The proposed building height is 26 feet, more than the minimum 15-foot height requirement. The applicant has provided a 130-foot separation distance where the 3:1 separation requirement requires 78 feet. The proposed building is also in compliance with adjacent matching setbacks for the R-1 (Single-Family Residential) Zoned property located to the north. Although no structures are proposed or near the 15-foot residential setback, the applicant has called out a 20-foot setback line on the submitted plans where required.

- **Parking**

  The proposed redeveloped auto dealership provides an adequate 507 customer and ADA-compliant parking spaces separate from the additional 813 spaces dedicated to vehicle display and inventory storage.

  Five on-site 15-foot by 25-foot loading spaces have been provided per Title 19.10.020 and are located next to the automotive repair shop.

- **Landscaping**

  The provided landscape plans show the appropriate perimeter landscape buffer widths with a mixture of pines, desert willows, acacias, and some oak trees placed along the east and west perimeters at thirty feet, on-center and throughout the site. The southern perimeter buffer along Sahara Avenue shows 24"-box sized Palms placed thirty-foot on-center so as to not obscure the vehicle displays. The provided plans also show pine trees placed twenty-foot on-center adjacent to the single-family properties to the north of the subject site.

  A Waiver to the Title 19.10.010 parking lot landscape island requirements has been requested to provide 43 parking lot landscape islands where 86 are required.

- **Signage**

  No elevations have been provided for proposed signage. As this project is over 15 acres, a Master Sign plan is required per Title 19.130(B)1(a).

FINDINGS

The following findings must be made for an SDR:

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

   The proposed development is compatible with adjacent single-family residential development to the immediate north of the project. The applicant seeks to avoid the detrimental impact that an auto repair facility could have on residentially zoned property by locating the service facility to the front of the property.

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

   The proposed expansion of the existing development is consistent with the General Plan and the Title 19 Development Standards. Regarding the ancillary use of an auto repair facility in conjunction with an automotive dealership, a request for a Special Use Permit (SUP-19359) to allow the service bays to face towards Sahara Avenue has been submitted.

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

   The existing site access and circulation has not adversely impacted adjacent roadways or neighborhood traffic since its initial use as an automobile dealership. There is little expected increase in traffic with the proposed renovations. A Waiver to Title 18.12.130 has been requested to address Scarlet Oak Avenue's termination into the north end of the property without providing a cul-de-sac.

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

   The proposed landscape materials are appropriate for this area and for the City. Although there is an overall deficiency in the provided quantities of landscaping material, staff believes the applicant has made good effort to provide an appealing plan made up of a diverse palate of desert trees and shrubs located throughout the site.

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 building elevations are compliant with the residential adjacency standards as listed in Title 19.08. The provided elevations depict an adequate separation distance of the proposed addition from the adjacent residential properties side.

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

   The appropriate measures are being taken in securing and protecting the public health, safety and general welfare through the inspections required of Building and Safety for all commercial construction, through the Business Licensing Division for all licensed commercial activity, and through Code Enforcement for the general application of the Las Vegas Municipal Code.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	3	
ASSEMBLY DISTRICT	12	
SENATE DISTRICT	10	
NOTICES MAILED	255	(Mailed with WVR-19784 and SUP-19359)
APPROVALS	1	
PROTESTS	0	

MH

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-19363** APN: 162-01-801-014/015/016

Name of Property Owner: FAIRWAY CHEVROLET - GREG HEINRICH

Name of Applicant: DARWIN LINDHAL ARCHITECTS

Name of Representative: GARY W. MILLER, ARCH - (KEVIN REISCH)

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: DW Heinrich

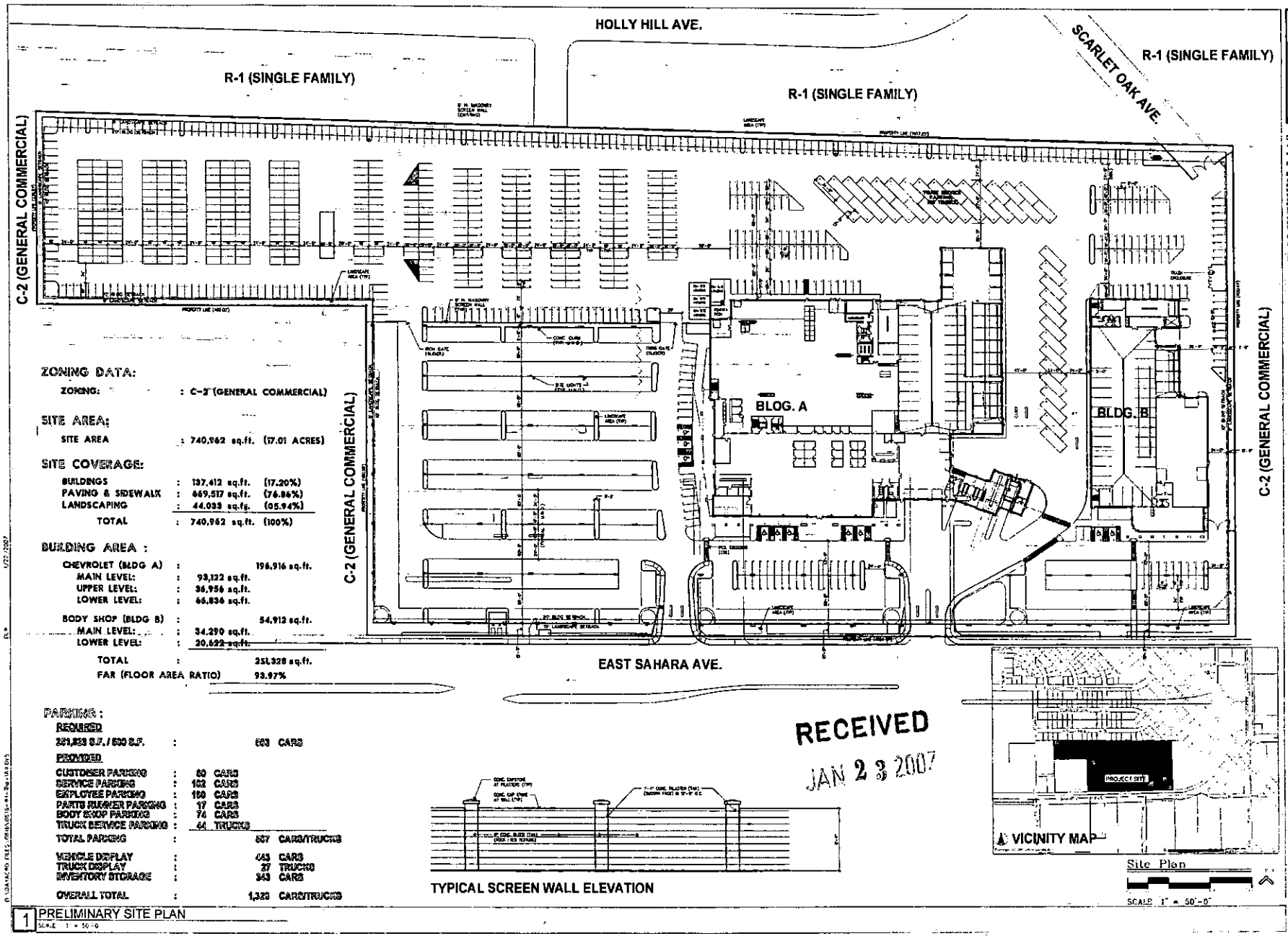
Print Name: GREG W. HEINRICH

Subscribed and sworn before me

This 22ND day of JAN, 2007

Notary Public in and for said County and State

BOYD D. MARTIN
Notary Public, State of Nevada
Appointment No. 98-5205-1
My Appt. Expires Oct. 9, 2010



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JAN 23 2007

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Project #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET
3400 EAST SAHARA AVE.
LAS VEGAS, NEVADA

Revisions

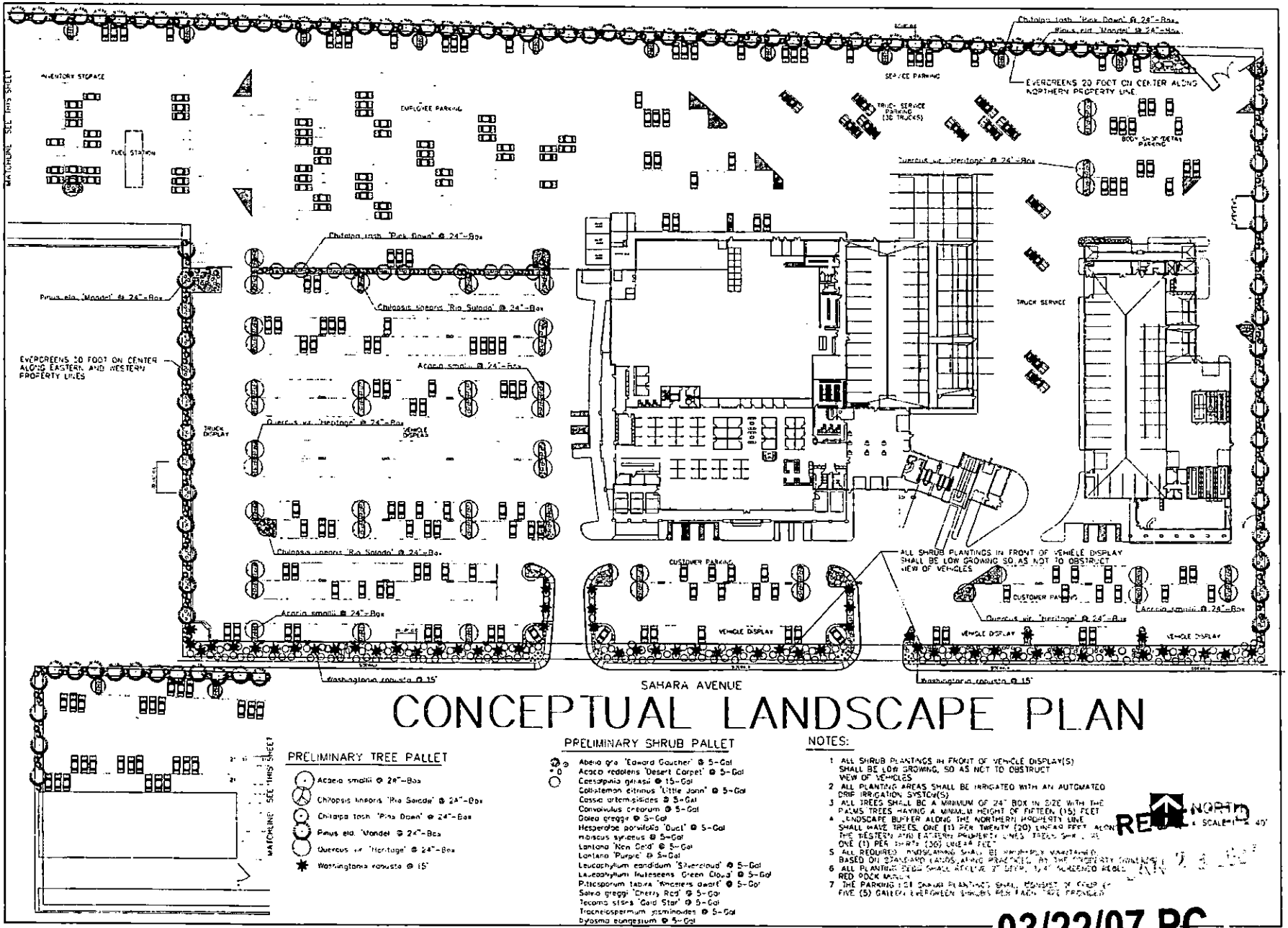
No	Revision	Date

PRELIMINARY
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Drawing
PRELIMINARY
SITE PLAN

Sheet No
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SDR-19363
03/22/07 PC



CONCEPTUAL LANDSCAPE PLAN

PRELIMINARY TREE PALLET

- Acacia smallii @ 24"-Box
- Chilopsis linearis 'Rio Salado' @ 24"-Box
- Chitalpa tash. 'Pink Dawn' @ 24"-Box
- Pinus eld. 'Mondel' @ 24"-Box
- Quercus vir. 'Heritage' @ 24"-Box
- Washingtonia robusta @ 15'

PRELIMINARY SHRUB PALLET

- Abelia grs 'Edward Goucher' @ 5-Gal
- Acacia redolens 'Desert Carpet' @ 5-Gal
- Caesalpinia gilliesii @ 15-Gal
- Callistemon citrinus 'Little John' @ 5-Gal
- Cassia artemisioides @ 5-Gal
- Convolvulus cneorum @ 5-Gal
- Dalea greggii @ 5-Gal
- Hesperaloe parviflora 'Duet' @ 5-Gal
- Hibiscus syriacus @ 5-Gal
- Lantana 'New Gold' @ 5-Gal
- Lantana 'Purple' @ 5-Gal
- Leucophyllum candidum 'Silvercloud' @ 5-Gal
- Leucophyllum frutescens 'Green Cloud' @ 5-Gal
- Pittosporum tobira 'Wheeler's dwarf' @ 5-Gal
- Salvia greggii 'Cherry Red' @ 5-Gal
- Tecoma stans 'Gold Star' @ 5-Gal
- Trachelospermum jasminoides @ 5-Gal
- Xylosma congestum @ 5-Gal

NOTES:

1. ALL SHRUB PLANTINGS IN FRONT OF VEHICLE DISPLAY(S) SHALL BE LOW GROWING, SO AS NOT TO OBSTRUCT VIEW OF VEHICLES.
2. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATED DRIP IRRIGATION SYSTEM(S).
3. ALL TREES SHALL BE A MINIMUM OF 24" BOX IN SIZE WITH THE PALMS TREES HAVING A MINIMUM HEIGHT OF FIFTEEN (15) FEET.
4. LANDSCAPE BUFFER ALONG THE NORTHERN PROPERTY LINE SHALL HAVE TREES, ONE (1) PER TWENTY (20) LINEAR FEET ALONG THE WESTERN AND EASTERN PROPERTY LINES TREES SHALL BE ONE (1) PER THIRTY (30) LINEAR FEET.
5. ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED AND MAINTAINED BASED ON STANDARD LANDSCAPING PRACTICES IN THE PROPERTY OWNERS ASSOCIATION.
6. ALL PLANTING BEDS SHALL RECEIVE 3" DEEP, 1/4" SCREENED REGULAR RED ROCK MULCH.
7. THE PARKING LOT SHRUB PLANTINGS SHALL CONSIST OF FIVE (5) GALLON EVERGREEN SHRUBS PER EACH TREE PROVIDED.

NORTH
SCALE: 1" = 40'

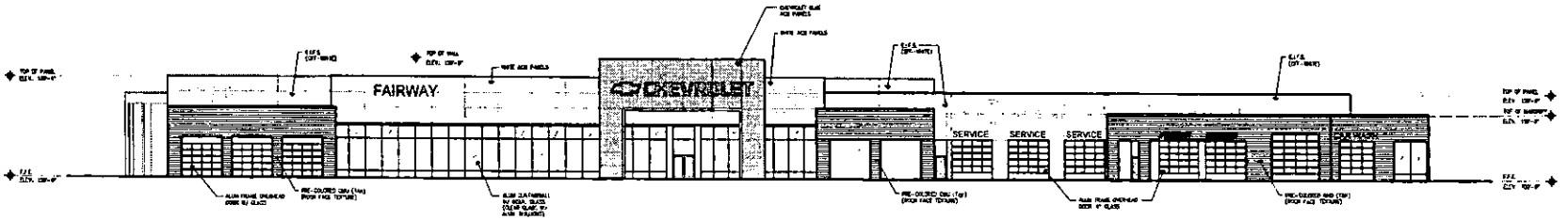
03/22/07 PC
SDR-19363

FAIRWAY CHEVROLET
SAHARA BLVD
LAS VEGAS, NEVADA

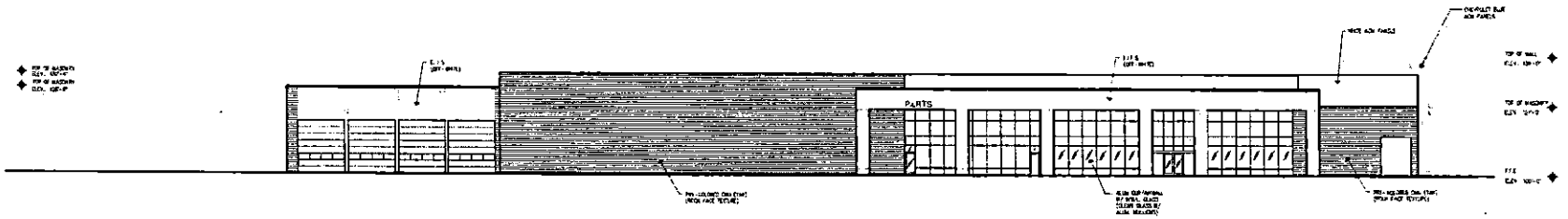
CONCEPTUAL LANDSCAPE PLAN

MICHAEL STEIDING, INC.
Landscape Architect
3760 Du Lay Lane Las Vegas, Nevada 89122
Nv PLA No 137, CA PLA No 1878
(702) 739-8311

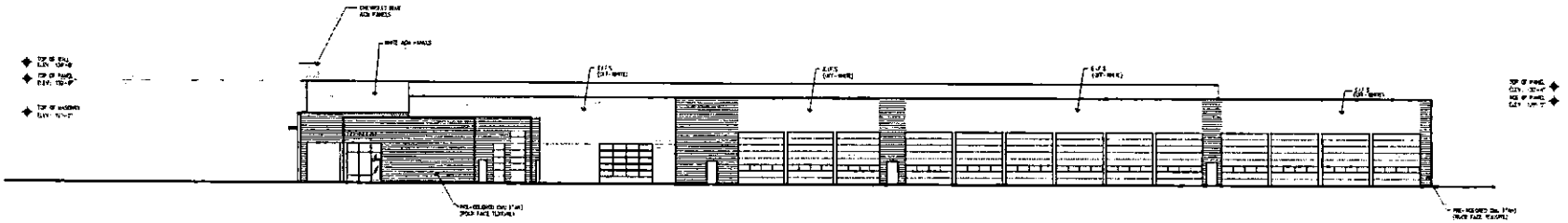
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L-1



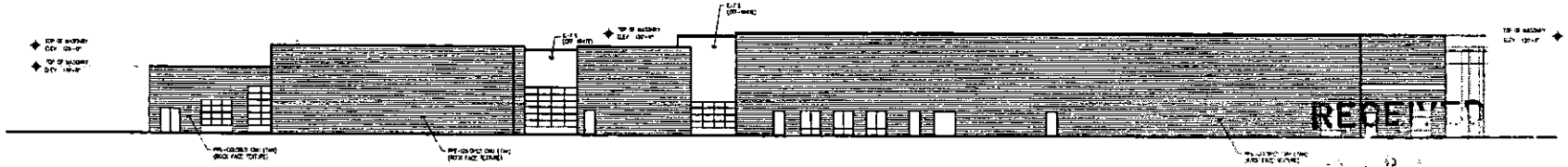
1 SOUTH ELEVATION



2 WEST ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION

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Project: #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET
3100 EAST SAHARA AVE.
LAS VEGAS, NEVADA

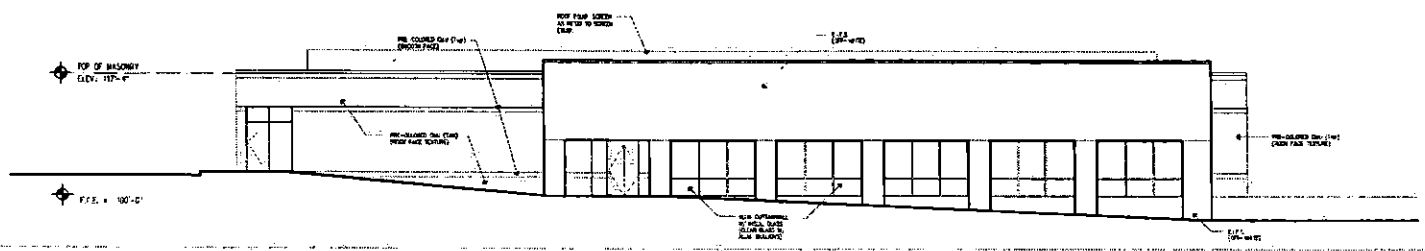
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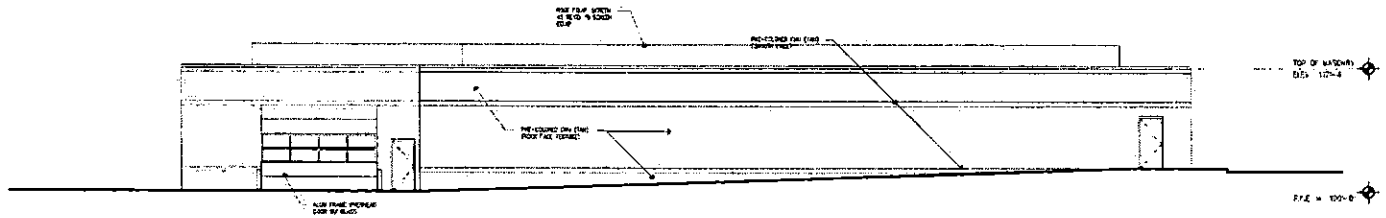
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Drawing:
BUILDING ELEVATIONS BUILDING A

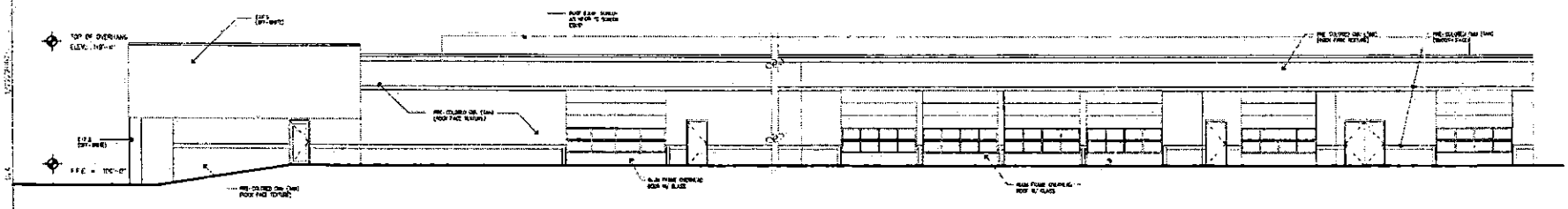
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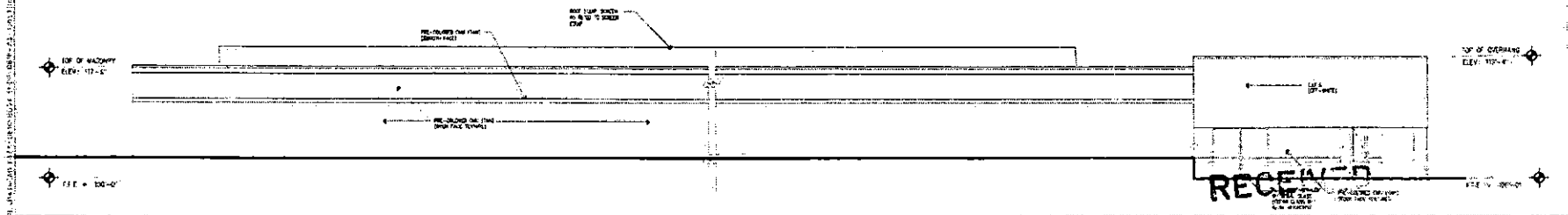
1 SOUTH BUILDING ELEVATION-BODY SHOP



2 NORTH BUILDING ELEVATION-BODY SHOP



3 EAST BUILDING ELEVATION-BODY SHOP



4 WEST BUILDING ELEVATION-BODY SHOP

D·L·A

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Project #0516

CHRISTMAS TREE PLAZA FOR
FAIRWAY CHEVROLET

3100 EAST SHAKOPEE AVE.
SHAKOPEE, MINNESOTA

Revisions

No.	Description	Date

Drawing

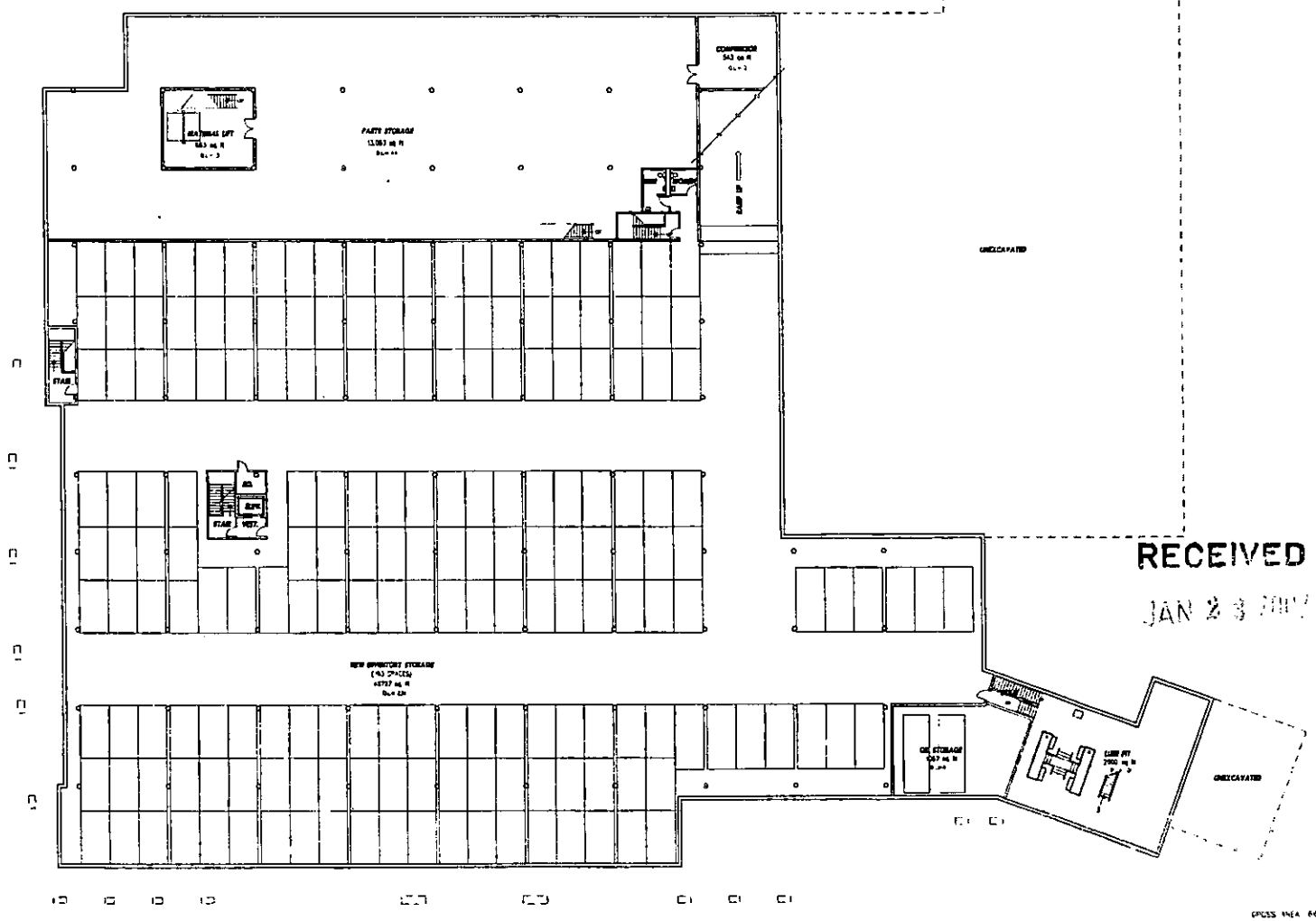
BUILDING ELEVATIONS BUILDING B

Sheet No

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1 BUILDING A – LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

GROSS AREA: 66,438 SF

03/22/07 PC
SDR-19363

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Ph 763 560 0448 Fax 763 560 0461

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Project: #0516

CONCEPTUAL MASTER PLAN FOR:
FAIRWAY CHEVROLET
3100 EAST SAHARA AVE.
LAS VEGAS, NEVADA

Revisions

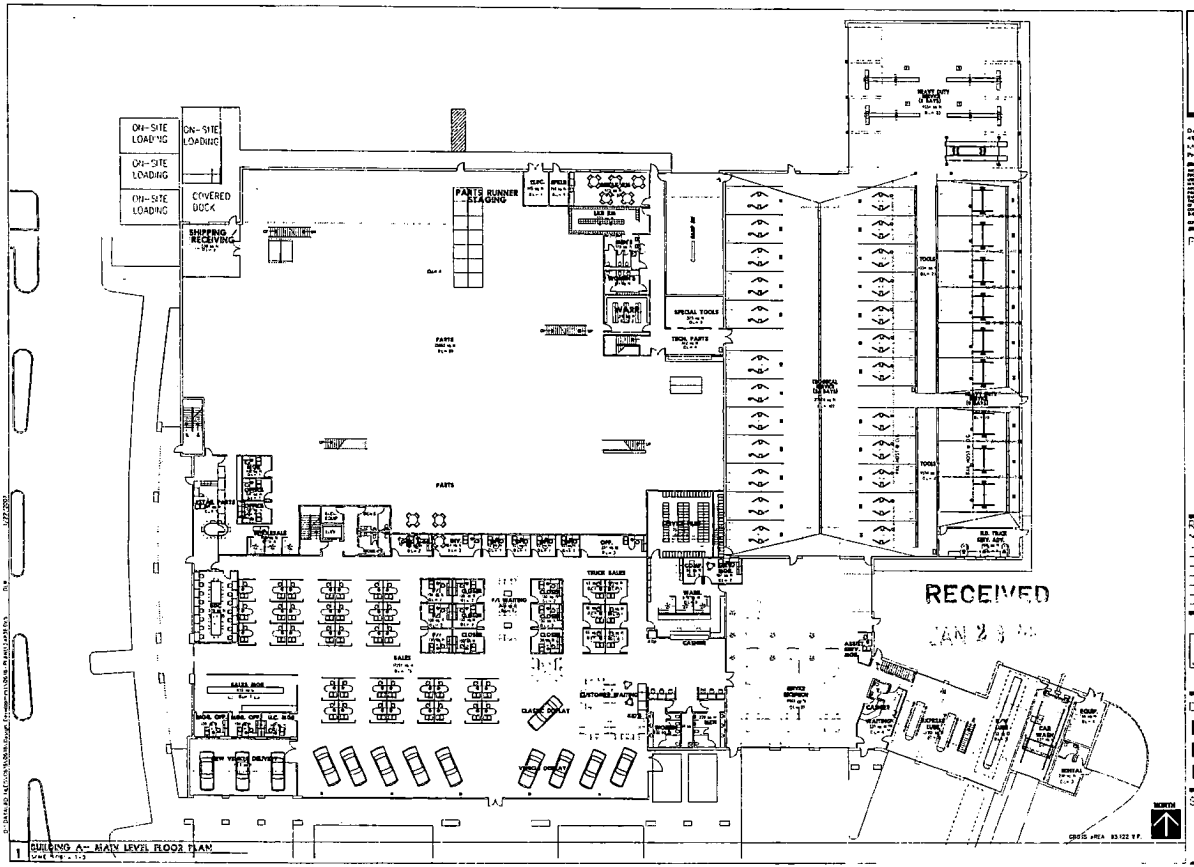
No	Revision	Date

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing
BLDG. A
LOWER LVL
PLAN

Sheet No
A2.1

1/22/2007



D·L·A

Project: #0616

CANTENNIAL MASTER PLAN FOR:
FAIRWAY CHEVROLET
3900 EAST CHEYENNE AVE.
LAS VEGAS, NEVADA

Revisions

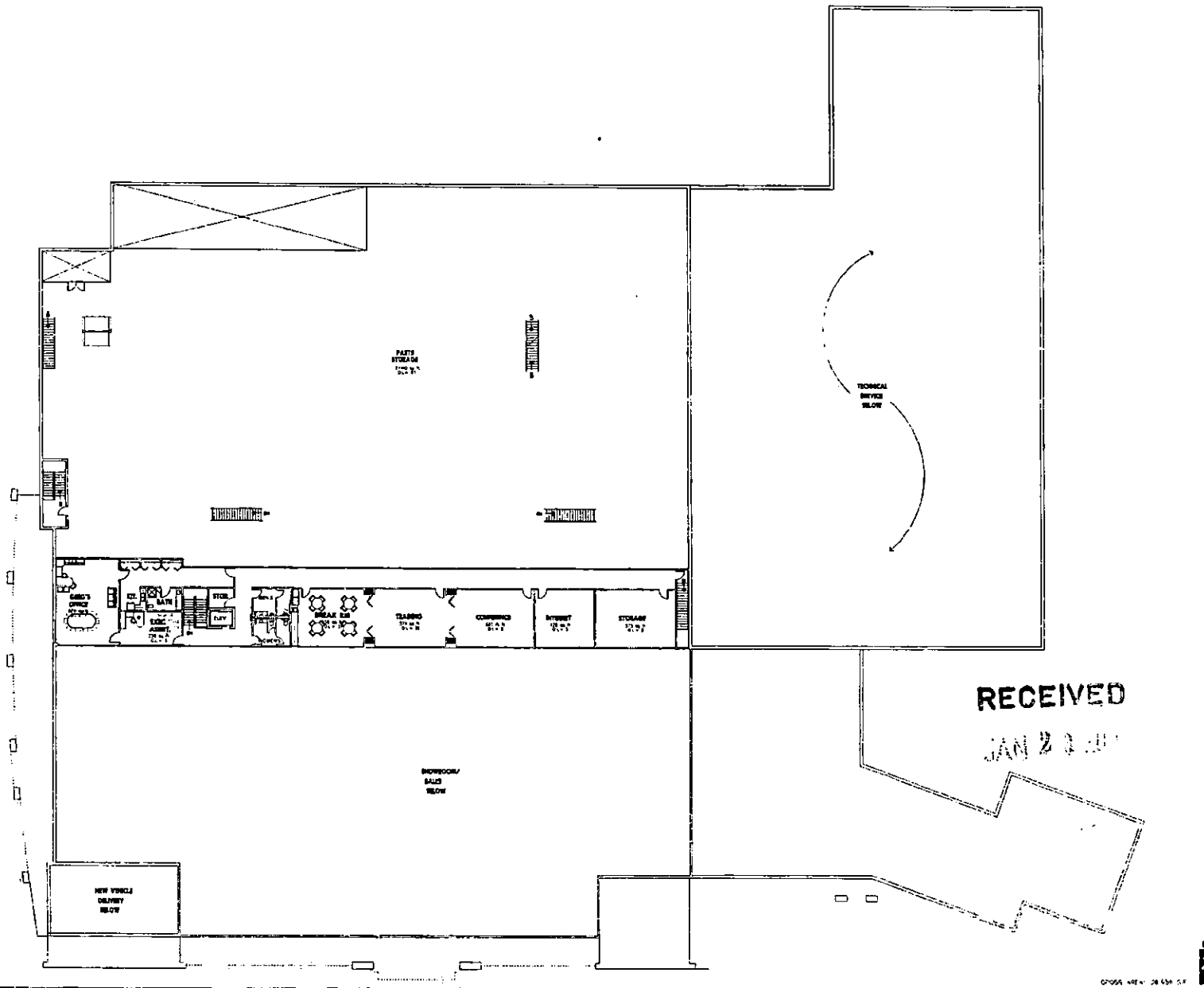
No.	Revision	Date

PRELIMINARY
Not for construction

Drawing
BLDG. A
MAIN LVL
PLAN

Sheet No
A2.2

SDR-19363
03/22/07 PC



1 BUILDING A - UPPER LEVEL FLOOR PLAN

03/22/07 PC
SDR-19363

D·L·A

Darnell Linden Architects, P.A.
480 West Broadway Suite 200
Minneapolis, Minnesota 55422
Ph 612 338 0448 Fax 763 560 0441

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Project. #0616

CONCEPTUAL MASTER PLAN FOR:
FAIRWAY CHEVROLET
3100 EAST SAHARA AVE.
LAS VEGAS, NEVADA

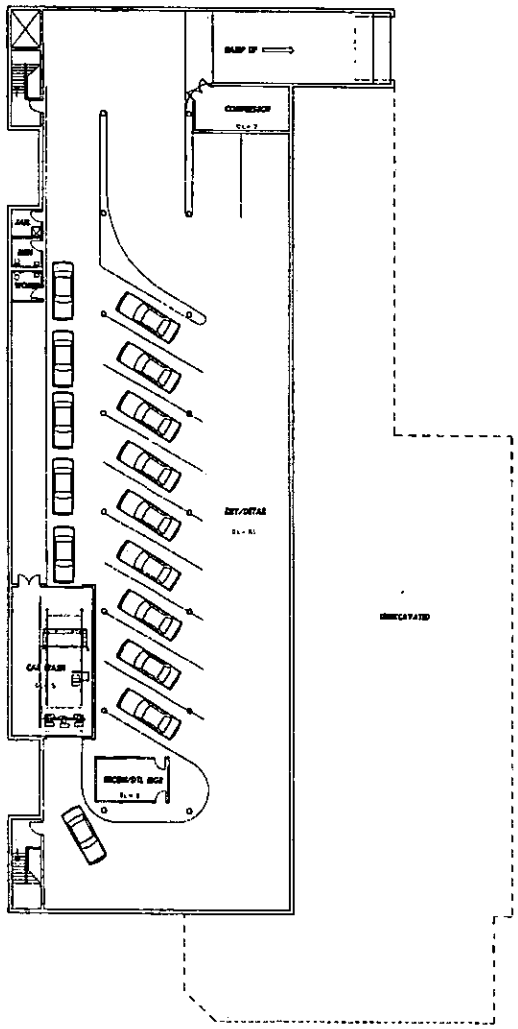
Revisions

No	Revision	Date

PRELIMINARY
NOT FOR CONSTRUCTION

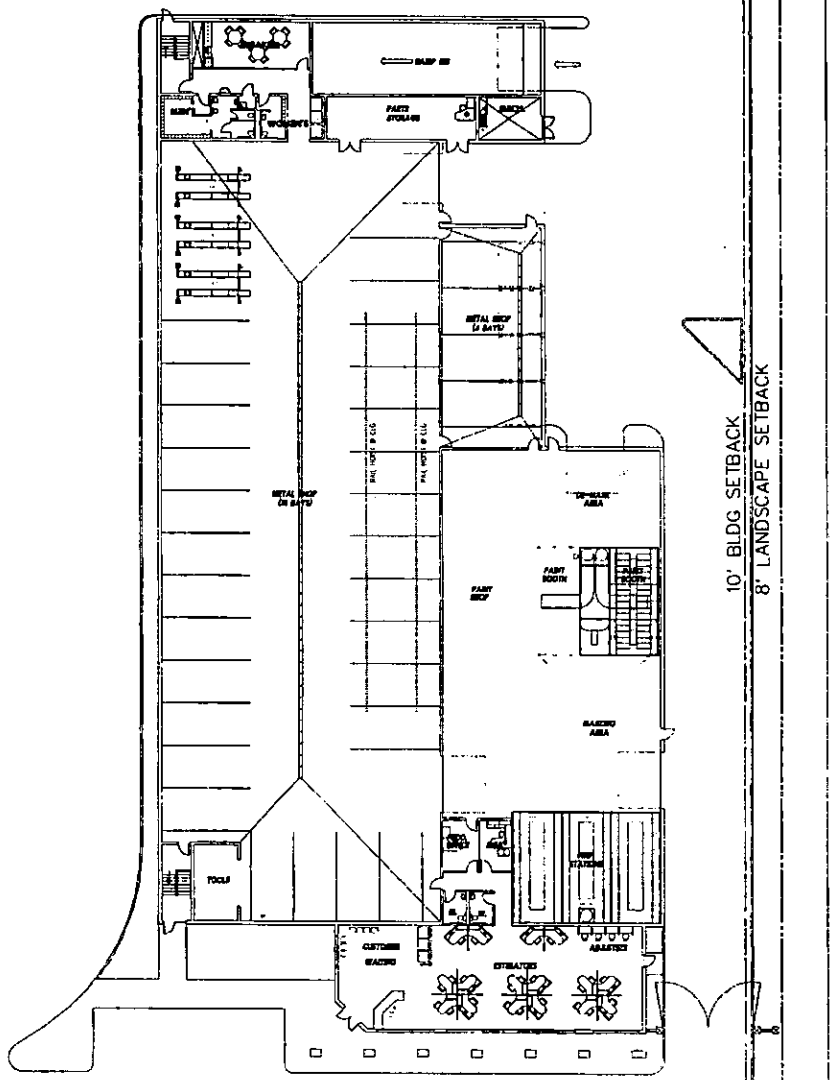
Drawing
BLDG. A
UPPER LVL
PLAN

Sheet No
A2.3



1 BUILDING B- LOWER LEVEL FLOOR PLAN

GROSS AREA 20,672 S.F.



1 BUILDING B- MAIN LEVEL FLOOR PLAN

GROSS AREA 34,290 S.F.

RECEIVED

03/22/07 PC
SDR-16363

D·L·A
Darwin Lindahl Architects, P.A.
480 West Broadway, Suite 200
Minneapolis, Minnesota 55422
Ph 763 560 0448 Fax 763 560 0461

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Project: #0616

CONCEPTUAL MASTERPLAN FOR:
FAIRWAY CHEVROLET
3100 EAST SAHARA AVE.
LAS VEGAS, NEVADA

Revisions

No	Revision	Date

PRELIMINARY NOT FOR CONSTRUCTION

Drawing
BLDG. B
FLOOR
PLANS

Sheet No
A2.4



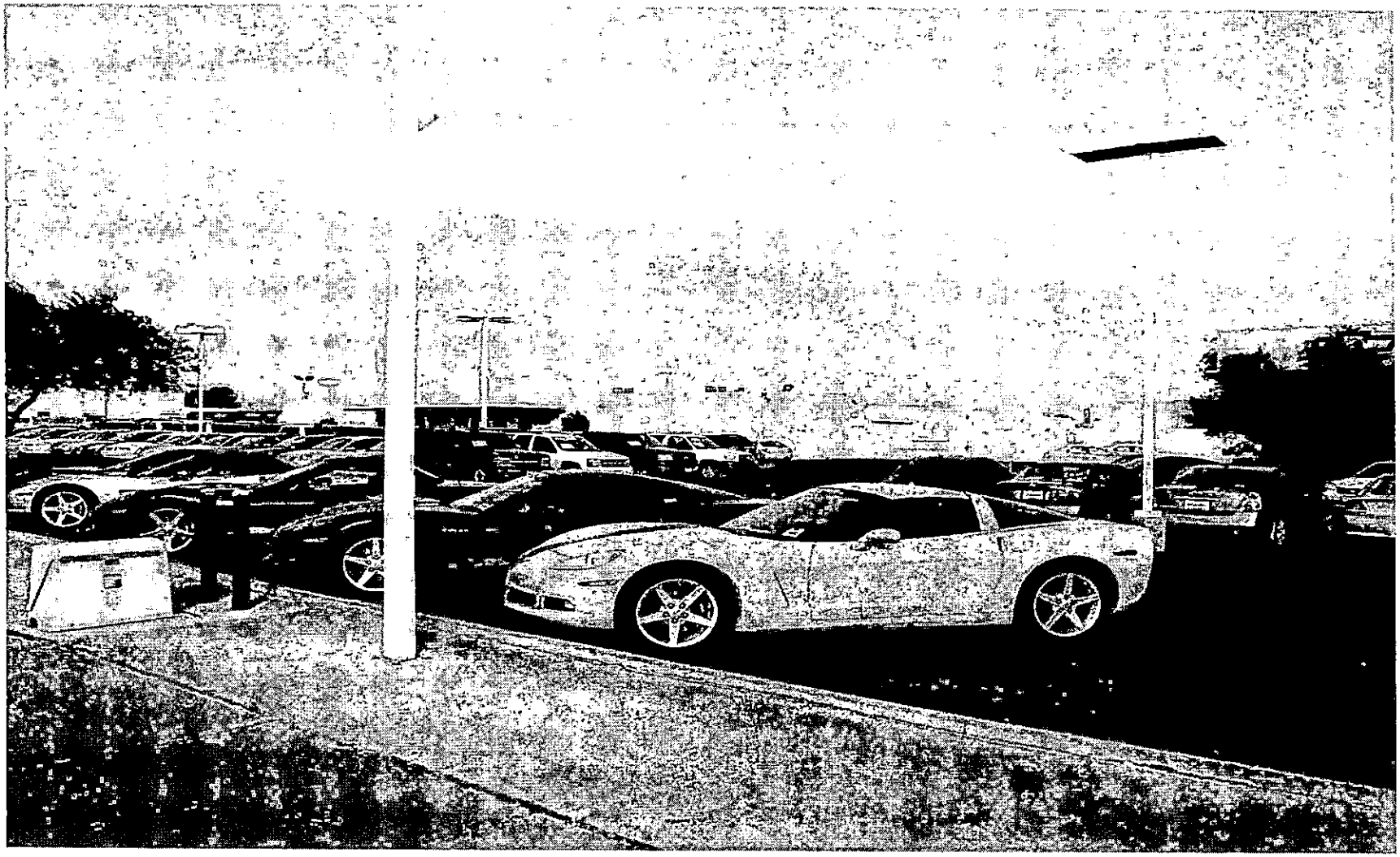
WVR-19784, SUP-19359 AND SDR-19363 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100-3200 EAST SAHARA AVENUE
MARCH 22, 2007 PLANNING COMMISSION

01/31/07



WVR-19784, SUP-19359 AND SDR-19363 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100-3200 EAST SAHARA AVENUE
MARCH 22, 2007 PLANNING COMMISSION

01/31/07



WVR-19784, SUP-19359 AND SDR-19363 - APPLICANT/OWNER: FAIRWAY CHEVROLET COMPANY
3100-3200 EAST SAHARA AVENUE
MARCH 22, 2007 PLANNING COMMISSION

01/31/07

January 23, 2007

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

Re: Fairway Chevrolet
3100 E. Sahara Ave, Las Vegas

Planning Department Staff,

Fairway Chevrolet currently operates a Chevrolet automotive dealership out of 11 separate buildings at 3100 E. Sahara Ave., Las Vegas, NV. Fairway Chevrolet functions as a new and used car facility, service repair shop, retail and wholesale parts depot, and body shop facility at this location.

We are requesting site plan approval of two new facilities to replace most of the existing buildings that are currently in operation at 3100 E. Sahara Ave. Under the proposed site plan submittal, there will be 2 new buildings on the site to house the automotive dealership business. One building of 196,916 square feet will contain the new and used automobile sales, service, parts, and automobile storage. The second building of 54,912 square feet will contain the body shop. In addition to the two new buildings, two of the existing stoarge buildings will remain intact. The types of business previously described will remain the same (sales, service, parts, and body shop).

The proposed development includes significant landscaping at the perimeter and finger island throughout the parking and display area. Therefore, we ask that the landscape requirement be waived on this project.

This project meets or exceeds all city standards and local building requirements for zoning, construction type, classification, and design.

Respectfully Submitted,

Darwin M. Lindahl, Architect

03/22/07 PC
SDR-19363

Telephone Protest/ Approval Log

Meeting Date: 3/8/07 **Case Number:** SDR 19363

Date: 2/23/07
Name: Eddie Mundo Escobedo
Address: 3008 Holly Hill

Phone: 283.6375
☐ **PROTEST** ☒ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
me:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:

Phone:
☐ **PROTEST** ☐ **APPROVE**

ITEM # 22
CASE # SDR-19363
PC MTG 3-8-07

A

City of Las Vegas

Agenda Item No.: 19

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:

ABEYANCE - RQR-17661 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK - Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 Valley View Boulevard (APN 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 04/18/07
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the April 12, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location, Aerial, Separation and Special Maps
2. Conditions and Staff Report For This Application - Not Applicable
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for RQR-4664
6. City Council Approval Letter for U-0023-95(2)
7. City Council Approval Letter for U-0023-95(1)
8. City Council Approval Letter for U-23-95

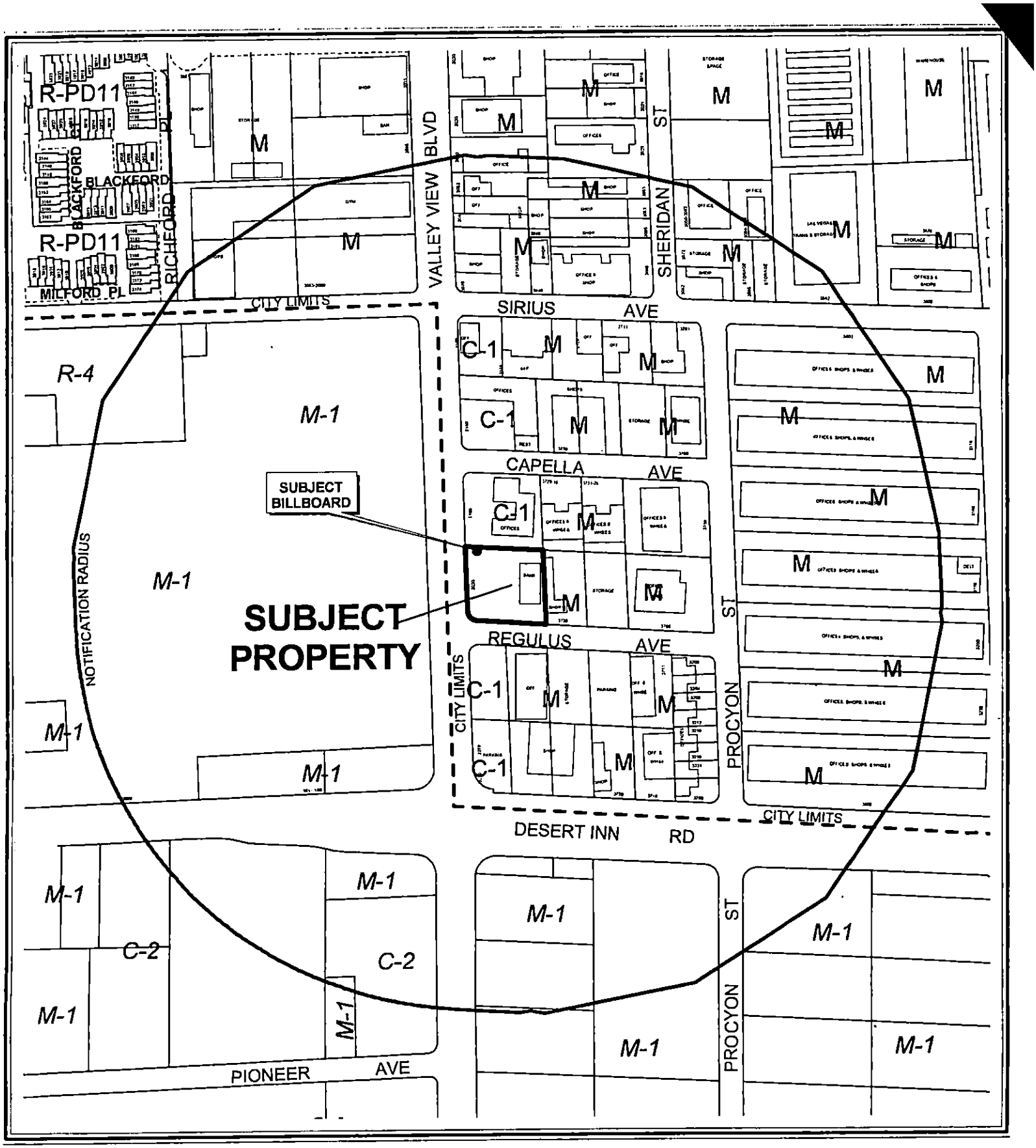
MOTION:

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

MINUTES:

Staff requested Items 19-21 be held in abeyance to 4/12/2007.

(6:02 – 6:05)



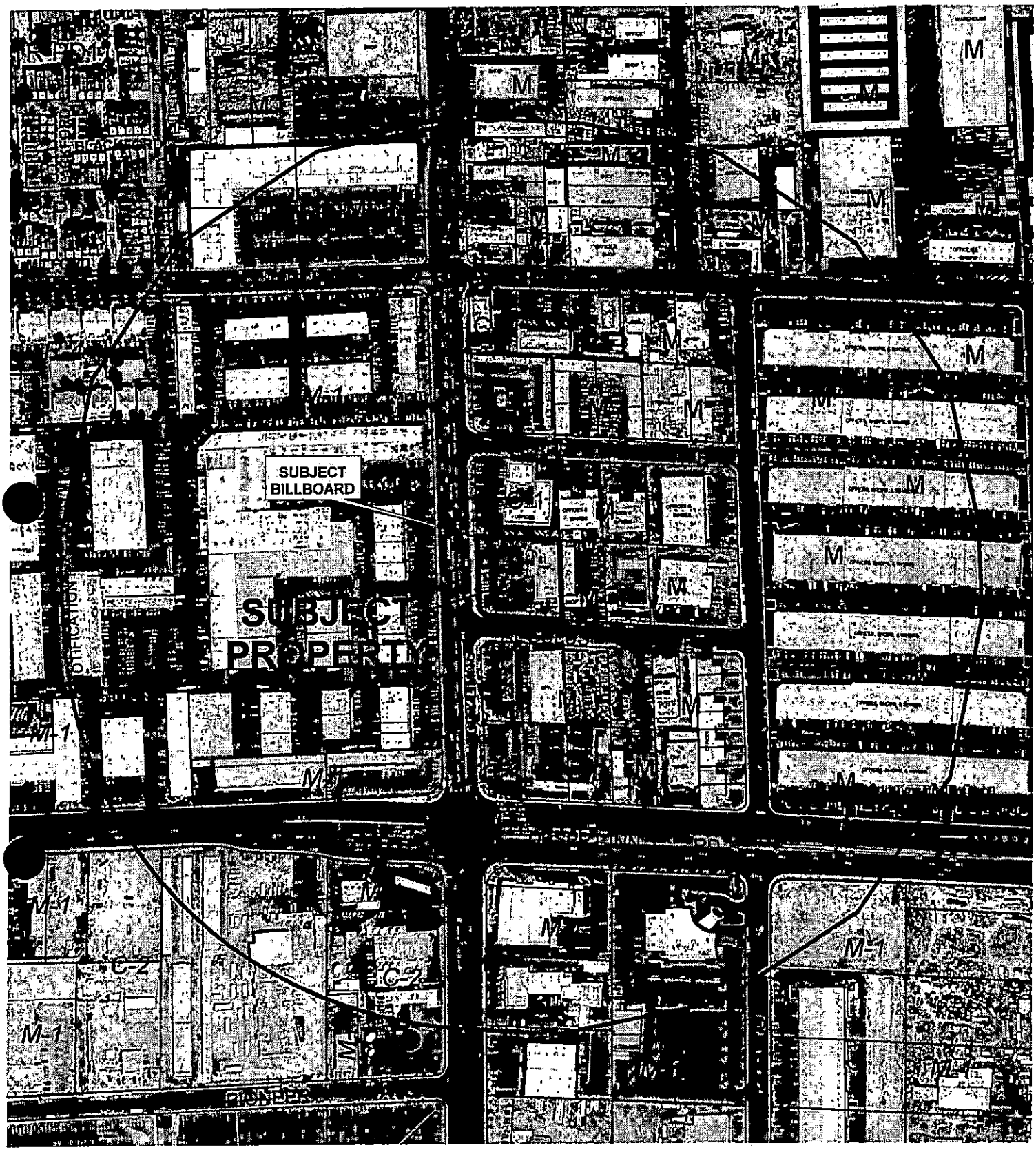
0 100 200 Feet

CASE: **RQR-17661**

RADIUS: 1000 FT

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

N



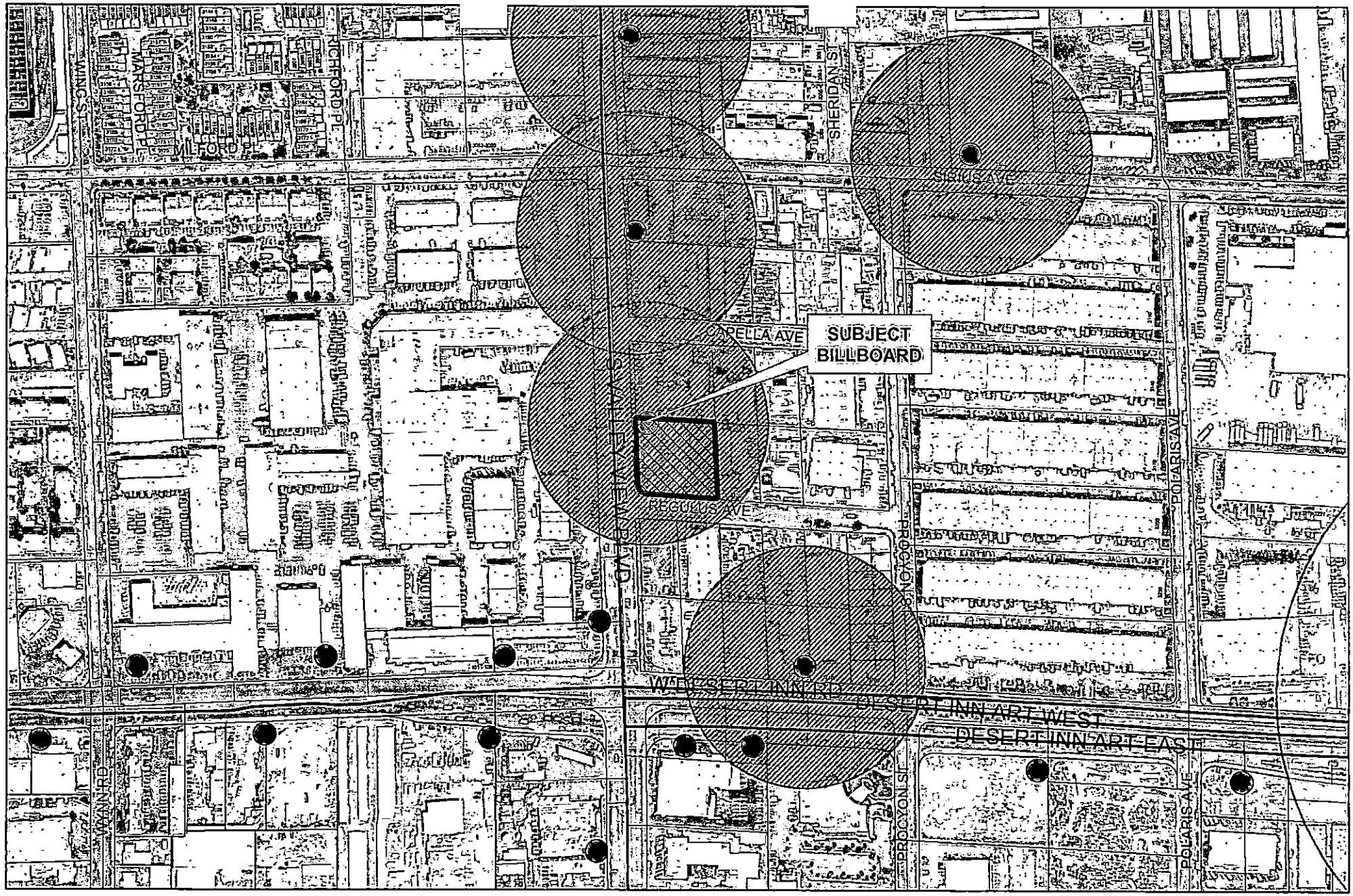
0 100 200 Feet

CASE: **RQR-17661**

RADIUS: 1000 FT

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

N



RQR-17661

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

RQR-17661

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RQR-17661 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK

STAFF REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE 4/12 PC BASED ON THE REQUIRED REVIEW MORITORIUM IMPOSED AT THE 12/21/06 CC

BS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-17661** APN: 162 08 410 018

Name of Property Owner: NEVADA COMMERCE BANK

Name of Applicant: CLEAR CHANNEL OUTDOOR

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 162 08 410 018

Signature of Property Owner: Robin Panek EVP & CFO

Print Name: Robin Panek

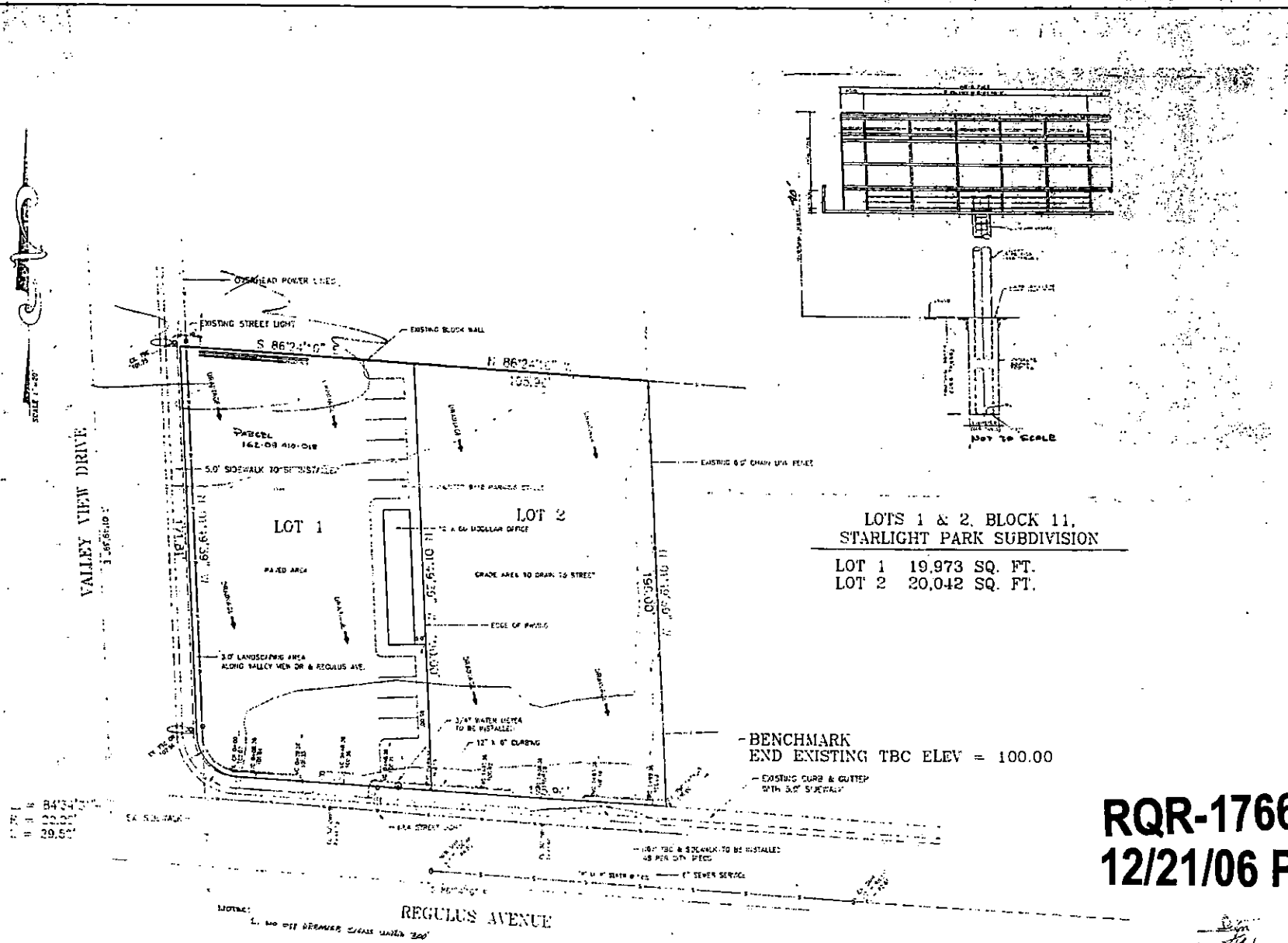
Subscribed and sworn before me

This 13 day of Oct, 2006

Norma Gratrix

Notary Public in and for said County and State

NORMA GRATRIX
Notary Public State of Nevada
No. 00-65422-1
My appt. exp. Oct. 3, 2008



LOTS 1 & 2, BLOCK 11,
STARLIGHT PARK SUBDIVISION

LOT 1 19,973 SQ. FT.
LOT 2 20,042 SQ. FT.

BENCHMARK
END EXISTING TBC ELEV = 100.00

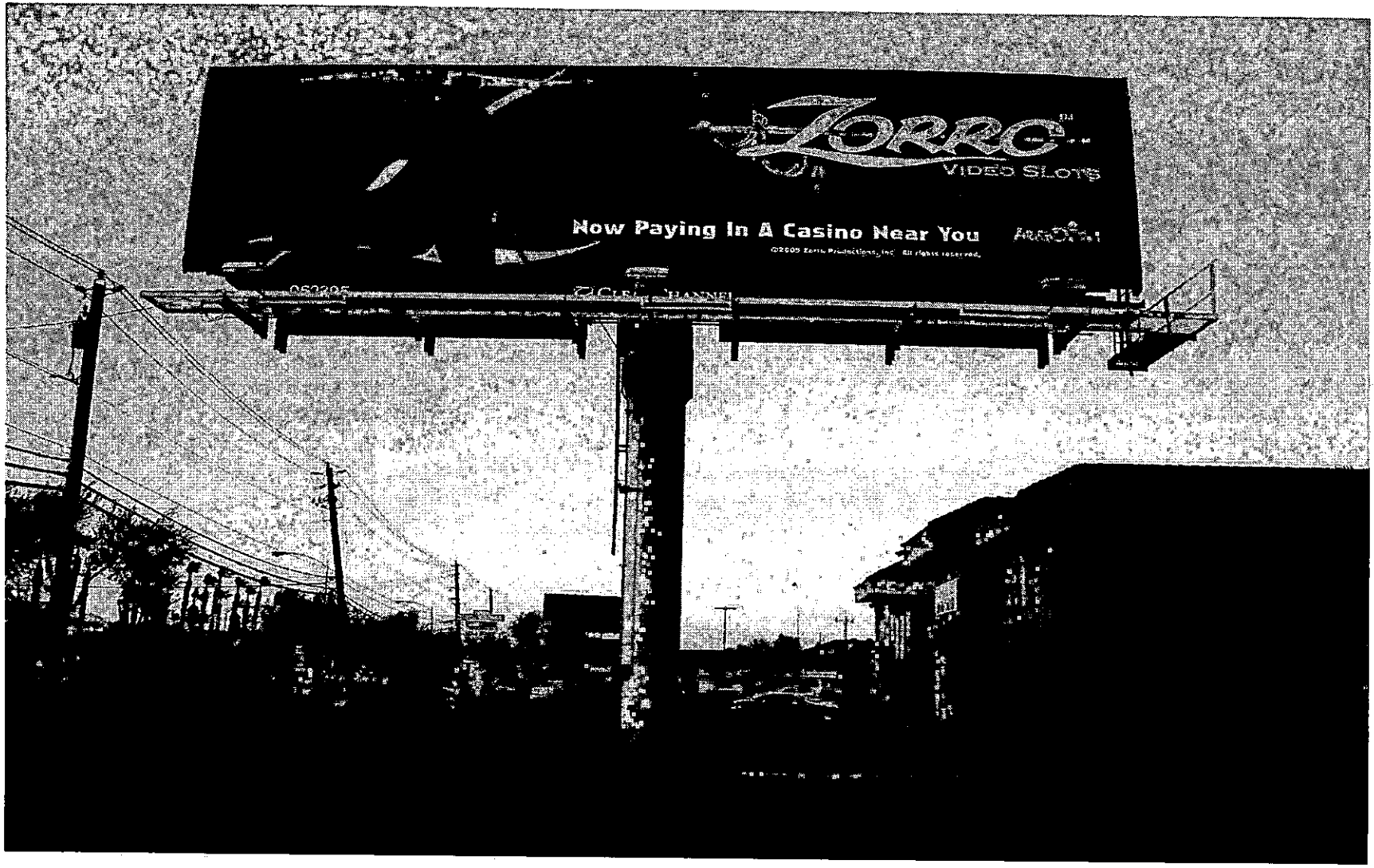
RQR-17661
12/21/06 PC

L.R. POPE ENGINEERS & SURVEYORS

TRUCKMASTERS
REGULUS AVE. & VALLEY VIEW DR.
SITE PLAN

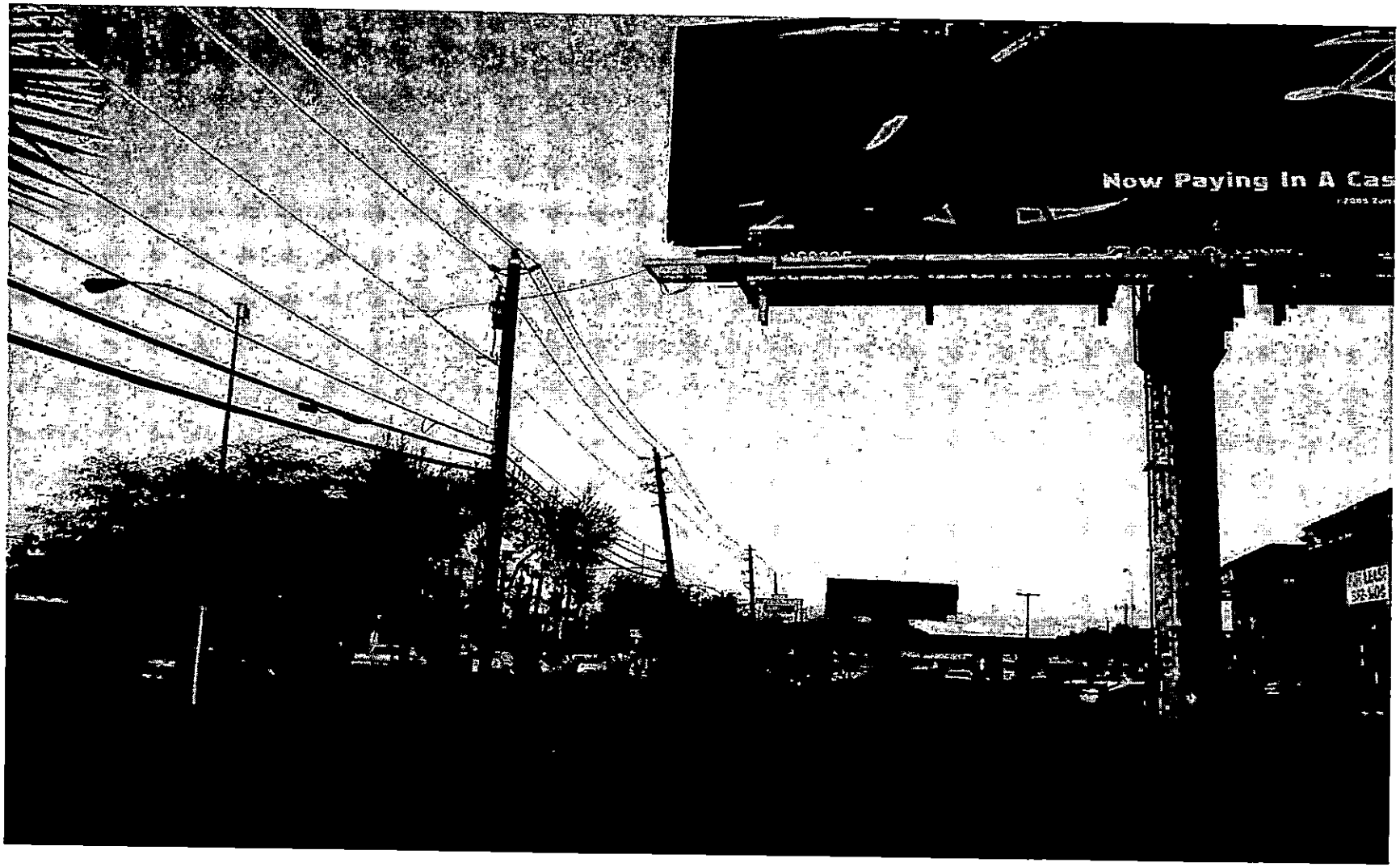
DATE DEC 1993
SCALE 1" = 20'
BY DALE
SHEET 1 OF 1 SHEETS

RECEIVED
OCT 20 2006



RQR-17661 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK
3200 VALLEY VIEW BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

11/27/06



RQR-17661 - APPLICANT: CLEAR CHANNEL OUTDOOR - OWNER: NEVADA COMMERCE BANK
3200 VALLEY VIEW BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

11/27/06

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

.ARRY BROWN
VRENCE WEEKLY
.MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

October 11, 2004

Ms. Kate Elsea
Nevada Commerce Bank
3200 South Valley View Boulevard
Las Vegas, Nevada 89102

RE: RQR-4664 - REQUIRED REVIEW
CITY COUNCIL MEETING OF OCTOBER 6, 2004

Dear Ms. Elsea:

The City Council at a regular meeting held October 6, 2004 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 Valley View Boulevard (APN 162-08-410-018), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two (2) years at which time he City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.

4. Only one advertising sign is permitted per sign face.

5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

RQR-17661
03/22/07 PC

Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

6. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,

Angela Crolli

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

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

Mr. Rod Carter
Clear Channel Outdoor
2880-B Meade Avenue, Suite #3050
Las Vegas, Nevada 89102

RQR-17661
03/22/07 PC

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
RRY BROWN
TE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

ACTING CITY MANAGER
DOUGLAS A. SELBY

August 9, 2002

Nevada Commerce Bank
3200 Valley View Boulevard
Las Vegas, Nevada 89102

RE: U-0023-95(2) - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF AUGUST 7, 2002

Dear Applicant:

The City Council at a regular meeting held August 7, 2002 APPROVED the Required Two Year Review of an approved Special Use Permit (U-0023-95) WHICH ALLOWED A 40 FOOT HIGH, 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3200 South Valley View Boulevard (APN: 162-08-410-018), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 8, 2002. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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

VOICE 702.229.6011
TOO 702.386.9108
www.ci.las-vegas.nv.us

RQR-17661

4. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,

Linda Owens

LINDA OWENS
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Ms. Debbie Torres
Clear Channel Outdoor
1211 West Bonanza Road
Las Vegas, Nevada 89106

Ms. Misty Baier
Clear Channel Outdoor
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-17661
03/22/07 PC

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LITTE B. McDONALD
LAURENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

June 15, 2000

Valley View Regulus Limited Liability Company
2970 West Sahara Avenue, Suite #102
Las Vegas, Nevada 89102

RE: U-0023-95(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING DATE OF JUNE 7, 2000

Dear Applicant:

The City Council at a regular meeting held June 7, 2000 APPROVED the Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 3200 South Valley View Boulevard (APN: 162-08-410-018), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald). The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2000. This approval is subject to:

Planning and Development

1. The sign shall be repaired within thirty (30) days of the City Council approval.

2. The Special Use Permit shall be reviewed in two (2) years, at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notifications costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise sign be removed.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. All City Code requirements and design standards of all City Departments shall be satisfied.

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

RQR-17661
03/22/07 PC

5. Conformance to all applicable Conditions of Approval of U-23-95 and all subsequent actions.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/gpb

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

Mr. Rvan Norstrand
Donrey Outdoor Advertising Company
1211 West Bonanza Road
Las Vegas, Nevada 89106

RQR-17661
03/22/07 PC

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
FRANK HAWKINS JR.
KEN BRASS
MATTHEW Q. CALLISTER

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

May 5, 1995

Mr. Nolan Leavitt
Leavitt 1986 Trust
3700 West Desert Inn Road
Las Vegas, Nevada 89102

RE: U-23-95 - SPECIAL USE PERMIT

Dear Mr. Leavitt:

The City Council at a regular meeting held april 19, 1995 APPROVED the application of Leavitt 1986 Trust for a Special Use Permit to allow a 14 foot x 48 foot off-premise advertising (billboard) sign on property located on the northeast corner of Valley View Boulevard and Regulus Avenue, C-1 Zone, subject to:

1. The Board shall review this use in five years and at that time may require the sign to be removed.

2. The applicant obtain an off-premise sign certificate from the Department of Community Planning and Development prior to issuance of a building permit.

3. Conformance to the plot plan and elevations.

4. Satisfaction of City Code requirements and design standards of all City departments.

RQR-17661
03/22/07 PC

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the appropriate board.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

/cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. Chuck Dykes
Donrey Outdoor Advertising
1211 W. Bonanza Road
Las Vegas, Nevada 89106

RQR-17661
03/22/07 PC

City of Las Vegas

Agenda Item No.: 20

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:

ABEYANCE - RQR-17763 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY - Required Two Year Review of an approved Special Use Permit (U-0018-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 5.

IF APPROVED: C.C.: 04/18/07
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the April 12, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location, Aerial, Separation and Special Maps
2. Conditions and Staff Report For This Application – Not Applicable
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for RQR-4661
6. City Council Approval Letter for U-18-95(2)
7. City Council Approval Letter for U-18-95(1)
8. City Council Approval Letter for U-18-95

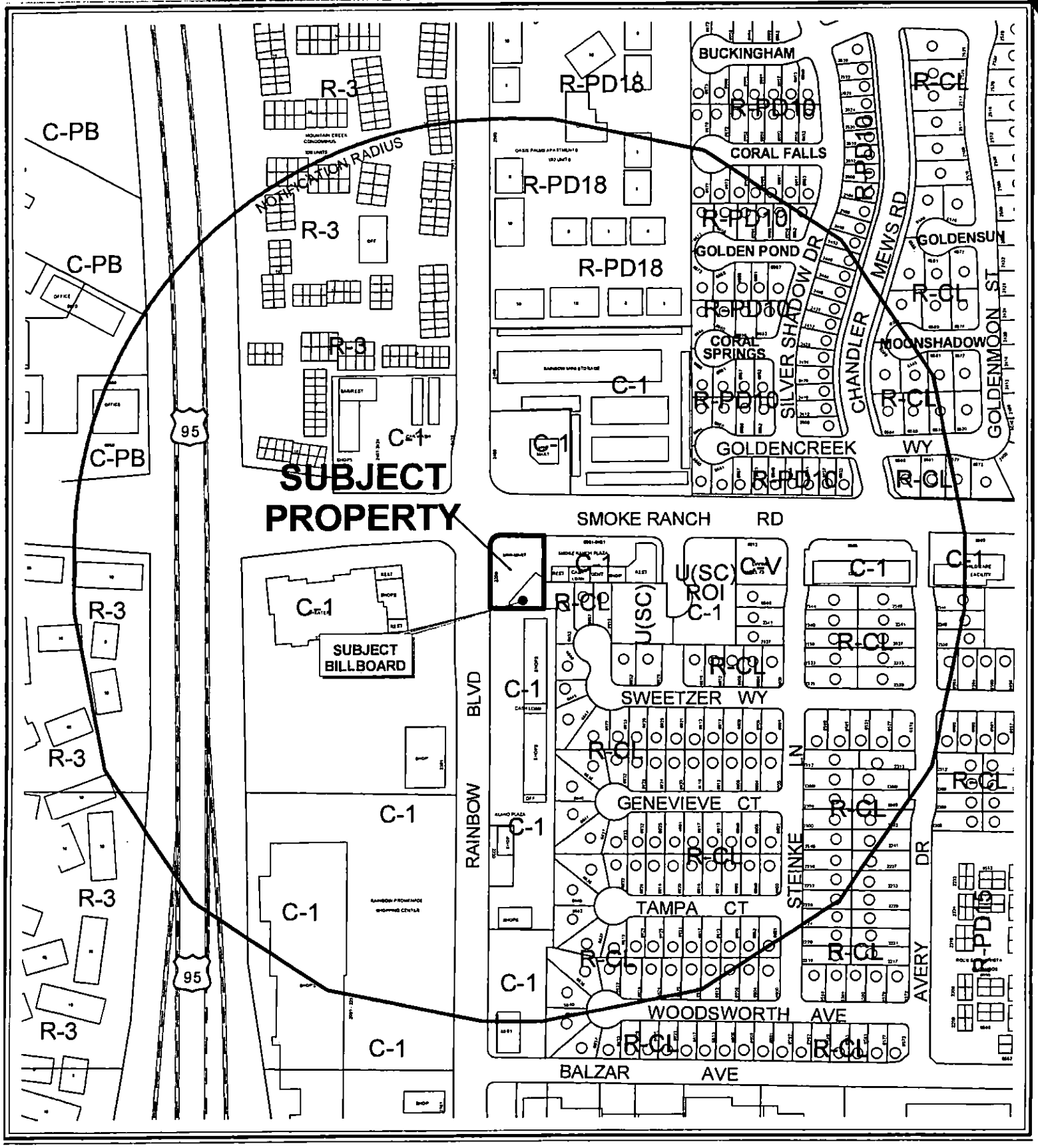
MOTION:

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

MINUTES:

Staff requested Items 19-21 be held in abeyance to 4/12/2007.

(6:02 – 6:05)



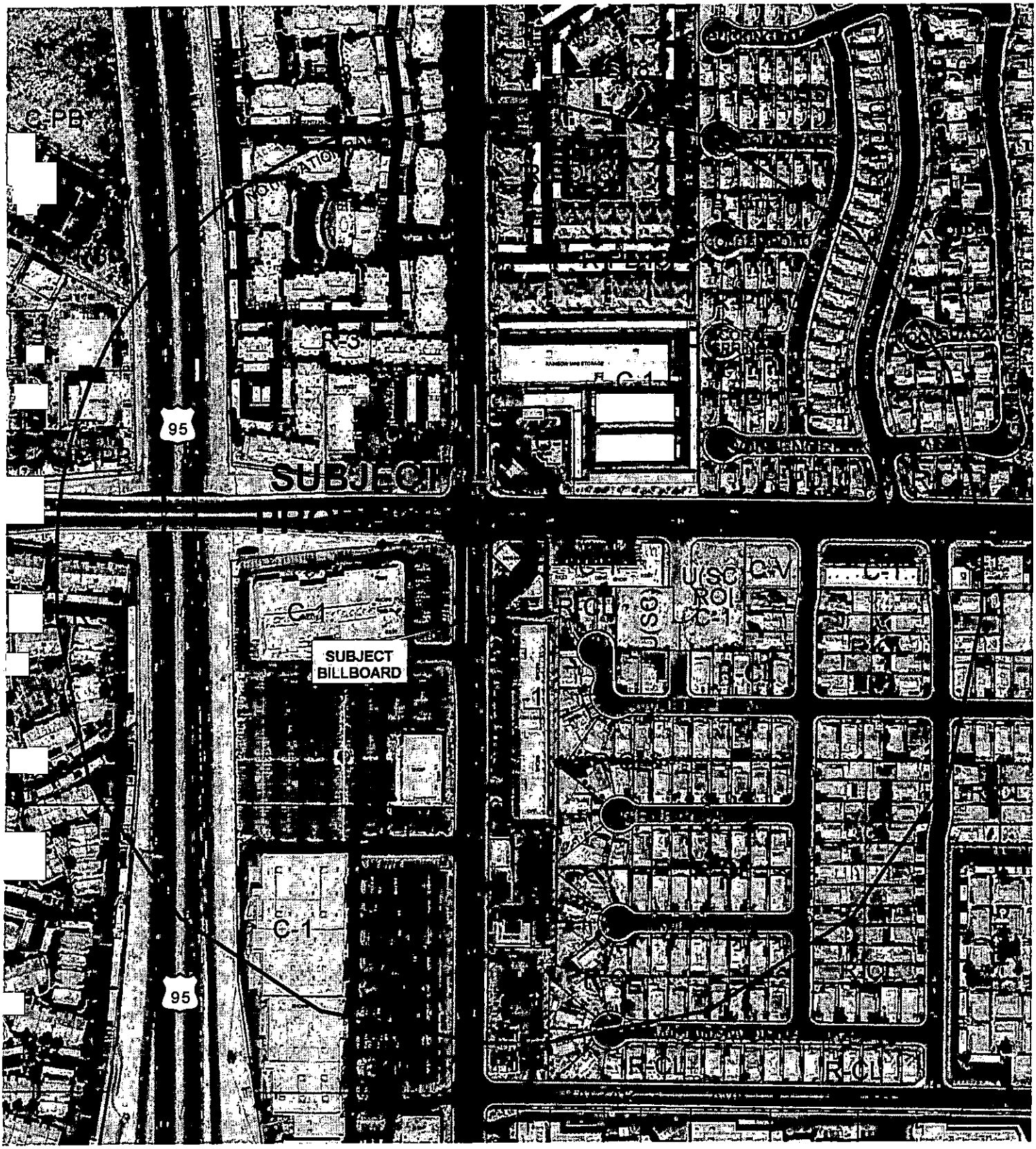
0 100 200 Feet

CASE: **RQR-17763**

RADIUS: 1000 FT

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

N



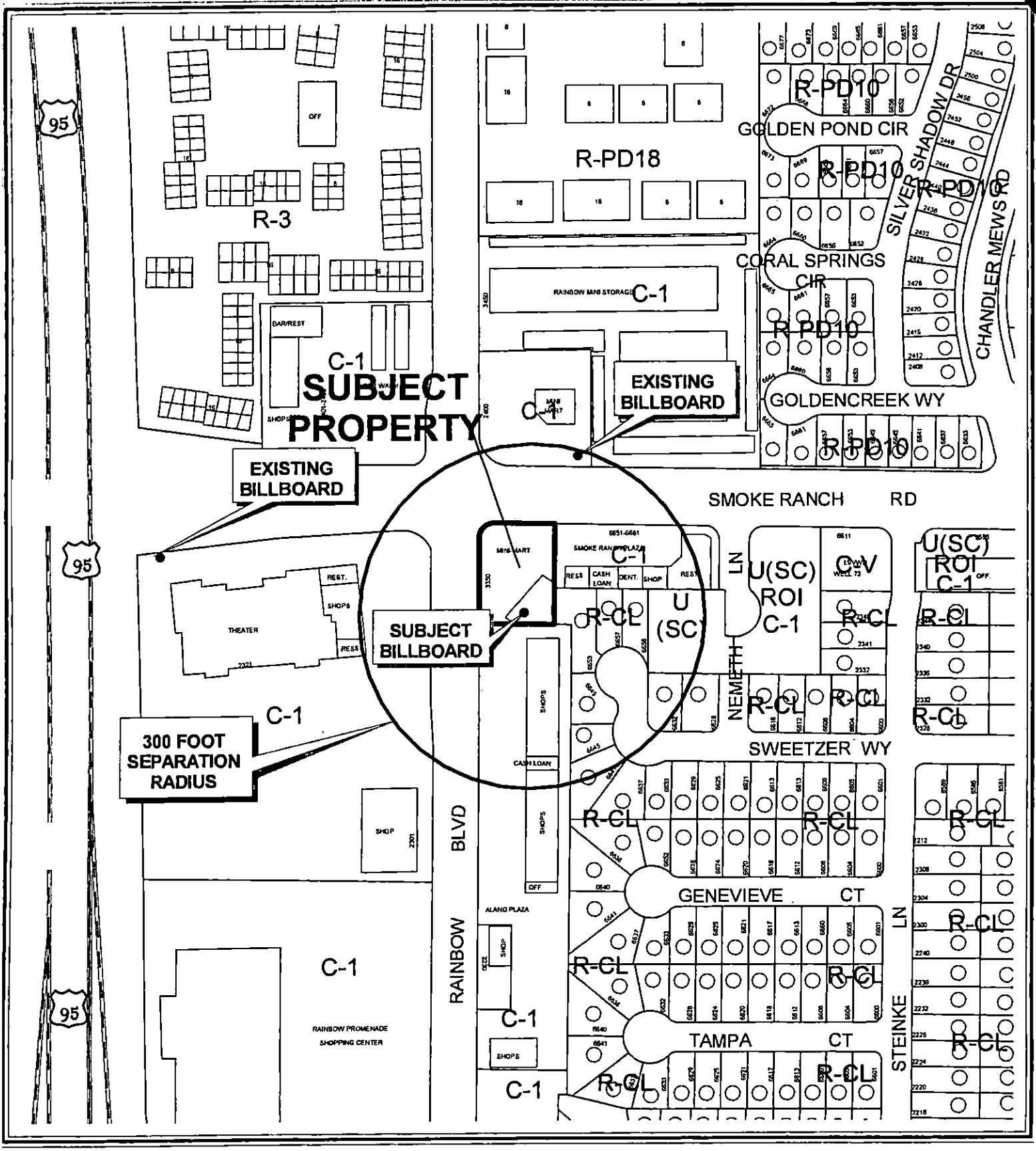
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CASE: **RQR-17763**

RADIUS: 1000 FT

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

N



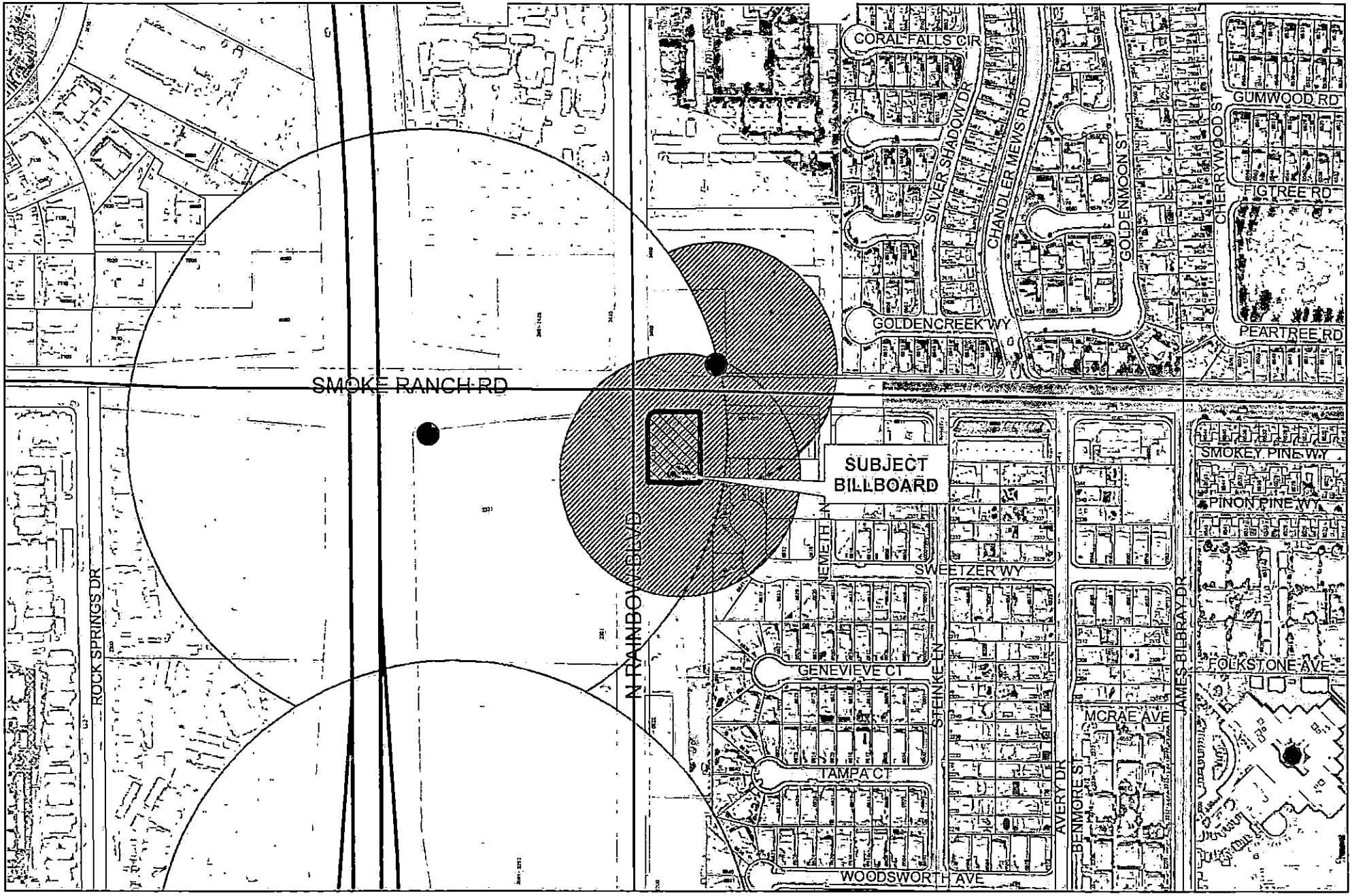
0 200 400 Feet

CASE: **RQR-17763**

SEPARATION RADIUS: 300 FT

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

N



RQR-17763

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RQR-17763 - APPLICANT: LAMAR ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY

STAFF REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE 4/12 PC BASED ON THE REQUIRED REVIEW MORITORIUM IMPOSED AT THE 12/21/06 CC

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-17763 APN: 138-23-110-001

Name of Property Owner: Z i Z Investment Co.

Name of Applicant: Lamar Outdoor Advertising

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: Scott Nafziger on behalf of owner

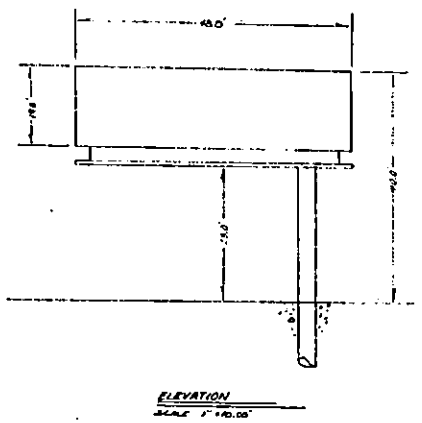
Subscribed and sworn before me

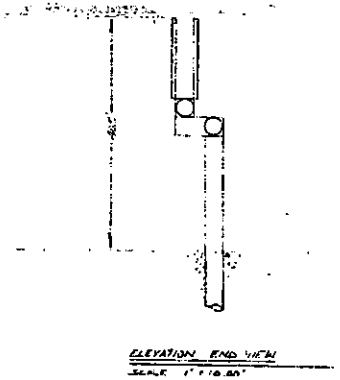
This 18th day of October, 20 06

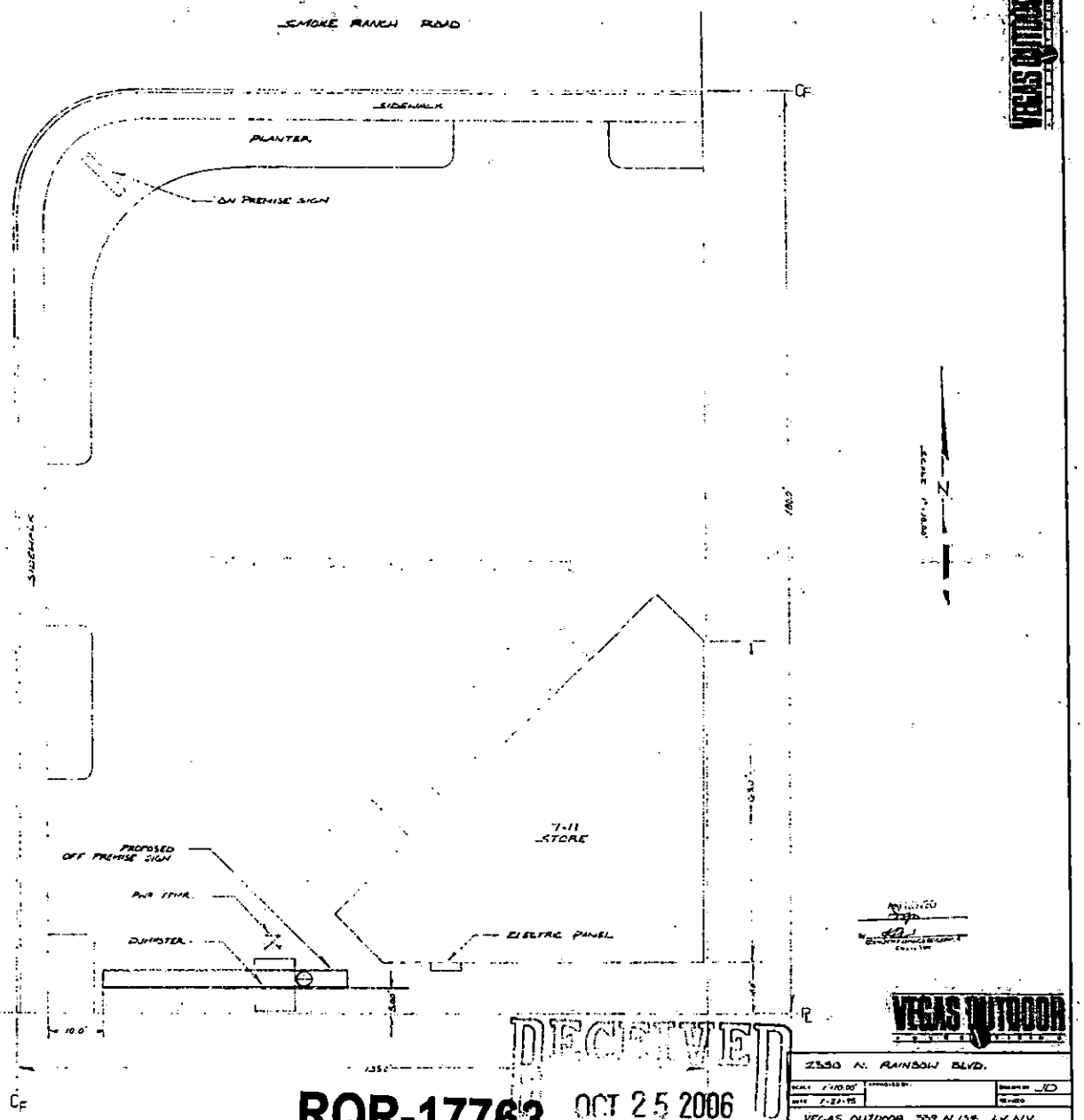
_____

Notary Public in and for said County and State

MARLO C. SIMPSON
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 05-101149-1
MY APPT. EXPIRES OCT. 27, 2009







VEGAS OUTDOOR

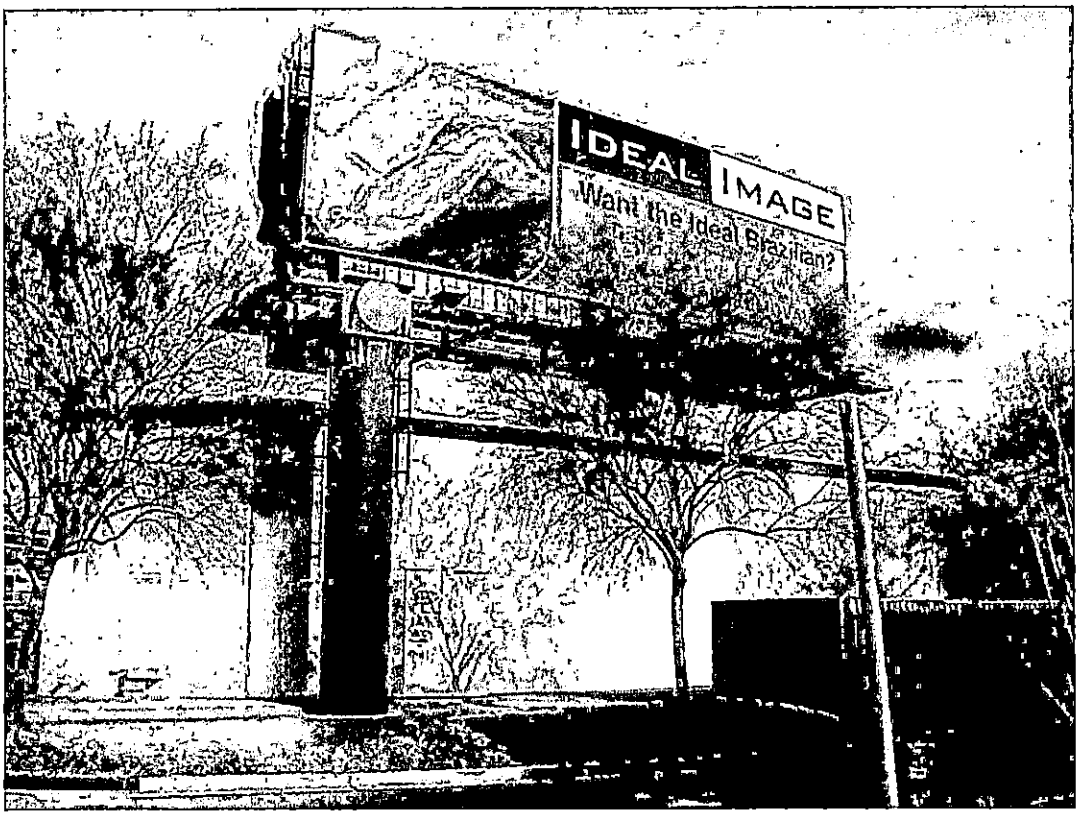
2550 N. RAINBOW BLVD.

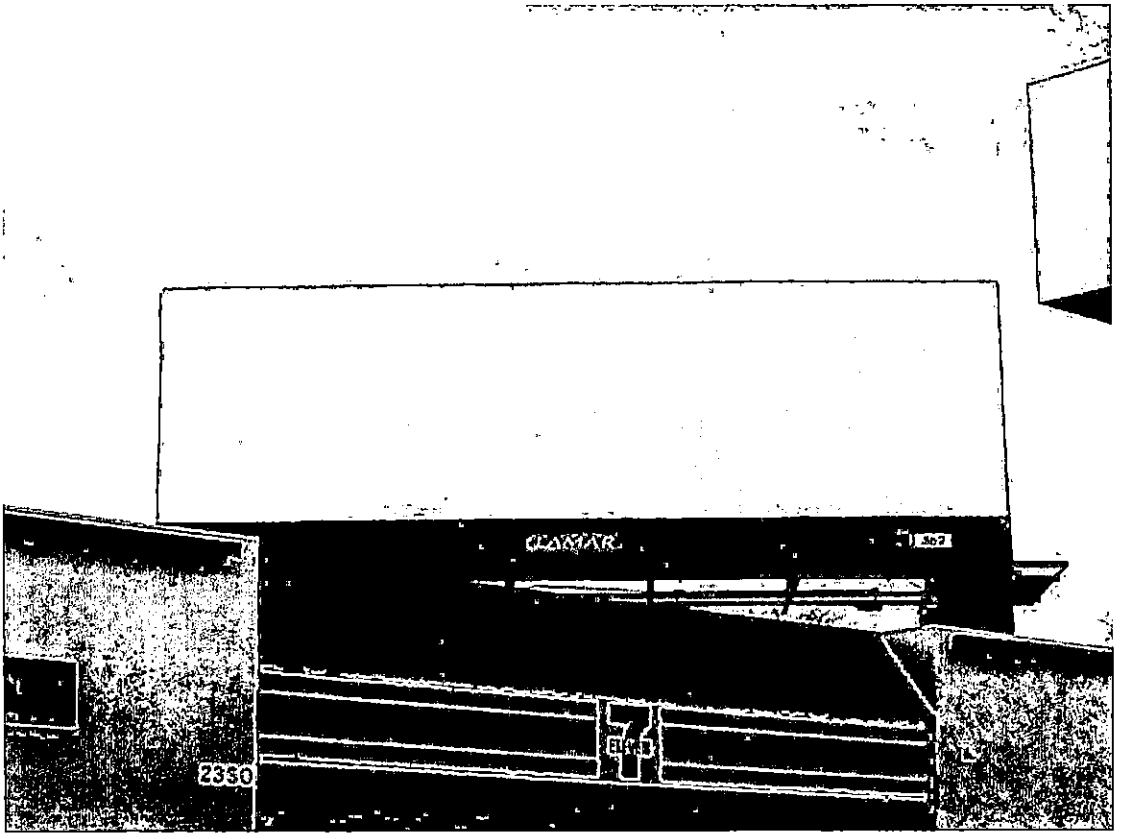
VEGAS OUTDOOR 359 N 15th LV, NV.

A.P.N. 138-25-110-001

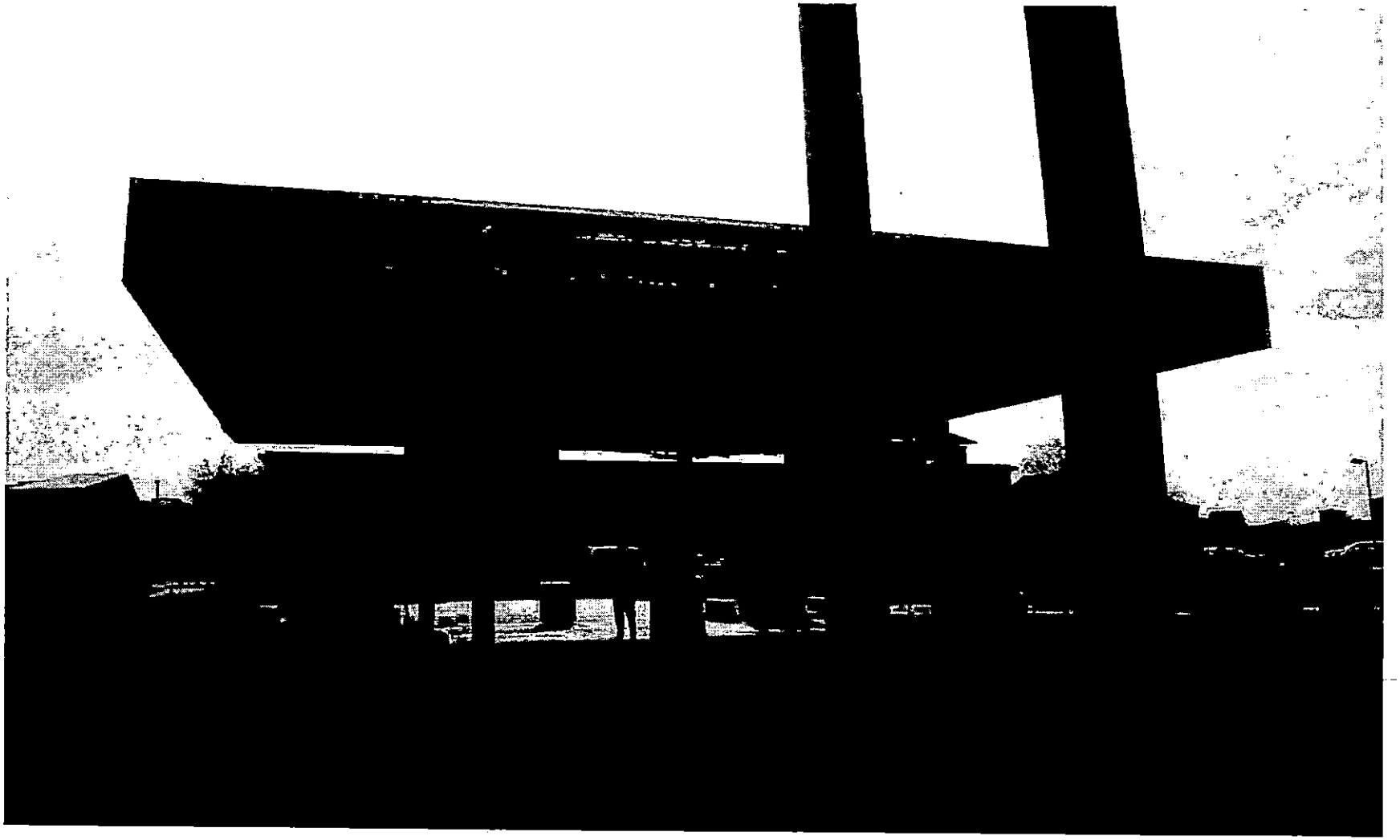
RECEIVED
OCT 25 2006

RQR-17763
12/21/06 PC





RQR-17763 NORTH FACE



RQR-17763 - APPLICANT: LAMAR ADVERTISING - OWNER: Z & Z INVESTMENT COMPANY
2350 NORTH RAINBOW BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

11/22/06

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

ARRY BROWN
VRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

October 8, 2004

Z&Z Investments
3275 Pinks Place
Las Vegas, Nevada 89102

RE: RQR-4661 - REQUIRED REVIEW
CITY COUNCIL MEETING OF OCTOBER 6, 2004

Dear Applicant:

The City Council at a regular meeting held October 6, 2004 considered the Appeal filed by the Applicant from the Denial by the Planning Commission of a Required Two Year Review of an approved Special Use Permit (U-0018-95) WHICH ALLOWED A 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN 138-23-110-001), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required Two Year Review. The Notice of Final Action was filed with the Las Vegas City Clerk on October 7, 2004. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

3. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the off-premise sign.

4. Only one advertising sign is permitted per sign face.

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

RQR-17763
03/22/07 PC

5. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

6. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,

Angela Crolli

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

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

Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-17763
03/22/07 PC

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
ARRY BROWN
TE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

September 27, 2002

Rainbow/ Charleston Mini Mart
8335 West Flamingo Road, Suite #202
Las Vegas, Nevada 89147

RE: U-0018-95(2) - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF AUGUST 21, 2002

Dear Applicant:

The City Council at a regular meeting held August 21, 2002 considered the Appeal filed by Lamar Outdoor Advertising from the denial by the Planning Commission of a required Two Year Review of an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH 14 FOOT X 48 FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2350 North Rainbow Boulevard (APN: 138-23-110-001), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required Two Year Review of the Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on August 22, 2002. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

RQR-17763
03/22/07 PC

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

Sincerely,

Doreen Araujo

DOREEN ARAUJO
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-17763
03/22/07 PC

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
ARRY BROWN
TTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

June 8, 2000

Z & Z Investment Company
3275 Pinks Place
Las Vegas, Nevada 89102-8418

RE: U-0018-95(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF JUNE 7, 2000

Dear Applicant:

The City Council at a regular meeting held June 7, 2000 considered the Appeal filed by Kummer Kaempfer Bonner & Renshaw from the Denial by the Planning Commission of a request by Z & Z Investment Company on behalf of Lamar Outdoor Advertising for a Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 2350 North Rainbow Boulevard (APN: 138-23-110-001), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

The City Council granted the Appeal; thereby APPROVING the Required Five Year Review. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2000. This approval is subject to:

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.

2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/gpb
See Attached List

RQR-17763
03/22/07 PC

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

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

Mr. Bob Gronauer
KKB&R
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109

Ms. Debbie Barone
Lamar Outdoor Advertising Company
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-17763
03/22/07 PC

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
FRANK HAWKINS JR.
KEN BRASS
MATTHEW Q. CALLISTER

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

May 5, 1995

Mr. Marshall Morton
The Southland Corporation
1771 East Flamingo Road, #200B
Las Vegas, Nevada 89119

RE: U-18-95 - SPECIAL USE PERMIT

Dear Mr. Morton:

The City Council at a regular meeting held April 19. 1995 APPROVED the application of the Southland Corporation for a Special Use Permit to allow a 14 foot x 48 foot off-premise advertising (billboard) sign on property located at 2350 North Rainbow Boulevard, C-1 Zone, subject to:

1. The Board shall review this use in five years and at that time may require the sign to be removed.

2. The applicant obtain an off-premise sign certificate from the Department of Community Planning and Development prior to issuance of a building permit.

3. Conformance to the plot plan and elevations.

4. Satisfaction of City Code requirements and design standards of all City departments.

RQR-17763
03/22/07 PC

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the appropriate board.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

/cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. Sam Bailey
Vegas Outdoor
339 North 13th Street
Las Vegas, Nevada 89101

RQR-17763
03/22/07 PC

City of Las Vegas

Agenda Item No.: 21

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

ABEYANCE - RQR-17764 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: FOSTER DAY CORPORATION - Required Two Year Review of an approved Special Use Permit (U-0036-95) WHICH ALLOWED A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5.

IF APPROVED: C.C.: 04/18/07
IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

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

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the April 12, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location, Aerial, Separation and Special Maps
2. Conditions and Staff Report For This Application - Not Applicable
3. Supporting Documentation
4. Justification Letter
5. City Council Approval Letter for RQR-4959
6. City Council Approval Letter for U-0036-95(2)
7. City Council Approval Letter for U-0036-95(1)
8. City Council Approval Letter for U-36-95

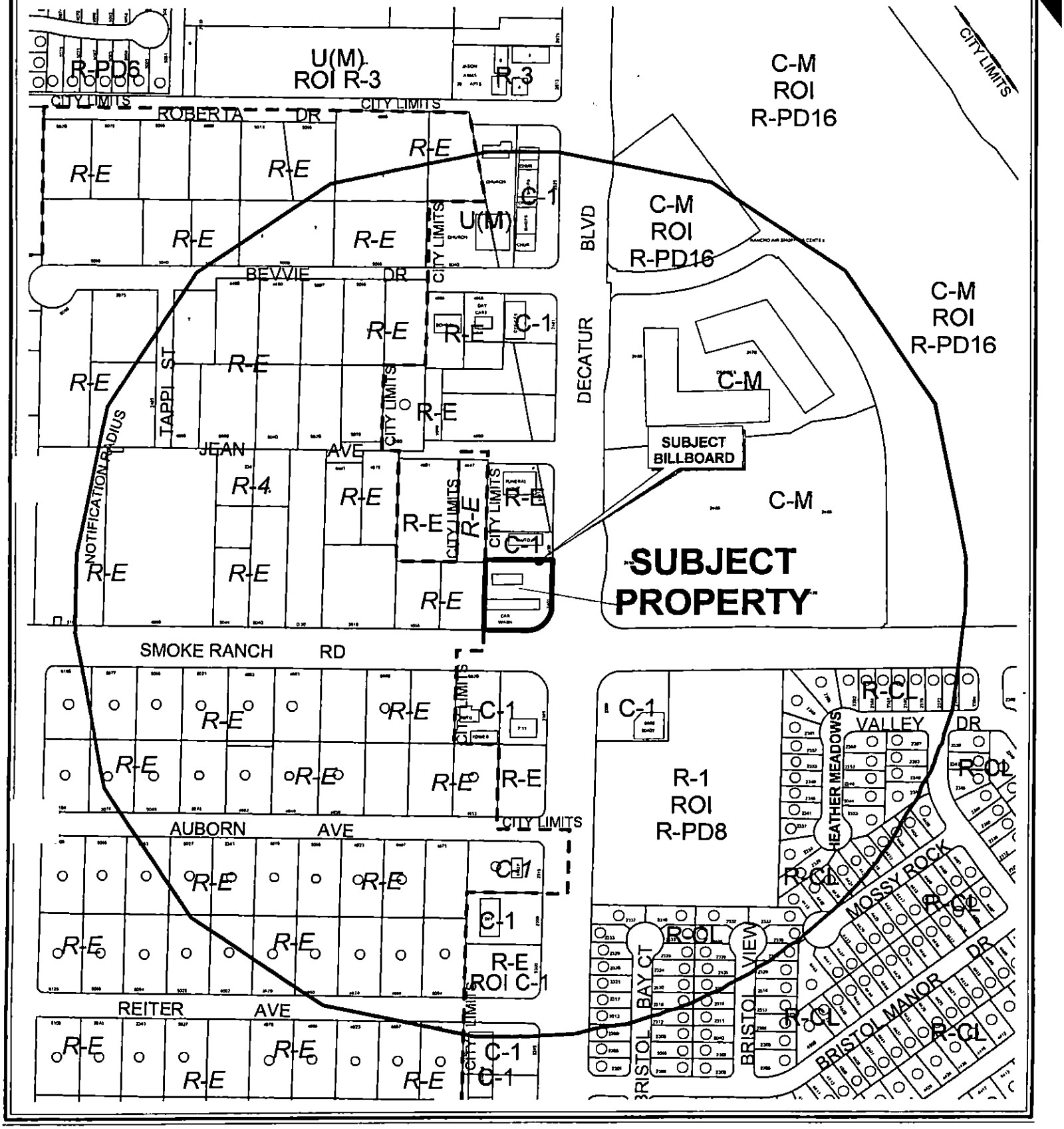
MOTION:

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

MINUTES:

Staff requested Items 19-21 be held in abeyance to 4/12/2007.

(6:02 – 6:05)



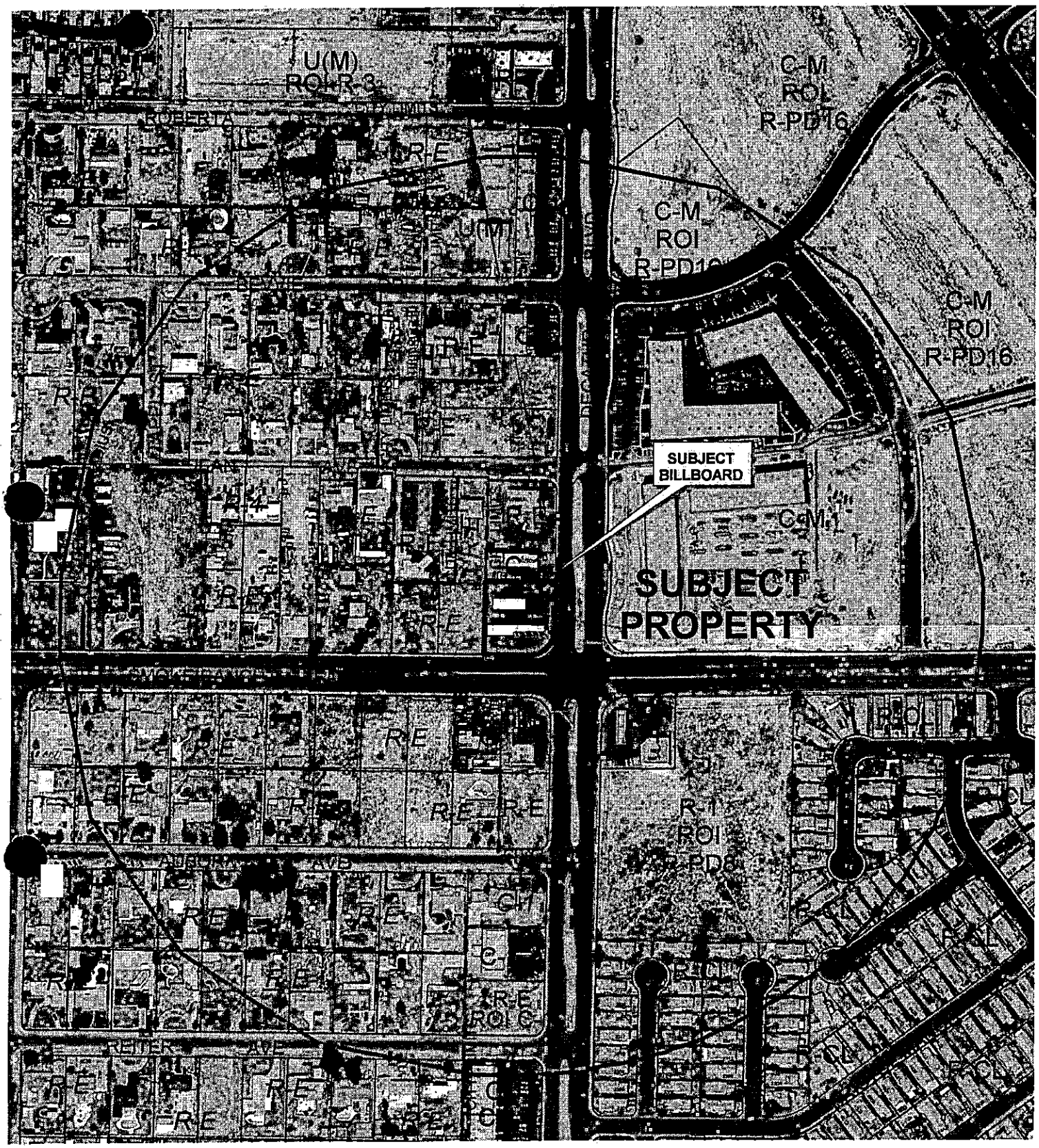
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CASE: **RQR-17764**

RADIUS: 1000 FT

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

N



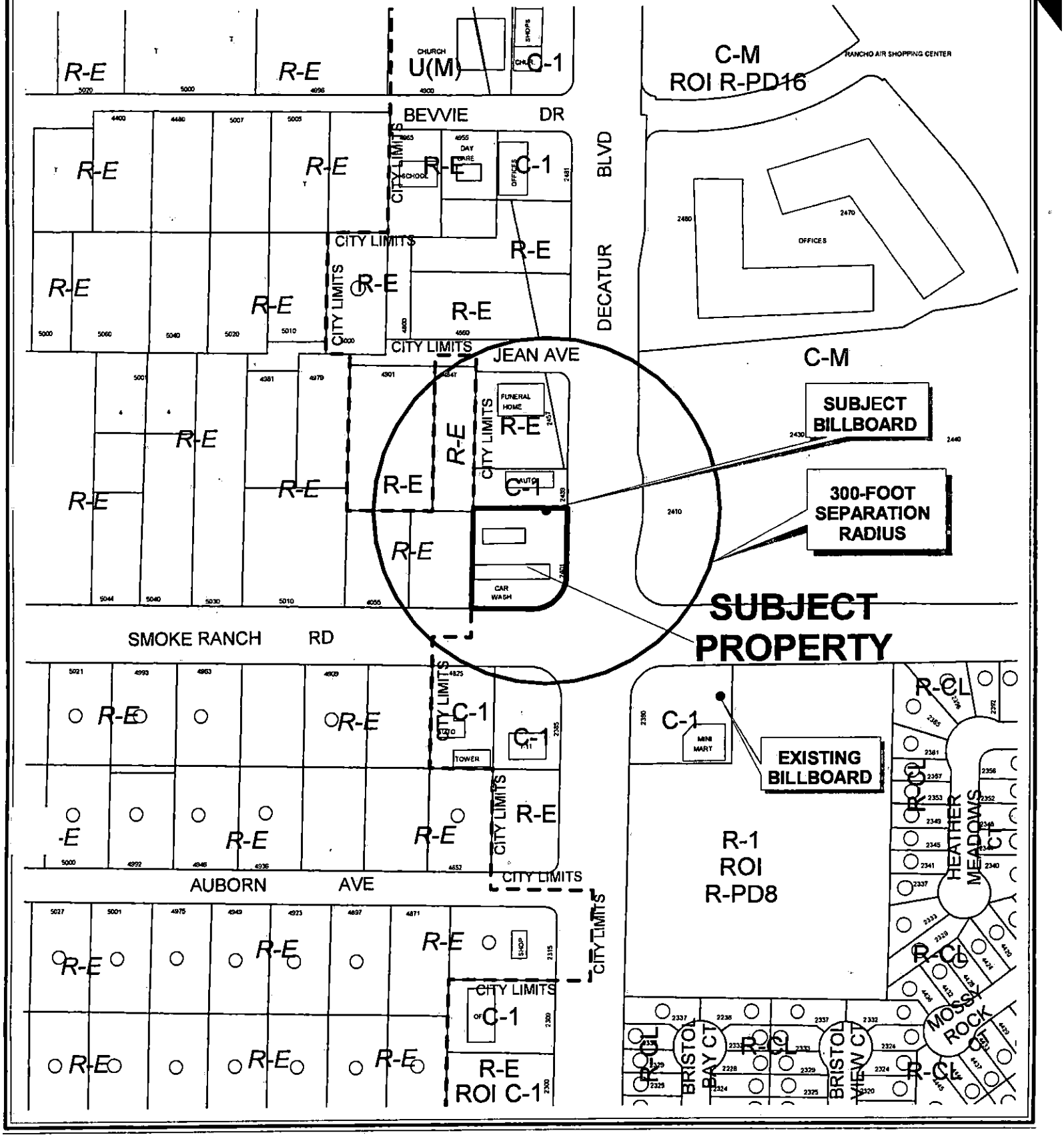
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CASE: **RQR-17764**

RADIUS: 1000 FT

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

N



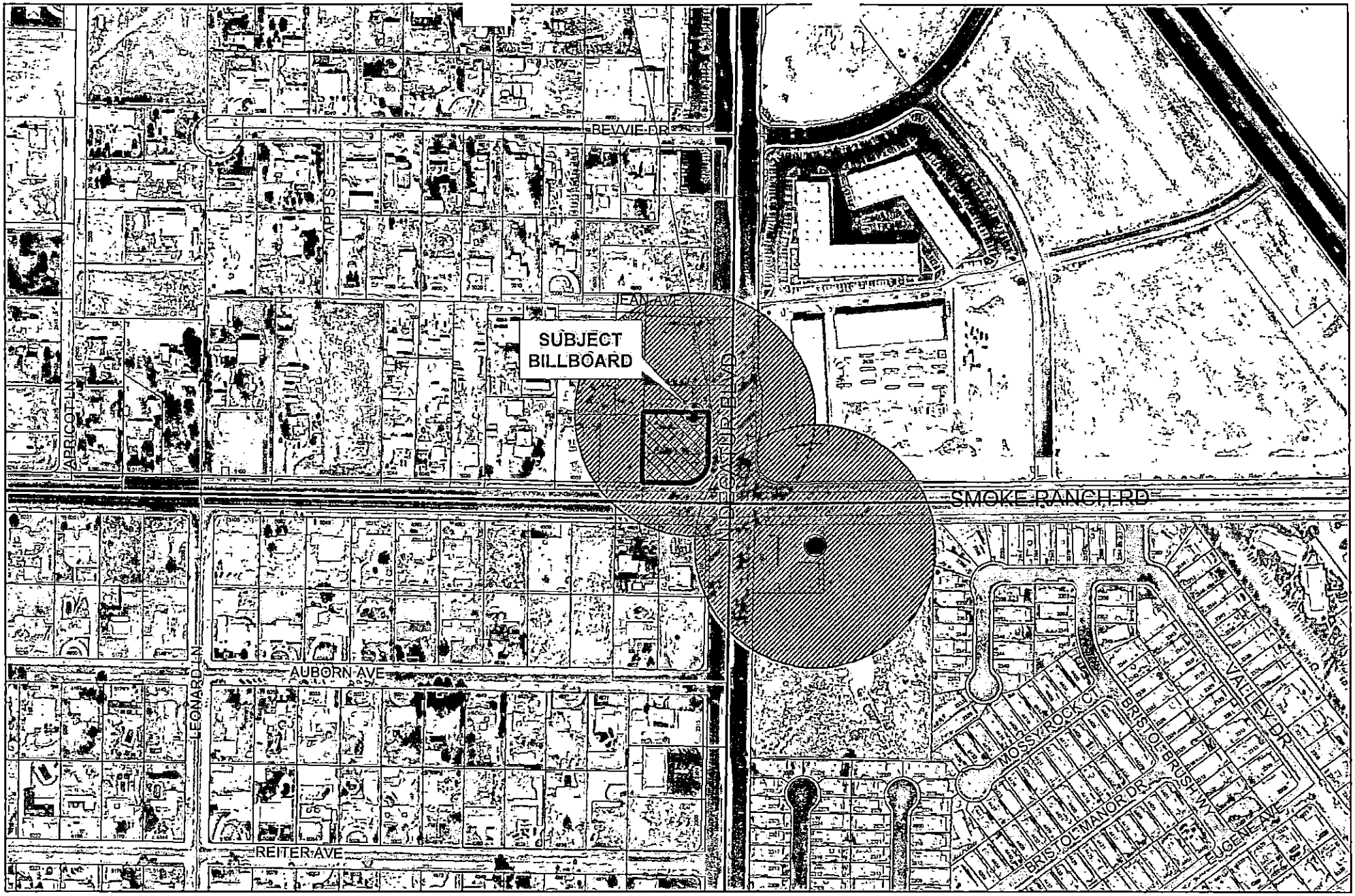
0 200 400 Feet

CASE: **RQR-17764**

SEPARATION RADIUS: 300 FT

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

N



RQR-17764

City of Las Vegas Billboard Data

- Subject Parcel
- City of Las Vegas Billboard Location
- Clark County Billboard Location
- 300 Foot Buffer Around Billboard
- 750 Foot Buffer Around Freeway Billboard
- Off Premise Sign Exclusion Area
- Exempt - Off Premise Area Sign Area

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - RQR-17764 - APPLICANT: LAMAR ADVERTISING - OWNER: FOSTER DAY CORPORATION

STAFF REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE 4/12 PC BASED ON THE REQUIRED REVIEW MORITORIUM IMPOSED AT THE 12/21/06 CC

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: RQR-17764 APN: 138-13-801-083

Name of Property Owner: Foster Day Corp.

Name of Applicant: Lamar Outdoor Advertising

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

☐ Yes ☑ No

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

City Official: _____

Partner(s): _____ _____

APN _____

Signature of Property Owner: [signature]

Print Name: Scott Naftzger on behalf of owner

Subscribed and sworn before me

This 18th day of October, 2006

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

MARLO C. SIMPSON
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 05-[illegible]-1
MY APPT. EXPIRES OCT 27, 2009

LAMAR

LAMAR ADVERTISING COMPANY

June 4, 2002

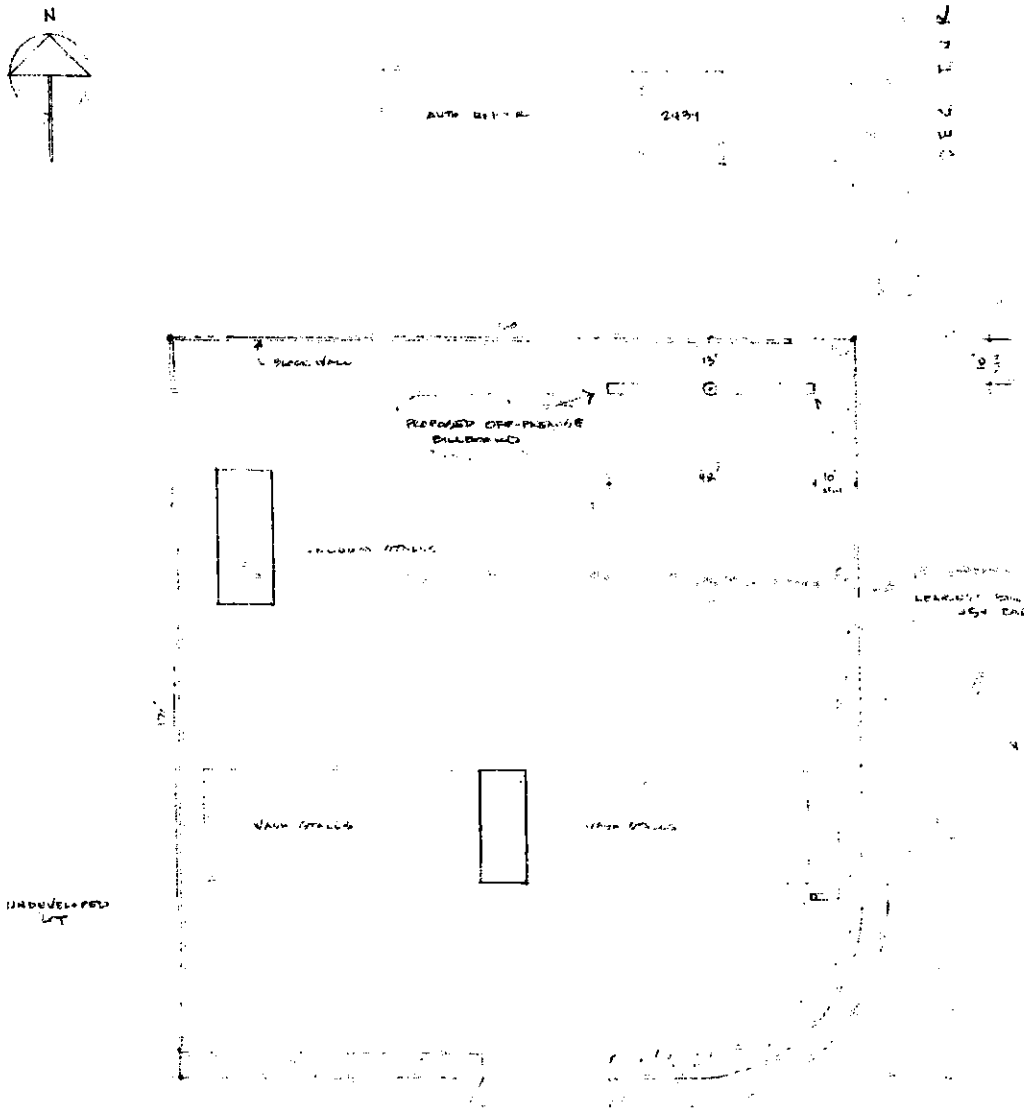
Dear Sir or Madam:

As Vice President and General Manager of Lamar Outdoor Advertising in Las Vegas, I hereby authorize Scott Naftzger to sign, on behalf of Lamar Outdoor Advertising and its' lessors any and all documents pertaining to the permitting process.

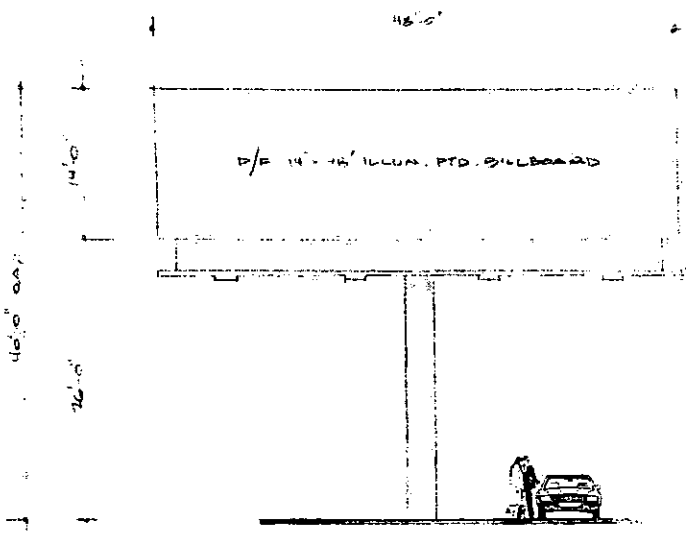
Sincerely,

Christopher Prickett
V.P. / General Manager, Lamar Outdoor Advertising

1863 Helm Drive, Las Vegas, Nevada 89119
PH. (702) 873-4600 FAX (702) 873-4344



PLOT PLAN
SCALE: 20



ELEVATION
SCALE: 1/4"

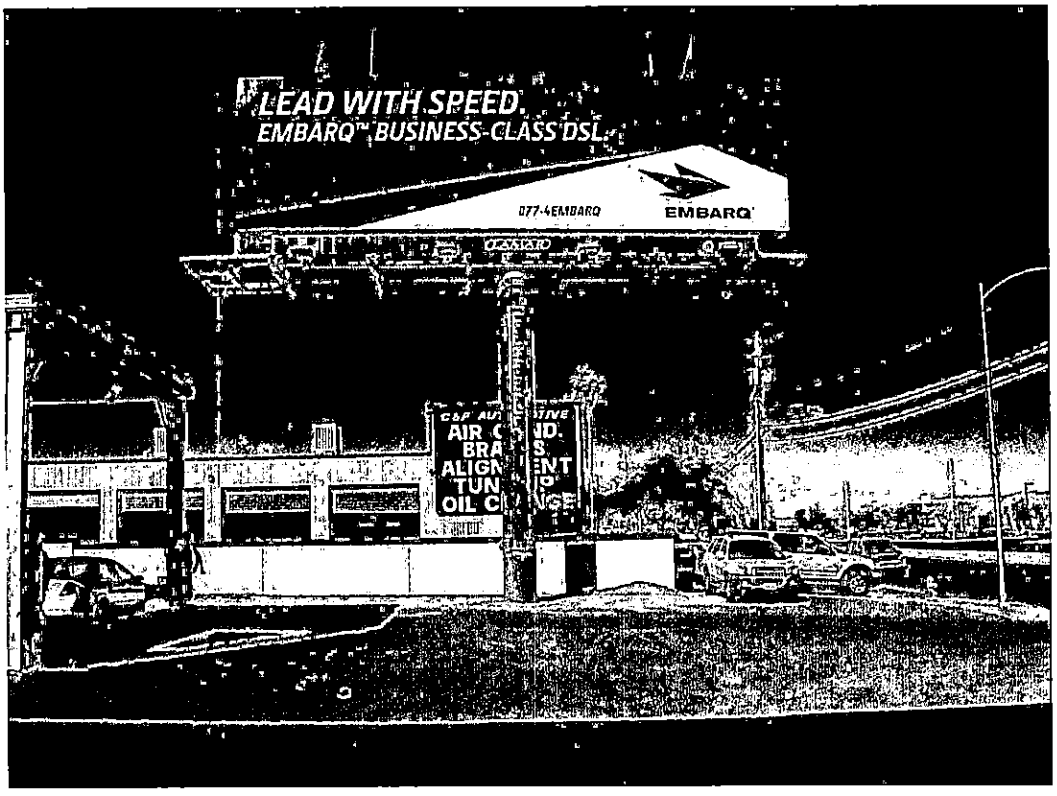
RECEIVED
OCT 25 2006

RQR-17764
03/22/07 PC

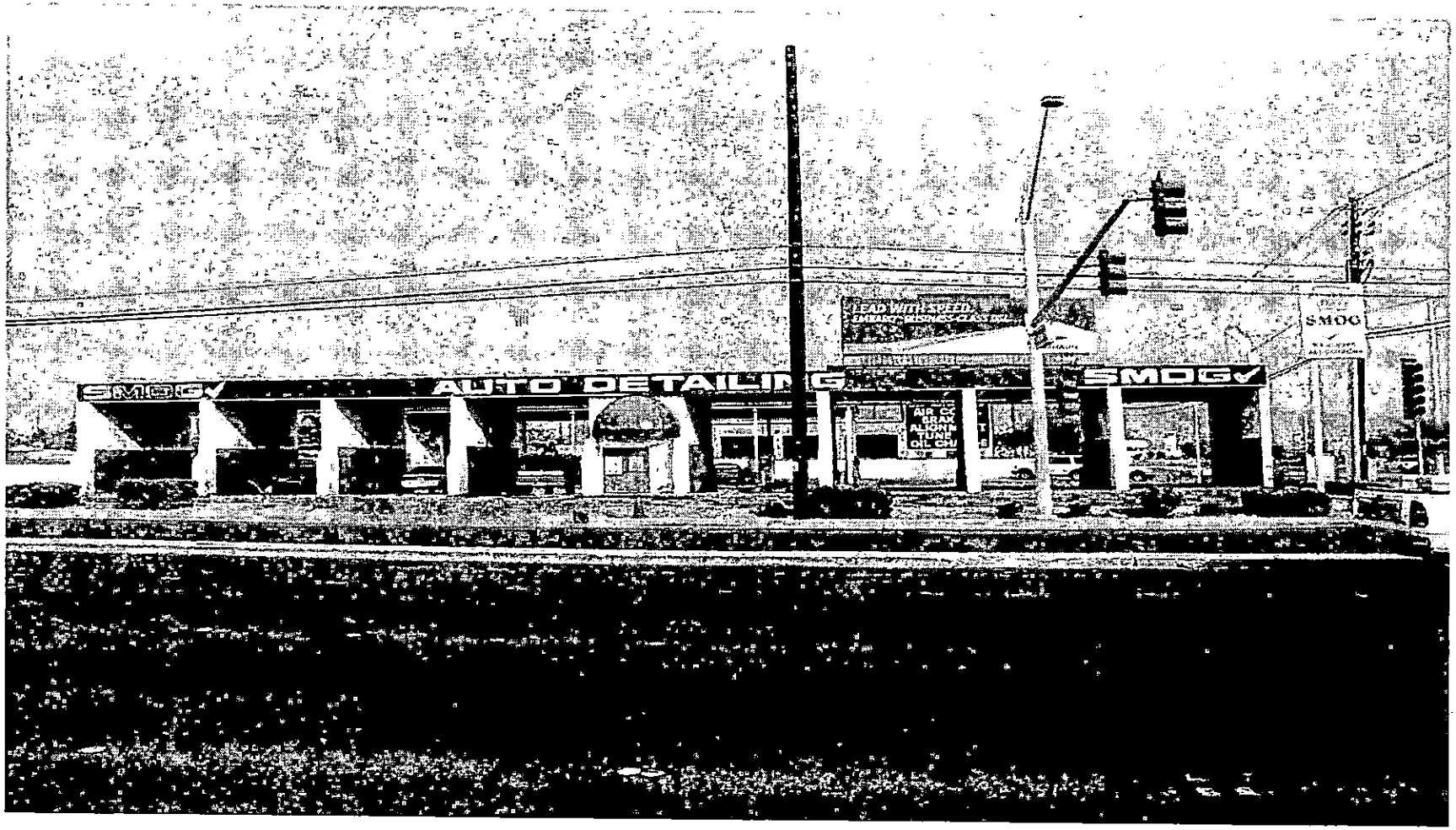
R&J Ventures, Inc.



RQR-17764 NORTH FACE

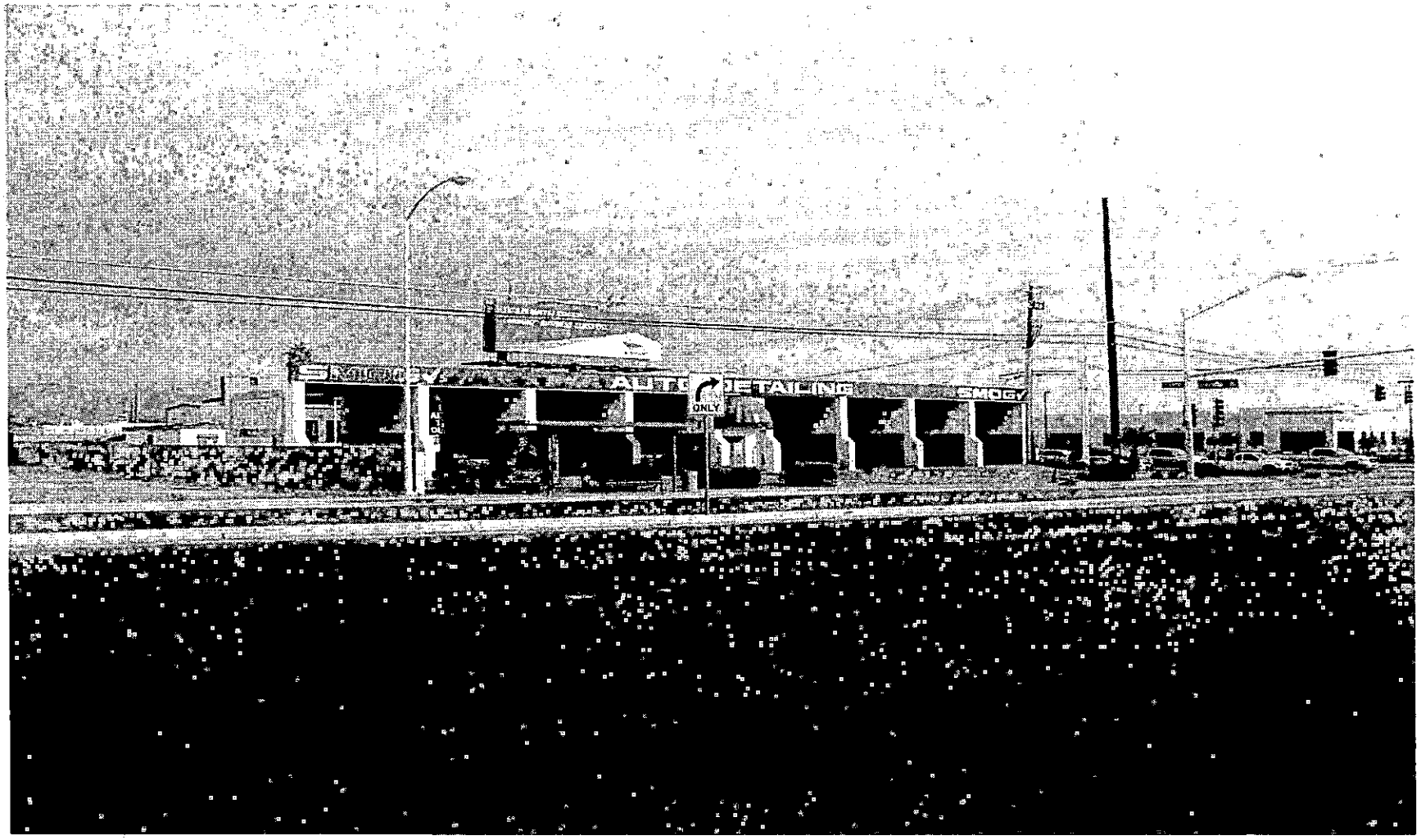


RQR-17764 SOUTH FACE



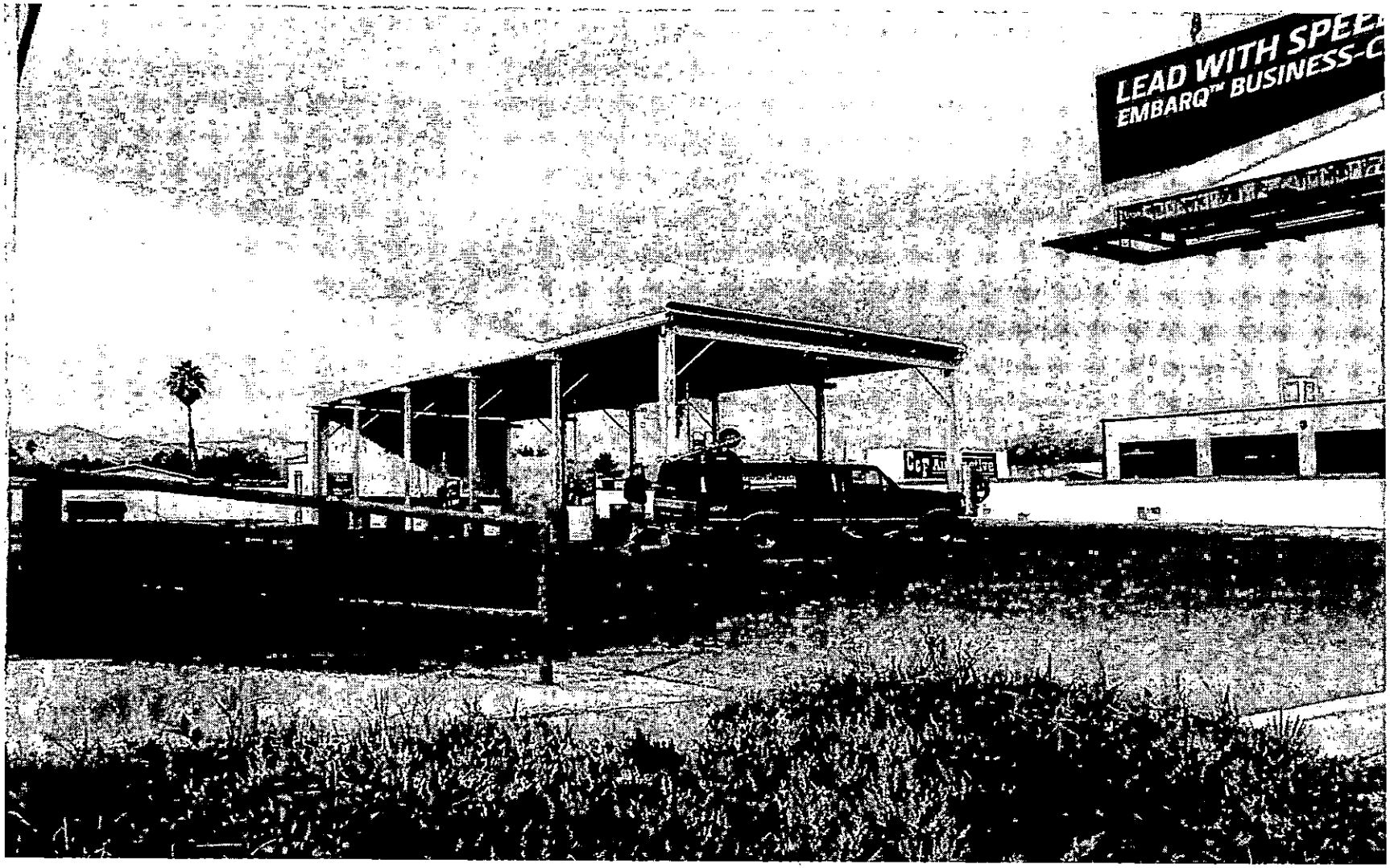
RQR-17764 - APPLICANT: LAMAR ADVERTISING - OWNER: FOSTER DAY CORPORATION
2401 NORTH DECATUR BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

11/22/06



RQR-17764 - APPLICANT: LAMAR ADVERTISING - OWNER: FOSTER DAY CORPORATION
2401 NORTH DECATUR BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

11/22/06



RQR-17764 - APPLICANT: LAMAR ADVERTISING - OWNER: FOSTER DAY CORPORATION
2401 NORTH DECATUR BOULEVARD
MARCH 22, 2007 PLANNING COMMISSION

11/22/06

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

ARRY BROWN
/RENCE WEEKLY
..IICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

January 12, 2005

Mr. Roger Foster
Foster Day Corporation
7440 Sahara Avenue
Las Vegas, Nevada 89117

RE: RQR-4959 - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF OCTOBER 20, 2004

Dear Mr. Foster:

The City Council at a regular meeting held October 20, 2004 considered the Appeal filed by the applicant from the Denial by the Planning Commission on a Required Two Year Review of an approved Special Use Permit (U-0036-95) WHICH ALLOWED A 40 FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN 138-13-801-083), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required Two Yeat Review. The Notice of Final Action was filed with the Las Vegas City Clerk on October 21, 2004. This approval is subject to:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.14 for an Off-Premise Sign use and other applicable sign requirements.

2. The Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign be removed.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. In addition, the property owner shall keep the property properly maintained at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

4. Only one advertising sign is permitted per sign face.

RQR-17764
03/22/07 PC

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

VOICE 702.229.6011
TDD 702.386.9108
www.lasvegasnevada.gov
18112-001-6/04

5. If the off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 of the Las Vegas Municipal Code including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.

6. All City Code requirements and design standards of all City Departments shall be satisfied.

Sincerely,

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

M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

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

Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-17764
03/22/07 PC

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
ARRY BROWN
TE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
DOUGLAS A. SELBY

September 20, 2002

Foster Day Corporation
7440 Sahara Avenue
Las Vegas, Nevada 89117

RE: U-0036-95(2) - REQUIRED TWO YEAR REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 18, 2002

Dear Applicant:

The City Council at a regular meeting held September 18, 2002 considered the Appeal filed by Lamar Outdoor Advertising from the Denial by the Planning Commission of a Required Two Year Review on an approved Special Use Permit WHICH ALLOWED A 40 FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2401 North Decatur Boulevard (APN: 138-13-801-083), C-1 (Limited Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Required Two Year Review on an approved Special Use Permit. The Notice of Final Action was filed with the Las Vegas City Clerk on September 19, 2002. This approval is subject to:

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19A including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19A has been approved for the new structure by the City Council.

3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

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

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us

RQR-17764
03/22/07 PC

4. All City Code requirements and design standards of all City Departments must be satisfied.

Sincerely,

Linda Owens

LINDA OWENS
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Scott Naftzger
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

RQR-17764
03/22/07 PC

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

August 8, 2000

Mr. Roger Foster
Foster Day Corporation
7440 Sahara Avenue
Las Vegas, Nevada 89117-2740

RE: U-0036-95(1) - REQUIRED FIVE YEAR REVIEW
CITY COUNCIL MEETING OF AUGUST 2, 2000

Dear Mr. Foster:

The City Council at a regular meeting held August 2, 2000 APPROVED the required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 2401 North Decatur Boulevard (APN: 138-13-801-083), C-1 (Limited Commercial) Zone, Ward 5 (Weekly). The Notice of Final Action was filed with the Las Vegas City Clerk on August 3, 2000. This approval is subject to:

Planning and Development

1. This Special Use Permit shall be reviewed in two (2) years at which time the City Council may require the off-premise advertising (billboard) sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.

2. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/lo

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services
Ms. Debbie Barone
Lamar Outdoor Advertising
1863 Helm Drive
Las Vegas, Nevada 89119

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

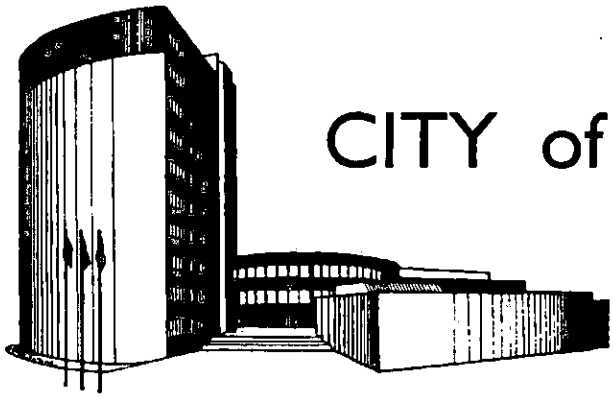
RQR-17764
03/22/07 PC

U-13-8
C-1

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. MCDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

June 29, 1995

Mr. Roger Foster
Foster Day Corporation
2820 W. Charleston Boulevard, C-23
Las Vegas, Nevada 89102

RE: U-36-95 - SPECIAL USE PERMIT

Dear Mr. Foster:

The City Council at a regular meeting held June 21, 1995 considered the appeal filed by R & L Ventures, Inc. on behalf of Foster Day Corporation on the action of the Board of Zoning Adjustment in denying their application for a Special Use Permit to allow a 14 foot x 48 foot off-premise advertising (billboard) sign on property located at 2401 North Decatur Boulevard, C-1 Zone.

The City Council GRANTED the appeal, thereby APPROVING the Special Use Permit, subject to:

1. The Board shall review this use in five years and at that time may require the sign to be removed.

2. The applicant obtain an off-premise sign certificate from the Department of Community Planning and Development prior to issuance of a building permit.

3. Conformance to the plot plan and elevations.

4. Satisfaction of City Code requirements and design standards of all City departments.

RQR-17764
03/22/07 PC

400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

An approved Variance or Special Use Permit must be exercised within one year or it becomes null and void, unless a request for an Extension of Time is duly filed with the Department of Community Planning and Development for consideration and approval by the appropriate board.

Sincerely,

KATHLEEN M. TIGHE
City Clerk

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

R & L Ventures
8137 North 83rd
Peoria, Arizona 85345

Nevada Outdoor Sign
1818 South Eastern Avenue
Las Vegas, Nevada 89104

RQR-17764
03/22/07 PC

City of Las Vegas

Agenda Item No.: 22

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:

ABEYANCE - VAR-18984 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC - Request for a Variance TO ALLOW A 10-FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED on 7.68 acres at 3100-3190 West Sahara Avenue (APN 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 04/18/07

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

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the April 12, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report For This Application - Not Applicable
3. Supporting Documentation
4. Justification Letter
5. Spanish Oaks Homeowner's Association Letter
6. Protest Letters

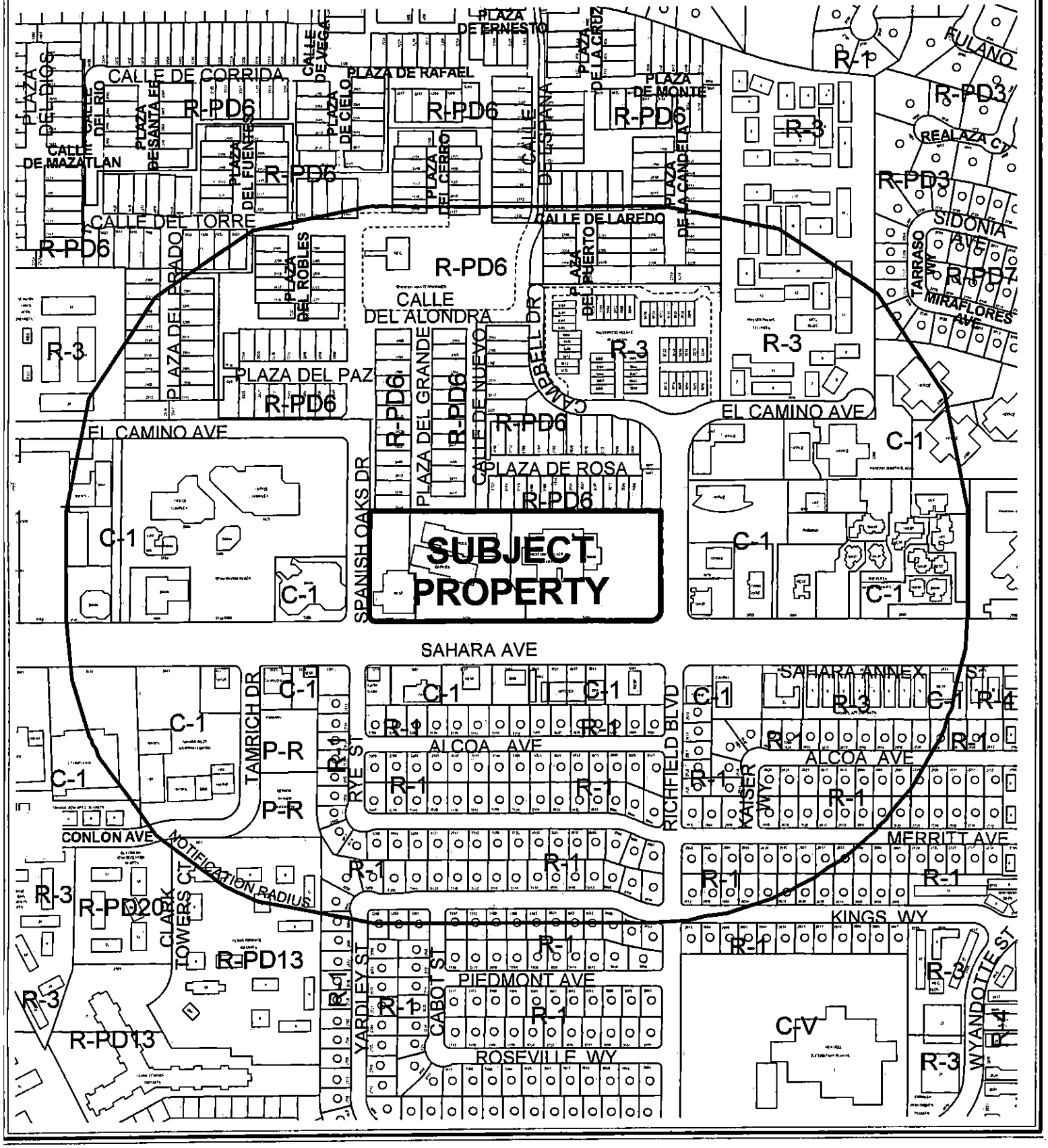
MOTION:

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

MINUTES:

ANDY REED, Planning Supervisor, stated that the applicants of Items 1, 3, 16-18, 22-23, and 24-25 requested the matters be held in abeyance to 4/12/2007.

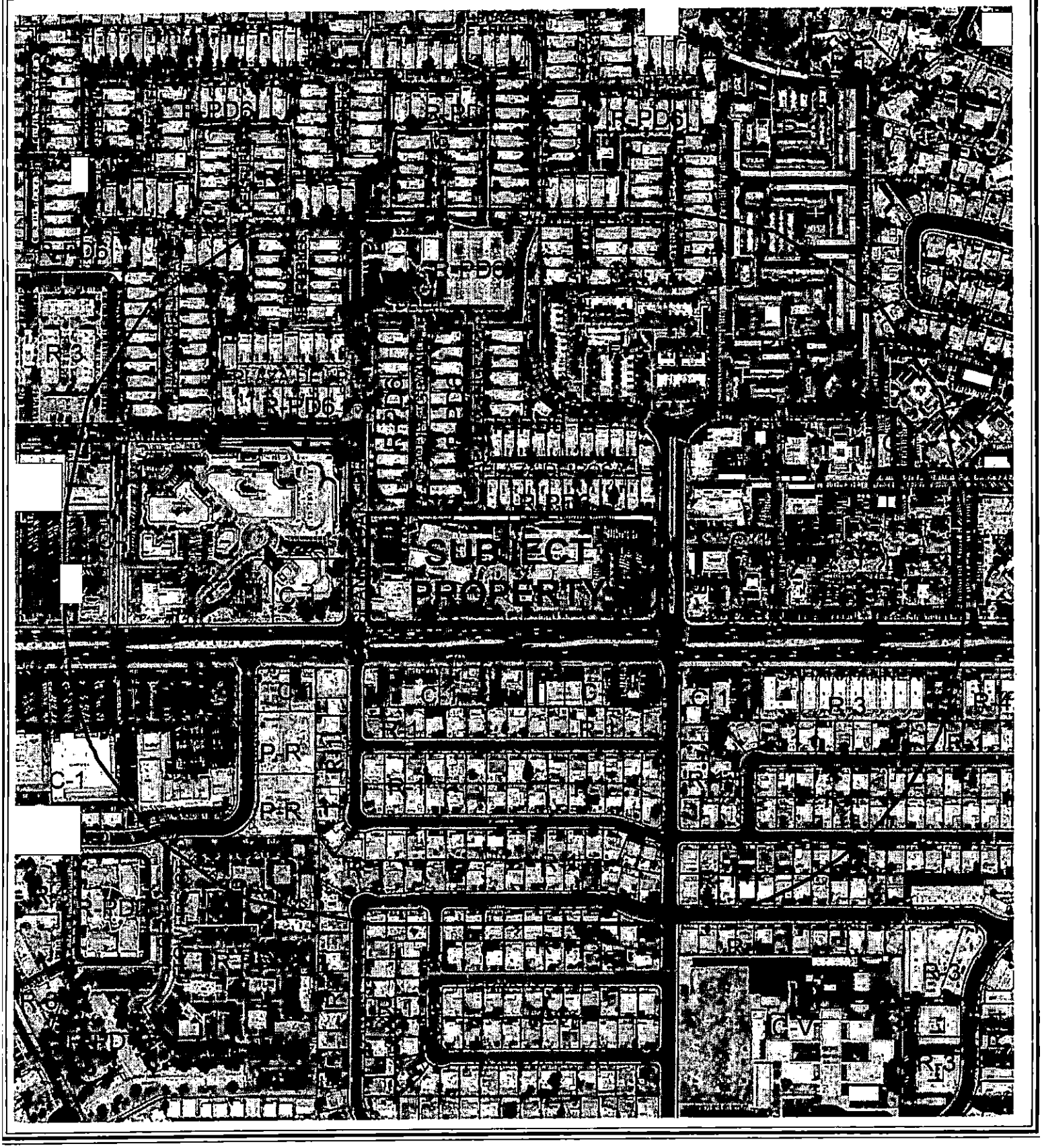
(6:02 – 6:05)



CASE: **VAR-18984**

RADIUS: 1000 FT

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



CASE: **VAR-18984**

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: ABEYANCE - VAR-18984 - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC

APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE APRIL 12, 2007 PLANNING COMMISSION MEETING

AR

Perkowitz + Ruth
ARCHITECTS

MEMORANDUM

Date: 3/6/07

To: **Attn: Andrew Reed**
CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

From: Jin Kang

Project: **Spanish Villa** Project No.: 06-618
APN: 162-05-403-001, 002 & 003

Re: Abeyance request for SDR-18693 & VAR 18984 File No.: 5.1

Perkowitz+Ruth Architects, on behalf of Mr. Howard Mann, respectfully request that Case # SDR-18693 and # VAR 18984 be held from the Planning Commission meeting on March 22, 2007 and be heard by the Planning Commission on April 12, 2007.

There has been a site design revision and we are requesting the above date to provide a sufficient time to clarify updated design with the staff and neighbors.

Jin Kang

Document13
NB-MEMO (r. 11/2/00)

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-18984** APN: 162-05-403-001 thru 003

Name of Property Owner: Spanish Villas at Sahara LLC

Name of Applicant: Spanish Villas at Sahara LLC

Name of Representative: Perkowitz & Ruth Architects

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: Howard S. Mann

Print Name: HOWARD S. MANN

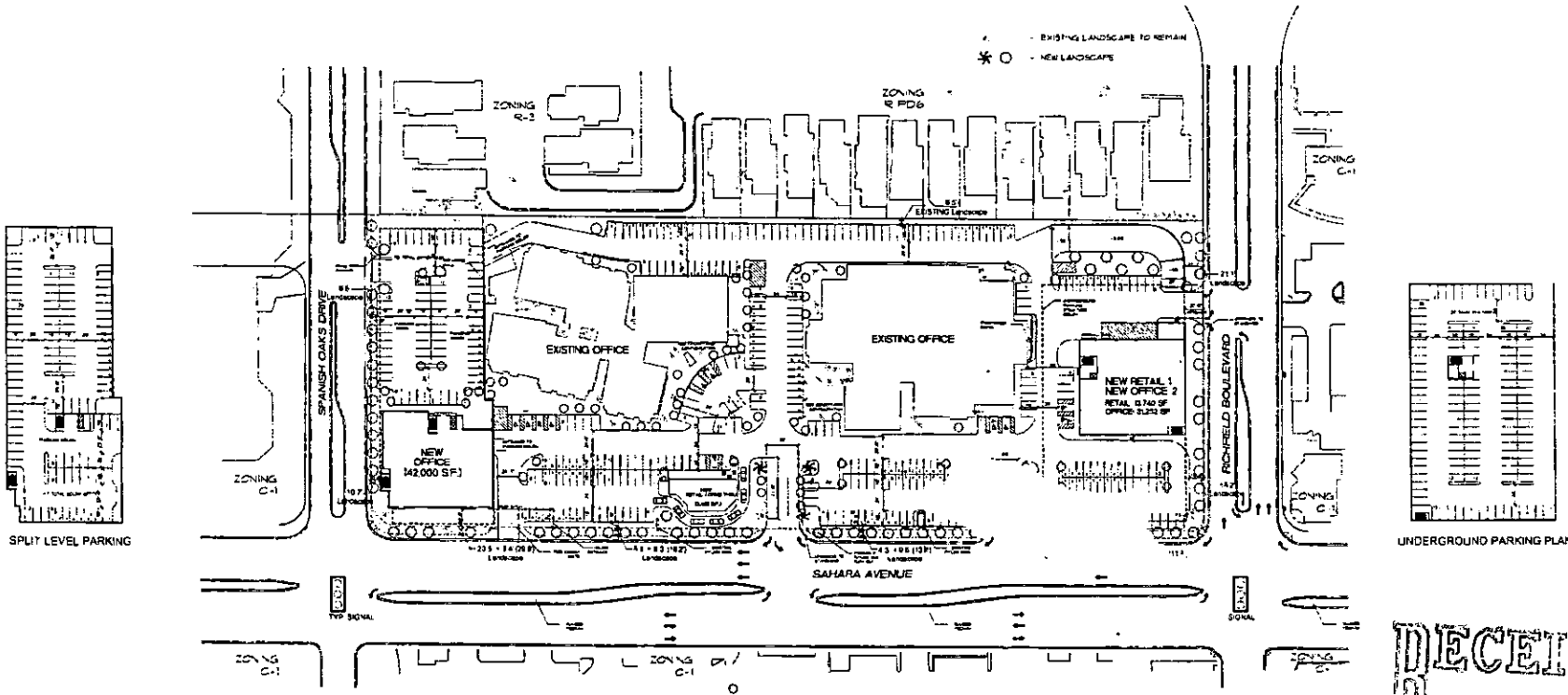
Subscribed and sworn before me

This 1st day of December, 2006

Jeanne M Anderson

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JEANNE M. ANDERSON
Appt. No. 98-4587-1
My Appt. Expires Sept. 12, 2010



RECEIVED
MAR 19 2007

PARKING SUMMARY

PARKING PROVIDED.
- OPEN SURFACE PARKING = 413 STALLS
- SUB LEVEL PARKING = 229 STALLS

TOTAL PROVIDED = 642 STALLS

TOTAL PARKING REQUIRED = 627 STALLS

OFFICE SUMMARY

EXISTING OFFICE	= 84,885 S.F.
NEW OFFICE	= 42,000 S.F.
NEW OFFICE II	= 31,252 S.F.
TOTAL	= 158,137 S.F.

PARKING REQUIRED:

EXISTING OFFICE (3.3 STALLS FOR EVERY 1000 SF.)	= 281 STALLS
NEW OFFICE (3.3 STALLS FOR EVERY 1000 SF.)	= 139 STALLS
NEW OFFICE II (3.3 STALLS FOR EVERY 1000 SF.)	= 103 STALLS
TOTAL	= 523 STALLS

RETAIL SUMMARY

NEW RETAIL 1	= 13,740 S.F.
NEW RETAIL/ DRIVE THRU	= 2,450 S.F.
TOTAL	= 16,250 S.F.

PARKING REQUIRED:

NEW RETAIL 1 (1 STALL FOR EVERY 175 SF.)	= 79 STALLS
NEW RETAIL/ DRIVE THRU (1 STALL FOR EVERY 100 SF.)	= 25 STALLS
TOTAL	= 104 STALLS

SPANISH VILLAS

LAS VEGAS, NEVADA

VAR-18984 SDR-18693

REVISED 03/22/07 PC

SITE PLAN

Perkowitz+Ruth ARCHITECTS
[562] 628.8600

north

SCALE 1/60"= 1'

PR ARCHITECTS

Date 11-06-06

Perkowitz+Ruth
ARCHITECTS

MEMORANDUM

Date: December 22, 2006

To: **CITY OF LAS VEGAS**
PLANNING AND DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

From: Jin Kang

Project: **Spanish Villa** Project No.: 06-618
APN: 162-05-403-001, 002 & 003

Re: Justification Letter for Setback Variance File No.: 5.1

Perkowitz+Ruth Architects, on behalf of Mr. Howard Mann, respectfully request variance approval for a 7.7 acre site located on the North of Sahara Ave. between Spanish Oaks Drive and Richfield Boulevard.

This variance application requests for a 50% reduction of the required setback distance along Spanish Oaks Drive. The proposed 4 story office building which replaces the existing tavern located at the corner of Sahara Ave. and Spanish Oaks Drive encroach 10' into the required setback along Spanish Oaks Drive which is the designated front yard of the site. A request to designate Sahara Ave. to be designated front yard has been denied. Thus, requesting an approval for this variance.

Document13
NB-MEMO (r. 11/2/00)

VAR-18984
02/22/07 PC

SDR-18693

SPANISH OAKS HOMEOWNERS' ASSOCIATION

Professionally Managed by: Real Properties Management Group, Inc.

March 1, 2007

Howard Mann
JLM Realty, Inc.
11620 Wilshire blvd. Suite 800
Los Angeles, CA 90025

RE: SPANISH VILLAS

Dear Mr. Mann:

The Board approved this letter at a Board Meeting on February 21, 2007. The Board cannot speak for individual Homeowners. However, the plans you provided were displayed at the business office and a letter was sent to the individual Homeowners advising that they were there for review. The Homeowners were asked to share any concerns with the business manager. Approximately twenty (20) residents did review the plans and there were no significant concerns raised.

Removal of the "Jose Hoggs" building remains a general consensus of Homeowners.

Sincerely,

Tom Nagle
President
Board of Directors
Spanish Oaks HOA

RECEIVED
MAR 19 2007

VAR-18984 SDR-18693
REVISED 03/22/07 PC

2201 Spanish Oaks Drive ◊ Las Vegas ◊ Nevada ◊ 89102 ◊ 702-876-0835 ◊ Fax: 702-221-1429

FEB. 10 ,2007

PLANNING COMMISSION
CITY COUNCIL CHAMBER
400 STUART AVENUE
LAS VEGAS, NEVADA

RE: SDR-18693

TO WHOM IT MAY CONCER:

RE THE ITEM SDR-18693, I AM GREATLY OPPOSED TO THIS VARRIATION

I, PAUL McGINTY, AN OWNER OF PROPERTY, AND LIVE IN THE SPANICH OAKS A RESIDENTIAL GATED COMMUNITY, NEXT TO THE PROPERTY ASKING FOR THE CHANGE IN A VARIENCE. I, AND THE NEIGHBORHOOD OF SPANISH OAKS HMO. ARE STRONGLY AGAINST THE ALLOWING OF THIS VARRIENCE.

SINCERLY

PAUL P. McGINTY

2205 PLAZA DEL ROBLE
LAS VEGAS, NV. 89102

FEB. 12,2007

PLANNING COMMISSION
CITY COUNCIL CHAMBER
400 STUART AVENUE
LAS VEGAS, NEVADA

RE: SDR-18693

TO WHOM IT MAY CONCER:

RE THE ITEM SDR-18693, I AM GREATLY OPPOSED TO THIS VARRIATION

IT IS ON THE ENTRANCE TO A RESIDENTIAL GATED COMMUNITY, AND THE SET BACK WOULD CAUSE A TUNNEL EFFECT GOING INTO WHAT IS NOW AN OPEN BRIGHT AREA. THERE ARE SEVERAL BUILDING OR COMMERCIAL TYPE, ON THE SAME PROPERTY AND THEY ALL ARE SET BACK AND SEPERATED FOR THE APPEARANCE AND CONVENIENCE TO THE AREA.

JUST A YR. AGO, THEY SAME PEOPLE ASKED FOR VARIENCE TO GET THE PROPERTY REZONED, FOR RESIDENTIAL, AND WHEN GOT THE ZONE CHANGE BY THE COMMUNITY, ARE NOW IMPOSSING OTHER REQUESTS UPON THE NEIGHBOR HOOD.

I OWN AND LIVE IN THE SPANISH OAKS, GATED RESIDENTIAL PROPERTY AND THIS WOULD CAUSE MYSELF AND OTHER NEIGHBORS A SENSE OF LOSS OF LIVING IN A SOMEWHAT OPEN AREA.

RESPECTFULLY

John M. Coady

JOHN COADY

8204 Plaza del Valle
Las Vegas, NV. 89102
Spanish Oaks Gated Community

City of Las Vegas

Agenda Item No.: 23

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP [ ] **CONSENT** [X] **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-18693 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-18984 - PUBLIC HEARING - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC - Request for a Site Development Plan Review FOR A FOUR-STORY, 42,000 SQUARE-FOOT OFFICE BUILDING, WITH A 2,450 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH, A 14,550 SQUARE-FOOT GENERAL RETAIL ESTABLISHMENT WITH DRIVE-THROUGH AND A WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF FIVE FEET ALONG THE EAST PROPERTY LINE; TWO FEET ALONG THE SOUTH PROPERTY LINE; SIX FEET ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS THE MINIMUM REQUIRED AND TO ALLOW INTERIOR LANDSCAPE BUFFER WIDTH OF SIX FEET WHERE EIGHT FEET IS THE MINIMUM REQUIRED ALONG THE NORTH PROPERTY LINE on 7.68 acres at 3100-3190 West Sahara Avenue (APNs 162-05-403-001 through 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 04/18/07

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

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the April 12, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application - Not Applicable
3. Supporting Documentation
4. Justification Letter
5. Spanish Oaks Homeowner's Association Letter

MOTION:

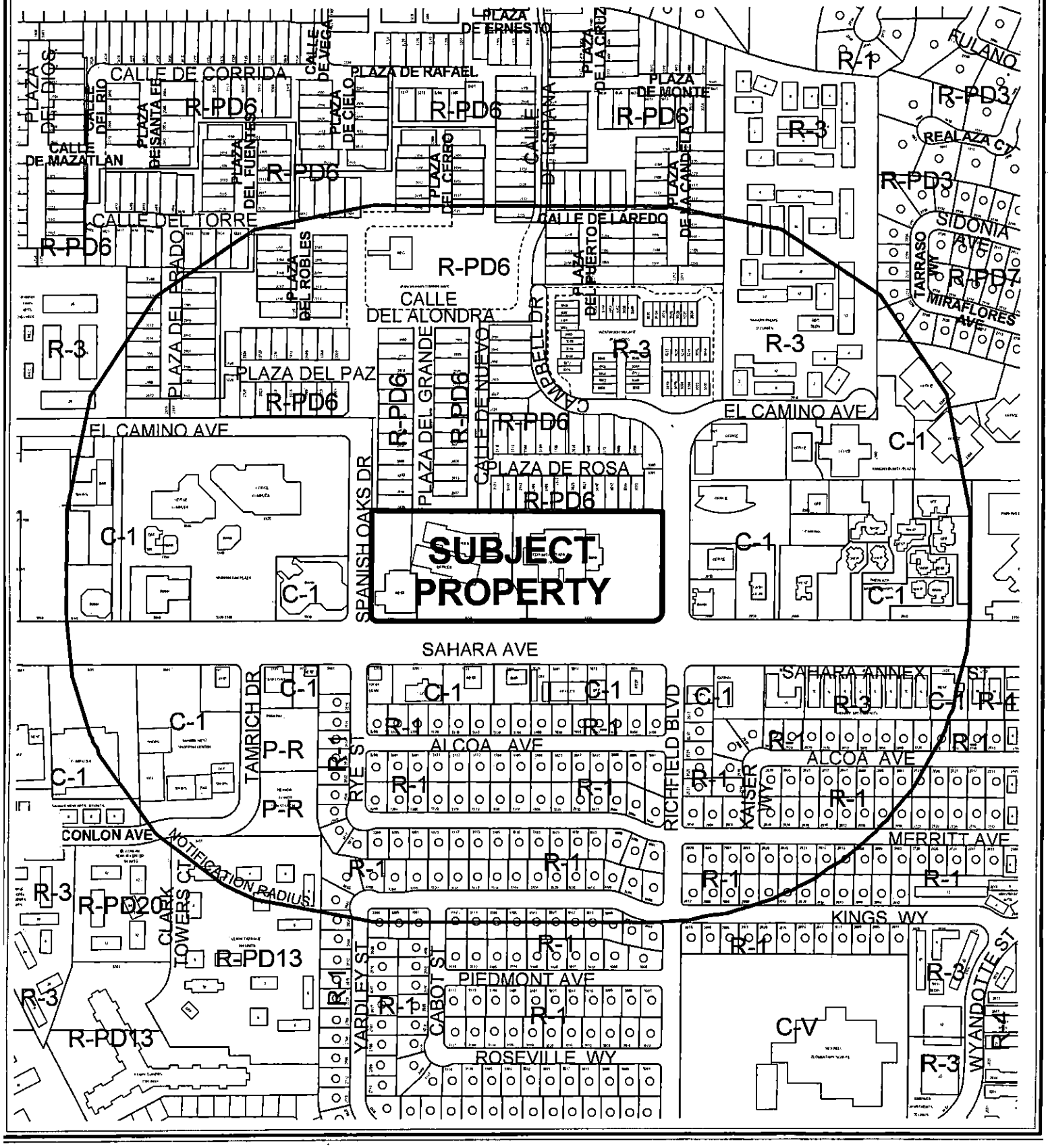
GOYNES – HOLD IN ABEYANCE Items 1, 3, 16–25, 31 and 33 to 4/12/2007; Items 34-36 to 4/26/2007; and WITHDRAW WITHOUT PREJUDICE Item 32 – UNANIMOUS

PLANNING COMMISSION MEETING OF MARCH 22, 2007
Department of Planning and Development
Item 23 – SDR-18693

MINUTES:

ANDY REED, Planning Supervisor, stated that the applicants of Items 1, 3, 16-18, 22-23, and 24-25 requested the matters be held in abeyance to 4/12/2007.

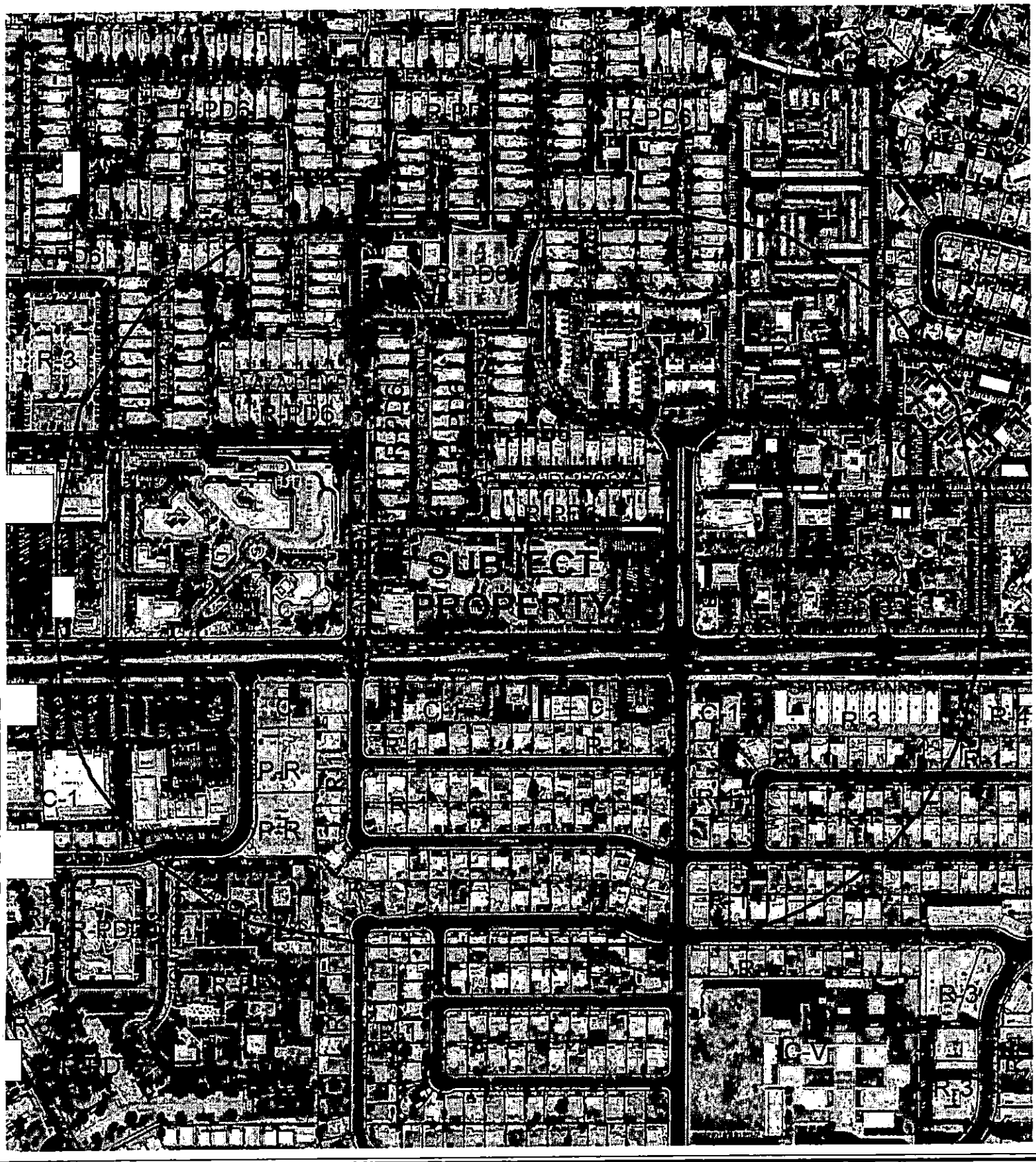
(6:02 – 6:05)



CASE: **SDR-18693**

RADIUS: 1000 FT

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



CASE: **SDR-18693**

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: ABEYANCE - SDR-18693 - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC

APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE APRIL 12, 2007 PLANNING COMMISSION MEETING

AR

Perkowitz+Ruth
ARCHITECTS

MEMORANDUM

Date: 3/6/07

To: **Attn: Andrew Reed**
CITY OF LAS VEGAS
PLANNING AND DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

From: Jin Kang

Project: **Spanish Villa** Project No.: 06-618
APN: 162-05-403-001, 002 & 003

Re: Abeyance request for SDR-18693 & VAR 18984 File No.: 5.1

Perkowitz+Ruth Architects, on behalf of Mr. Howard Mann, respectfully request that Case # SDR-18693 and # VAR 18984 be held from the Planning Commission meeting on March 22, 2007 and be heard by the Planning Commission on April 12, 2007.

There has been a site design revision and we are requesting the above date to provide a sufficient time to clarify updated design with the staff and neighbors.

Jin Kang

Document13
NB-MEMO (r. 11/2/00)

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18693** APN: 162-05-403-001 thru 003

Name of Property Owner: Spanish Villas at Sahara LLC

Name of Applicant: Spanish Villas at Sahara LLC

Name of Representative: Perkowitz & Ruth Architects

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: _____

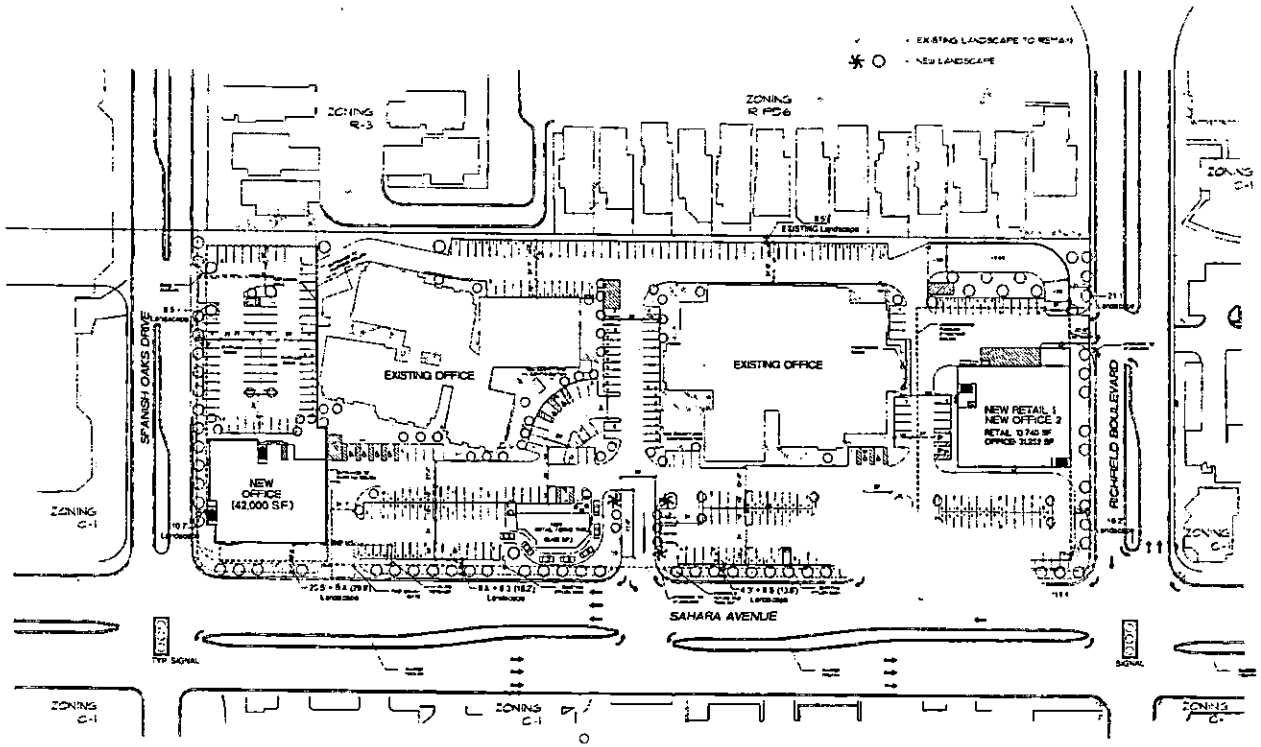
Print Name: HOWARD S. MANN

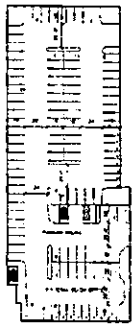
Subscribed and sworn before me

This 7th day of December, 2006

_____
Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JEANNE M. ANDERSON
Appt. No. 98-4587-1
My Appt. Expires Sept. 12, 2010





SPLIT LEVEL PARKING



UNDERGROUND PARKING PLAN

RECEIVED
MAR 19 2007

PARKING SUMMARY

PARKING PROVIDED:
OPEN SURFACE PARKING = 413 STALLS
SUB LEVEL PARKING = 229 STALLS

TOTAL PROVIDED = 642 STALLS

TOTAL PARKING REQUIRED = 627 STALLS

OFFICE SUMMARY

EXISTING OFFICE = 84,885 S.F.
NEW OFFICE = 42,000 S.F.
NEW OFFICE II = 31,352 S.F.
TOTAL = 158,137 S.F.

PARKING REQUIRED

EXISTING OFFICE = 281 STALLS
(3.3 STALLS FOR EVERY 1000 SF.)
NEW OFFICE = 139 STALLS
(3.3 STALLS FOR EVERY 1000 SF.)
NEW OFFICE II = 183 STALLS
(3.3 STALLS FOR EVERY 1000 SF.)
TOTAL = 523 STALLS

RETAIL SUMMARY

NEW RETAIL 1 = 13,740 S.F.
NEW RETAIL/ DRIVE THRU = 2,450 S.F.
TOTAL = 16,258 S.F.

PARKING REQUIRED:

NEW RETAIL 1 = 79 STALLS
(1 STALL FOR EVERY 175 SF.)
NEW RETAIL/ DRIVE THRU = 25 STALLS
(1 STALL FOR EVERY 100 SF.)

TOTAL = 104 STALLS

SPANISH VILLAS

LAS VEGAS, NEVADA

VAR-18984 SDR-18693

REVISED 03/22/07 PC

SITE PLAN

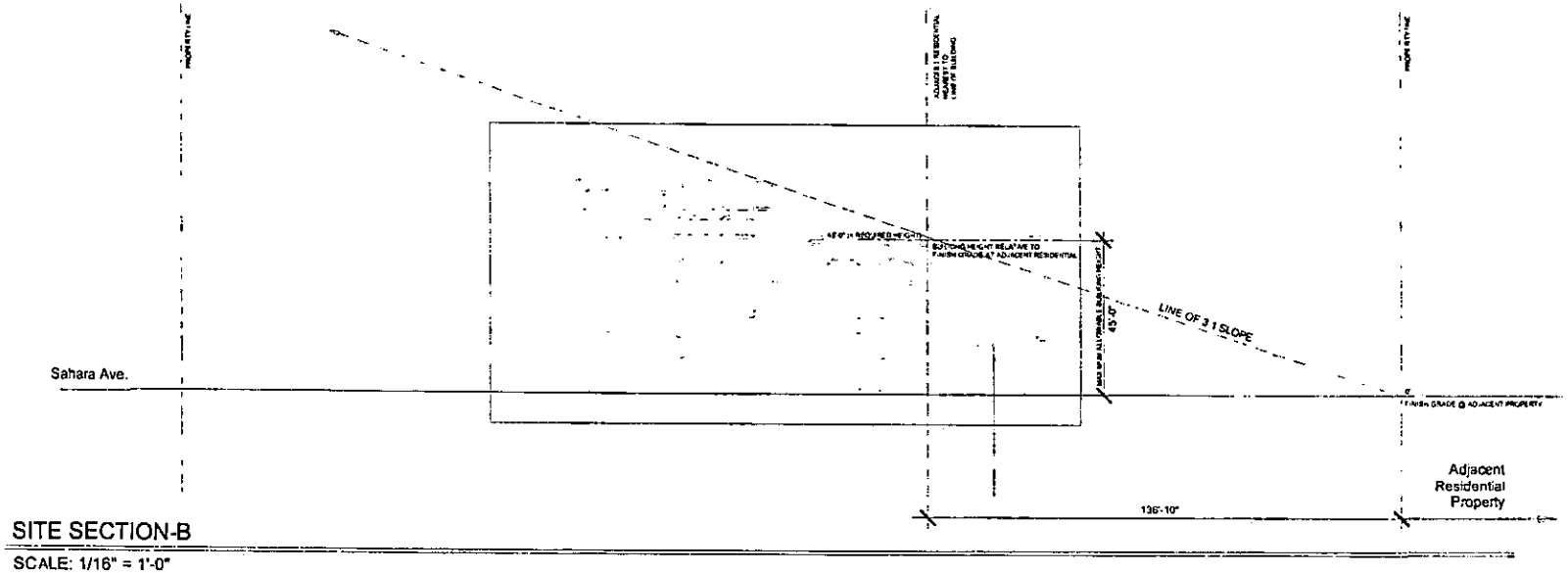
Perkowitz+Ruth ARCHITECTS

[562] 628.8000

north

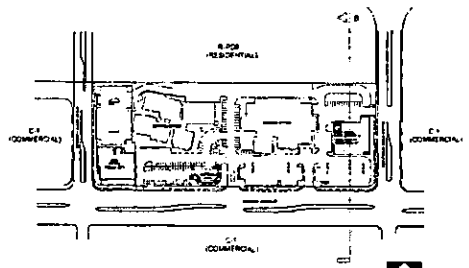
SCALE 1/60" = 1'

Date 11-06-06



SITE SECTION-B

SCALE: 1/16" = 1'-0"



RECEIVED
MAR 19 2007

SPANISH VILLAS

LAS VEGAS, NEVADA

SITE SECTION

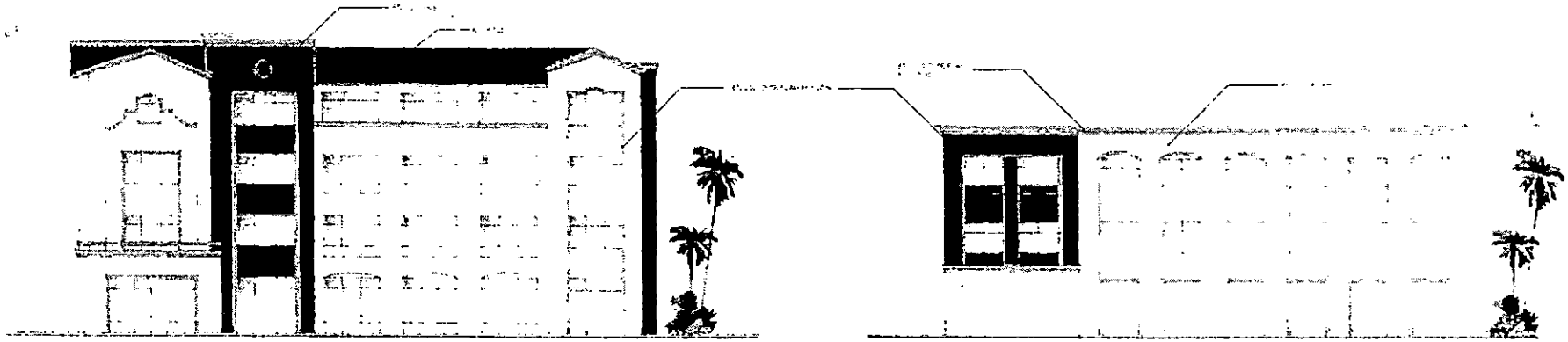
@ PROPOSED 4 STORY RETAIL/DFFICE BUILDING AND ADJACENT RESIDENTIAL

VAR-18984 SDR-18693

REVISED 03/22/07 PC

Perkowitz+Ruth ARCHITECTS [562] 628.8800

Date: 12-22-06



NORTH ELEVATION



RECEIVED
MAR 19 2007

RETAIL / OFFICE BUILDING

COLOR ELEVATION

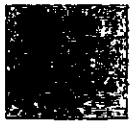
scale: NTS

Job #:06-210
Date:03/02/06
File Name: 06-618 Retail&Office Elev01.ai

Perkowitz+Ruth ARCHITECTS
3980 Howard Hughes Parkway
Suite 450 Las Vegas, NV 89109
702.892.8550 fax 702.892.8514

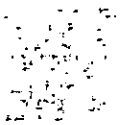
VAR-18984 SDR-18693
REVISED 03/22/07 PC

FINISHES



FRAZEE
7774D
DESERT VISTA
LRV 41

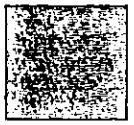
FRAZEE
7741W
SILVERED PECAN
LRV 75



FRAZEE
7763M
HIGHLAND BUFF
LRV 57



FRAZEE
8305D
JERICHO BROWN
LRV 19

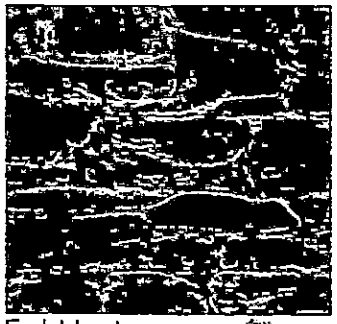


FRAZEE
8843M
SHALLOW ROOT
LRV 39



FRAZEE
AC128N
RICH BURGUNDY
LVR 9

STONE VENEER

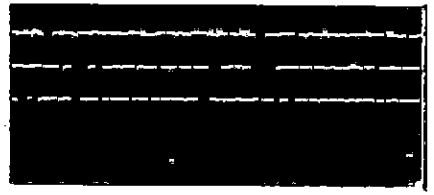


Field Ledge
Veneto

ELDORADO STONE

STOREFRONT

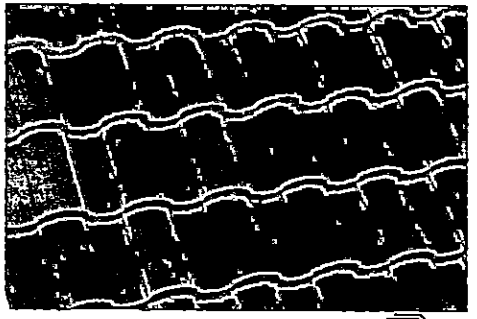
Standard Medium Bronze
AB - 5



arcadia

60 Bonnet Shell, Stamford, CT 06902-6510
toll free: 800-423-6535 tel: 203-316-0000
fax: 203-316-0200 info@arcadiaproducts.com

ROOF TILE



Product No: 3680
Name: Los Padres Blend
Description: Terracotta, Tan, Gray Blend
Styles: Capistrano, Malibu, Bel Air

EAGLE

GLAZING

PPG Ideascapes

SPANISH VILLAS - MATERIAL BOARD

LAS VEGAS

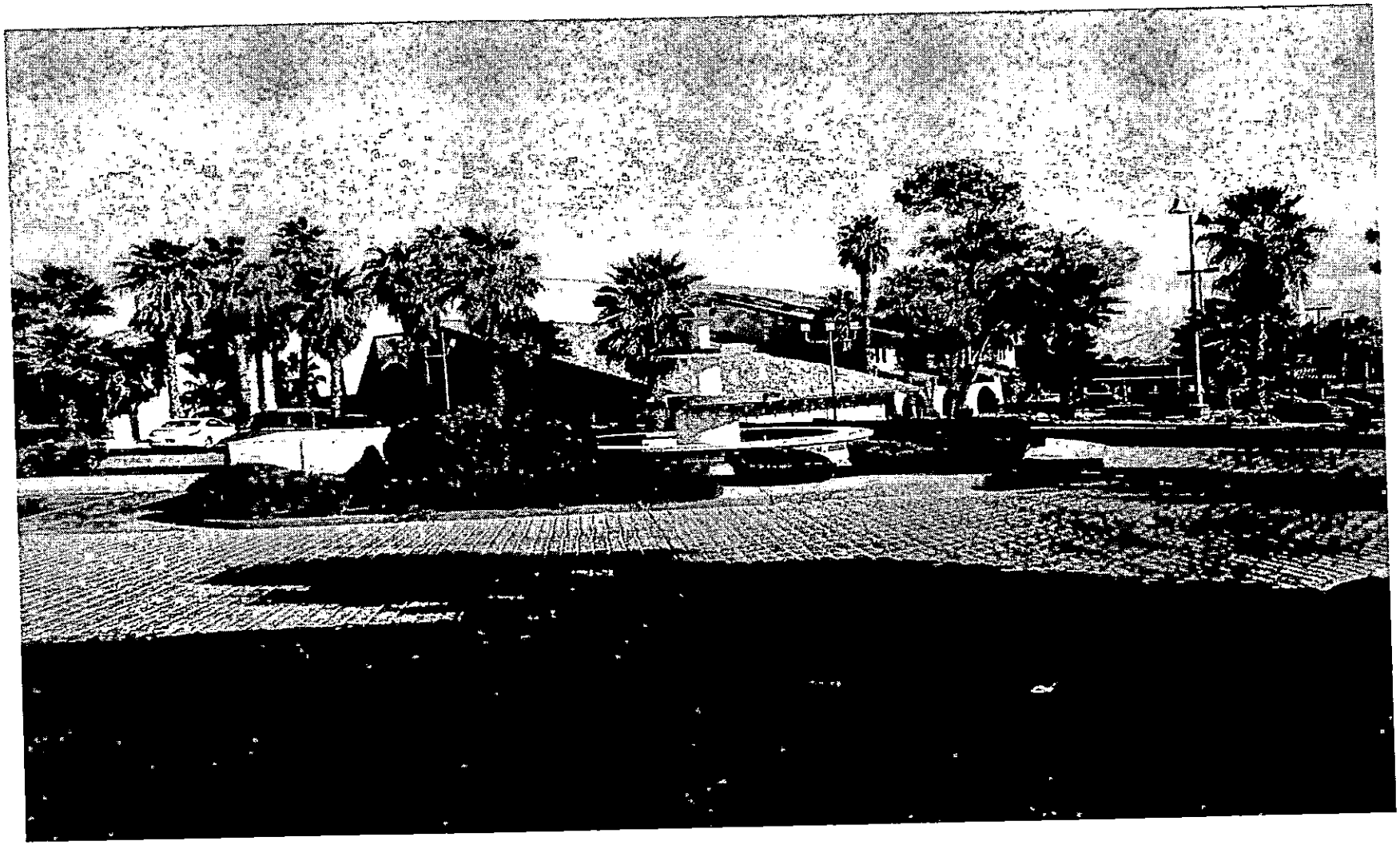
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Job #: 06-618.11
Date: 12/05/06
File Name: 06-618 Material Board.ai

SDR-18693
03/22/07 PC

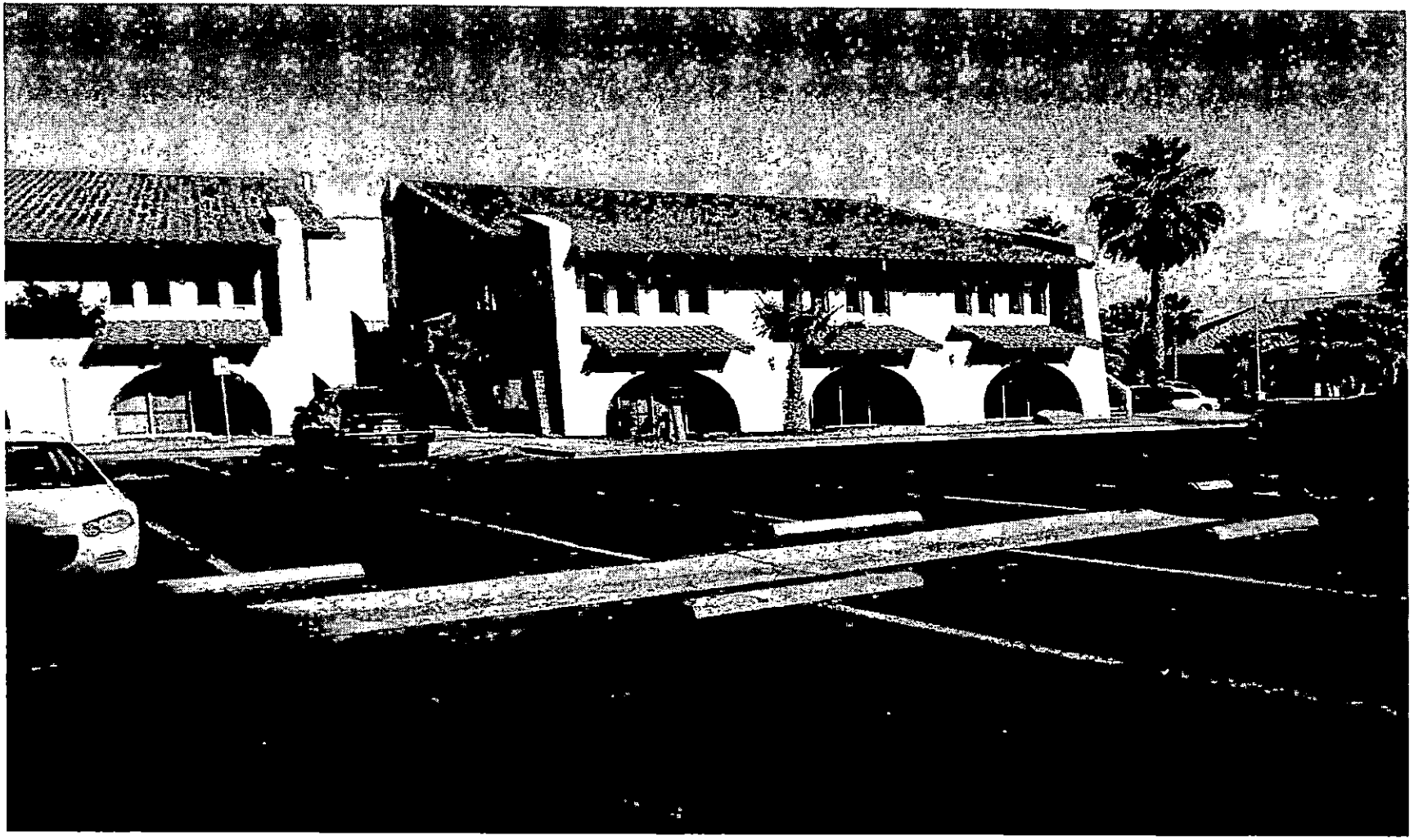
Perkowitz+Ruth ARCHITECTS
3980 Howard Hughes Parkway
Suite 450, Las Vegas, NV 89109
702.892.8500 fax 702.892.8514

DEC 12 2006



VAR-18984 & SDR-18693 - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC
3100-3190 WEST SAHARA AVENUE
MARCH 22, 2007 PLANNING COMMISSION

12/26/06



VAR-18984 & SDR-18693 - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC
3100-3190 WEST SAHARA AVENUE
MARCH 22, 2007 PLANNING COMMISSION

12/26/06



VAR-18984 & SDR-18693 - APPLICANT/OWNER: SPANISH VILLAS AT SAHARA, LLC
3100-3190 WEST SAHARA AVENUE
MARCH 22, 2007 PLANNING COMMISSION

12/26/06

Perkowitz+Ruth
ARCHITECTS

MEMORANDUM

Date: December 12, 2006

To: **CITY OF LAS VEGAS**
PLANNING AND DEVELOPMENT DEPARTMENT
731 S. Fourth Street
Las Vegas, NV 89101

From: Jin Kang

Project: **Spanish Villa** Project No.: 06-618
APN: 162-05-403-001, 002 & 003

Re: Justification Letter File No.: 5.1

Perkowitz+Ruth Architects, on behalf of Mr. Howard Mann, respectfully request Site Development Plan review approval for a 7.7 acre site located on the North of Sahara Avenue between Spanish Oaks Drive and Richfield Boulevard. The site is C-1, Limited Commercial District zoning currently consisting of three parcels with an existing building in each parcel.

The existing building on Parcel 162-05-403-001, Hose Hogs, to be demolished and replaced with a 4 story, 42,000 sf office building with a sublevel parking lot. The proposed building height complies with the 3:1 residential adjacency requirements.
The existing office building on parcel 162-05-403-002 is proposed with new exterior paints and decorative trims and entrance element. A single story, 1,750 sf drive-thru is proposed west of the site ingress from Sahara.
The existing office building on parcel 162-05-403-003 is proposed with new exterior paints and decorative trims. A single story, 14,550 sf grocery/drug store with a drive thru is proposed at the corner of Sahara Avenue and Richfield Boulevard.

The proposed site development conforms to Title 29 Development Code except a waiver is requested for the parking lot landscape requirements and that Sahara to be designated the front of the site for the building setback requirements.
Additionally, we are requesting that Sahara to be designated the front of the site for the building setback requirements.

Document13
NB-MEMO (r. 11.2/00)

SDR-18693
03/22/07 PC

Regional Office: *3980 Howard Hughes Parkway, Suite 450, Las Vegas, NV 89109 • (702) 892-8500*
Corporate Office: *111 West Ocean Boulevard, 21st Floor, Long Beach, CA 90802 • (562) 628-8000*

SDR [illegible]

SPANISH OAKS HOMEOWNERS' ASSOCIATION

Professionally Managed by: Real Properties Management Group, Inc.

March 1, 2007

Howard Mann
JLM Realty, Inc.
11620 Wilshire blvd. Suite 800
Los Angeles, CA 90025

RE: SPANISH VILLAS

Dear Mr. Mann:

The Board approved this letter at a Board Meeting on February 21, 2007. The Board cannot speak for individual Homeowners. However, the plans you provided were displayed at the business office and a letter was sent to the individual Homeowners advising that they were there for review. The Homeowners were asked to share any concerns with the business manager. Approximately twenty (20) residents did review the plans and there were no significant concerns raised.

Removal of the "Jose Hoggs" building remains a general consensus of Homeowners.

Sincerely,

Tom Nagle
President
Board of Directors
Spanish Oaks HOA

RECEIVED
MAR 19 2007

VAR-18984 SDR-18693
REVISED 03/22/07 PC

2201 Spanish Oaks Drive ◊ Las Vegas ◊ Nevada ◊ 89102 ◊ 702-876-0835 ◊ Fax: 702-221-1429

FEB. 10 ,2007

PLANNING COMMISSION
CITY COUNCIL CHAMBER
400 STUART AVENUE
LAS VEGAS, NEVADA

RE: SDR-18693

TO WHOM IT MAY CONCER:

RE THE ITEM SDR-18693, I AM GREATLY OPPOSED TO THIS VARRIATION

I, PAUL McGINTY, AN OWNER OF PROPERTY, AND LIVE IN THE SPANICH OAKS A RESIDENTIAL GATED COMMUNITY, NEXT TO THE PROPERTY ASKING FOR THE CHANGE IN A VARIENCE. I, AND THE NEIGHBORHOOD OF SPANISH OAKS HMO. ARE STRONGLY AGAINST THE ALLOWING OF THIS VARRIENCE.

SINCERLY

PAUL P. McGINTY

2205 PLAZA DEL ROBLE
LAS VEGAS, NV. 89102

FEB. 12,2007

PLANNING COMMISSION
CITY COUNCIL CHAMBER
400 STUART AVENUE
LAS VEGAS, NEVADA

RE: SDR-18693

TO WHOM IT MAY CONCER:

RE THE ITEM SDR-18693, I AM GREATLY OPPOSED TO THIS VARRIATION

IT IS ON THE ENTRANCE TO A RESIDENTIAL GATED COMMUNITY, AND THE SET BACK WOULD CAUSE A TUNNEL EFFECT GOING INTO WHAT IS NOW AN OPEN BRIGHT AREA. THERE ARE SEVERAL BUILDING OR COMMERCIAL TYPE, ON THE SAME PROPERTY AND THEY ALL ARE SET BACK AND SEPERATED FOR THE APPEARANCE AND CONVENIENCE TO THE AREA.

JUST A YR. AGO, THEY SAME PEOPLE ASKED FOR VARIENCE TO GET THE PROPERTY REZONED, FOR RESIDENTIAL, AND WHEN GOT THE ZONE CHANGE BY THE COMMUNITY, ARE NOW IMPOSSING OTHER REQUESTS UPON THE NEIGHBOR HOOD.

I OWN AND LIVE IN THE SPANISH OAKS, GATED RESIDENTIAL PROPERTY AND THIS WOULD CAUSE MYSELF AND OTHER NEIGHBORS A GREAT LOSS OF LIVING IN A SOMEWHAT OPEN AREA.

RESPECTFULLY

JOHN COADY

8504 Palma del Valle
Las Vegas, NV. 89102
Spanish Oaks Gated Community

City of Las Vegas

Agenda Item No.: 24

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:

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

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	4	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the April 12, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report For This Application – Not Applicable
3. Supporting Documentation
4. Justification Letter
5. Protest Letters

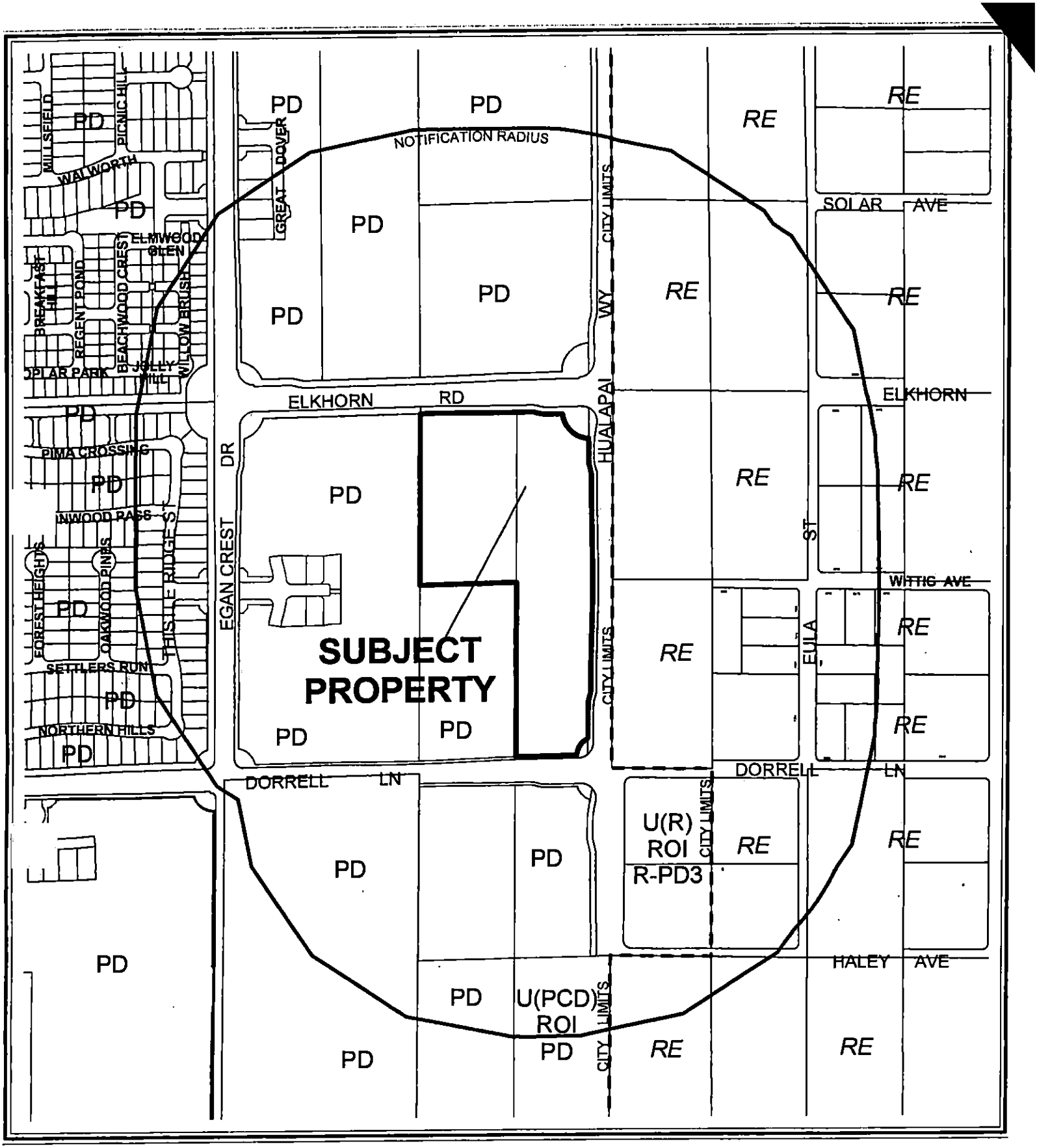
MOTION:

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

MINUTES:

ANDY REED, Planning Supervisor, stated that the applicants of Items 1, 3, 16-18, 22-23, and 24-25 requested the matters be held in abeyance to 4/12/2007.

(6:02 – 6:05)



0 100 200 Feet

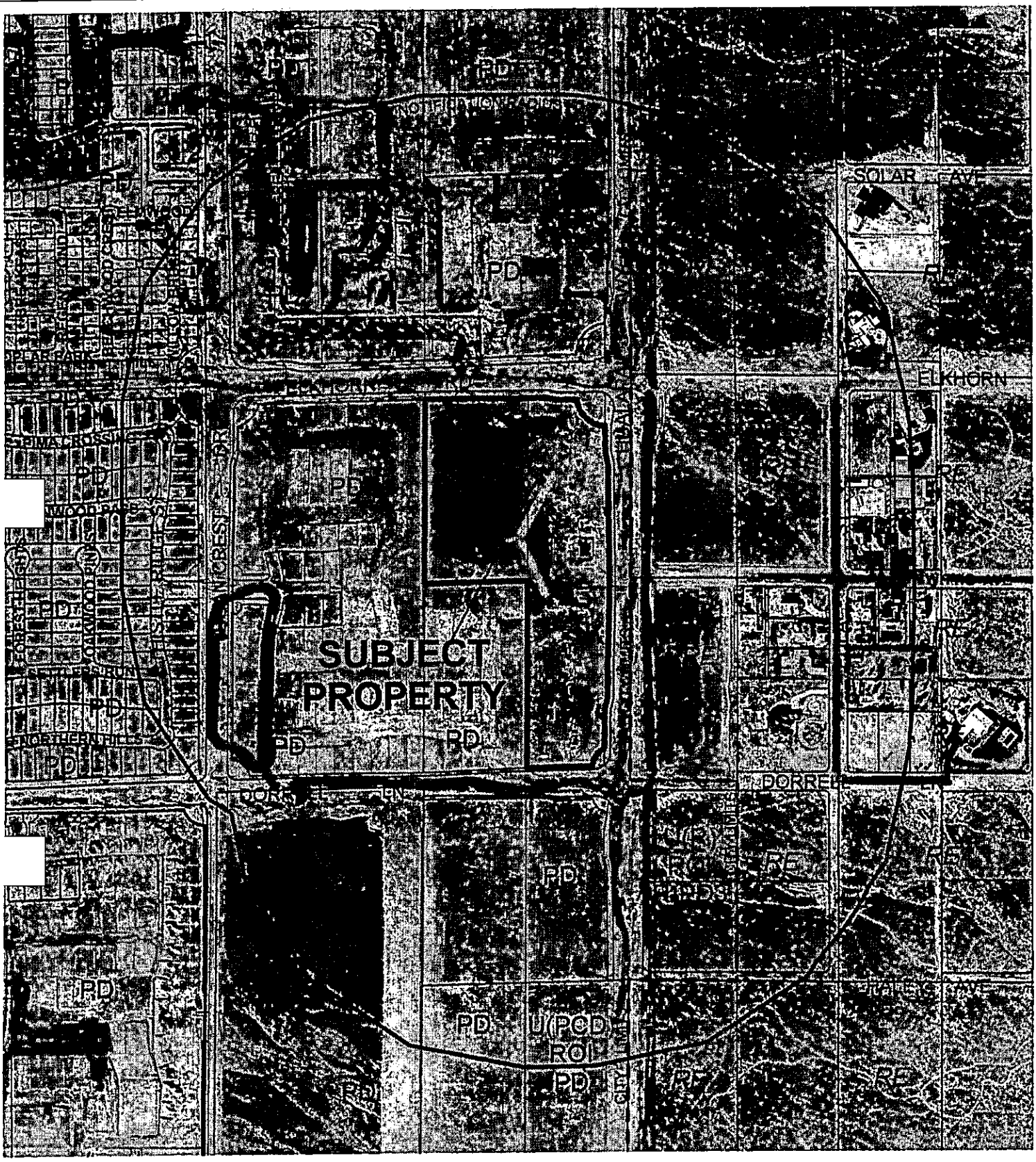
CASE: **VAR-18090**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

N



0 100 200 Feet

CASE: **VAR-18090**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - VAR-18090 - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC

APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE APRIL 12, 2007 PLANNING COMMISSION MEETING

AR

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW

LAS VEGAS OFFICE

STEPHANIE H. ALLEN
sallen@kkbrl.com
702 792-7000

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
3425 Cliff Shadows Parkway
Suite 150
Las Vegas, NV 89129
Tel: 702.893.4280
Fax: 702.939.8457

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775 882.1511
Fax: 775.882.0257

March 19, 2007

VIA FACSIMILE
385-7268

Mr. John Korkosz
City of Las Vegas Planning Dept.
731 S. Fourth Street
Las Vegas, NV 89101

Re: VAR-18090 and SDR-18031
Fairfield Hualapai, LLC

Dear Mr. Korkosz:

This office represents the applicant in the above-referenced matters. We respectfully request these matters be continued from the presently scheduled Planning Commission hearing of March 22, 2007 until April 12, 2007.

Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Stephanie Allen/mlt

Stephanie H. Allen

SHA/mlt

cc: Shon Finch (via fax: (858) 457-1121)

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

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

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

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Fairfield Hualapai LLC

Print Name: See attached Signature page

~~Subscribed~~ and sworn before me

This _____ day of _____, 20____

_____ See attached Jurat

Notary Public in and for said County and State

NOV 08 2006

SIGNATURE BLOCK
FOR
FAIRFIELD HUALAPAI LLC

Fairfield Hualapai LLC,
a Delaware limited liability company

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

By: _____
Name: Ed McCoy
Title: Vice President

NOV 08 2006

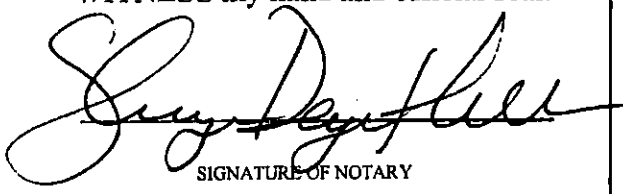
CALIFORNIA JURAT WITH AFFIANT STATEMENT

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

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

WITNESS my hand and official seal.



SIGNATURE OF NOTARY



-OPTIONAL SECTION-
CAPACITY CLAIMED BY SIGNER

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

☐ INDIVIDUAL

☐ CORPORATE OFFICER(s)

_____
_____
TITLE(s)

☐ PARTNERS(S ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

_____
_____

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

_____
_____

OPTIONAL SECTION

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

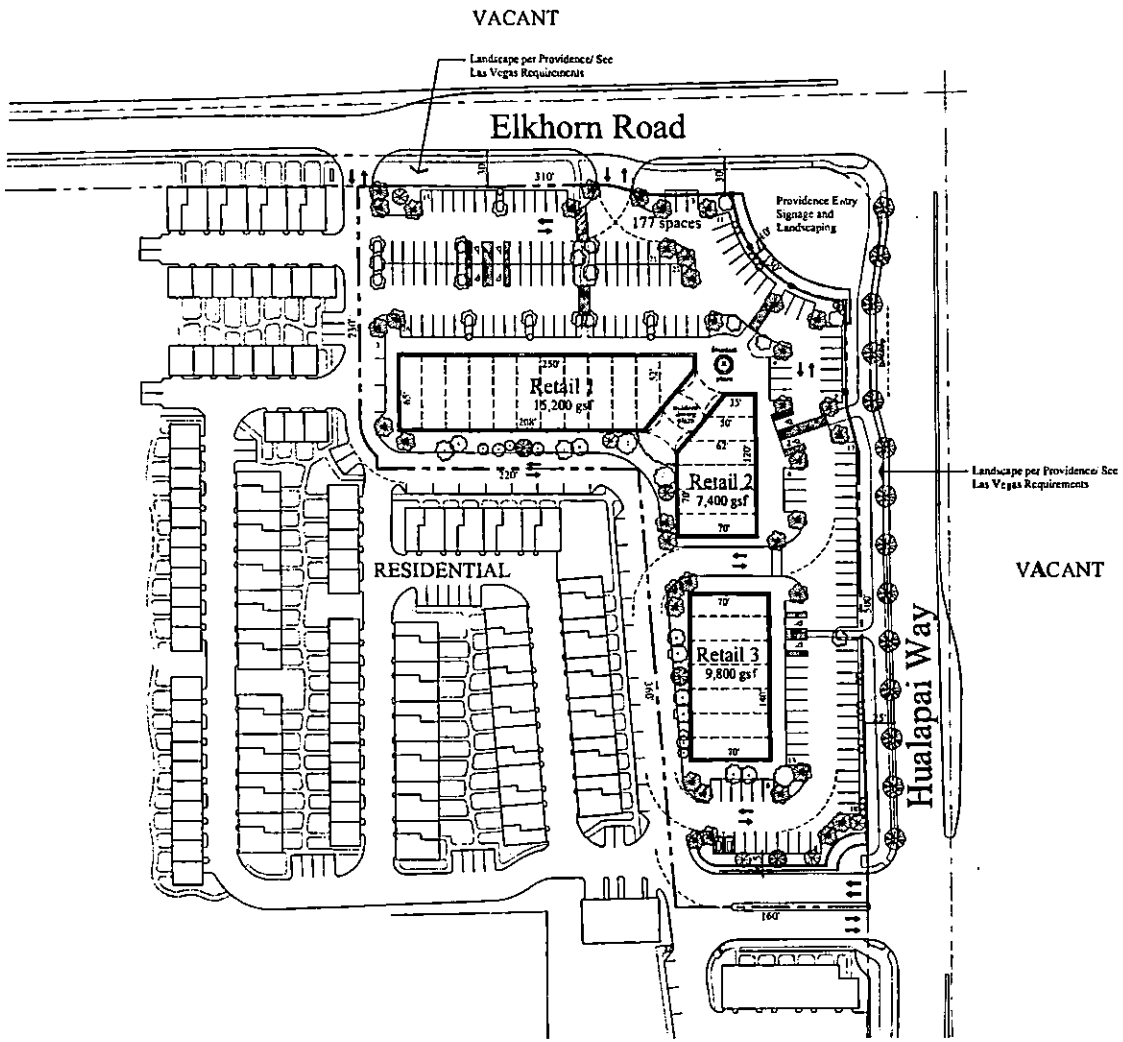
Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

Title or Type of Document: Statement of Financial Interest

Number of Pages: 3 Date of Document: Not Dated

Signer(s) Other Than Named Above

NOV 08 2006



SITE INFORMATION

ZONING: PD Assessor Parcel No's: 126-24-510-003

COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)

Net Area 149,645 sf 3.433 acres

SITE COVERAGE

Max. Allowed: 50%

Building Site Area 32,000 sf / 149,645 sf =

Provided: 21.7%

LANDSCAPE AREA

Min. Allowed: 20%

Site Area-Bldgs-Pdg-Drives 61,300 sf / 149,645 sf =

Provided: 27.6%

TREE LEGEND

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

STREET TREE

Per City Requirement

© Copyright 2007, PA Las Vegas, LLC, a Perkins Eastman company
You may not Copy/Use or Reproduce and No Assignments or Rights are Granted. The Owner (meaning the Right to Copy, Design, Use, Reproduce) without limits to Client, Successors, Heirs and Assignees, Fabricators and Consultants and Subject to Design

Landscape Plan A-2

North

Scale: 1" = 40'

0 40 80 160

Project No. 706105 January 09, 2007

GREEN STREET PROPERTIES

PROVIDENCE MIXED-USE

Las Vegas, Nevada

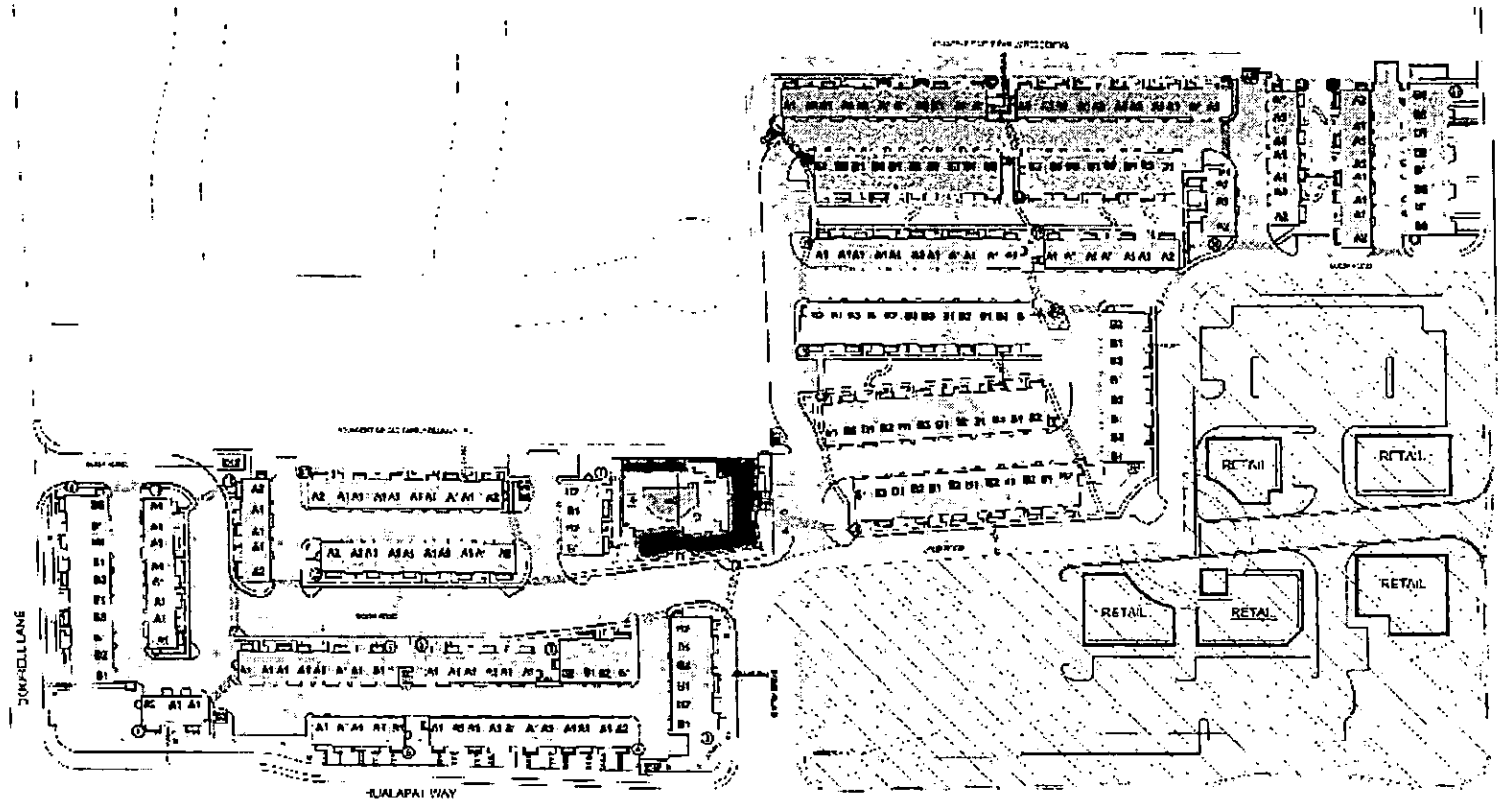
VAR-18090 SDR-18031

REVISED 02/22/07 PC

RECEIVED

JAN 09 2007

Perkins



NOT A PART

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

0 40 160
20 80

Architectural Site Plan

PARKING SUMMARY			
PARKING REQUIRED			
1BR (124) X		1.25 =	155
2BR (94) X		1.75 =	165
GUEST (218) 1 SPACE PER 5 UNITS		=	44
TOTAL		=	364 SPACES
PARKING PROVIDED			
GARAGES			
1BR	124 DU x 1 CAR	=	124 SPACES
2BR(tandem)	47 DU x 1 CAR	=	47 SPACES
2BR(side-side)	47 DU x 2 CARS	=	94 SPACES
		=	265 COVERED (1.22/UNIT)
OPEN SPACES			99 OPEN
TOTAL			364 SPACES (1.67/UNIT)

NOV 01 2006

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

VAR-18090
03/22/07 PC

re :: Planning KTGY GROUP, INC.
:: irvine, CA :: P.949.851.2133 :: F.949.851.2139 :: www.ktgy.com

06-0770 :: 10.23.06 :: Page 02

PROJECT SUMMARY - CONDOS

GROSS ACREAGE	± 10.38 ACRES
NET ACREAGE (EXCLUDING ROW & LANDSCAPE BUFFERS)	± 8.49 ACRES
TOTAL HOMES	218 HOMES
DENSITY	25.68 DU/AC

PROJECT SUMMARY - COMMERCIAL

GROSS ACREAGE	± 5.31 ACRES
NET ACREAGE (EXCLUDING ROW)	± 3.95 ACRES

UNIT SUMMARY

PLAN	DESCRIPTION	UNITS	PERCENTAGE
A1	1 BR + LOFT/1.5 BA	112	51%
A2	1 BR + DEN / 1.5 BA	12	6%
B1	2 BR / 2.5 BA	47	21%
B2	2 BR / 2.5 BA	28	13%
B3	2 BR + DEN/ 2.5 BA	19	9%
TOTAL		218	100%

BUILDING SUMMARY

BUILDING TYPE A	# BUILDINGS	TOTAL # UNITS / BUILDING
BA3	2	6
BA5a	1	5
BA5b	1	5
BA6	1	6
BA7	2	14
BA8a	2	16
BA8b	1	8
BA10	2	20
BA11	4	44
SUB-TOTAL	16	124
BUILDING TYPE B		
BB4	2	8
BB6	1	6
BB8	3	24
BB10	2	20
BB12	3	36
SUB-TOTAL	11	94
TOTAL	27	218

PARKING SUMMARY

PARKING REQUIRED			
1BR (124) X		1.25 =	155
2BR (94) X		1.75 =	165
GUEST (218)	1 SPACE PER 5 UNITS	=	44
TOTAL		=	364 SPACES
PARKING PROVIDED			
GARAGES			
1BR	124 DU x 1 CAR	=	124 SPACES
2BR(tandem)	47 DU x 1 CAR	=	47 SPACES
2BR(side/side)	47 DU x 2 CARS	=	94 SPACES
		=	265 COVERED (1.21/UNIT)
OPEN SPACES			99 OPEN
TOTAL			364 SPACES (1.67/UNIT)

TRASH SUMMARY

RECOMMENDED	43 CY @ TWICE PER WEEK PICK-UP
PROVIDED	SOUTH - 20 CY NORTH - 26 CY
TOTAL	46 CY

SETBACK CRITERIA

PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT PARCEL PL
- Single Story Structures 10'
- Two Story Structures 20'
- Three Story Structures 30'
- Four Story Structures 40'

PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT STREET R.O.W
- Single Story Structures 10'
- Two Story Structures 20'
- Three Story Structures 25'
- Four Story Structures 30'

GARAGE FACE SETBACK FROM PRIVATE STREET
- Less than 5' or 18+

BUILDING SEPARATION
- Balcony to Balcony 30'
- Balcony to Non-Balcony 20'
- Non-Balcony to Non-Balcony 15'
- Between Main Bldg. & Acc. Structure 10'

LIVING AREA OR PORCH FROM PRIVATE STREET OR PARKING
- 10'

NOV

VAR-18090

03/22/07 PC

Development Summary

PROVIDENCE

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

November 8, 2006

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

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

Dear Shon:

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

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

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

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

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

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

VAR-18090
03/22/07 PC

11 08 2006

PROVIDENCE

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

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

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

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

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

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

VAR-18090
03/22/07 PC
NOV 08 2006

PROVIDENCE

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

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

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis

Carmen Shukis
Design Review Manager

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

VAR-18090 NOV 08

03/22/07 PC

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:22 AM
To: Agenda Items
Subject: FW: Re: VAR 18090 SDR 18031

From: Michelle Thackston
Sent: Wednesday, February 14, 2007 12:43 PM
To: Sheila Lambert
Subject: Re: VAR 18090 SDR 18031

I received a call from Michelle Dishon 9690 Wittage Ave. (702)334-2872 mddishon@interact.ccsd.net . They are opposed to VAR 18090 SDR 18031. She saw that staff has recommended it for denial. She wants to know if they should attend planning commission to also voice their opposition.

Michelle Thackston
Executive Assistant
Councilman Steve Ross Ward 6
mthackston@lasvegasnevada.gov

City of Las Vegas

Agenda Item No.: 25

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: MARCH 22, 2007

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

SUBJECT:

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

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:		APPROVALS RECEIVED BEFORE:	
Planning Commission Mtg.	7	Planning Commission Mtg.	0
City Council Meeting		City Council Meeting	

RECOMMENDATION:

Staff recommends this item be **HELD IN ABEYANCE** to the April 12, 2007 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report For This Application – Not Applicable
3. Supporting Documentation
4. Justification Letter
5. Protest Letters

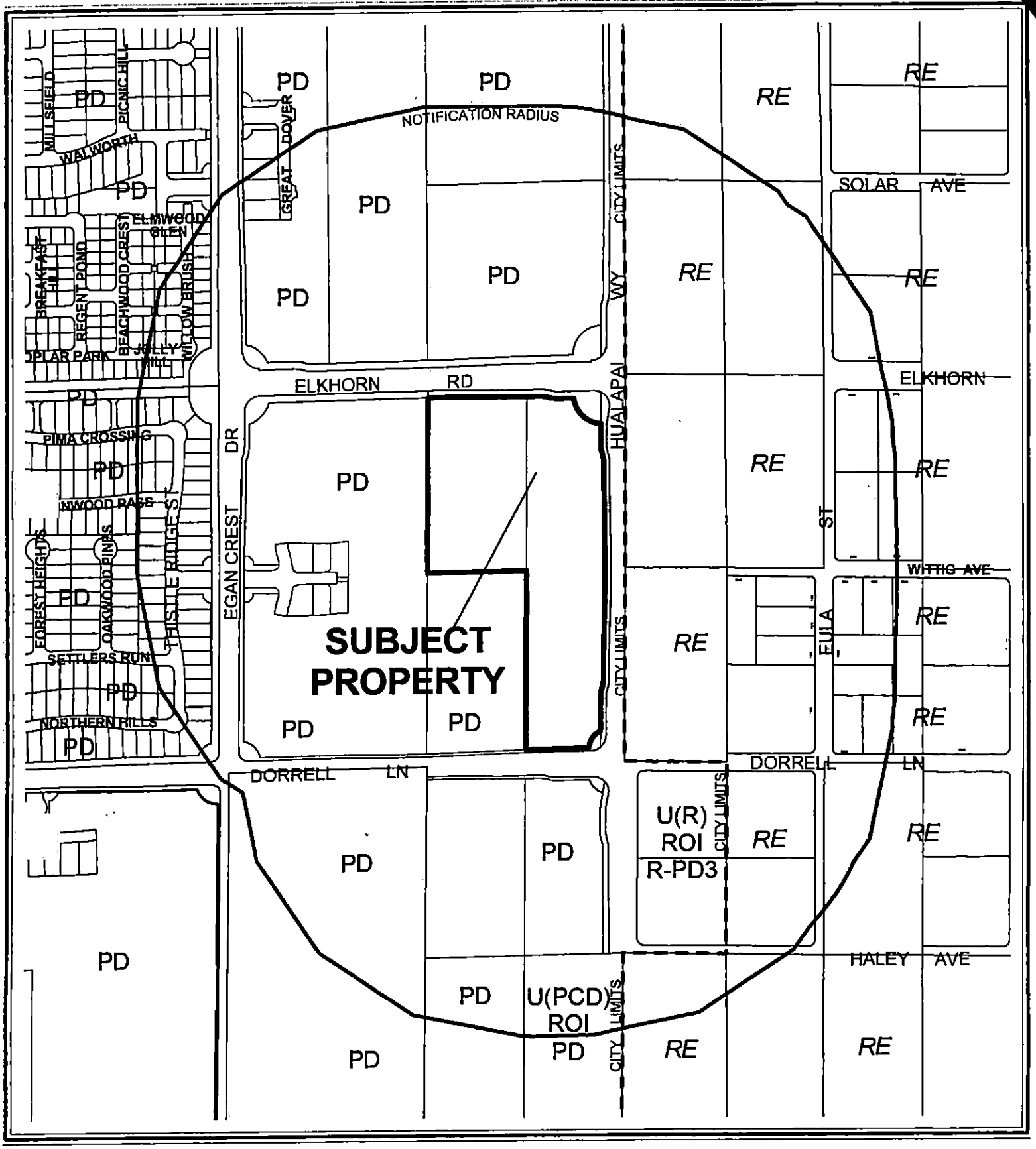
MOTION:

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

MINUTES:

ANDY REED, Planning Supervisor, stated that the applicants of Items 1, 3, 16-18, 22-23, and 24-25 requested the matters be held in abeyance to 4/12/2007.

(6:02 – 6:05)



CASE: **SDR-18031**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: MARCH 22, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-18031 - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC

APPLICANT REQUESTS THIS ITEM BE HELD IN ABEYANCE TO THE APRIL 12, 2007 PLANNING COMMISSION MEETING

AR

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

ATTORNEYS AT LAW
LAS VEGAS OFFICE
STEPHANIE H. ALLEN
sallen@kkbrf.com
702 792-7000

LAS VEGAS OFFICE
3800 Howard Hughes Parkway
Seventh Floor
Las Vegas, NV 89169
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
5585 Kietzke Lane
Reno, NV 89511
Tel: 775.852.3900
Fax: 775.852.3982

SUMMERLIN OFFICE
1635 Village Center Circle
Suite 150
Las Vegas, NV 89134
Tel: 702.804.0706
Fax: 702.804.0798

CARSON CITY OFFICE
510 W. Fourth Street
Carson City, NV 89703
Tel: 775 882-1911
Fax: 775.882.0257

March 19, 2007

VIA FACSIMILE
385-7268

Mr. John Korkosz
City of Las Vegas Planning Dept.
731 S. Fourth Street
Las Vegas, NV 89101

Re: VAR-18090 and SDR-18031
Fairfield Hualapai, LLC

Dear Mr. Korkosz:

This office represents the applicant in the above-referenced matters. We respectfully request these matters be continued from the presently scheduled Planning Commission hearing of March 22, 2007 until April 12, 2007.

Thank you for your consideration.

Sincerely,

KUMMER KAEMPFER BONNER RENSHAW & FERRARIO

Stephanie Allen/mlt

Stephanie H. Allen

SHA/mlt

cc: Shon Finch (via fax: (858) 457-1121)

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-18031** APN: 126-24-510-003

Name of Property Owner: Fairfield Honolapai LLC.

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

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

☐ Yes ☒ No

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

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: SEE ATTACHED

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20____

_____

Notary Public in and for said County and State

See attached jurat

NOV 07 2006

SIGNATURE BLOCK
FOR
FAIRFIELD HUALAPAI LLC

Fairfield Hualapai LLC,
a Delaware limited liability company

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

By: _____
Name: Edward F. McCay
Title: V.P.

NOV 07 2006

CALIFORNIA JURAT WITH AFFIANT STATEMENT

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this20th day of October, 2006 by Ed McCoy personally known to me.
Name of signer(s)

WITNESS my hand and official seal.

SIGNATURE OF NOTARY

SHANNYN DAYE HENKEL
Commission # 1550871
Notary Public - California
San Diego County
My Comm. Expires Feb 7, 2009

-OPTIONAL SECTION-
CAPACITY CLAIMED BY SIGNER

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

☐ INDIVIDUAL

☐ CORPORATE OFFICER(s)

_____
_____
TITLE(s)

☐ PARTNERS(S ☐ LIMITED
☐ GENERAL

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

_____
_____

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

_____
_____

OPTIONAL SECTION

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

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

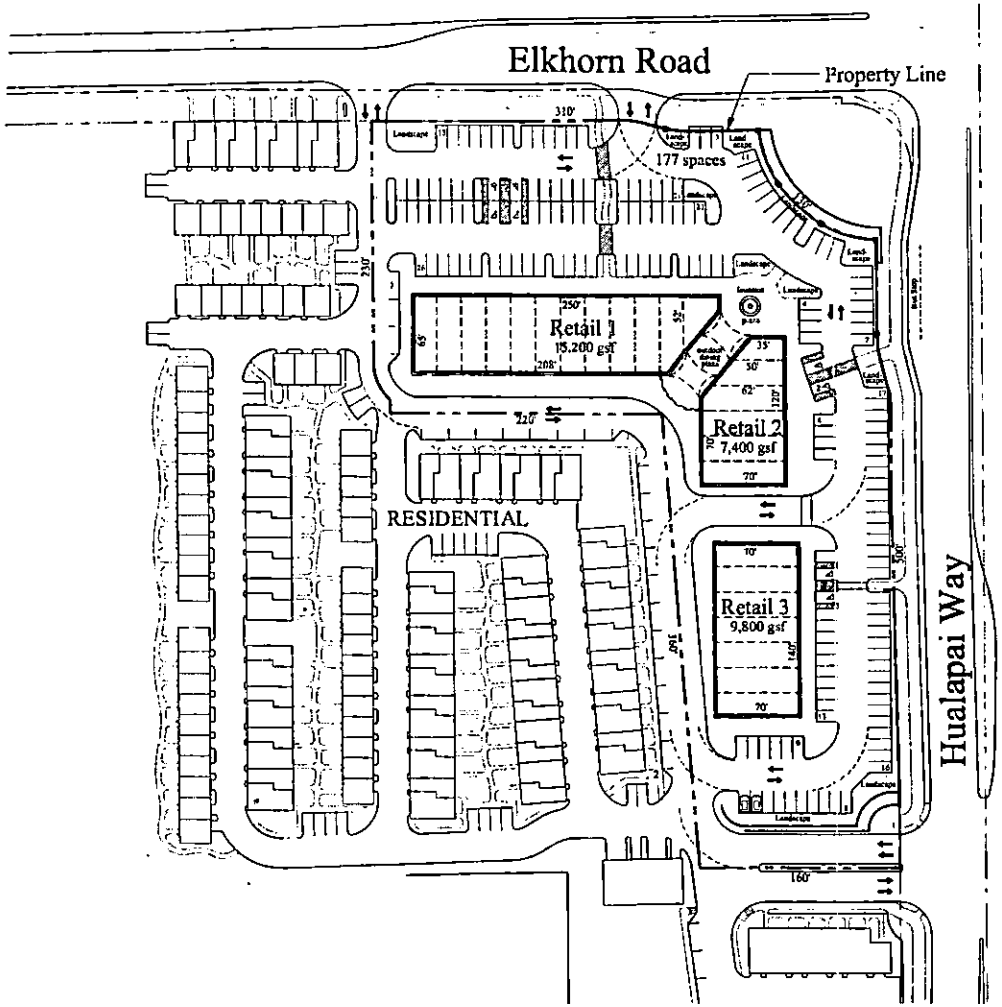
Title or Type of Document:Statement of Financial Interest, Providence

Number of Pages:2 Date of Document:Not Dated

Signer(s) Other Than Named Above

NOV 07 2006

VACAN



VACANT

SITE INFORMATION

ZONING: PD Assessor Parcel No's: 126-24-510-003

COMMERCIAL AREA :

Parcel : (Approximate, to be Verified)

Net Area	149,645 sf	3.435 acres

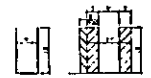
Retail:

Retail - 1	15,200 gsf
Retail - 2	7,400 gsf
Retail - 3	4,800 gsf
Total Retail Area	**32,400 gsf**
FAR (149,645 sf)	**0.217**

PARKING REQUIREMENTS

Retail Required:

Shopping Center	1 per 250 sf	
Total Required:	32,400 / 250	130
Provided:		
Total Provided:		177
Parking Ratio:	5.4 per 1000	1 per 175
H/C Required:		
Spaces per CLV Title 19		5
Total Provided:		8


Typical Parking Spaces


Proposed Perimeter CMU Wall Detail



Vicinity Map

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Conceptual Site Plan A-2

VAR-18090 SDR-18031
REVISED 02/22/07 PC

North

Scale: 1" = 40'

Project No. 706105 January 09, 2007

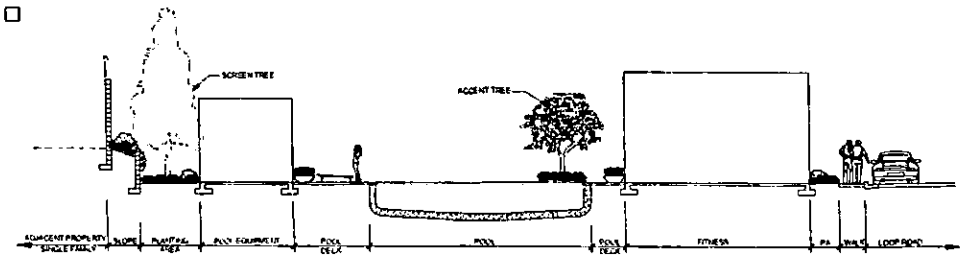
RECEIVED

GREEN STREET

PROVIDENCE MIXED-USE

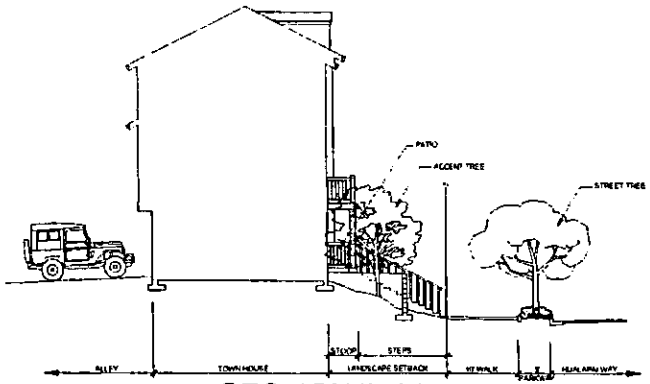
Las Vegas, Nevada

Perkins Eastman



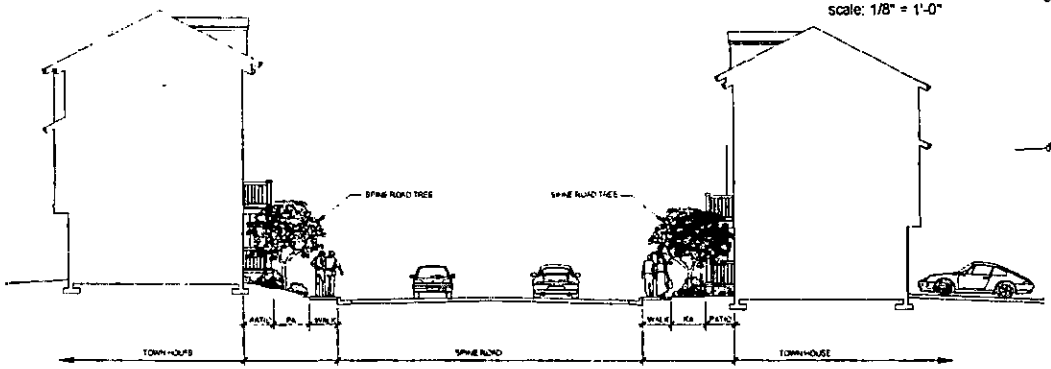
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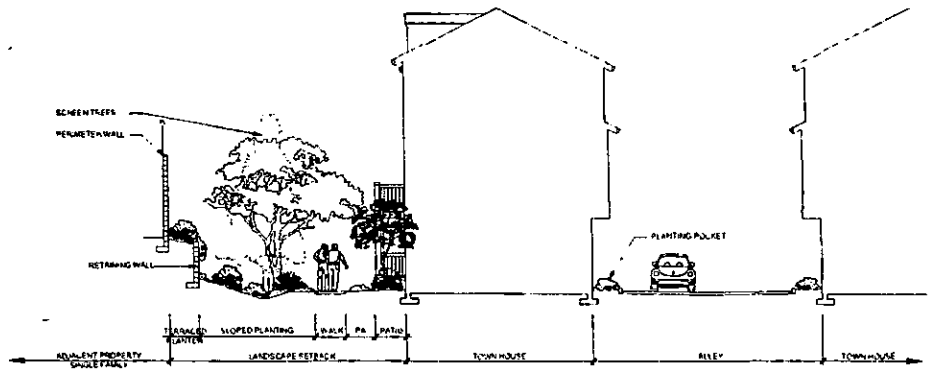
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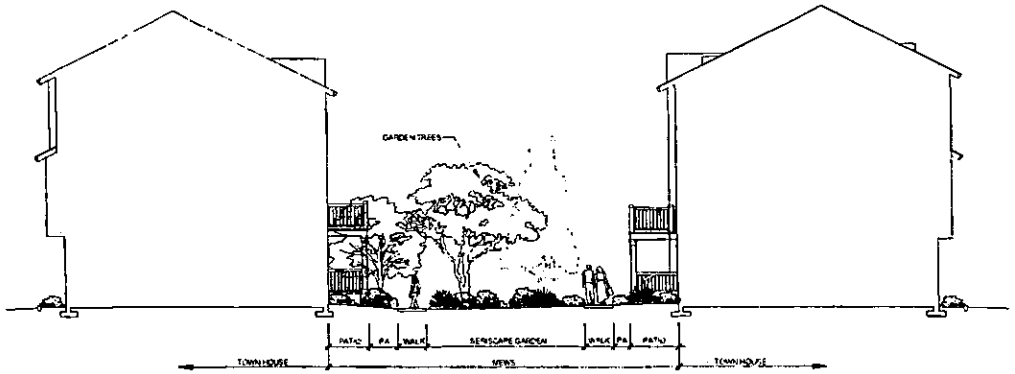
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SECTION 'A-A'

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



SECTION 'B-B'

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

SECTIONS

Liberty Square
(Providence)
Las Vegas, Nevada

FAIRFIELD DEVELOPMENT LP
5510 MORENOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123

VTN NEVADA
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS

imadesign
2500 michelson dr
suite 126
irvine ca 92612
949.250.0023
949 250 0043 f

10/24/2006

Project Address:
LAS VEGAS, NV
Project Name:
LIBERTY SQUARE
Sheet Title:
LANDSCAPE SECTIONS

Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2:
Revision 1:
Original Date
Sheet L-5

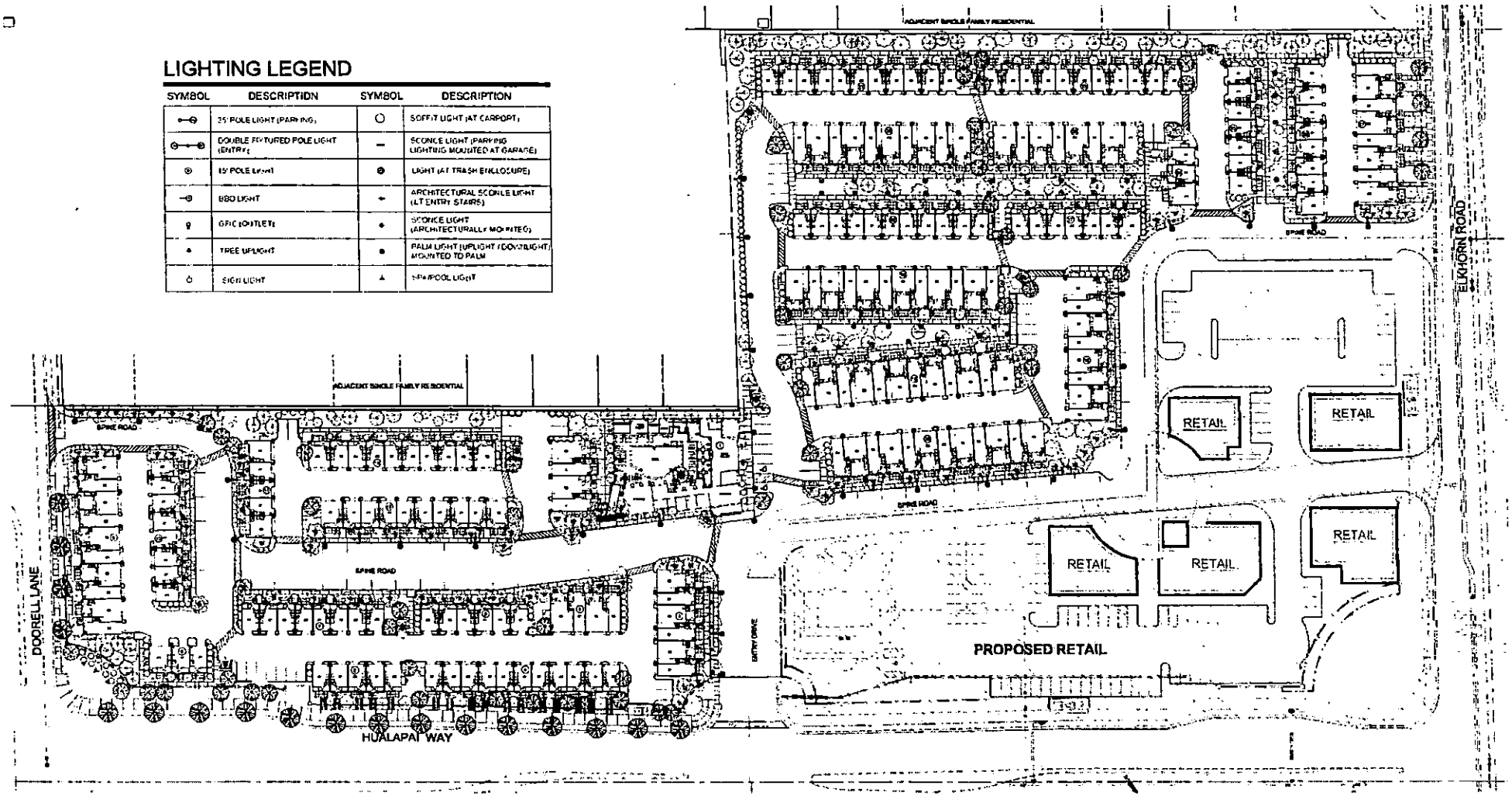
KTGY GROUP, INC.
ARCHITECTURE + PLANNING
17190 BITTER CHERRY LANE, IRVINE, CALIFORNIA 92614
(949) 851-2133 FAX (949) 851-2134
© 2006 ALL RIGHTS RESERVED

SDR-18031
03/22/07 PC

NOV 07 2006

LIGHTING LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	25' POLE LIGHT (PARKING)		SOFFIT LIGHT (AT CARPORT)
	DOUBLE FIXTURED POLE LIGHT (ENTRY)		SCONCE LIGHT (PARKING LIGHTING MOUNTED AT GARAGE)
	15' POLE LIGHT		LIGHT (AT TRASH ENCLOSURE)
	BBQ LIGHT		ARCHITECTURAL SCONCE LIGHT (LT ENTRY STAIRS)
	GFIC OUTLETS		SCONCE LIGHT (ARCHITECTURALLY MOUNTED)
	TREE UPLIGHT		PALM LIGHT (UPLIGHT / DOWNLIGHT) MOUNTED TO PALM
	SIGN LIGHT		SPA/POOL LIGHT



OVERALL CONCEPTUAL LIGHTING DIAGRAM

NOTES:

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

ADDITIONAL NOTE:
THIS SHEET IS FOR COORDINATION PURPOSES ONLY - REFER TO ELECTRICAL DRAWINGS

0 40 160
20 80

Liberty Square
(Providence)
Las Vegas, Nevada

FAIRFIELD DEVELOPMENT LP
5510 MORENOUSE DRIVE, SUITE 200, SAN DIEGO, CA 92121 (858) 457-2123

VTN
CONSULTING ENGINEERS + PLANNERS + LAND SURVEYORS

imd design
2500 michelson dr
suite 125
irvine ca 92612
949.250.0023
949.250.0043

SDR-18031
03/22/07 PC

Project Address:
LAS VEGAS, NV

Project Name:
LIBERTY SQUARE

Sheet Title:
OVERALL CONCEPTUAL LIGHTING DIAGRAM

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

KTGY GROUP, INC.
ARCHITECTURE PLANNING
IRVINE, CALIFORNIA 92618

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L-6

NOV 07 2006

PROJECT SUMMARY - CONDOS

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NET ACREAGE (EXCLUDING ROW & LANDSCAPE BUFFERS)	± 8.45 ACRES
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8A5a	1	5
8A5b	1	5
8A6	1	6
8A7	2	14
8A8x	2	16
8A8b	1	8
8A10	2	20
8A11	4	44
SUB-TOTAL	16	124
BUILDING TYPE B		
8B4	2	8
8B6	1	6
8B8	3	24
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TOTAL			364 SPACES (1.67/UNIT)

TRASH SUMMARY

RECOMMENDED	43 CY @ TWICE PER WEEK PICK-UP
PROVIDED	SOUTH - 20 CY NORTH - 26 CY
TOTAL	46 CY

SETBACK CRITERIA

PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT PARCEL PL
- Single Story Structures 10'
- Two Story Structures 20'
- Three Story Structures 30'
- Four Story Structures 40'

PRINCIPAL BUILDINGS AND ACCESSORY STRUCTURES FROM ADJACENT STREET R.O.W.
- Single Story Structures 10'
- Two Story Structures 20'
- Three Story Structures 25'
- Four Story Structures 30'

GARAGE FACE SETBACK FROM PRIVATE STREET
- Less than 5' or 18'+

BUILDING SEPARATION
- Balcony to Balcony 30'
- Balcony to Non-Balcony 20'
- Non-Balcony to Non-Balcony 15'
- Between Main Bldg. & Acc. Structure 10'

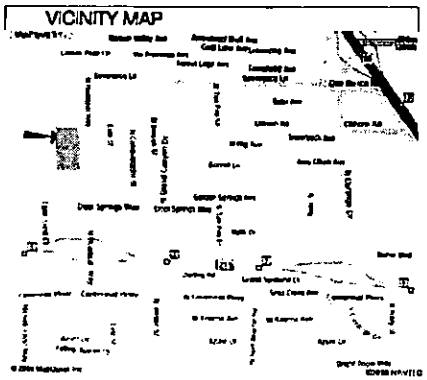
LIVING AREA OR PORCH FROM PRIVATE STREET OR PARKING
- 10'

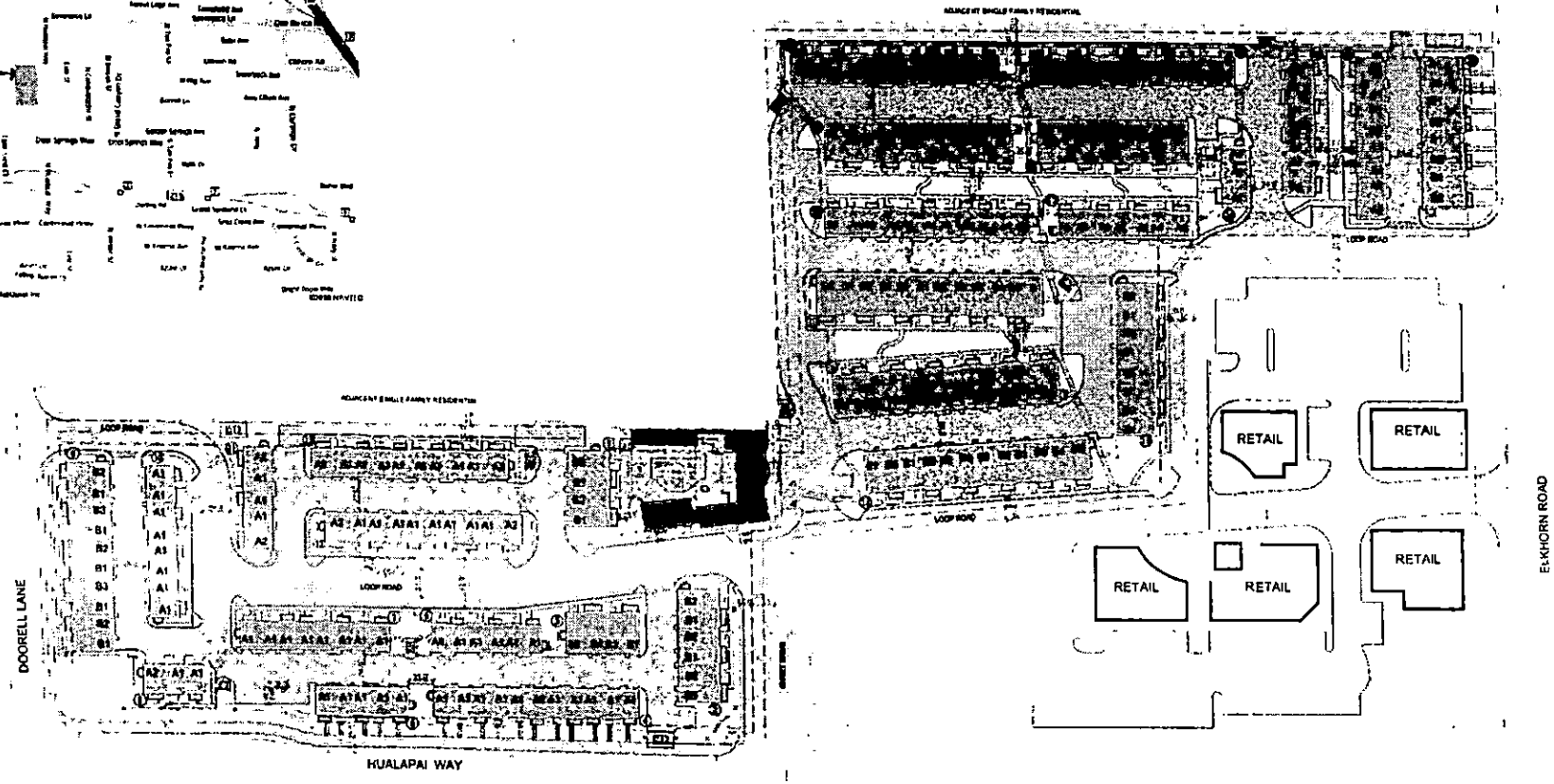
RECEIVED
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Development Summary

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

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SITE REQUIRMENTS	
MAX. BUILDING HEIGHT ALLOWED	50'
MAX. BUILDING HEIGHT PROPOSED	40'-3"
MIN. OPEN SPACE REQUIRED	100 S.F./UNIT (216 UNITS = 21,600 S.F.)
OPEN SPACE PROVIDED	~35,800 S.F.

NOT A PART

PARKING SUMMARY			
PARKING REQUIRED			
1BR (124) X		1.25 =	155
2BR (94) X		1.75 =	165
GUEST (216) 1 SPACE PER 5 UNITS		=	44
TOTAL		=	364 SPACES
PARKING PROVIDED			
GARAGES			
1BR	124 DU x 1 CAR	=	124 SPACES
2BR(tandem)	47 DU x 1 CAR	=	47 SPACES
2BR(side/side)	47 DU x 2 CARS	=	94 SPACES
		=	265 COVERED (1.23/UNIT)
OPEN SPACES			99 OPEN
TOTAL			364 SPACES (1.67/UNIT)

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0 40 160
20 80

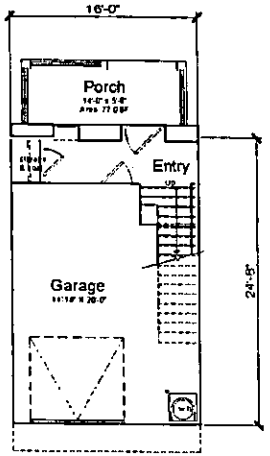
Architectural Site Plan

Liberty Square at Providence :: Fairfield Residential

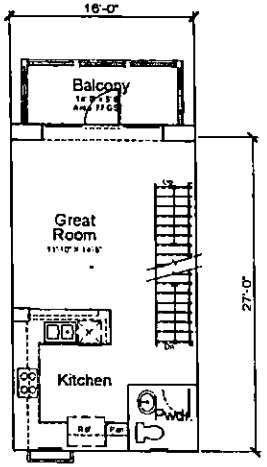
City of Las Vegas, Nevada

Architecture :: Planning KTGY GROUP, INC.
17355 Milyden Suite :: Irvine, CA :: P 949 851 2133 :: F 949 851 2180 :: www.ktgy.com

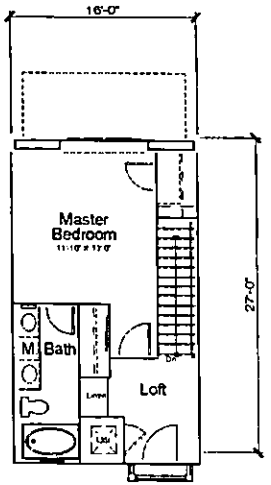
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First Floor
125 S.F. Gross
104 S.F. Net
Garage Area: 269 GSF



Second Floor
437 S.F. Gross
402 S.F. Net



Third Floor
390 S.F. Gross
358 S.F. Net

1 Bedroom + Loft, 1.5 Bath

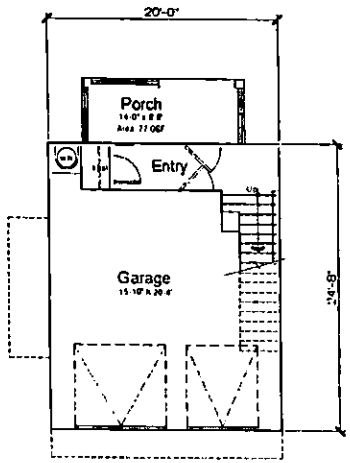
952 S.F. Gross
864 S.F. Net

NET RESIDENTIAL	864 SF
GROSS RESIDENTIAL	952 SF
GROSS PORCH / BALCONY	63 SF
GROSS GARAGE	269 SF
GROSS BUILDABLE	1284 SF

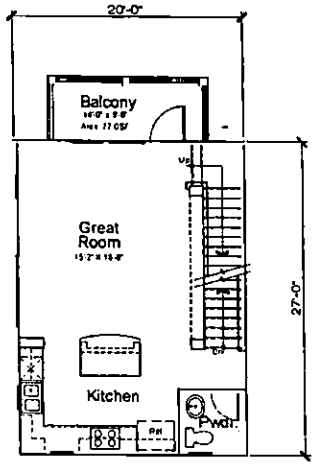
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Unit Plans (Plan A-1b)

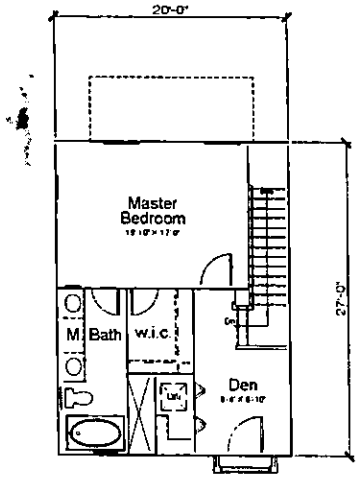
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First Floor
131 S.F. Gross
108 S.F. Net
Garage Area: 382 GSF



Second Floor
540 S.F. Gross
509 S.F. Net



Third Floor
466 S.F. Gross
418 S.F. Net

1 Bedroom + Den, 1.5 Bath

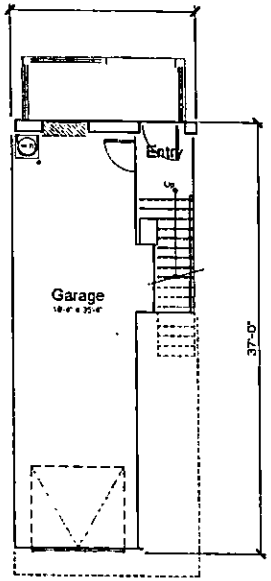
1137 S.F. Gross
1035 S.F. Net

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

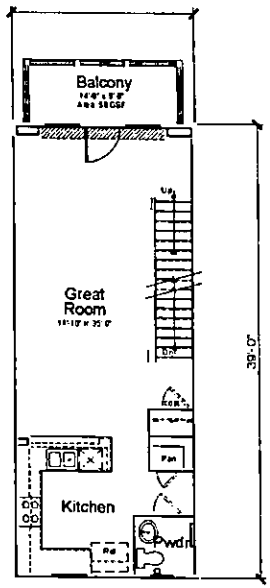
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Unit Plans (Plan A-2b)

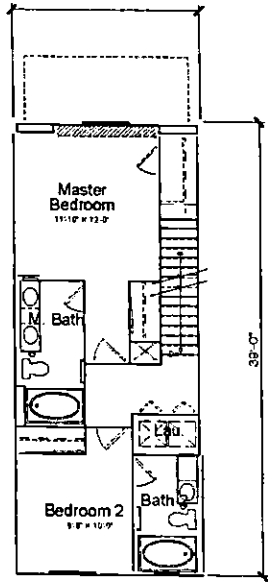
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First Floor
53 S.F. Gross
68 S.F. Net
Garage Area: 399 GSF



Second Floor
608 S.F. Gross
571 S.F. Net



Third Floor
563 S.F. Gross
515 S.F. Net

2 Bedroom, 2.5 Bath

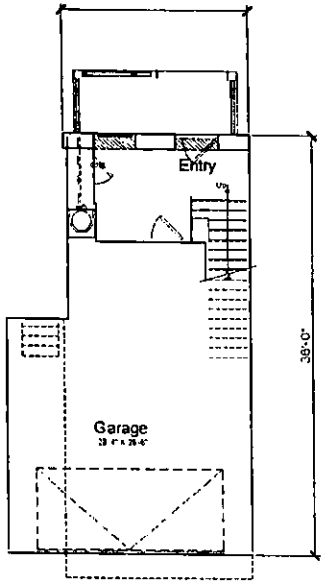
1254 S.F. Gross
1155 S.F. Net

NET RESIDENTIAL	1155 SF
GROSS RESIDENTIAL	1254 SF
GROSS BALCONY	68 SF
GROSS GARAGE	399 SF
GROSS BUILDABLE	1711 SF

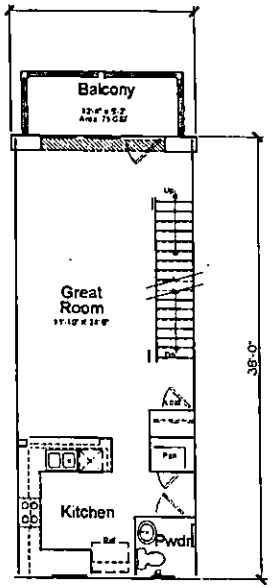
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Unit Plans (Plan B-1)

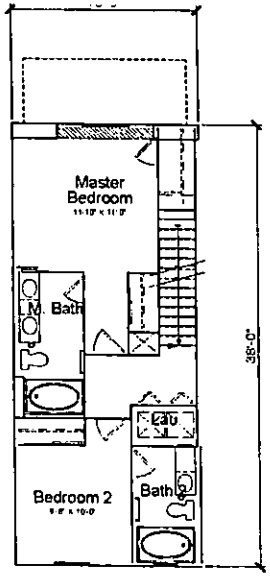
NOV 08 2007



First Floor
163 S.F. Gross
141 S.F. Net
Garage Area: 554 GSF



Second Floor
608 S.F. Gross
571 S.F. Net



Third Floor
563 S.F. Gross
515 S.F. Net

2 Bedroom, 2.5 Bath

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

[illegible]	1227 SF
GROSS RESIDENTIAL	1334 SF
GROSS BALCONY	71 SF
GROSS GARAGE	554 SF
GROSS BUILDABLE	1259 SF

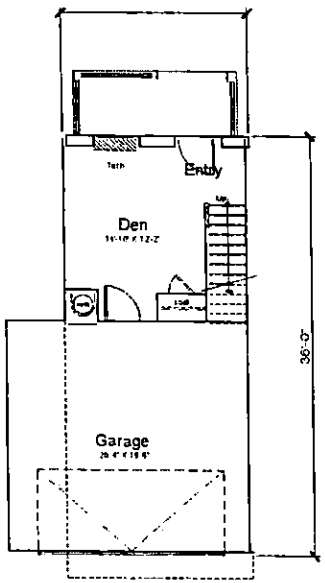
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Unit Plans (Plan B-2)

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City of Las Vegas, Nevada

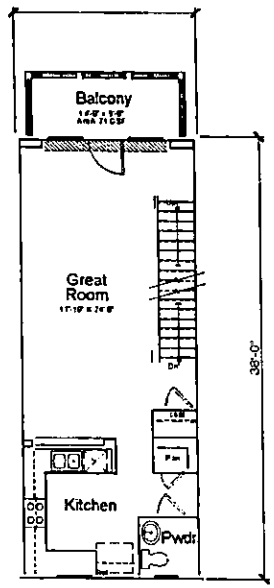
Architecture :: Planning KTGY GROUP, INC.
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NOV 07 2006



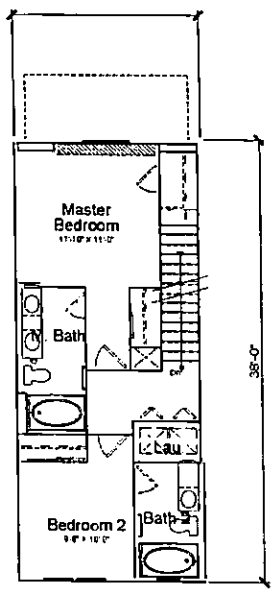
First Floor

250 S.F. Gross
229 S.F. Net
Garage Area: 439 GSF



Second Floor

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



Third Floor

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

2 Bedroom + Den, 2.5 Bath

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

NET RESIDENTIAL	1315 SF
GROSS RESIDENTIAL	1421 SF
GROSS BALCONY	71 SF
GROSS GARAGE	439 SF
GROSS BUILDABLE	1931 SF

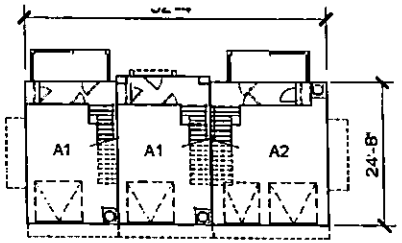
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Unit Plans (Plan B-3)

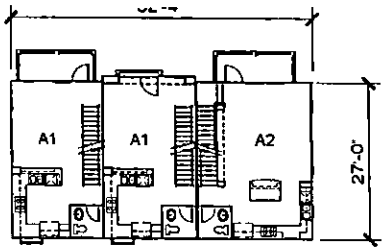
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City of Las Vegas, Nevada

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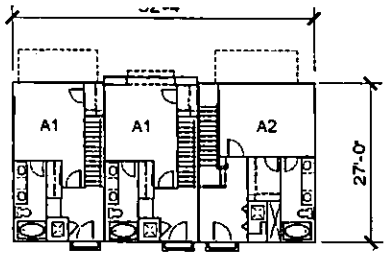
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First Floor



Second Floor

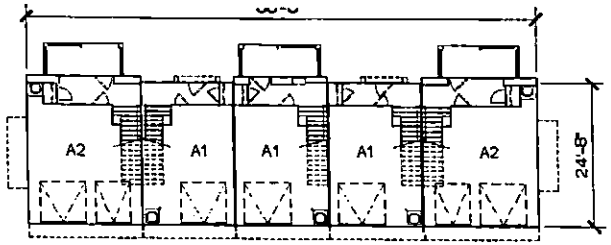


Thrid Floor

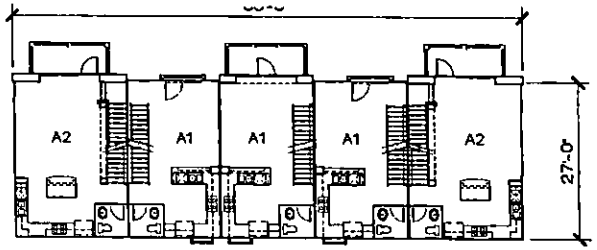
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Building Composite - Type 'A' (3-Plex)

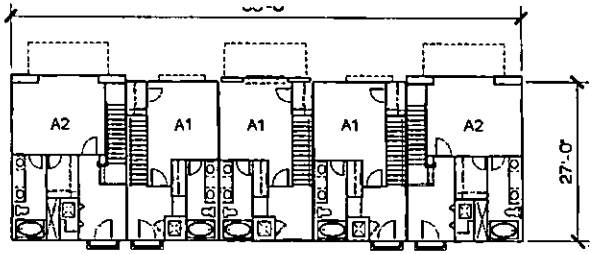
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First Floor



Second Floor



Thrid Floor

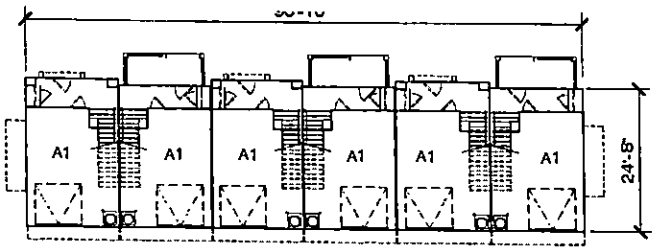
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Building Composite - Type 'A' (5-Plex)

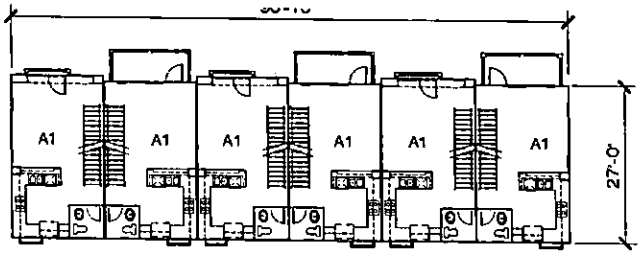
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City of Las Vegas, Nevada

Architecture :. Planning KTGY GROUP, INC.

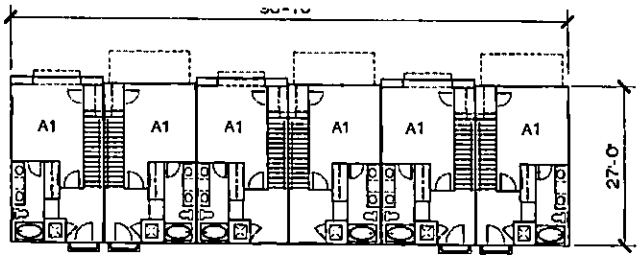
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First Floor



Second Floor



Thrid Floor

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

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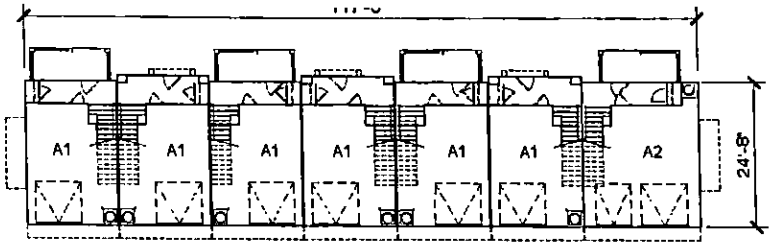
03/22/07 PC

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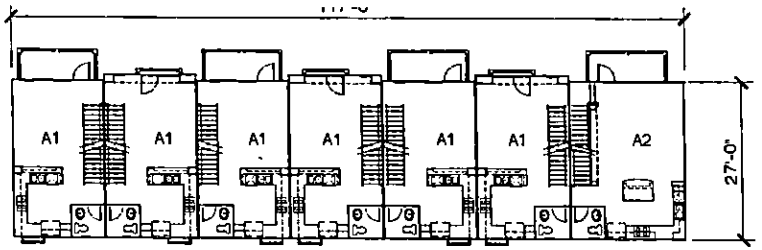
City of Las Vegas, Nevada

Architecture :: Planning KTGY GROUP, INC.

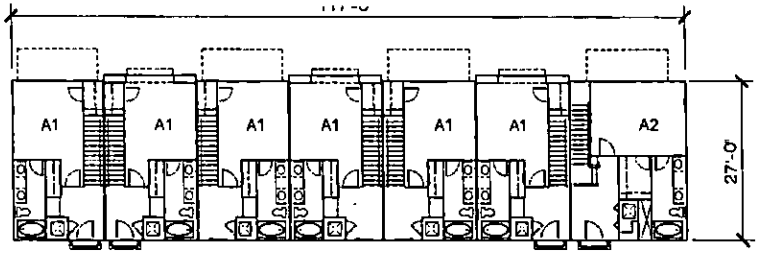
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First Floor



Second Floor

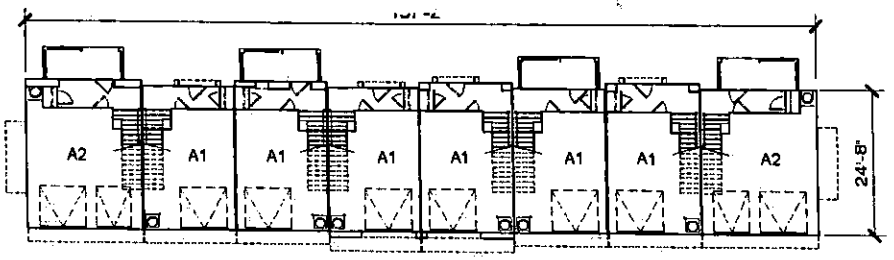


Thrid Floor

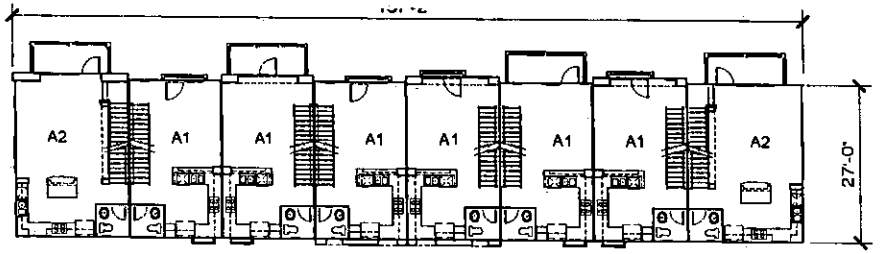
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Building Composite - Type 'A' (7-Plex)

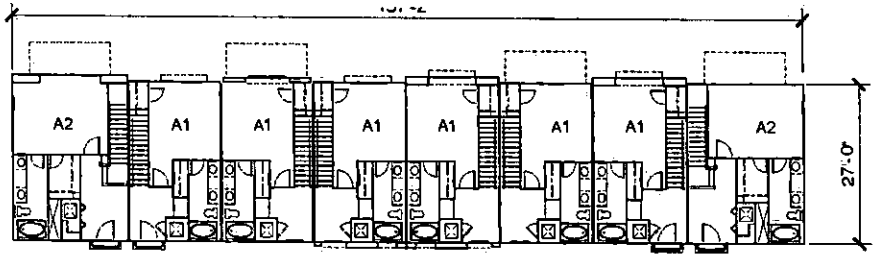
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First Floor



Second Floor

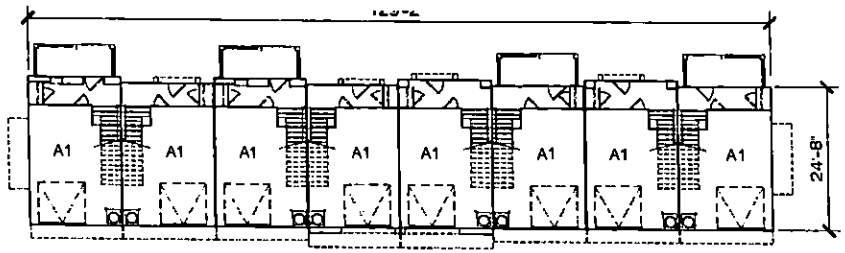


Thrid Floor

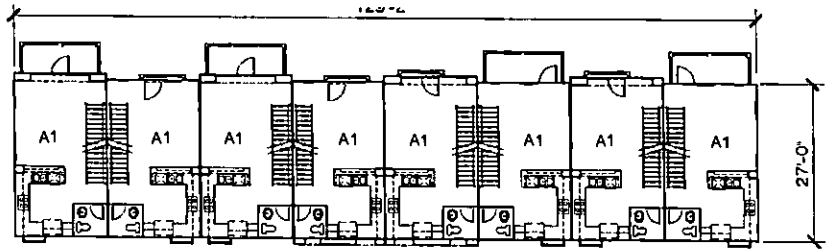
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Building Composite - Type 'A' (8-Plex)

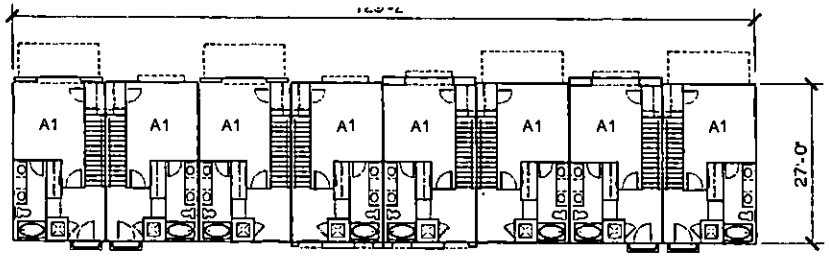
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First Floor



Second Floor

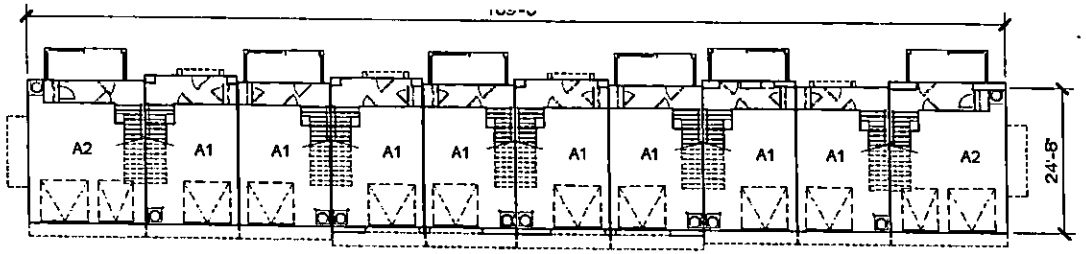


Thrid Floor

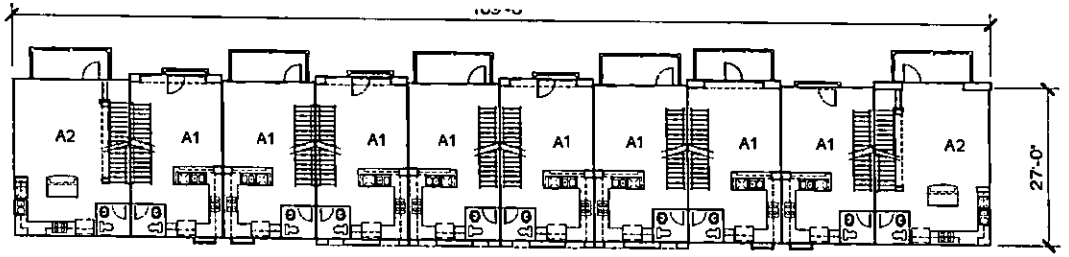
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Building Composite - Type 'A' (8-Plex)

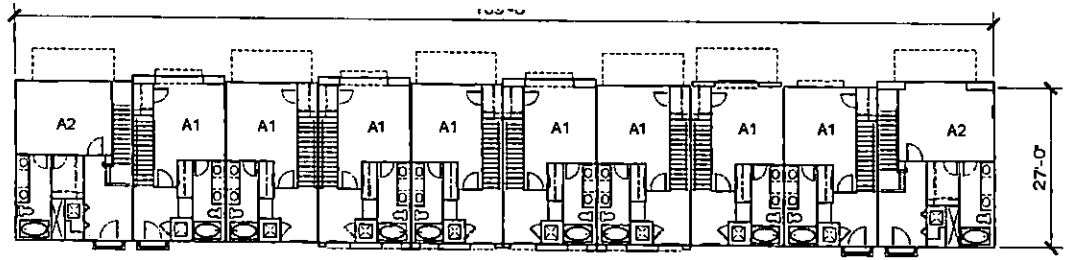
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First Floor



Second Floor

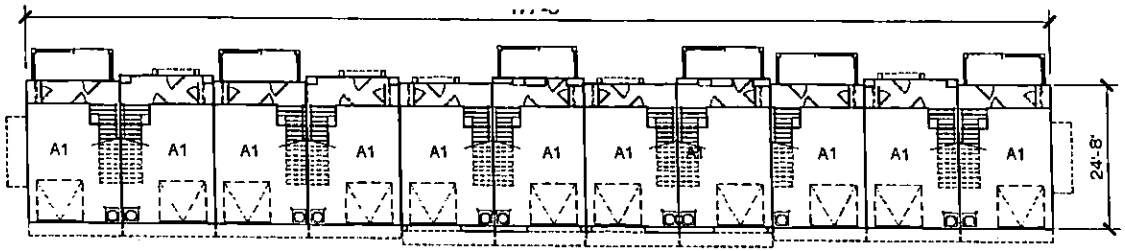


Thrid Floor

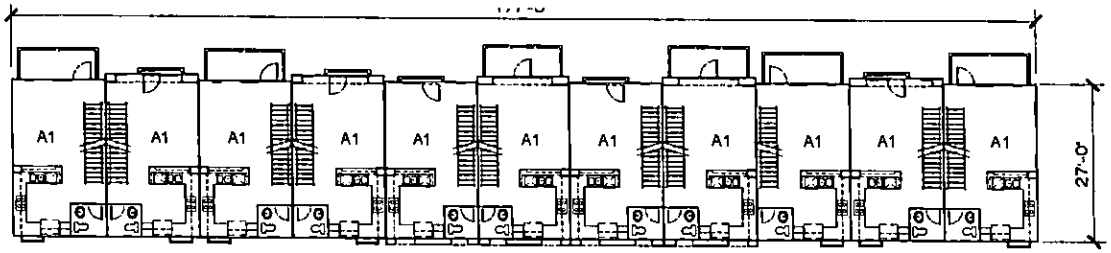
Building Composite - Type 'A' (10-Plex)

SDR-18031
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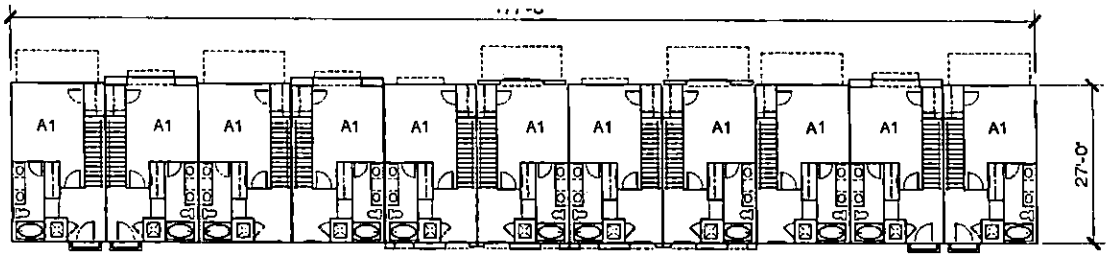
NOV 07 2006



First Floor



Second Floor



Thrid Floor

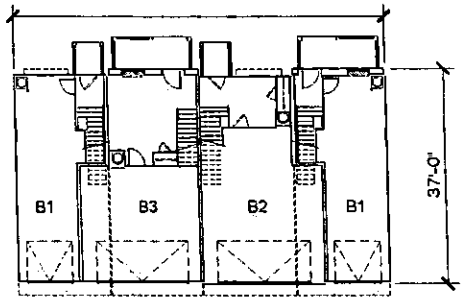
SDR-18031
03/22/07 PC

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

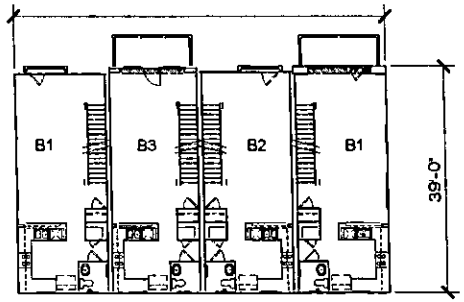
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City of Las Vegas, Nevada

Architecture :: Planning KTGY GROUP, INC.
17992 Mitchell South :: Irvine, CA :: P.949.851.2133 :: F.949.851.2139 :: www.ktgy.com

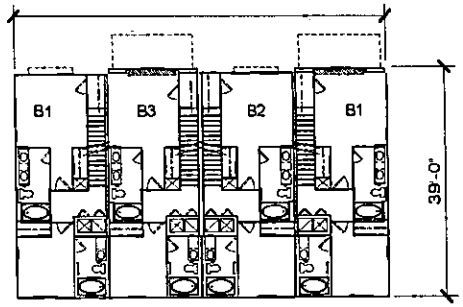
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First Floor



Second Floor

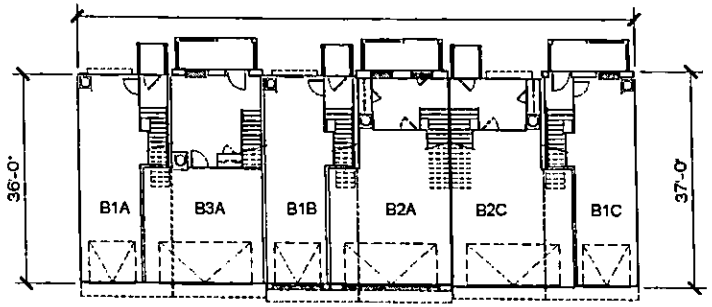


Thrid Floor

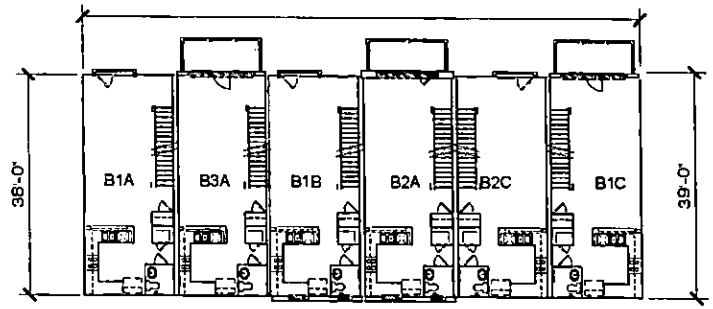
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Building Composite - Type 'B' (4-Plex)

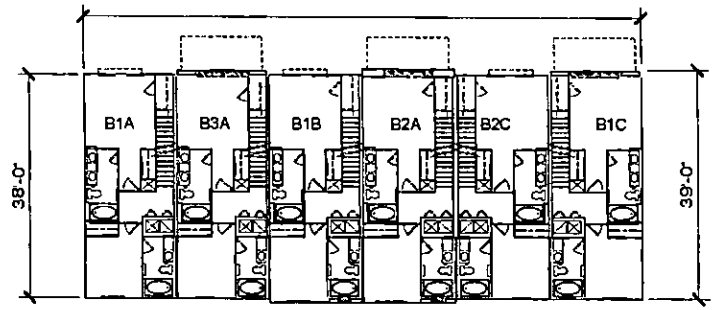
NOV 0 7 2006



First Floor



Second Floor



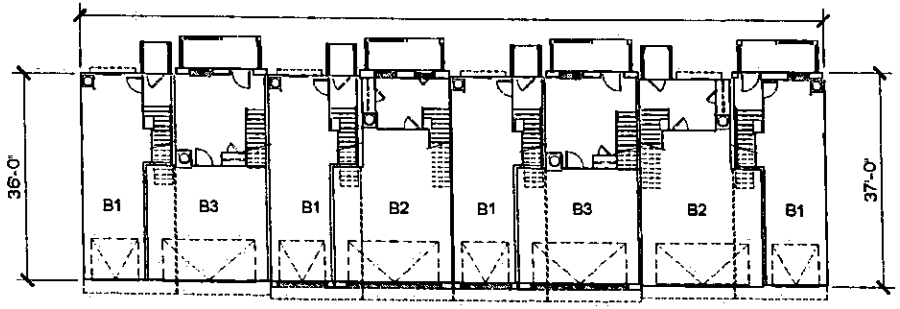
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Building Composite - Type 'B' (6-Plex)

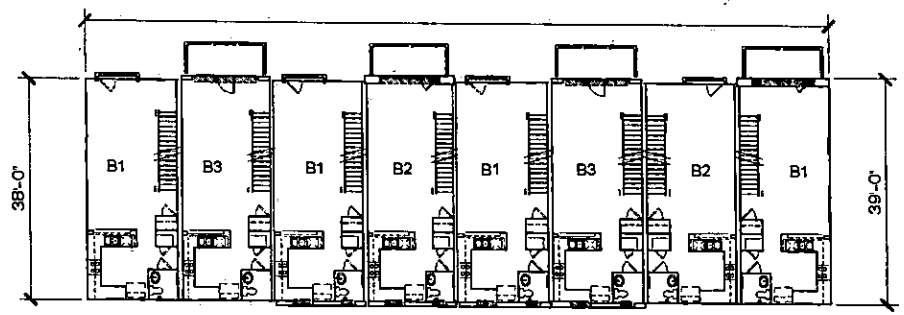
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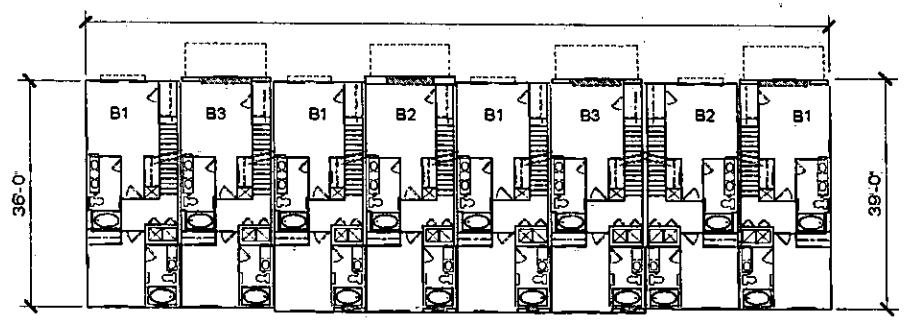
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First Floor



Second Floor

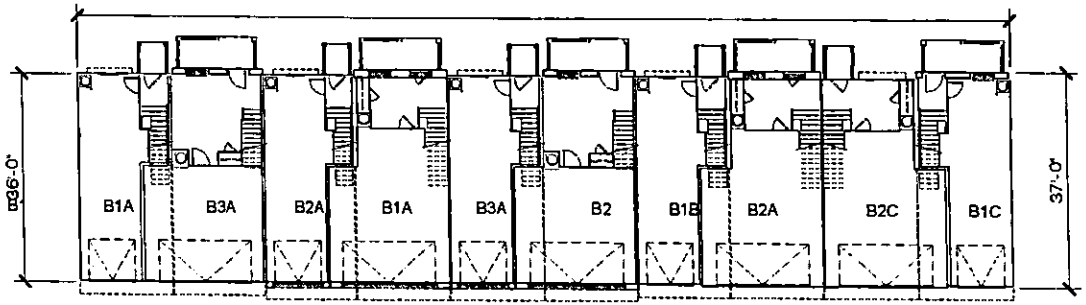


Thrid Floor

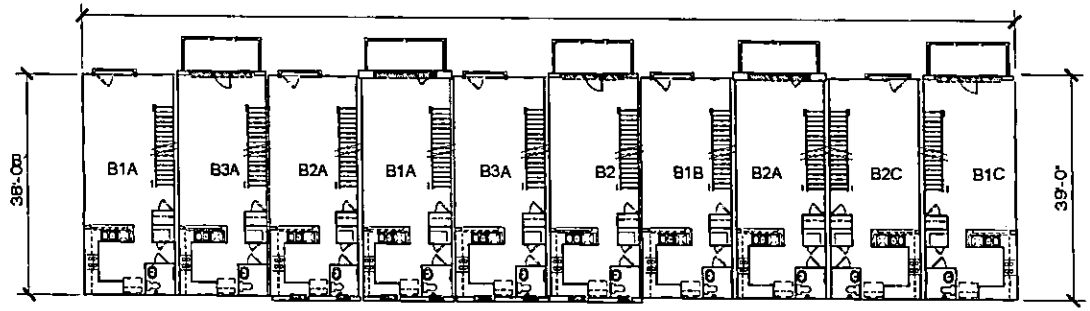
Building Composite - Type 'B' (8-Plex)

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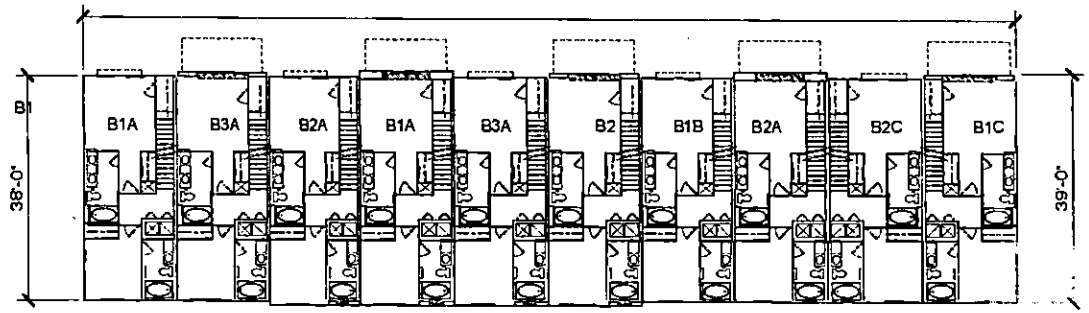
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First Floor



Second Floor



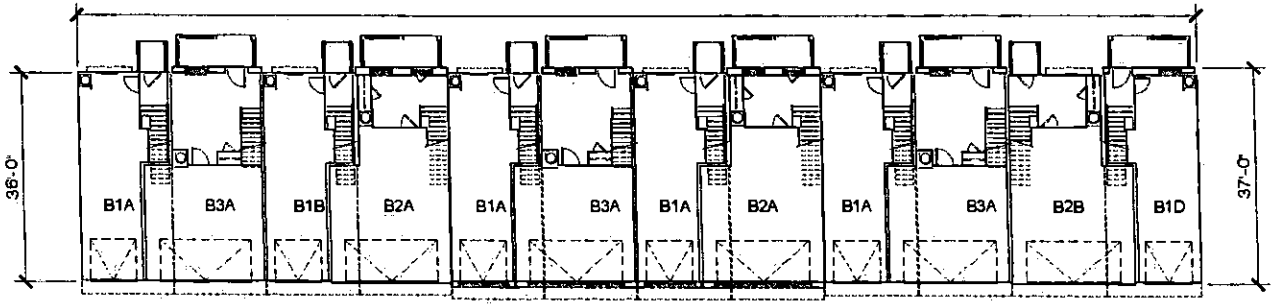
Thrid Floor

SDR-18031

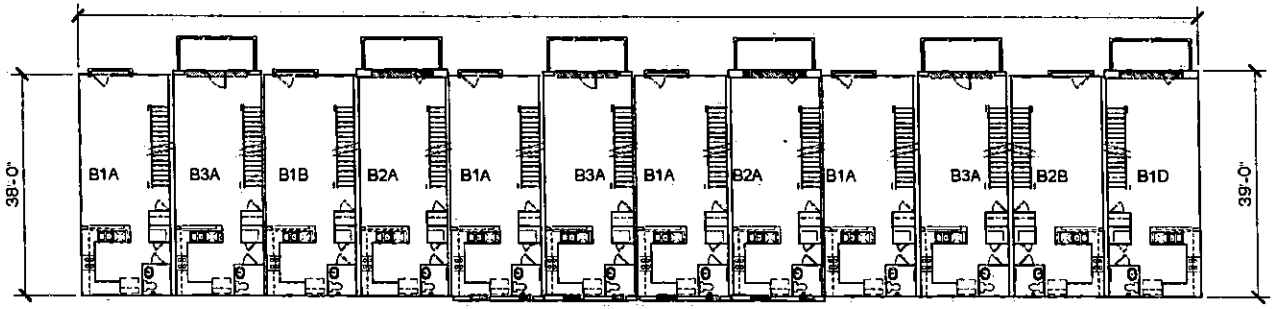
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Building Composite - Type 'B' (10-Plex)

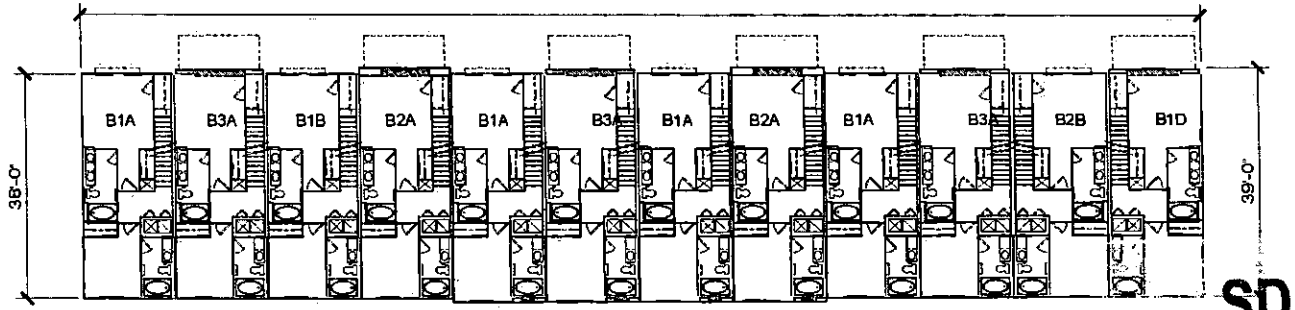
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First Floor



Second Floor

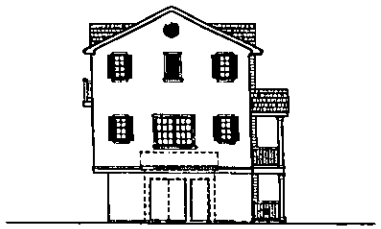


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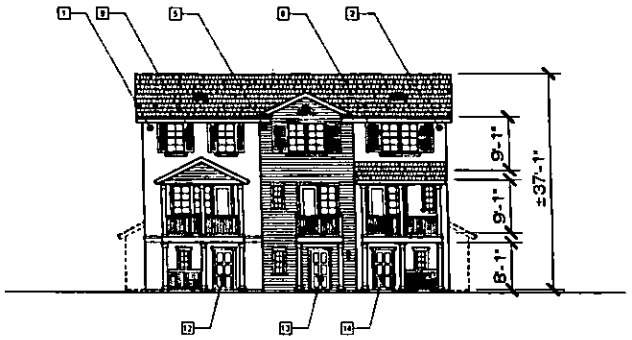
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Building Composite - Type 'B' (12-Plex)

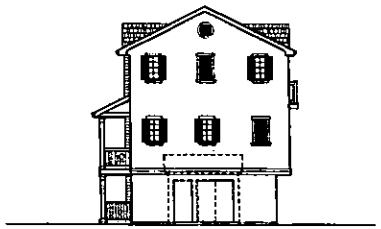
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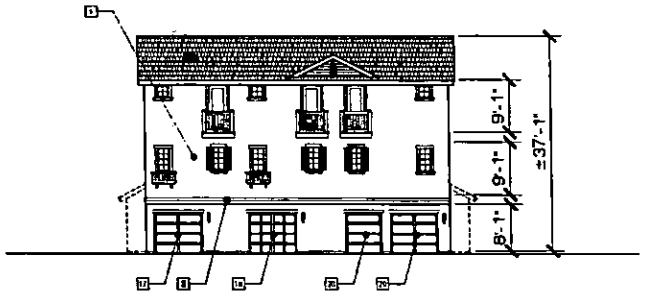
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO
- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 116 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING
- 5 SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM
- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS
- 9 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 8478N - SYMPHONY BLUE

FRONT DOOR
- 12 FRAZEE AC116N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 14 FRAZEE 8478N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

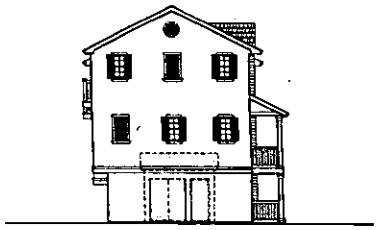
SECTIONAL GARAGE DOOR -
- 16 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 18 FRAZEE 8478N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- X FRAZEE AC116N - ROASTED PEPPER

FRENCH DOOR - 21
FLAT TILE CONCRETE ROOF - 22
WOOD BALCONY RAILING - 23
1/2 ROUND DORMERS - 24
WROUGHT IRON DETAIL - 25

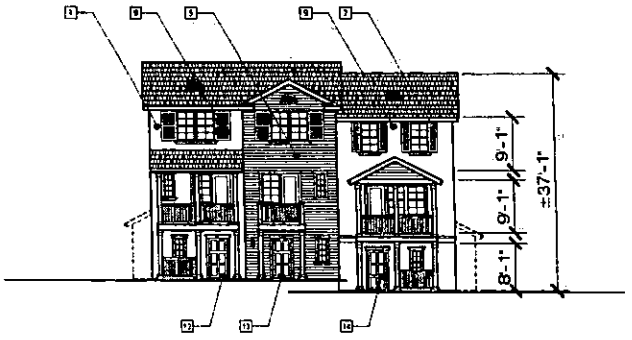
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Building Elevation - Type 'A' (3-Plex)

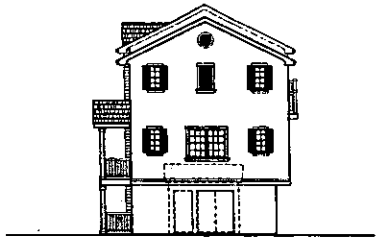
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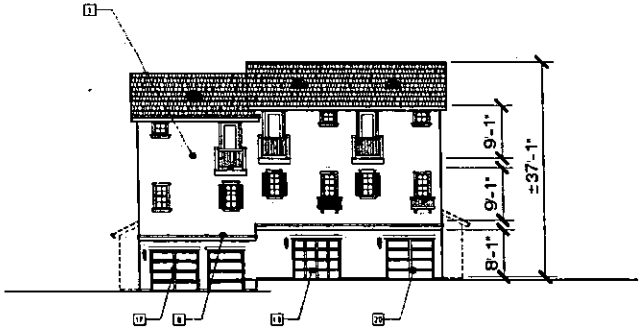
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO
- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 116 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING
- 5 SHERWIN WILLIAMS SW2855 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM
- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS
- 9 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 6475N - SYMPHONY BLUE

FRONT DOOR
- 12 FRAZEE AC116N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 14 FRAZEE 6476N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

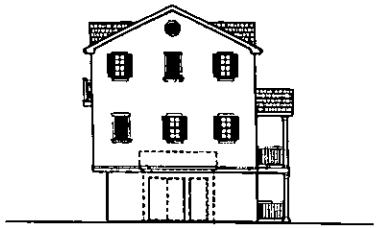
SECTIONAL GARAGE DOOR -
- 16 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 18 FRAZEE 6476N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 20 FRAZEE AC116N - ROASTED PEPPER

FRENCH DOOR - 21
FLAT TILE CONCRETE ROOF - 22
WOOD BALCONY RAILING - 23
1/2 ROUND DORMERS - 24
WROUGHT IRON DETAIL - 25

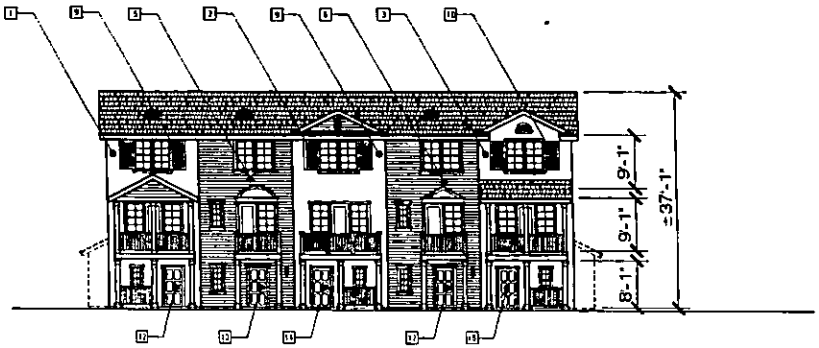
Building Elevation - Type 'A' (3-Plex)

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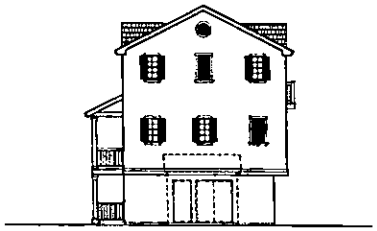
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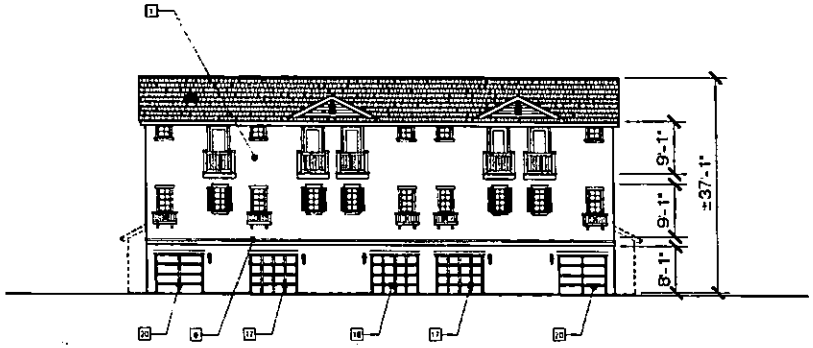
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO
- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 115 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2826 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING
- 5 SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM
- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS
- 9 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 8478N - SYMPHONY BLUE

FRONT DOOR
- 12 FRAZEE AC116N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 14 FRAZEE 8478N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR -
- 16 SHERWIN WILLIAMS SW2826 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 18 FRAZEE 8478N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRENCH DOOR - 21
FLAT TILE CONCRETE ROOF - 22
WOOD BALCONY RAILING - 23
1/2 ROUND DORMERS - 24
WROUGHT IRON DETAIL - 25

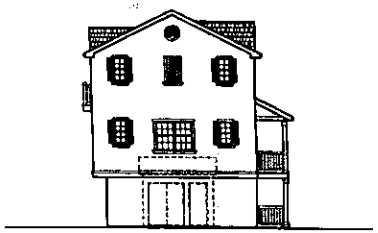
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Building Elevation - Type 'A' (5-Plex)

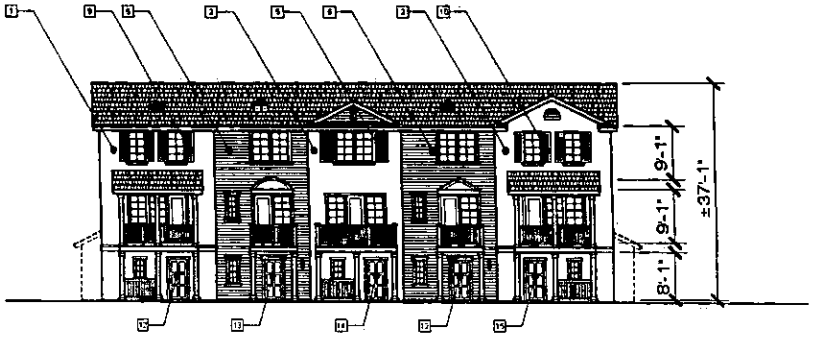
Liberty Square at Providence :: Fairfield Residential
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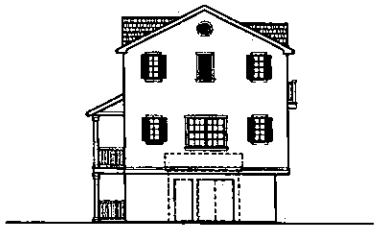
NOV 27 2006



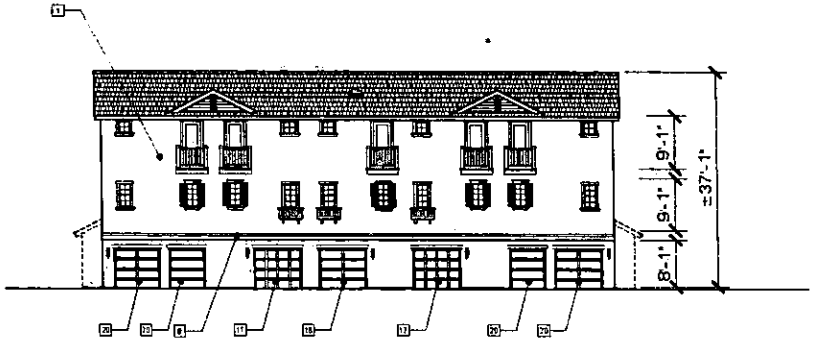
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO
- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 3 FRAZEE 115 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2826 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING
- 5 SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM
- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS
- 9 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 6476N - SYMPHONY BLUE

FRONT DOOR
- 12 FRAZEE AC116N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 14 FRAZEE 6476N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR -
- 16 SHERWIN WILLIAMS SW2826 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 18 FRAZEE 6476N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 20 FRAZEE AC116N - ROASTED PEPPER

FRENCH DOOR - 21
FLAT TILE CONCRETE ROOF - 22
WOOD BALCONY RAILING - 23
1/2 ROUND DORMERS - 24
WROUGHT IRON DETAIL - 25

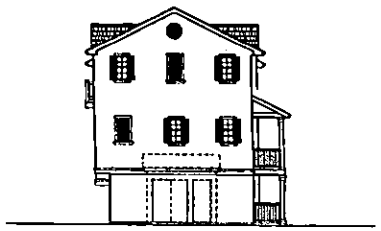
Building Elevation - Type 'A' (5-Plex)

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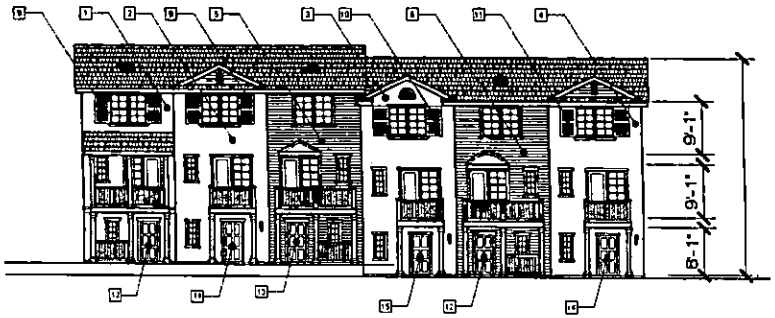
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City of Las Vegas, Nevada

Architecture :: Planning KTGY GROUP, INC.
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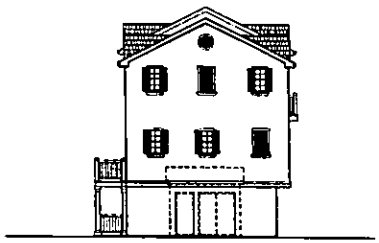
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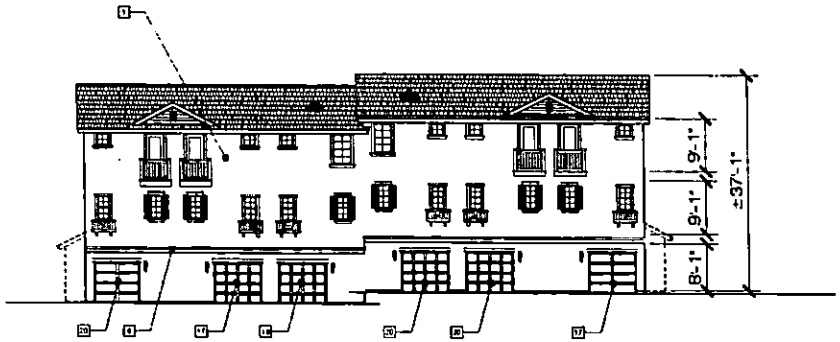
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

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

FIBER-CEMENT LAPSIDING
- 5 SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2822 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM
- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS
- 9 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 8478N - SYMPHONY BLUE

FRONT DOOR
- 12 FRAZEE AC116N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 14 FRAZEE 8478N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR -
- 16 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 18 FRAZEE 8478N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 20 FRAZEE AC116N - ROASTED PEPPER

FRENCH DOOR - 21
FLAT TILE CONCRETE ROOF - 22
WOOD BALCONY RAILING - 23
1/2 ROUND DORMERS - 24
WROUGHT IRON DETAIL - 25

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

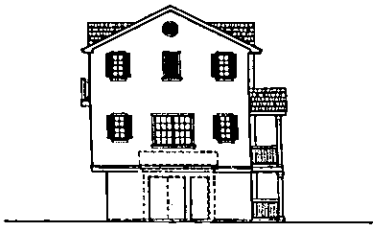
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03/22/07 PC

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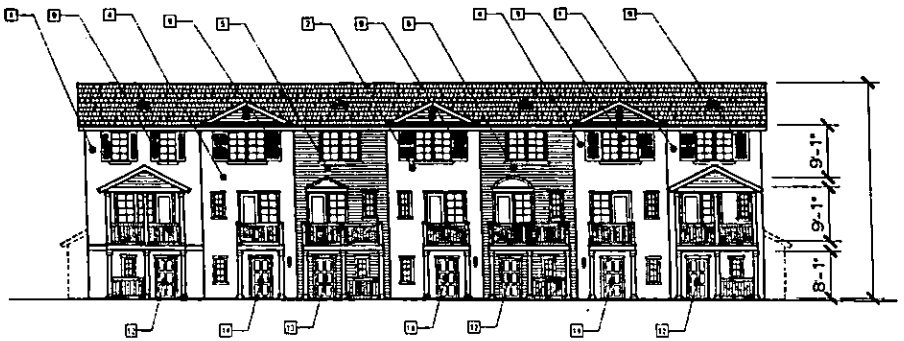
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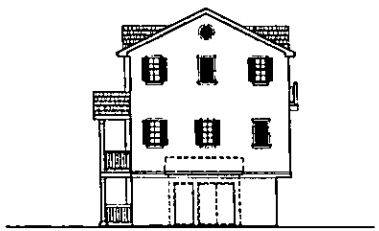
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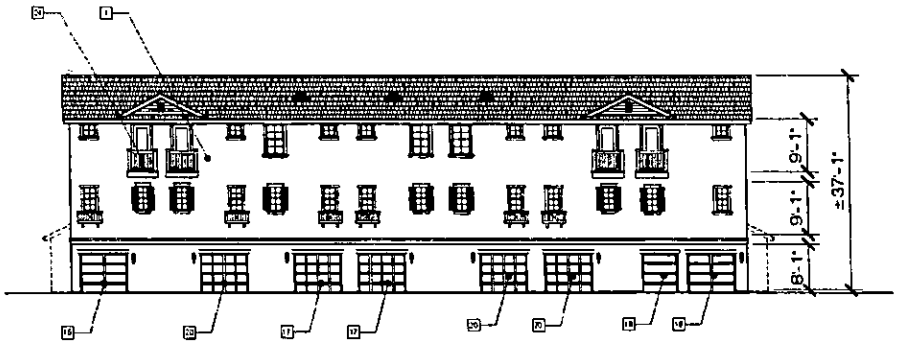
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

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

FIBER-CEMENT LAPSIDING
- 5 SHERWIN WILLIAMS SW2833 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM
- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS
- 9 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 8478N - SYMPHONY BLUE

FRONT DOOR
- 12 FRAZEE AC116N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 14 FRAZEE 8478N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR -
- 16 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 18 FRAZEE 8478N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 20 FRAZEE AC116N - ROASTED PEPPER

FRENCH DOOR - 21
FLAT TILE CONCRETE ROOF - 22
WOOD BALCONY RAILING - 23
1/2 ROUND DORMERS - 24
WROUGHT IRON DETAIL - 25

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

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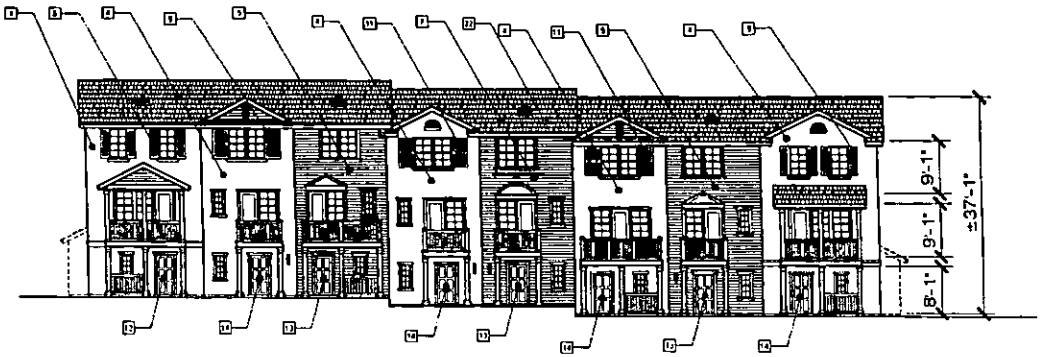
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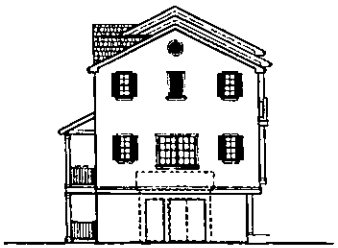
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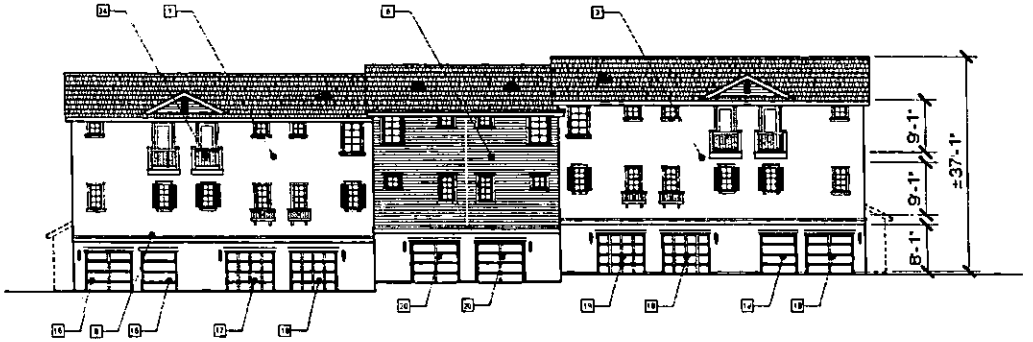
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

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

FIBER-CEMENT LAPSIDING
- 5 SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2529 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM
- 9 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS
- 8 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 9 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 5476N - SYMPHONY BLUE

FRONT DOOR
- 12 FRAZEE AC116N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 14 FRAZEE 5476N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR -
- 16 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 18 FRAZEE 5476N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 20 FRAZEE AC116N - ROASTED PEPPER

FRENCH DOOR - 21
FLAT TILE CONCRETE ROOF - 22
WOOD BALCONY RAILING - 23
1/2 ROUND DORMERS - 24
WROUGHT IRON DETAIL - 25

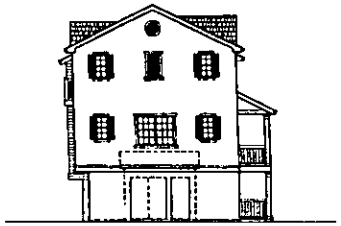
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Building Elevation - Type 'A' (8-Plex)

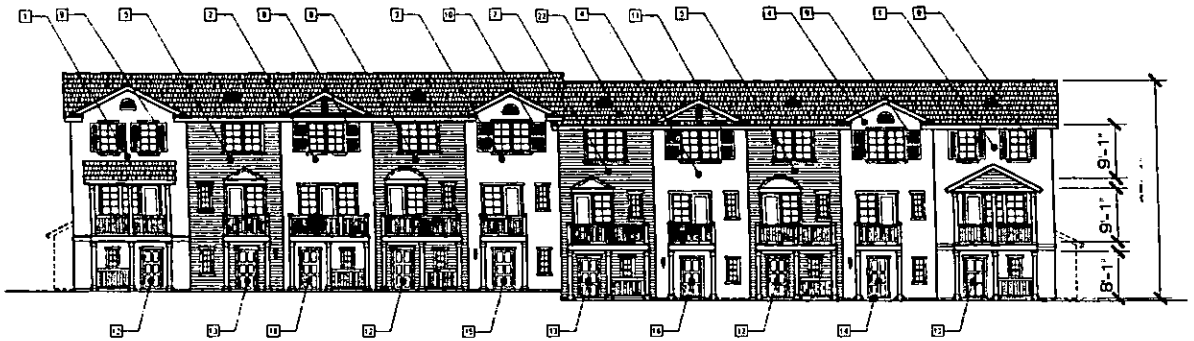
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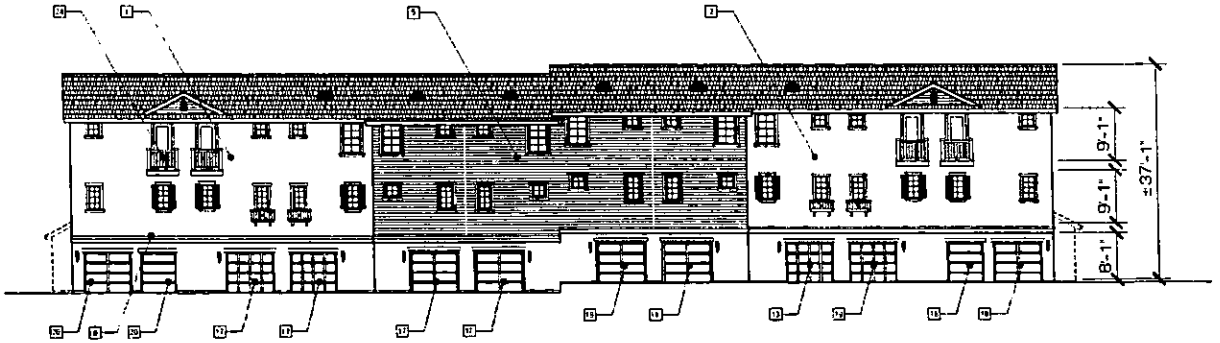
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO
- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2837 - COLONIAL REVIVAL STONE
- 3 FRAZEE 115 - CAPE COD GRAY
- 4 SHERWIN WILLIAMS SW2826 - COLONIAL REVIVAL TAN

FIBER-CEMENT LAPSIDING
- 5 SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM
- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS
- 9 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 8478N - SYMPHONY BLUE

FRONT DOOR
- 12 FRAZEE AC118N - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 14 FRAZEE 8478N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2826 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR -
- 16 SHERWIN WILLIAMS SW2826 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 18 FRAZEE 8478N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2826 - CLASSICAL WHITE
- 20 FRAZEE AC118N - ROASTED PEPPER

FRENCH DOOR - 21
FLAT TILE CONCRETE ROOF - 22
WOOD BALCONY RAILING - 23
1/2 ROUND DORMERS - 24
WROUGHT IRON DETAIL - 25

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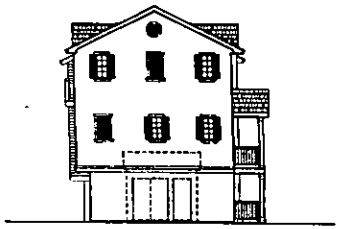
Building Elevation - Type 'A' (10-Plex)

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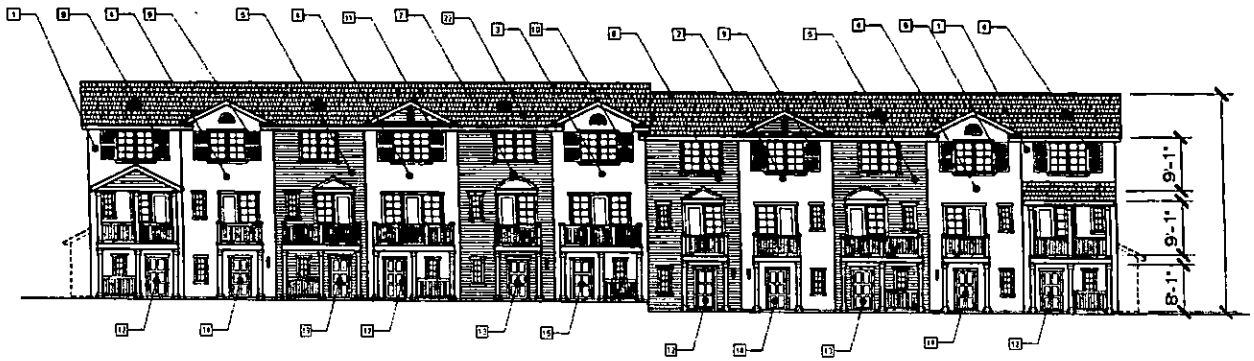
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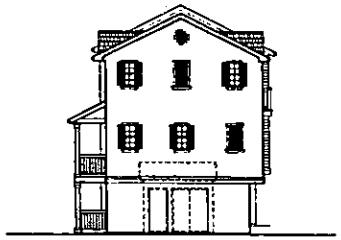
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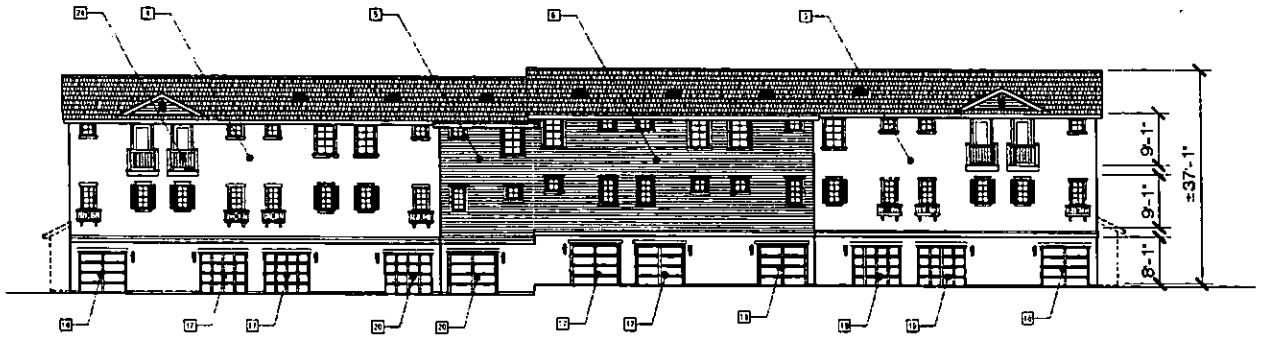
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

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

FIBER-CEMENT LAPSIDING
- 5 SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM
- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS
- 9 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 10 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 11 FRAZEE 6478N - SYMPHONY BLUE

FRONT DOOR
- 12 FRAZEE AC1104 - ROASTED PEPPER
- 13 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 14 FRAZEE 6478N - SYMPHONY BLUE
- 15 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SECTIONAL GARAGE DOOR -
- 16 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- 17 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 18 FRAZEE 6478N - SYMPHONY BLUE
- 19 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 20 FRAZEE AC1104 - ROASTED PEPPER

FRENCH DOOR - 21
FLAT TILE CONCRETE ROOF - 22
WOOD BALCONY RAILING - 23
1/2 ROUND DORMERS - 24
WROUGHT IRON DETAIL - 25

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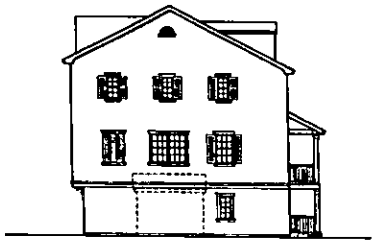
Building Elevation - Type 'A' (11-Plex)

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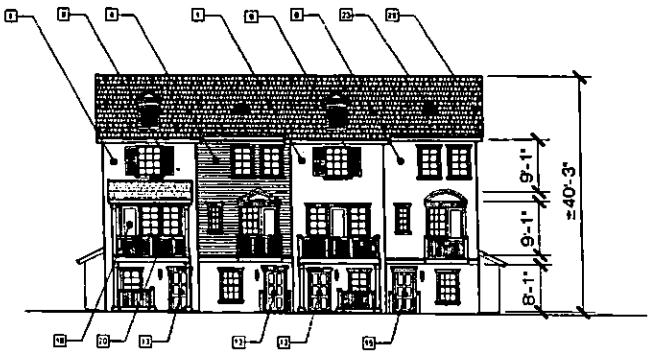
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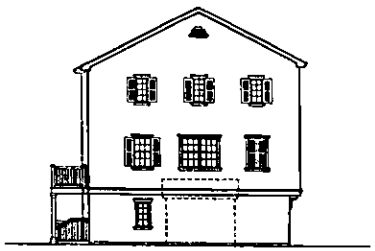
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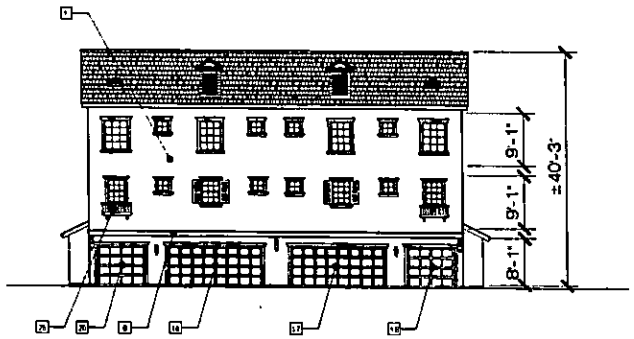
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO
- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- 3 FRAZEE 116 - CAPE COD GRAY

FIBER-CEMENT LAPSIDING
- 4 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 5 SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM
- 8 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS
- 9 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 10 FRAZEE 8478N - SYMPHONY BLUE
- 11 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRONT DOOR
- 12 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 13 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 14 FRAZEE 8478N - SYMPHONY BLUE
- 15 FRAZEE AC118N - ROASTED PEPPER
- 16 SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

SECTIONAL GARAGE DOOR -
- 17 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 18 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 19 FRAZEE 8478N - SYMPHONY BLUE
- 20 FRAZEE AC118N - ROASTED PEPPER
- 21 SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

FRENCH DOOR - 22
FLAT TILE CONCRETE ROOF - 23
WOOD BALCONY RAILING - 24
1/2 ROUND DORMERS - 25
WROUGHT IRON DETAIL - 26

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

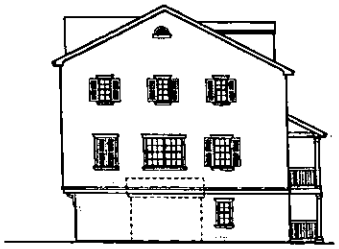
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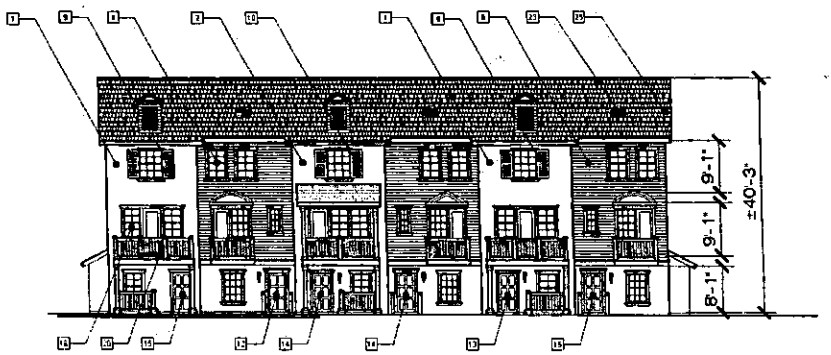
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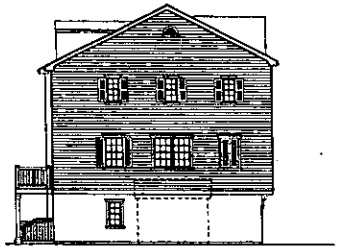
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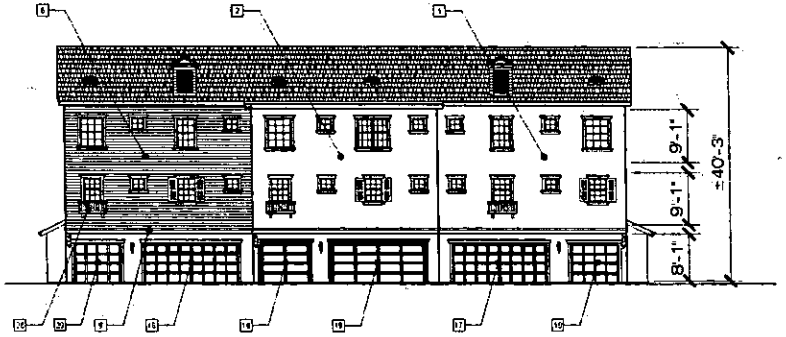
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO
- [1] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [3] SHERWIN WILLIAMS SW2826 - COLONIAL REVIVAL TAN
- [5] FRAZEE 118 - CAPE COD GRAY

FIBER-CEMENT LAPSIDING
- [4] SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- [5] SHERWIN WILLIAMS SW2835 - CLASSICAL YELLOW
- [6] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [7] SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM
- [2] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS
- [9] SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- [10] FRAZEE 8476N - SYMPHONY BLUE
- [11] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRONT DOOR
- [12] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [13] SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- [14] FRAZEE 8476N - SYMPHONY BLUE
- [15] FRAZEE AC110N - ROASTED PEPPER
- [16] SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

SECTIONAL GARAGE DOOR -
- [17] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [18] SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- [19] FRAZEE 8476N - SYMPHONY BLUE
- [20] FRAZEE AC110N - ROASTED PEPPER
- [21] SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

FRENCH DOOR - [22]
FLAT TILE CONCRETE ROOF - [23]
WOOD BALCONY RAILING - [24]
1/2 ROUND DORMERS - [25]
WROUGHT IRON DETAIL - [26]

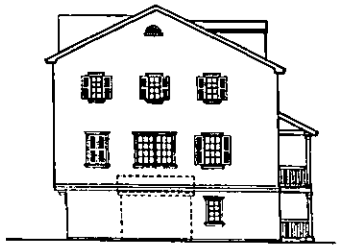
Building Elevation - Type 'B' (6-Plex)

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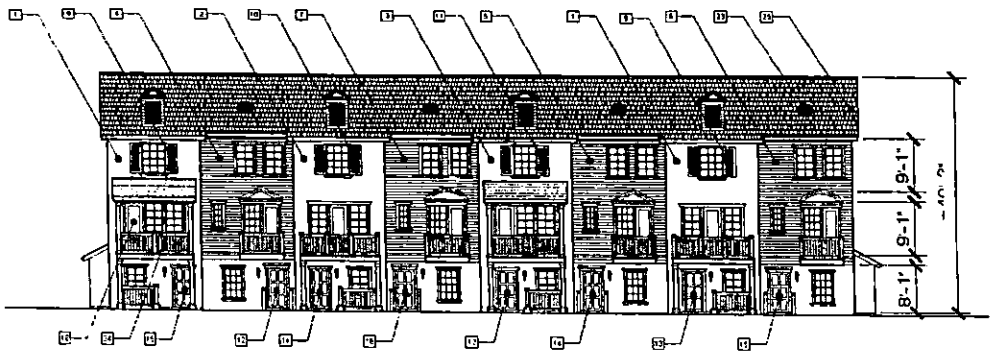
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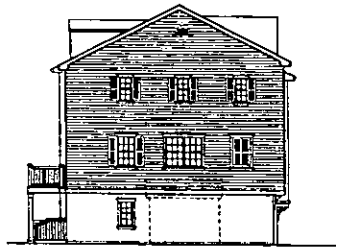
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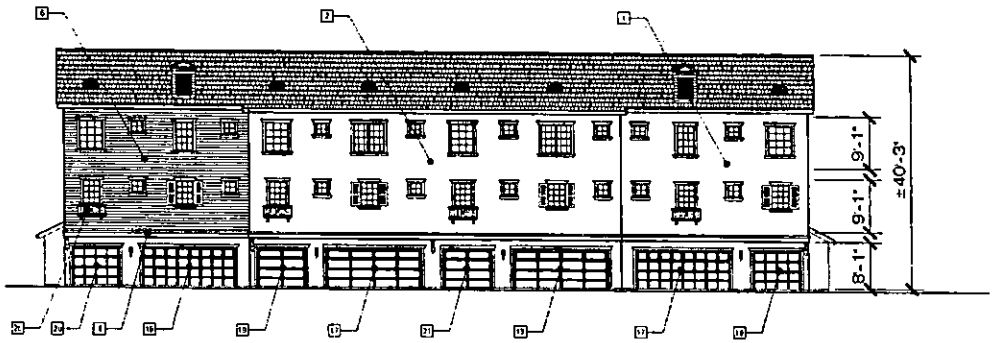
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO
- [1] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [3] SHERWIN WILLIAMS SW2826 - COLONIAL REVIVAL TAN
- [2] FRAZEE 113 - CAPE COD GRAY

FIBER-CEMENT LAPSIDING
- [4] SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- [5] SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- [6] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [7] SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM
- [8] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS
- [9] SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- [15] FRAZEE 8478N - SYMPHONY BLUE
- [11] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRONT DOOR
- [12] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [11] SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- [15] FRAZEE 8478N - SYMPHONY BLUE
- [16] FRAZEE AC116N - ROASTED PEPPER
- [14] SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

SECTIONAL GARAGE DOOR -
- [17] SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- [18] SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- [15] FRAZEE 8478N - SYMPHONY BLUE
- [20] FRAZEE AC116N - ROASTED PEPPER
- [21] SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

FRENCH DOOR - [22]
FLAT TILE CONCRETE ROOF - [23]
WOOD BALCONY RAILING - [24]
1/2 ROUND DORMERS - [25]
WROUGHT IRON DETAIL - [26]

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

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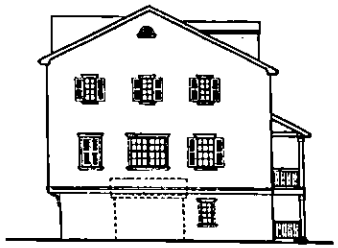
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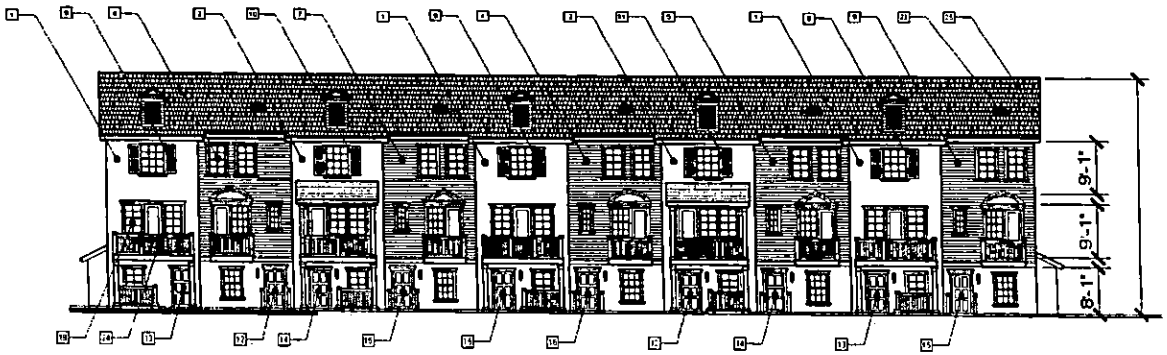
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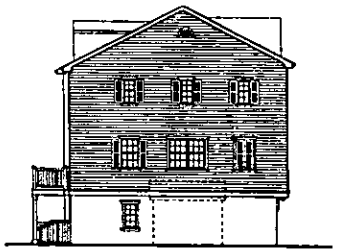
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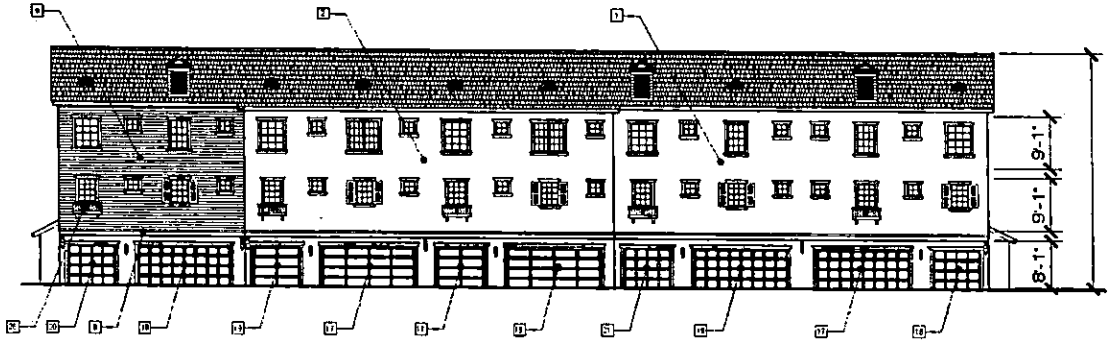
Side Elevation



Front Elevation



Side Elevation



Rear Elevation

KEYNOTES

STUCCO
- 1 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 2 SHERWIN WILLIAMS SW2828 - COLONIAL REVIVAL TAN
- 3 FRAZEE 116 - CAPE COD GRAY

FIBER-CEMENT LAPSIDING
- 4 SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
- 5 SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
- 6 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 7 SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM
- 9 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS
- 8 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 10 FRAZEE 8478N - SYMPHONY BLUE
- 11 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRONT DOOR
- 12 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 13 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 14 FRAZEE 8478N - SYMPHONY BLUE
- 15 FRAZEE AC116N - ROASTED PEPPER
- 16 SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

SECTIONAL GARAGE DOOR -
- 17 SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
- 18 SHERWIN WILLIAMS SW6258 - TRICORN BLACK
- 19 FRAZEE 8478N - SYMPHONY BLUE
- 20 FRAZEE AC116N - ROASTED PEPPER
- 21 SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

FRENCH DOOR - 22
FLAT TILE CONCRETE ROOF - 23
WOOD BALCONY RAILING - 24
1/2 ROUND DORMERS - 25
WROUGHT IRON DETAIL - 26

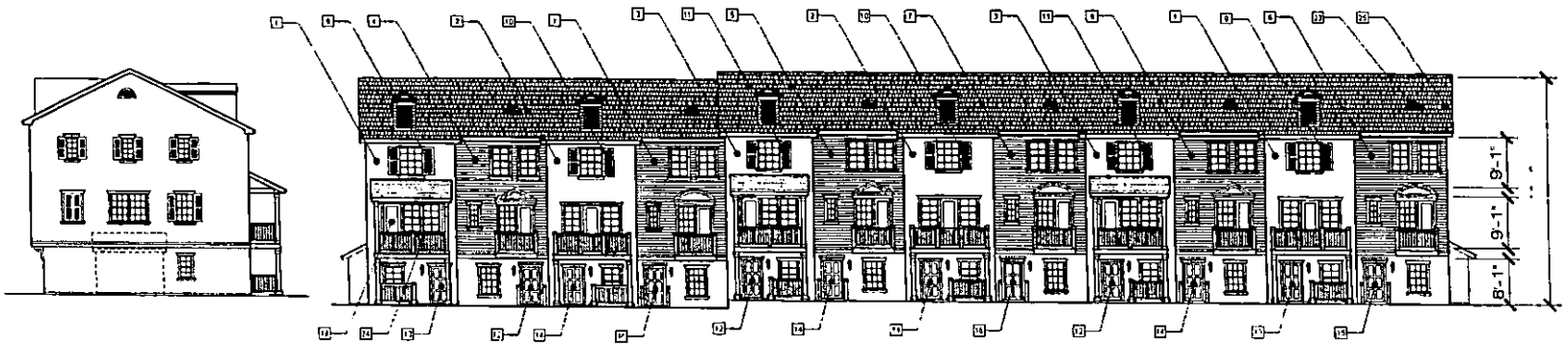
Building Elevation - Type 'B' (10-Plex)

SDR-18031
03/22/07 PC

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

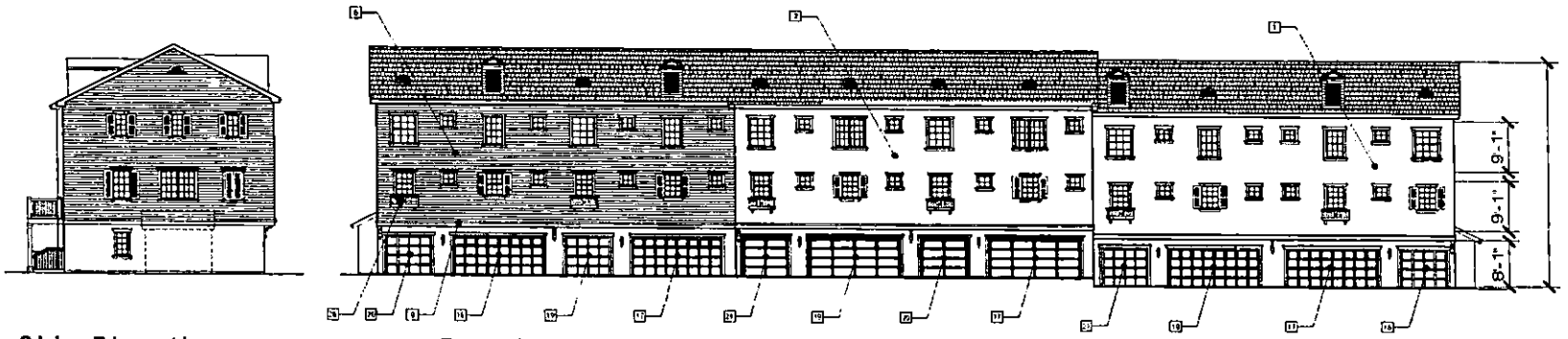
Architecture :: Planning KTGY GROUP, INC.
[illegible]

NOV 07 2006



Side Elevation

Front Elevation



Side Elevation

Rear Elevation

KEYNOTES

STUCCO

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

FIBER-CEMENT LAPSIDING

4. SHERWIN WILLIAMS SW2827 - COLONIAL REVIVAL STONE
5. SHERWIN WILLIAMS SW2865 - CLASSICAL YELLOW
6. SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
7. SHERWIN WILLIAMS SW2829 - COLONIAL REVIVAL GREEN

PAINTED STUCCO TRIM

8. SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

SHUTTERS

9. SHERWIN WILLIAMS SW6258 - TRICORN BLACK
10. FRAZEE 8478N - SYMPHONY BLUE
11. SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE

FRONT DOOR

12. SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
13. SHERWIN WILLIAMS SW6258 - TRICORN BLACK
14. FRAZEE 8478N - SYMPHONY BLUE
15. FRAZEE AC116N - ROASTED PEPPER
16. SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

SECTIONAL GARAGE DOOR -

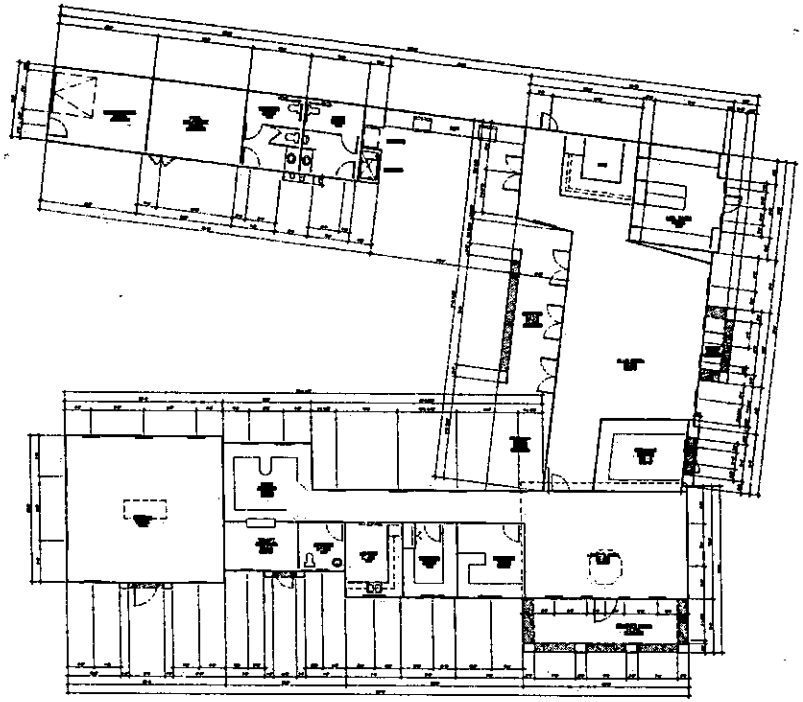
17. SHERWIN WILLIAMS SW2829 - CLASSICAL WHITE
18. SHERWIN WILLIAMS SW6258 - TRICORN BLACK
19. FRAZEE 8478N - SYMPHONY BLUE
20. FRAZEE AC116N - ROASTED PEPPER
21. SHERWIN WILLIAMS SW0041 - DARK HUNTER GREEN

FRENCH DOOR - 22
FLAT TILE CONCRETE ROOF - 23
WOOD BALCONY RAILING - 24
1/2 ROUND DORMERS - 25
WROUGHT IRON DETAIL - 26

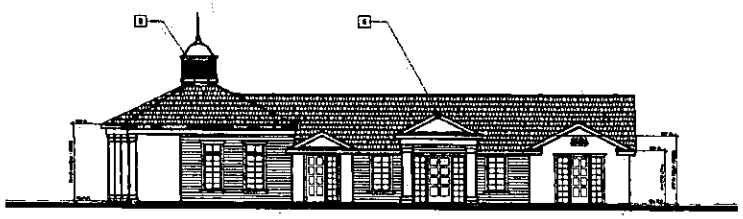
SDR-18031
03/22/07 PC

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

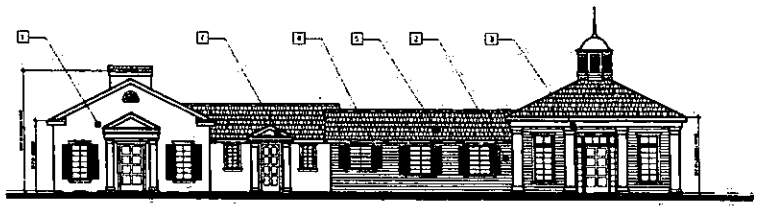
NOV 07 2006



Building Plan



North Elevation

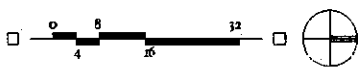


East Elevation

KEYNOTES

1. STUCCO
2. FIBER-CEMENT LAPSIDING
3. PAINTED STUCCO TRIM
4. SHUTTERS
5. FLAT TILE CONCRETE ROOF
6. GABLED END DETAIL
7. PEDAMENT DETAIL
8. DECORATIVE CUPOLA

Rec./Leasing Building



Building Elevations

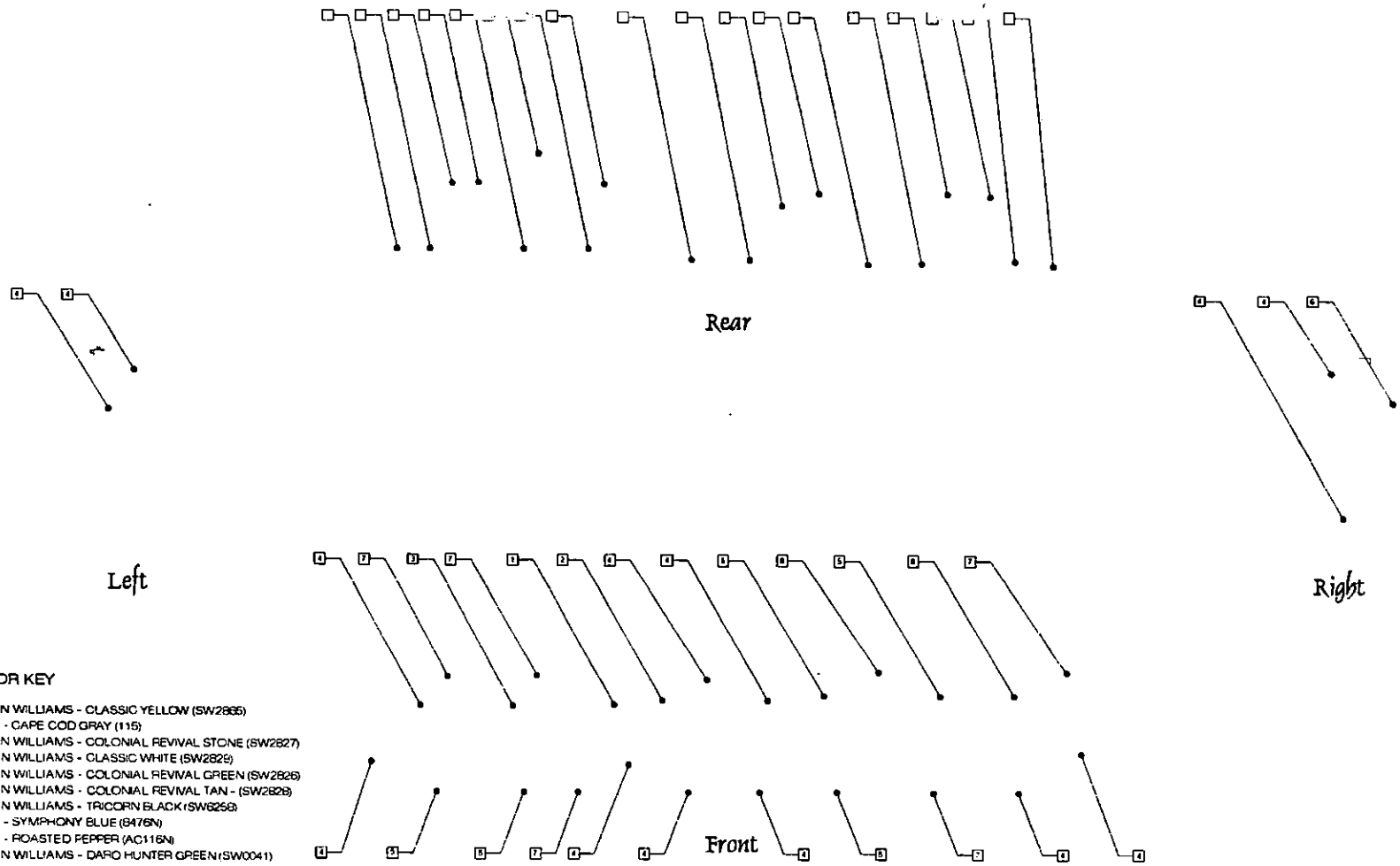
SDR-18031
03/22/07 PC

Rec. / Leasing Building
Plan and Elevations

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

Architecture :: Planning KTGY GROUP, INC.
17992 Mitchell North :: Irvine, CA ... P.949.851.2133 :: F.949.851.2180 ... www.ktgy.com

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COLOR KEY

1. SHERWIN WILLIAMS - CLASSIC YELLOW (SW2865)
2. FRAZEE - CAPE COD GRAY (115)
3. SHERWIN WILLIAMS - COLONIAL REVIVAL STONE (SW2827)
4. SHERWIN WILLIAMS - CLASSIC WHITE (SW2829)
5. SHERWIN WILLIAMS - COLONIAL REVIVAL GREEN (SW2826)
6. SHERWIN WILLIAMS - COLONIAL REVIVAL TAN - (SW2828)
7. SHERWIN WILLIAMS - TRICORN BLACK (SW6258)
8. FRAZEE - SYMPHONY BLUE (6476N)
9. FRAZEE - ROASTED PEPPER (AC116N)
10. SHERWIN WILLIAMS - DARO HUNTER GREEN (SW0041)

Building Type A

8 Unit Building

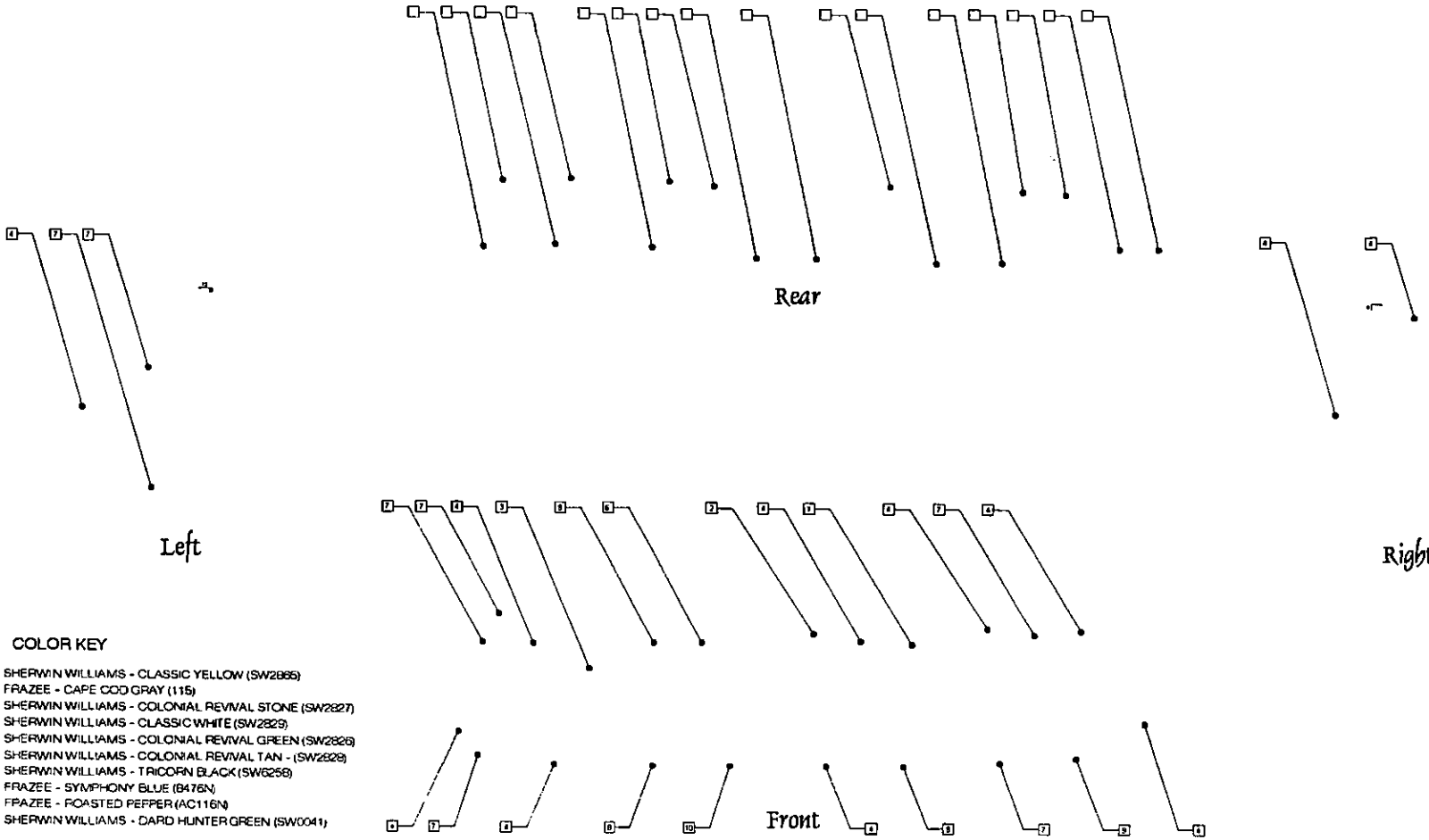
0 8 32
4 16

Color Blocking

Color Blocking
Type A 8-Unit

SDR-18031
03/22/07 PC

NOV 07 2006



COLOR KEY

1. SHERWIN WILLIAMS - CLASSIC YELLOW (SW2865)
2. FRAZEE - CAPE COD GRAY (115)
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6. SHERWIN WILLIAMS - COLONIAL REVIVAL TAN - (SW2828)
7. SHERWIN WILLIAMS - TRICORN BLACK (SW6258)
8. FRAZEE - SYMPHONY BLUE (8476N)
9. FRAZEE - ROASTED PEPPER (AC116N)
10. SHERWIN WILLIAMS - DARD HUNTER GREEN (SW0041)

Building Type B

8 Unit Building

0 8 32
4 16

Color Blocking

Color Blocking -
Type B 8-Unit

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SDR 18031

Fairfield Hualapai, LLC

NWC Dorrell & Hualapai

Proposed 218 unit single family dwelling unit development.

Traffic produced by proposed development:

	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SINGLE FAMILY DETACHED [DWELL]	218	9.57	2,086
AM Peak Hour			0.75	164
PM Peak Hour			1.01	220

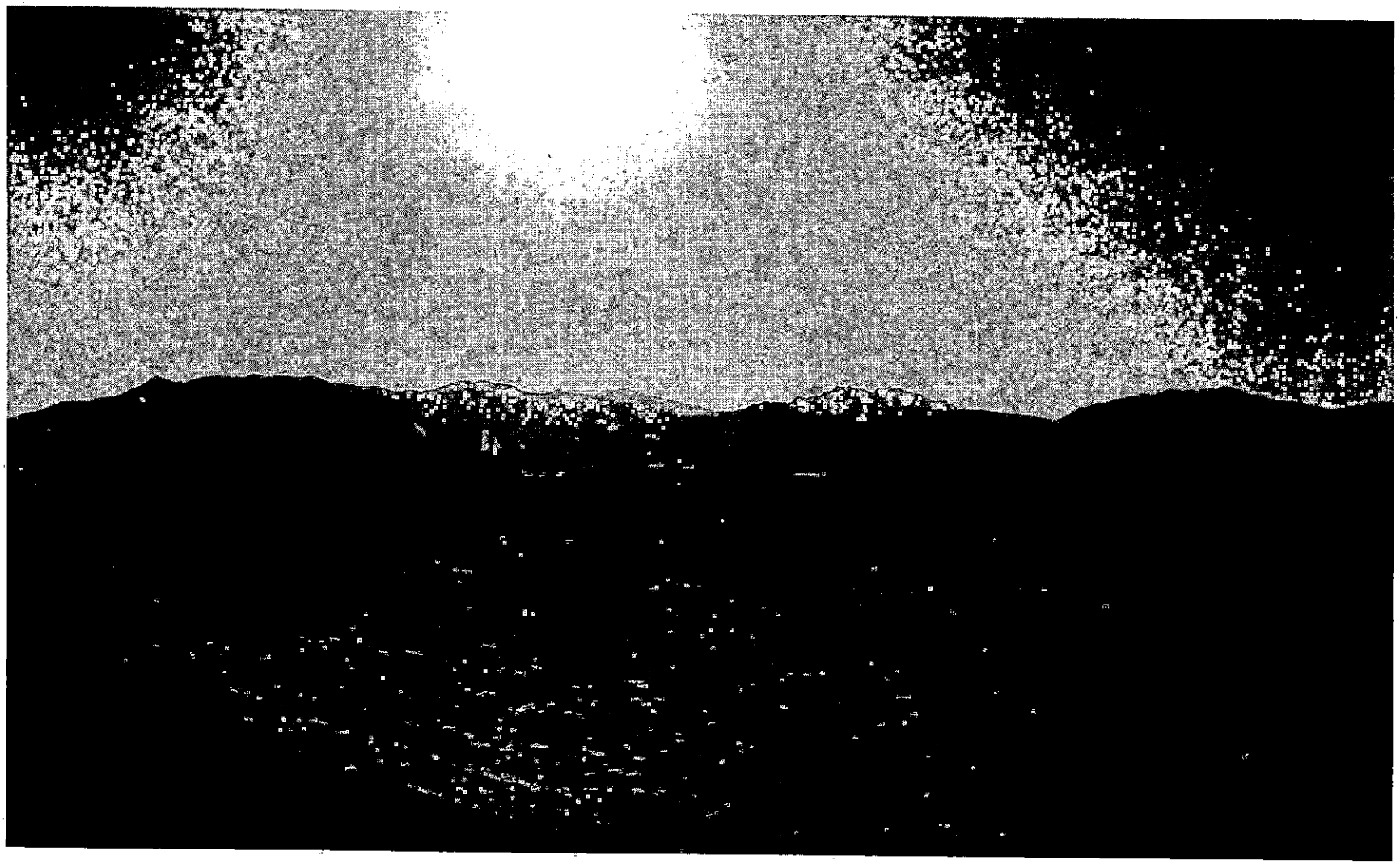
(heaviest 60 minutes)

Existing traffic on all nearby streets: Counts not available in this vicinity

This project will add approximately 2,086 trips per day on Dorrell, Hualapai and Elkhorn. Counts are not available for any roads in this vicinity, but they are believed to be under capacity.

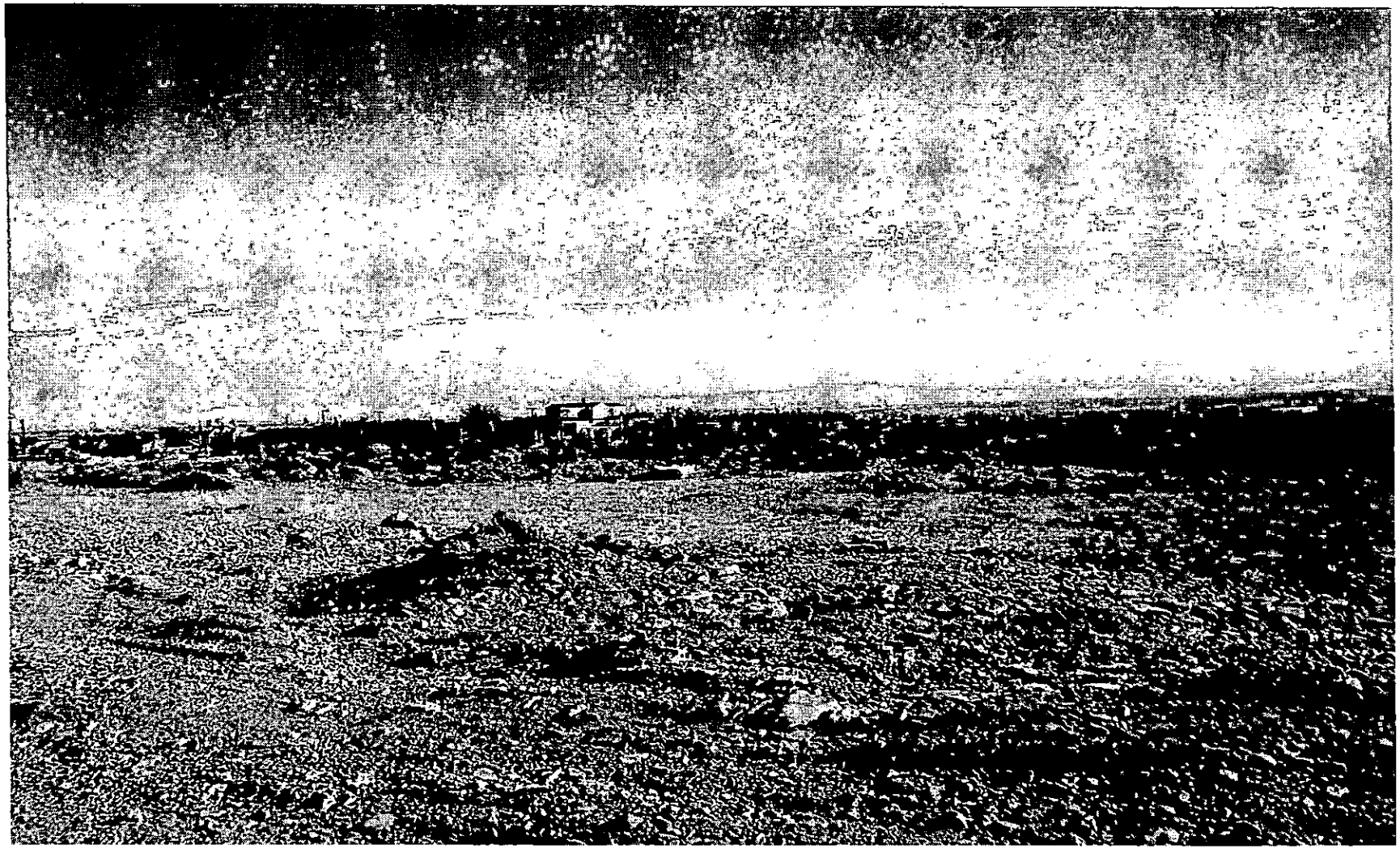
Based on Peak Hour use, this development will add roughly 220 additional cars into the area; which works out to about four every minute.

Note that this report assumes all traffic from this development uses all named streets.



VAR-18090 & SDR-18031 - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC
SOUTHWEST CORNER OF HUALAPAI WAY AND ELKHORN ROAD
MARCH 22, 2007 PLANNING COMMISSION

11/20/06



VAR-18090 & SDR-18031 - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC
SOUTHWEST CORNER OF HUALAPAI WAY AND ELKHORN ROAD
MARCH 22, 2007 PLANNING COMMISSION

11/20/06



VAR-18090 & SDR-18031 - APPLICANT/OWNER: FAIRFIELD HUALAPAI, LLC
SOUTHWEST CORNER OF HUALAPAI WAY AND ELKHORN ROAD
MARCH 22, 2007 PLANNING COMMISSION

11/20/06

FF DEVELOPMENT LP

October 24, 2006

Doug Rankin
Planning Supervisor
City of Las Vegas Planning & Development
731 Fourth Street
Las Vegas, NV 89101

RE: Site Development Plan Review Submittal
Providence; Pod 122

Mr. Rankin,

Fairfield is pleased to be submitting a Site Development Plan Review package for your review and comment. The enclosed plans will provide you with the proposed building layout, pedestrian and vehicular circulation, site access, building elevations and landscaping treatment. The details associated with this proposal are as follows:

Current Site Information:

Location: The site is designated Pod 122 within the Providence Master Planned Community and is made-up of residential and retail/commercial land uses. Site boundaries are defined by Elkhorn Road to the north, Pod 121 to the west, Hualapai Way to the east and Dorrell Lane to the south.

Area: 15.69 Gross Acres
Residential Parcel = 10.38 Gross Acres
Retail Parcel = 5.31 Gross Acres

Current Use: The site is currently vacant land

Current Zoning: VC – Village Commercial

Proposed Zoning: VC – Village Commercial

Flood Zone: [illegible] flood zone X

03/22/07 PC SDR-18031

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Development Proposal:

Use:

Fairfield's proposed townhome community will consist of approximately 218 three story homes on a10.38 (gross) acre parcel. The adjacent retail/commercial parcel (5.31 gross acres) is not a part of this submittal and will be processed separately.
This residential development will be constructed in one phase and will be subsequently mapped as a single lot parcel for condominium purposes.

Townhome Proposal:

Site Plan:

The site plan illustrates overall building orientation, internal travel ways, open space and amenity locations. The plan has been designed around a central identity drive that horizontally integrates the residential and retail uses proposed on-site. Townhome buildings have been oriented to interface with front door access along neighborhood streets, as well as, pedestrian paseos. Pedestrian circulation has been emphasized throughout the site with connectivity to on-site amenities, retail uses and off-site recreational opportunities. Primary vehicular access will occur at Hualapai Way with secondary access at Elkhorn Road and Dorrell Lane, respectively.

Building Type:

The proposed development will consist of side by side three story townhomes planned in rows of 4 to10 units. These homes utilize an enclosed ground floor garage with direct access to second and third level living areas.
Architecturally, design of these homes will integrate the strong "American Traditions"/"Classical Americana" theme planned throughout common areas of the Providence community. Appropriate architectural detailing, exterior materials and pitched roof elements will be incorporated to embody the noted design. Within the site, buildings will have front door access from neighborhood streets, as well as, pedestrian paseos. Around the perimeter, buildings have been located to face out toward the community. Pedestrian access to the surrounding community will be further emphasized along Hualapai Way with residential "stoop" type access to the public walk.

Building Mix:

The proposed unit mix will include one and two bedroom unit plans. The current unit types consist of the following:

- 1 Bedroom; 1.5 Bath at approximately 952 SF
- 1 Bedroom + Den; 1.5 Bath at approximately 1,134 SF
- 2 Bedroom; 2.5 Bath at approximately 1,254 SF
- 2 Bedroom; 2.5 Bath at approximately 1,310 SF

Setbacks:

Planned setbacks are as follows:
From adjacent property line
- Single story structure 10' minimum
- Three story structure 30' minimum

From adjacent ROW
- Three story structure 25' minimum

Perimeter Walls:

Perimeter walls are anticipated around the site for retaining purposes, with view fencing above. The proposed building type and outward facing orientation lends itself to a minimized wall condition at finish grade.

Proposed Amenities:

- Resident pool area including; pool, spa, sundeck, built-in BBQs and trellis shade structures.
- Full-time leasing and property maintenance staff
- Community room for resident functions and community gatherings.
- Resident business Center
- Generous Landscape treatment throughout the development

Off-Street Parking:

Planned parking is consistent with City of Las Vegas standards and has been accommodated with a combination of attached garages and surface parking spaces.

Utilities: All wet and dry utilities have been stubbed to the site. Storm water management is not planed on-site; storm drainage will be conveyed on-site to inlets which tie into the master stormwater system.

Mapping: A single lot parcel map for condominium purposes will be processed.

Fairfield is confident that the enclosed plans will convey quality and design which are consistent with the expectations of the City of Las Vegas.
Please contact me if you have any questions or require additional information.

Very truly yours,

Shon E. Finch
Developme[illegible]

03/22/07 PC **SDR-18031** NOV 07 2006

PROVIDENCE

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

November 6, 2006

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

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

Dear Shon:

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

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

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

Also attached please find KTGY's justification letter dated 11/3/06 addressing the following issues:

**The required "balcony to balcony" separation of 30' is not met between the buildings in the middle of the pod. 28' of separation is provided between the buildings that house units 47 thru 64 and units 68 thru 85 and the balconies are not directly across from each other, so this deviation may be acceptable, but would require a deviation from the Design Guidelines.*

** The required "balcony to balcony" separation of 30' is not met between the buildings that house units 10 thru 17 and units 18 thru 24. 24' of separation is provided between these buildings.*

** The required "living area or porch to parking" separation of 10' is not met in several locations throughout the site. Please make the necessary adjustments.*

03/22/07 PC SDR-18031

NOV 07 2006

PROVIDENCE

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

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

Upon review of KTGY's justification for the deviations to the guidelines as noted above the DRC hereby approves the deviations as noted.

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

Sincerely,

CLIFF'S EDGE, LLC

Carmen Shukis

Carmen Shukis
Design Review Manager

cc via email Amber Abel – Focus
David Browning - Landtek

SDR-18031
03/22/07 PC

NOV 07 2006

KTGY GROUP, INC.
Architecture
Planning
17992 Mitchell South
Irvine, California 92614
949/851-2133 FAX 949/851-5156
Fort Lauderdale, FL

November 3, 2006

Ms. Carmen Shukis
Focus Property Group
3455 Cliff Shadows Parkway, Suite 220
Las Vegas, NV 89129

Subject: *Justification Letter Fairfield Pod 122*

Dear Carmen:

SDR-18031
03/22/07 PC

We have received your request for a justification letter for the following issues:

**The required "balcony to balcony" separation of 30' is not met between the buildings in the middle of the pod. 28' of separation is provided between the buildings that house units 47 thru 64 and units 68 thru 85 and the balconies are not directly across from each other, so this deviation may be acceptable, but would require a deviation form the Design Guidelines.*

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NOV 07 2006

KTGY GROUP, INC.
Architecture
Planning

Sincerely,

The KTGY Group

Dan Eitman

NOV
SDR-18031
03/22/07 PC

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:24 AM
To: Agenda Items
Subject: SDR 18031

13-Feb	Brigitte Solvie	7030 N. conquistedor	5sols@msn.com	x	opposed to SDR 18031

Brigitte Solvie called to express her opposition to SDR 18031. She will be attending the planning commission meeting. Wants to pick up the actual information.

Sheila D. Lambert
Liaison to Councilman Ross
Tele (702) 229-2385
Fax: (702) 464-2556
SLambert@LasVegasNevada.gov

Submitted after final agenda

Date 2/22/07 Item 19

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:22 AM
To: Agenda Items
Subject: FW: RE: SDR#18031

From: Michelle Thackston
Sent: Thursday, February 15, 2007 2:45 PM
To: Sheila Lambert
Subject: RE: SDR#18031

Kathleen Bruce called 9880 Elkhorn Rd. 240-7187. She is opposed to SDR#18031 and has questions regarding project. This is going before planning commission 02/21/07.

Michelle Thackston
Executive Assistant
Councilman Steve Ross Ward 6
mthackston@lasvegasnevada.gov

Carmel Viado

From: Sheila Lambert
Sent: Thursday, February 22, 2007 9:22 AM
To: Agenda Items
Subject: FW: Re: VAR 18090 SDR 18031

From: Michelle Thackston
Sent: Wednesday, February 14, 2007 12:43 PM
To: Sheila Lambert
Subject: Re: VAR 18090 SDR 18031

I received a call from Michelle Dishon 9690 Wittage Ave. (702)334-2872 mddishon@interact.ccsd.net . They are opposed to VAR 18090 SDR 18031. She saw that staff has recommended it for denial. She wants to know if they should attend planning commission to also voice their opposition.

Michelle Thackston
Executive Assistant
Councilman Steve Ross Ward 6
mthackston@lasvegasnevada.gov

Revised Conditions for SDR 18031-Fairfield Hualapai, LLC

5. Certificates of occupancy shall not be issued for any of the condominium units until a grading permit has been issued and application for building permits has been made for one of the commercial buildings.

7. Along Hualapai Way, a 5' transition area and a 10' trail per Exhibit 1 of the Master Plan Transportation Trails Element shall be maintained. Benches, trash receptacles, and landscaping shall be installed in between stoops where possible in accordance with Exhibit 1 of the Master Plan Transportation Trails Element.

13. Air conditioning units shall not be mounted on rooftops within the residential portion of this proposal, unless such air conditioning units are not visible from street level.

Submitted at Planning Commission

Date 2/22/07. Item. #28