

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

APRIL 12, 2007

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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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 March 8, 2007 Planning Commission Meeting minutes by reference (___ vote)

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

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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.

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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. **ABEYANCE - 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).

3. **TMP-20169 - TENTATIVE MAP - FARM/US95 - APPLICANT/OWNER: FAIRFIELD FARM ROAD, LP** - Request for a Tentative Map FOR A 739-UNIT FOUR STORY CONDOMINIUM DEVELOPMENT on 22.67 acres at 7501 Oso Blanca Road (APN 125-17-301-005), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center Special Land Use Designation)], Ward 6 (Ross).

4. **TMP-20197 - TENTATIVE MAP - THE VILLAGE AT QUEENSRIDGE - APPLICANT: BLAIR PANHRATZ - OWNER: GREAT WASH PARK, LLC** - Request for a Tentative Map FOR A 324-UNIT MIXED-USE DEVELOPMENT on 28.62 acres at 302 South Rampart Boulevard (APN 138-32-601-003), U (Undeveloped) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 2 (Wolfson).

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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.

5. ABEYANCE - RENOTIFICATION - 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).
6. ZON-20185 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION] TO: T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION] on 1.61 acres approximately 1000 feet west of the intersection of West Centennial Parkway and Grand Montecito Parkway (APN 125-20-803-006), Ward 6 (Ross).
7. SDR-20186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20185 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT - Request for a Site Development Plan Review FOR A TWO STORY, 21,730 SQUARE FOOT MEDICAL OFFICE BUILDING AND A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.61 acres approximately 1000 feet west of the intersection of West Centennial Parkway and Grand Montecito Parkway (APN 125-20-803-006), U (Undeveloped) Zone [SC-TC (Service Commercial – Town Center) Special Land Use Designation] [PROPOSED: T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center)] Special Land Use Designation], Ward 6 (Ross).
8. ZON-20200 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 18.4 acres located at 2100 East St. Louis Avenue (APN 162-01-401-011), Ward 3 (Reese).

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9. **SDR-20201 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20200 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR THE RENOVATION OF AN EXISTING PUBLIC PARK on 18.4 acres located at 2100 East St. Louis Avenue (APN 162-01-401-011), R-1 (Single Family Residential) Zone [PROPOSED: C-V (Civic)], Ward 3 (Reese).
10. **ZON-19444 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: NADER ZEIGHAMI** - Request for a Rezoning FROM R-E: (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.48 acres located on the northwest corner of Decatur Boulevard and Auburn Avenue (APN 138-24-511-012), Ward 5.
11. **VAR-20027 - VARIANCE - PUBLIC HEARING - APPLICANT: WILLOW PINES RANCH - OWNER: SELECTIVE HOLDINGS, INC** - Request for a Variance TO ALLOW NON-HABITABLE ACCESSORY STRUCTURES (HORSE FACILITIES) TO BE 21,122 SQUARE FEET WHERE 3,136 SQUARE FEET IS THE MAXIMUM ALLOWED on 4.45 acres located at 5770 West Rosada Way (APN 125-36-301-010), R-E (Residence Estates) Zone, Ward 6 (Ross).
12. **SUP-20025 - SPECIAL USE PERMIT RELATED TO VAR-20027 - PUBLIC HEARING - APPLICANT: WILLOW PINES RANCH - OWNER: SELECTIVE HOLDINGS, INC** - Request for a Special Use Permit TO ALLOW NON-HABITABLE ACCESSORY STRUCTURES (HORSE FACILITIES) on 4.45 acres located at 5770 West Rosada Way (APN 125-36-301-010), R-E (Residence Estates) Zone, Ward 6 (Ross).
13. **SUP-20198 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RED ROCK MOTORCYCLES SALES - OWNER: SUMMIT GLOBAL LLC** - Request for a Special Use Permit FOR MOTORCYCLE/MOTOR SCOOTER SALES at 2260 South Rainbow Boulevard (APNs 163-02-415-002 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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14. SDR-20196 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-20198 - PUBLIC HEARING - APPLICANT: RED ROCK MOTORCYCLES SALES - OWNER: SUMMIT GLOBAL LLC - Request for a MAJOR MODIFICATION OF AN APPROVED PLOT PLAN REVIEW [Z-0045-88(1)] FOR AN EXISTING BUILDING IN CONJUNCTION WITH A PROPOSED MOTORCYCLE/MOTOR SCOOTER SALES DEALERSHIP on 7.73 acres at 2260 South Rainbow Boulevard (APNs 163-02-415-002 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
15. SUP-20184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS CARRIAGES LLC - OWNER: BAPTIST MISSION TO ENGLAND, INC - Request for a Special Use Permit FOR HORSE DRAWN CARRIAGE RIDES at 1060 South Main Street (APN 139-33-811-013), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).
16. SUP-20189 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AACCESS BAIL BONDS - OWNER: OSVALDO FUMO - Request for a Special Use Permit FOR A BAILBOND SERVICE at 117 Gass Street (APN 139-34-310-029), C-2 (General Commercial) Zone, Ward 3 (Reese).
17. SDR-20124 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR AN EXISTING 1,900 SQUARE-FOOT VETERINARY SCHOOL, 4,116 SQUARE-FOOT ANIMAL SHELTER, 1,900 SQUARE-FOOT OFFICE, AND A PROPOSED BARN AND RESTROOM FACILITY on 8.39 acres adjacent to the southwest corner of Harris Avenue and Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Reese).
18. SDR-20166 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: RUOMEI WANG & YIHONG LIU - Request for a Site Development Plan Review FOR A PROPOSED SINGLE STORY 5,000 SQUARE FOOT OFFICE BUILDING AND A WAIVER OF THE WEST LANDSCAPE BUFFER TO ALLOW THREE-FEET EIGHT INCHES WHERE EIGHT FEET IS REQUIRED on .45 acres, located on the west side of James Bilbray Drive, approximately 120 feet south of Smoke Ranch Road (APN 138-23-110-032), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking), Ward 5.

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19. **SDR-20178 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: LEVITZ HOME FURNITURE - OWNER: CONSTANTINO NOVAL NEVADA LLC.** - Request for a Site Development Plan Review FOR A PROPOSED FREESTANDING SIGN, 80-FEET IN HEIGHT WITHIN 200 FEET OF THE US 95 HIGHWAY on 8.19 acres at 81 South Martin Luther King Boulevard (APN 139-33-510-002), M (Industrial) Zone, Ward 5.

20. **VAC-19867 - VACATION - PUBLIC HEARING - APPLICANT: LAS VEGAS CIVIL ENGINEERING - OWNER: RUTHERFORD MCKINNEY** - Petition to Vacate a 20-foot wide section of public right-of-way generally located west of D Street, north of Owens Avenue and south of Leonard Avenue, Ward 5.

PUBLIC HEARING ITEMS:

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

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

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

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24. **ABEYANCE - SDR-19330 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-18776, ZON-18773 AND SUP-18774 - PUBLIC HEARING - APPLICANT/OWNER: CARLOS AVE MARIA** - Request for a Site Development Plan Review FOR A 1,548 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW NO PERIMETER LANDSCAPE BUFFERS ALONG THE NORTH AND EAST PROPERTY LINES AND A PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A FOUR-FOOT WIDE PERIMETER LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), O (Office) and R-D (Single Family Residential-Restricted) Zones [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5.
25. **ABEYANCE - GPA-19066 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to adopt an updated Parks Element and revise the 2020 Master Plan.
26. **ABEYANCE - ZON-18923 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC** - Request for a Rezoning FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), Ward 3 (Reese).
27. **ABEYANCE - VAR-18924 - VARIANCE RELATED TO ZON-18923 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC** - Request for a Variance TO ALLOW SEVEN PARKING SPACES WHERE 11 ARE REQUIRED FOR A PROPOSED TWO STORY, 3,218 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).
28. **ABEYANCE - VAR-19609 - VARIANCE RELATED TO ZON-18923 AND VAR-18924 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC** - Request for a Variance TO ALLOW A 50 FOOT LOT WIDTH WHERE 60 FEET IS THE MINIMUM LOT WIDTH REQUIRED, A FOUR-FOOT SIDE YARD SETBACK WHERE FIVE FEET IS THE MINIMUM REQUIRED, AND A 17 FOOT FRONT YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED TWO STORY, 3,218 SQUARE-FOOT OFFICE BUILDING on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

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29. **ABEYANCE - SDR-18925 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-18923, VAR-18924 AND VAR-19609 - PUBLIC HEARING - APPLICANT/OWNER: WAYWARD PROPERTIES, INC** - Request for a Site Development Plan Review FOR A TWO-STORY, 3,218 SQUARE FOOT PROFESSIONAL OFFICE BUILDING WITH WAIVERS TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF FOUR FEET ON THE NORTH AND ZERO FEET ON SOUTH PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.16 acres at 514 South Seventh Street (APN 139-34-710-024), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).
30. **ABEYANCE - 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).
31. **ABEYANCE - 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).
32. **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).

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33. **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).
34. **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).
35. **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).
36. **ABEYANCE - RENOTIFICATION - 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).

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37. ABEYANCE - RENOTIFICATION - 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).
38. ABEYANCE - RENOTIFICATION - 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). NOTE: THIS APPLICATION IS BEING AMENDED TO ADD A WAIVER TO ALLOW NO PERIMETER LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE AN 8 FOOT PERIMETER LANDSCAPE BUFFER IS REQUIRED.
39. ABEYANCE - ROR-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).
40. ABEYANCE - ROR-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.
41. ABEYANCE - ROR-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.

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42. ABEYANCE - 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).
43. ABEYANCE - 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. GPA-20150 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DIAMOND SPRINGS LLC - OWNER: FIRST SOUTHERN BAPTIST CHURCH - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: PF (PUBLIC FACILITIES) TO: O (OFFICE) on 0.69 acres on the east side of 6th Street, 335 feet south of St. Louis Avenue (APN-162-03-801-135), Ward 3 (Reese).
45. ZON-20151 - REZONING RELATED TO GPA-20150 - PUBLIC HEARING - APPLICANT: DIAMOND SPRINGS LLC - OWNER: FIRST SOUTHERN BAPTIST CHURCH - Request for a Rezoning FROM: C-V (CIVIC) TO: O (OFFICE) on 0.69 acres on the east side of 6th Street, 335 feet south of St. Louis Avenue (APN-162-03-801-135), Ward 3 (Reese).
46. VAR-20152 - VARIANCE RELATED TO GPA-20150 AND ZON-20151 - PUBLIC HEARING - APPLICANT: DIAMOND SPRINGS LLC - OWNER: FIRST SOUTHERN BAPTIST CHURCH - Request for a Variance TO ALLOW A TWO-STORY 35 FOOT HIGH OFFICE BUILDING 15 FEET FROM RESIDENTIAL PROPERTY WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 105 FEET on 0.69 acres on the east side of 6th Street, 335 feet south of St. Louis Avenue (APN-162-03-801-135), C-V (Civic) Zone [PROPOSED: O (Office) Zone], Ward 3 (Reese).

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47. **SDR-20149 - RELATED TO GPA-20150, ZON-20151 AND VAR-20152 - PUBLIC HEARING - APPLICANT: DIAMOND SPRINGS LLC - OWNER: FIRST SOUTHERN BAPTIST CHURCH -**
Request for a Site Development Plan Review FOR A PROPOSED 11,110 SQUARE FOOT OFFICE BUILDING on 0.69 acres on the east side of 6th Street, 335 feet south of St. Louis Avenue (APN-162-03-801-135), C-V (Civic) Zone [PROPOSED: O (Office) Zone], Ward 3 (Reese).
48. **GPA-20175 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST** - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 0.54 acres on property located on the north side of Alta Drive, approximately 500-feet west of Decatur Boulevard, (APN 138-36-713-028 and 138-36-713-029) Ward 1 (Tarkanian).
49. **ZON-19128 - REZONING RELATED TO GPA-20175 PUBLIC HEARING - APPLICANT: FLETCHER JONES MANAGEMENT GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST** - Request for a Rezoning FROM R-3 (MEDIUM DENSITY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL) on 0.26 acres on property located on the north side of Alta Drive, approximately 600-feet west of Decatur Boulevard (APN 138-36-713-028), Ward 1 (Tarkanian).
50. **GPA-20188 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS** - Request to Amend a portion of the Southeast Sector Plan of the Master Plan FROM: PF (PUBLIC FACILITIES) TO: M (MEDIUM DENSITY RESIDENTIAL) on 3.98 acres on the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), Ward 3 (Reese).
51. **ZON-20192 - REZONING RELATED TO GPA-20188 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) UNDER A RESOLUTION OF INTENT TO C-V (CIVIC) ZONE TO: R-PD15 (RESIDENTIAL PLANNED DEVELOPMENT - 15 UNITS PER ACRE) on 3.98 acres on the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), Ward 3 (Reese).

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52. WVR-20191 - WAIVER RELATED TO GPA-20188 AND ZON-20192 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS - Request for a Waiver of Title 18.12.100 TO ALLOW PRIVATE STREETS TO BE 24 FEET WIDE WHERE 37 FEET IS THE MINIMUM FOR A PROPOSED 56-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION ON 3.98 ACRES located on the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to C-V (Civic) Zone, [PROPOSED: R-PD15 (Residential Planned Development - 15 Units per Acre) Zone], Ward 3 (Reese).
53. VAR-20193 - VARIANCE RELATED TO GPA-20188, ZON-20192 AND WVR-20191 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 3.98 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 56-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION located on the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to C-V (Civic) Zone, [PROPOSED: R-PD15 (Residential Planned Development - 15 Units per Acre) Zone], Ward 3 (Reese).
54. VAR-20190 - VARIANCE RELATED TO GPA-20188, ZON-20192, WVR-20191 AND VAR-20193 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD. - OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW 2,059 SQUARE FEET OF OPEN SPACE WHERE 40,249 SQUARE FEET IS REQUIRED FOR A PROPOSED 56-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 3.98 acres located at the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to C-V (Civic) Zone, [PROPOSED: R-PD15 (Residential Planned Development - 15 Units per Acre) Zone], Ward 3 (Reese).
55. SDR-20187 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20188, ZON-20192, WVR-20191, VAR-20193 AND VAR-20190 - PUBLIC HEARING - APPLICANT: URBAN LOFTS XIV, LTD - OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 56-UNIT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION OF THREE-STORY (38.5-FOOT HIGH) HOMES ON 3.98 ACRES, located on the northeast corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, under a Resolution of Intent to C-V (Civic) Zone, [PROPOSED: R-PD15 (Residential Planned Development - 15 Units per Acre) Zone], Ward 3 (Reese).

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56. **GPA-20216 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request to Amend a portion of the Southwest Sector Plan of the Master Plan FROM: H (HIGH DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 4.91 acres 300 feet south of Lake Mead Boulevard and Rock Springs Drive (APN 138-22-701-009), Ward 1 (Tarkanian).
57. **ZON-20217 - REZONING RELATED TO GPA-20216 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for a Rezoning FROM: U (UNDEVELOPED) UNDER RESOLUTION OF INTENT TO R-4 (HIGH DENSITY RESIDENTIAL) TO: R-PD14 (RESIDENTIAL PLANNED DEVELOPMENT - 14 UNITS PER ACRE) on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), Ward 1 (Tarkanian).
58. **WVR-20568 - WAIVER RELATED TO GPA-20216 AND ZON-20217 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for Waiver OF TITLE 18.12.130 FOR TERMINATION OF A PRIVATE STREET WITHOUT A CIRCULAR CUL-DE-SAC OR CRASH GATE on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward I (Tarkanian).
59. **VAR-20219 - VARIANCE RELATED TO GPA-20216, ZON-20217 AND WVR-20568 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for a Variance TO ALLOW 10,288 SQUARE FEET OF OPEN SPACE WHERE 46,718 SQUARE FEET IS THE MINIMUM REQUIRED on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).

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60. **VAR-20419 - VARIANCE RELATED TO GPA-20216, ZON-20217, WVR-20568 AND VAR-20219 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for a Variance TO ALLOW A RESIDENTIAL PLANNED DEVELOPMENT ON 4.91 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED FOR A PROPOSED 65-UNIT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).
61. **SDR-20220 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-20216, ZON-20217, WVR-20568, VAR-20219 AND VAR-20419 - PUBLIC HEARING - APPLICANT/OWNER: CENTEX HOMES** - Request for Site Development Plan Review FOR A PROPOSED 65-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.91 acres 300 feet south of Lake Mead Boulevard and the west side of Rock Springs Drive (APN 138-22-701-009), U (Undeveloped) Zone under Resolution of Intent to R-4 (High Density Residential) Zone [PROPOSED: R-PD14 (Residential Planned Development - 14 Units Per Acre) Zone], Ward 1 (Tarkanian).
62. **GPA-20227 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: REI NEON LLC - OWNER: K.M. BAILEY & T. PARTO 2003 LIVING TRUST, ET AL** - Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: C (COMMERCIAL) AND LI/R (LIGHT INDUSTRIAL/RESEARCH) TO: MXU (MIXED USED) on approximately 73.5 acres generally located south of Charleston Boulevard, west of Main Street, north of Wyoming and east of UPRR Right of Way (Multiple APNs), Ward 3 (Reese).
63. **ZON-19210 - REZONING - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION CO. - OWNER: TOWNE VISTAS, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) GENERAL PLAN DESIGNATION] TO: T-C (TOWN CENTER) ZONE [M-TC (MEDIUM DENSITY RESIDENTIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION] on 4.62 acres on the south side of Echelon Point Drive, 350 feet east of Campbell Road (APN 125-20-301-015), Ward 6 (Ross).

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64. **VAR-19853 - VARIANCE RELATED TO ZON-19210 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION CO. - OWNER: TOWNE VISTAS, LLC** - Request for a Variance TO ALLOW A PROPOSED CONDOMINIUM BUILDING TO BE 55 FEET FROM THE NORTH PROPERTY LINE WHERE THE RESIDENTIAL ADJACENCY STANDARDS REQUIRE A SETBACK OF 173 FEET on 4.62 acres on the south side of Echelon Point Drive, 350 feet east of Campbell Road (APN 125-20-301-015), U (Undeveloped) Zone [M-TC (Medium Density Residential-Town Center) General Plan Designation] To: T-C (Town Center) [M-TC (Medium Density Residential - Town Center)] Special Land Use Designation] Ward 6 (Ross).
65. **SDR-19211 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-19210 AND VAR-19853 - PUBLIC HEARING - APPLICANT: ROYAL CONSTRUCTION CO. - OWNER: TOWNE VISTAS LLC** - Request for a Site Development Plan Review FOR A 115-UNIT CONDOMINIUM DEVELOPMENT COMPOSED OF TWO FIVE-STORY BUILDINGS on 4.62 acres on the south side of Echelon Point Drive, 350 feet east of Campbell Road (APN 125-20-301-015), U (Undeveloped) Zone [M-TC (Medium Density Residential- Town Center) General Plan Designation] [PROPOSED: T-C (Town Center) Zone] [M-TC (Medium Density Residential - Town Center)] Special Land Use Designation], Ward 6 (Ross).
66. **ZON-20397 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LUIS ROJAS** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 802 East Bonneville Avenue (APN 139-34-810-050), Ward 3 (Reese).
67. **VAR-20398 - VARIANCE RELATED TO ZON-20397 - PUBLIC HEARING - APPLICANT/OWNER: LUIS ROJAS** - Request for a Variance to ALLOW EIGHT PARKING SPACES WHERE 18 PARKING SPACES ARE REQUIRED on 0.16 acres at 802 East Bonneville Avenue (APN 139-34-810-050), R-1 (Single Family Residential) Zone, [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

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68. VAR-20399 - VARIANCE RELATED TO ZON-20397 AND VAR-20398 - PUBLIC HEARING - APPLICANT/OWNER: LUIS ROJAS - Request for a Variance to ALLOW A LOT WIDTH OF 50 FEET WHERE 60 FEET IS REQUIRED, TO ALLOW 60% LOT COVERAGE WHERE A MAXIMUM LOT COVERAGE OF 50% IS REQUIRED, TO ALLOW A REAR YARD SETBACK OF 13.33 FEET WHERE 15 FEET IS REQUIRED, TO ALLOW A SIDE YARD SETBACK OF ZERO FEET WHERE FIVE FEET IS REQUIRED, AND TO ALLOW A SIDE STREET (CORNER) SETBACK OF 6.5 FEET WHERE 15 FEET IS REQUIRED on 0.16 acres at 802 East Bonneville Avenue (APN 139-34-810-050), R-1 (Single Family Residential) Zone, [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).
69. SDR-19675 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20397, VAR-20398, VAR-20399 - PUBLIC HEARING - APPLICANT/OWNER: LUIS ROJAS - Request for a Site Development Plan Review FOR A PROPOSED 5,376 SQUARE-FOOT OFFICE BUILDING AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER STANDARD TO ALLOW A FOUR FOOT LANDSCAPE BUFFER ON THE CORNER SIDE WHERE A 15 FOOT LANDSCAPE BUFFER IS REQUIRED AND A ZERO FOOT LANDSCAPE BUFFER ON THE SIDE AND REAR WHERE AN EIGHT FOOT LANDSCAPE BUFFER IS REQUIRED, AND TO ALLOW SIX PERIMETER LANDSCAPE BUFFER TREES WHERE NINE TREES ARE REQUIRED on 0.16 acres at 802 East Bonneville Avenue (APN 139-34-810-050), R-1 (Single Family Residential) Zone, [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).
70. ZON-20602 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: LIVING WATERS BAPTIST CHURCH - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-2 (MEDIUM DENSITY RESIDENTIAL) on 2.88 acres on the east side of Sandhill Road, approximately 630 feet north of Washington Avenue (APN 140-30-601-006), R-E (Residential Estates) Zone, Ward 3 (Reese).
71. SUP-19483 - SPECIAL USE PERMIT RELATED TO ZON-20602 - PUBLIC HEARING - APPLICANT/OWNER: LIVING WATER BAPTIST CHURCH - Request for a Special Use Permit FOR A CHURCH/HOUSE OF WORSHIP on the east side of Sandhill Road, approximately 630 feet north of Washington Avenue (APN 140-30-601-006), R-E (Residential Estates) Zone [PROPOSED: R-2 (Medium Density Residential) Zone], Ward 3 (Reese).

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72. **SDR-19484 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20602 AND SUP-19483 - PUBLIC HEARING - APPLICANT/OWNER: LIVING WATERS BAPTIST CHURCH** - Request for a Site Development Plan Review FOR A 10,327 SQUARE FOOT CHURCH AND A WAIVER TO ALLOW NO LANDSCAPING ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE A MINIMUM EIGHT FOOT WIDE BUFFER IS REQUIRED on 2.88 acres on the east side of Sandhill Road, approximately 630 feet north of Washington Avenue (APN 140-30-601-006), R-E (Residential Estates) Zone [PROPOSED: R-2 (Medium Density Residential) Zone], Ward 3 (Reese).
73. **VAR-19888 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RICHARD D. BEECHER** - Request for a Variance TO ALLOW AN EXISTING CARPORT NINE-FOOT FIVE-INCHES FROM THE FRONT PROPERTY LINE WHERE 20 FEET IS THE MINIMUM FRONT YARD SETBACK REQUIRED at 304 Wisteria Avenue (APN 138-36-115-045), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).
74. **VAR-20020 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CHRISTOPHER LOGAN** - Request for a Variance TO ALLOW A PROPOSED EIGHT FOOT TALL WALL WHERE FIVE FEET IS THE MAXIMUM HEIGHT PERMITTED AND TO ALLOW THE BOTTOM FOUR FEET TO BE SOLID WALL WHERE TWO FEET OF SOLID WALL IS PERMITTED WITHIN THE FRONT YARD SETBACK OF A SINGLE FAMILY RESIDENCE at 8260 Via Olivero Avenue (APN 163-04-404-007), R-E (Residence Estate) Zone, Ward 2 (Wolfson).
75. **RQR-18626 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: REAGAN NATIONAL ADVERTISING - OWNER: COG III, LTD** - Required One Year Review of an approved Special Use Permit (SUP-2758) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 1110 South Rainbow Boulevard (APN 163-02-101-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
76. **RQR-18678 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: Z J & R PROPERTIES, LLC** - Required Two Year Review of an Approved Special Use Permit (U-0043-94) WHICH ALLOWED A 55 FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 3920 West Charleston Boulevard (APN 139-31-801-018), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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77. RQR-18679 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: AMBER INVESTMENT COMPANY - Required Two-Year Review of an approved Special Use Permit (U-0052-95) WHICH ALLOWED A 40 FOOT TALL, 14-FOOT X 48-FOOT OFF PREMISE ADVERTISING (BILLBOARD) SIGN at 336 West Sahara Avenue (APN 162-04-807-002), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
78. RQR-18680 - REQUIRED ONE YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: RANCHO DRIVE, LLC - Required One-Year Review of an approved Special Use Permit (U-0037-95) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4950 Rancho Drive (APN 125-35-401-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
79. RQR-18714 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAS VEGAS BILLBOARDS - OWNER: RICHARD E. WILKIE - Required Two Year Review of an approved Special Use Permit (SUP-4690), WHICH ALLOWED A 40-FOOT TALL, 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 2001 Western Avenue (APN 162-04-703-010), M (Industrial) Zone, Ward 3 (Reese).
80. RQR-18896 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: PEYMAN MASACHI - OWNER: RANCHO ALLEN, LLC - Required Two-Year Review of an approved Special Use Permit (U-0080-96) WHICH ALLOWED FOUR (4) 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS adjacent to the east side of Rancho Drive, south of Coran Lane (APN 139-19-705-001), C-2 (General Commercial) Zone, Ward 5.
81. SUP-19754 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NASIR KOSA - OWNER: ADMOOR YALDA - Request for a Special Use Permit FOR AN ACCESSORY PACKAGE LIQUOR OFF-SALE ESTABLISHMENT IN CONJUNCTION WITH AN EXISTING RETAIL BUSINESS at 1510 East Sahara Avenue (APN 162-02-411-019), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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82. SUP-20138 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: STEVE OKOSISI AND SUSAN NWOGBE - OWNER: TECH RETAIL CENTER - Request for a Special Use Permit FOR A BEER/WINE/COOLER ON SALE ESTABLISHMENT IN CONJUNCTION WITH A PROPOSED RESTAURANT at 2400 North Buffalo Drive, Suite #145 (APN 138-15-402-001), C-1 (Limited Commercial), Ward 4 (Brown).
83. SUP-20214 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: ALFREDO'S ITALIAN BISTRO - OWNER: PARKVALE PARTNERS, LLC. - Request for a Special Use Permit FOR THE ADDITION OF A BEER/WINE/COOLER ON-SALE USE TO AN EXISTING RESTAURANT AND A WAIVER TO ALLOW A 300 FOOT SEPARATION DISTANCE FROM AN EXISTING CHURCH WHERE A 400 FOOT SEPARATION DISTANCE IS REQUIRED at 4275 North Rancho Drive, Suite #130 (APN 138-02-712-012), C-2 (General Commercial) Zone, Ward 6 (Ross).
84. SUP-20215 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNERS: TRUDY PARKS & MINERVA MENDOZA - Request for a Special Use Permit FOR A TRANSITIONAL LIVING FACILITY AND A WAIVER TO ALLOW A 765 FOOT SEPARATION DISTANCE WHERE A 1,500 FOOT SEPARATION DISTANCE IS REQUIRED FROM AN ESTABLISHED RESIDENTIAL GROUP HOME FACILITY on 0.46 acres at 3708 Waterhole Street (APN 138-12-611-023), R-E (Residence Estates) Zone, Ward 6 (Ross).

NON-PUBLIC HEARING ITEMS:

85. DIR-20988 - DIRECTOR'S BUSINESS - NON-PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Presentation on the Kyle Canyon Plan.

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)

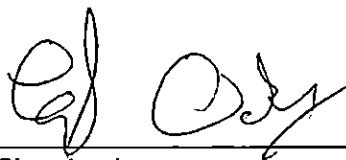
State of Nevada)
)

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 6th day of April 2007, at the hour of 9:30pm, there were posted copies of the April 12, 2007 Planning Commission Agenda, the attached of which is a true and correct copy, at the following locations:

1. In the Clark County Government Center
500 South Grand Central Parkway
2. In the Las Vegas Library
833 Las Vegas Boulevard North
3. In the Grant Sawyer Building
555 East Washington Boulevard
4. City Clerk's Bulletin Board
400 Stewart Avenue, 2nd Floor Skybridge
(In the walkway area next to the entrance to Human Resources)
5. Bulletin Board, City Hall Plaza
400 Stewart Avenue
(next to Metro Records)

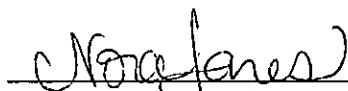


(Signature)

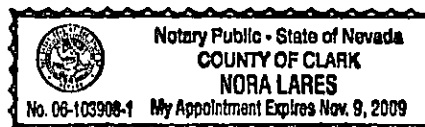
Planning and Development Department

Subscribed and sworn to before me

This 6th day of April 2007.



Notary Public in and for said County and State



AFFIDAVIT OF MAILING

(Mailing required under the provisions of NRS Chapter 241)

STATE OF NEVADA)
) ss
COUNTY OF CLARK)

I **Dorothy Marsili**, an employee of the Planning and Development Department of the City of Las Vegas, being first duly sworn, deposes and says that on the **6th** day of **April 2007**, a copy of the **April 12, 2007** Planning Commission Agenda, the attached of which is a true and correct copy, was deposited in the United States Mail, Postage prepaid, First Class Mail, to each person and/or organization whose name appears on the list maintained in the Department of Planning and Development, Current Planning Division.

Corothy Marsili

SIGNATURE

Planning and Development Department

Subscribed and sworn to before me this

6th day of April, 2007

Teresa K. Howell
NOTARY PUBLIC in and for said County and State



City of Las Vegas

PLANNING COMMISSION AGENDA PLANNING COMMISSION MEETING OF: APRIL 12, 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, DAVID STEINMAN, GLENN TROWBRIDGE AND SAM DUNNAM

EXCUSED: STEVEN EVANS

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., DOUG RANKIN – PLANNING & DEVELOPMENT DEPT., JAMES MARSHALL – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, VICTOR BOLANOS – PUBLIC WORKS, JAMES LEWIS – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, CARMEL VIADO – CITY CLERK'S OFFICE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 12, 2007

SUBJECT:

Approval of the minutes of the March 8, 2007 Planning Commission Meeting

MOTION:

TRUESDELL - APPROVED – UNANIMOUS with EVANS excused

MINUTES:

There was no discussion.

(6:02)

1-50

MOTION:

GOYNES – HOLD IN ABEYANCE Items 56-61 to 4/26/2007; Items 25 and 84 to 5/10/2007; Items 26-29 and 62 to 5/24/2007; Item 4 to 7/12/2007; and WITHDRAW WITHOUT PREJUDICE Item 12 – UNANIMOUS with EVANS excused

MINUTES:

DOUG RANKIN, Planning and Development Department, 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 4 [TMP-20197]	Abeyance to 7/12/2007 Planning Commission Meeting
Item 12 [SUP-20025]	WITHDRAWN WITHOUT PREJUDICE
Item 25 [GPA-19066]	Abeyance to 5/10/2007 Planning Commission Meeting
Item 26 [ZON-18923]	Abeyance to 5/24/2007 Planning Commission Meeting
Item 27 [VAR-18924]	Abeyance to 5/24/2007 Planning Commission Meeting
Item 28 [VAR-19609]	Abeyance to 5/24/2007 Planning Commission Meeting
Item 29 [SDR-18925]	Abeyance to 5/24/2007 Planning Commission Meeting
Item 56 [GPA-20216]	Abeyance to 4/26/2007 Planning Commission Meeting
Item 57 [ZON-20217]	Abeyance to 4/26/2007 Planning Commission Meeting
Item 58 [WVR-20568]	Abeyance to 4/26/2007 Planning Commission Meeting
Item 59 [VAR-20219]	Abeyance to 4/26/2007 Planning Commission Meeting
Item 60 [VAR-20419]	Abeyance to 4/26/2007 Planning Commission Meeting
Item 61 [SDR-20220]	Abeyance to 4/26/2007 Planning Commission Meeting
Item 62 [GPA-20227]	Abeyance to 5/24/2007 Planning Commission Meeting
Item 84 [SUP-20215]	Abeyance to 5/10/2007 Planning Commission Meeting

City of Las Vegas

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Discussion Items

MINUTES – Continued:

MR. RANKIN stated the applicant had requested to hold Item 2 to 4/26/2007.

TERRY GAMBOA, 6325 Iron Mountain Road, and SHARON TURBIVILLE, 5300 Solar Avenue, requested that Item 2 be heard and not held in abeyance. MS. GAMBOA stated that the owners would like action to be taken on the tentative map application.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Item 2 and explained the abeyance request was needed in order to address the neighbors' concerns. She stated the builder is working out the details regarding the sale of the subject properties before moving forward with the tentative map.

The applicant for Item 4 requested to hold it to 7/12/2007.

The applicant for Item 12 requested that it be withdrawn without prejudice.

The applicants for Items 25 and 84 requested these matters be heard on 5/10/2007.

The applicants for Items 26-29 and 62 requested to hold these items to 5/24/2007.

ATTORNEY ALLEN appeared on behalf of the applicant for Items 56-61 and requested they be held to 4/26/2007 for a minor revision to the plan.

(6:02 – 6:07)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 12, 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.

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT PLANNING COMMISSION MEETING OF: APRIL 12, 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.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER, AICP ☒ **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:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions Items 1 and 3– **UNANIMOUS** with **EVANS** excused

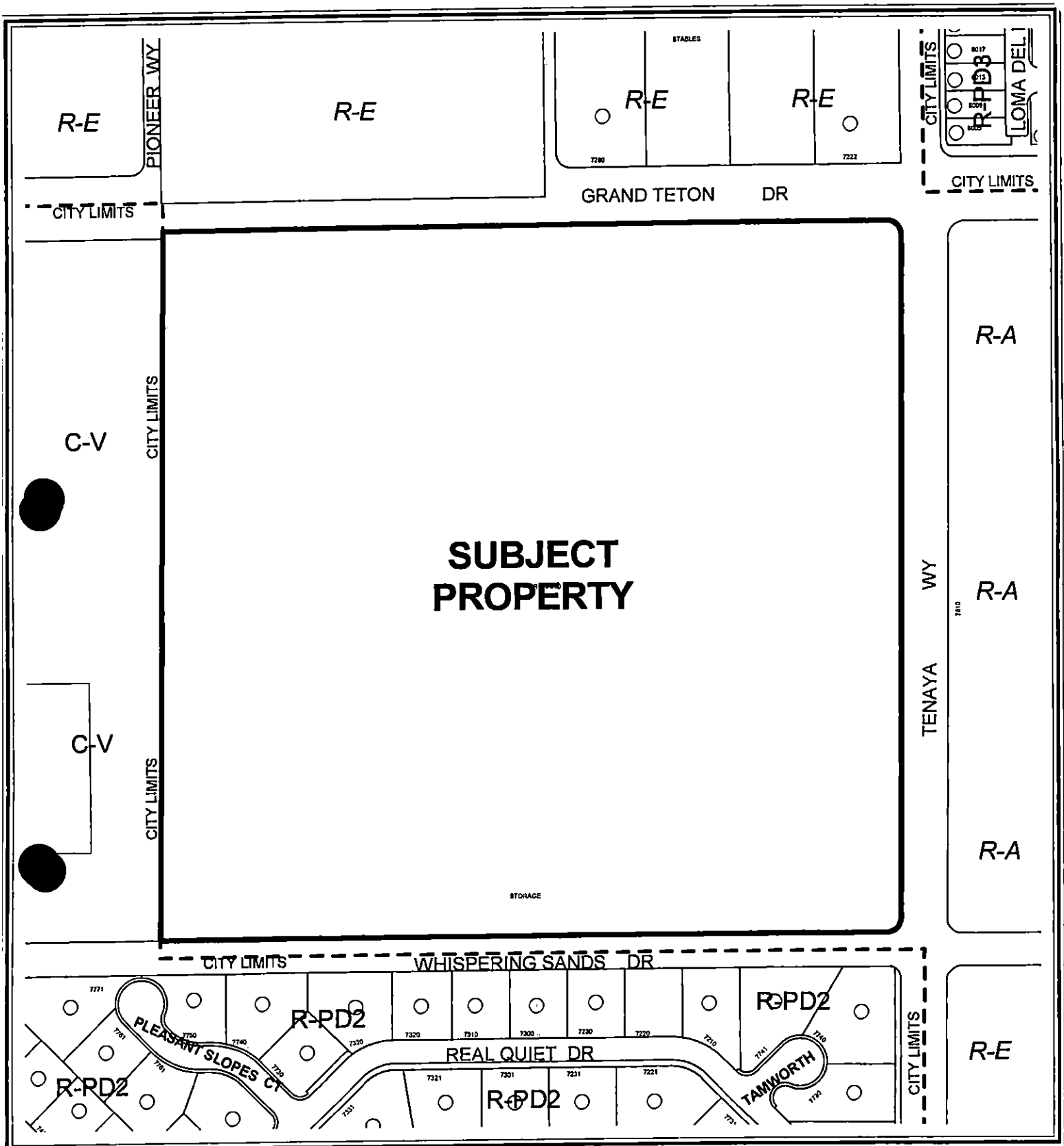
To be forwarded to City Council in Ordinance Form

MINUTES:

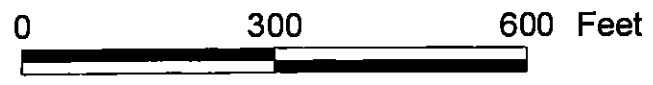
There was no discussion.

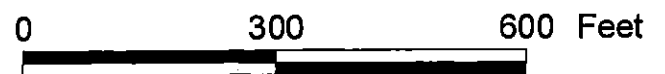
(6:07 – 6:08)

1-209



CASE: ANX-19110





City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 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
 April 12, 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

<i>Details of Application Request</i>	
<i>Site Area</i>	
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)

ANX-19110 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

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

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

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

Name of Property Owner: Spinnaker Homes IX, LCC

Name of Applicant: Royal Construction

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

Yes X No

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

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner/Authorized Agent: _____

Print Name: STEPHEN B. AIZENBERG

Subscribed and sworn before me

This 20 day of December, 2006

Notary Public in and for said County and State



JAN 09 2007



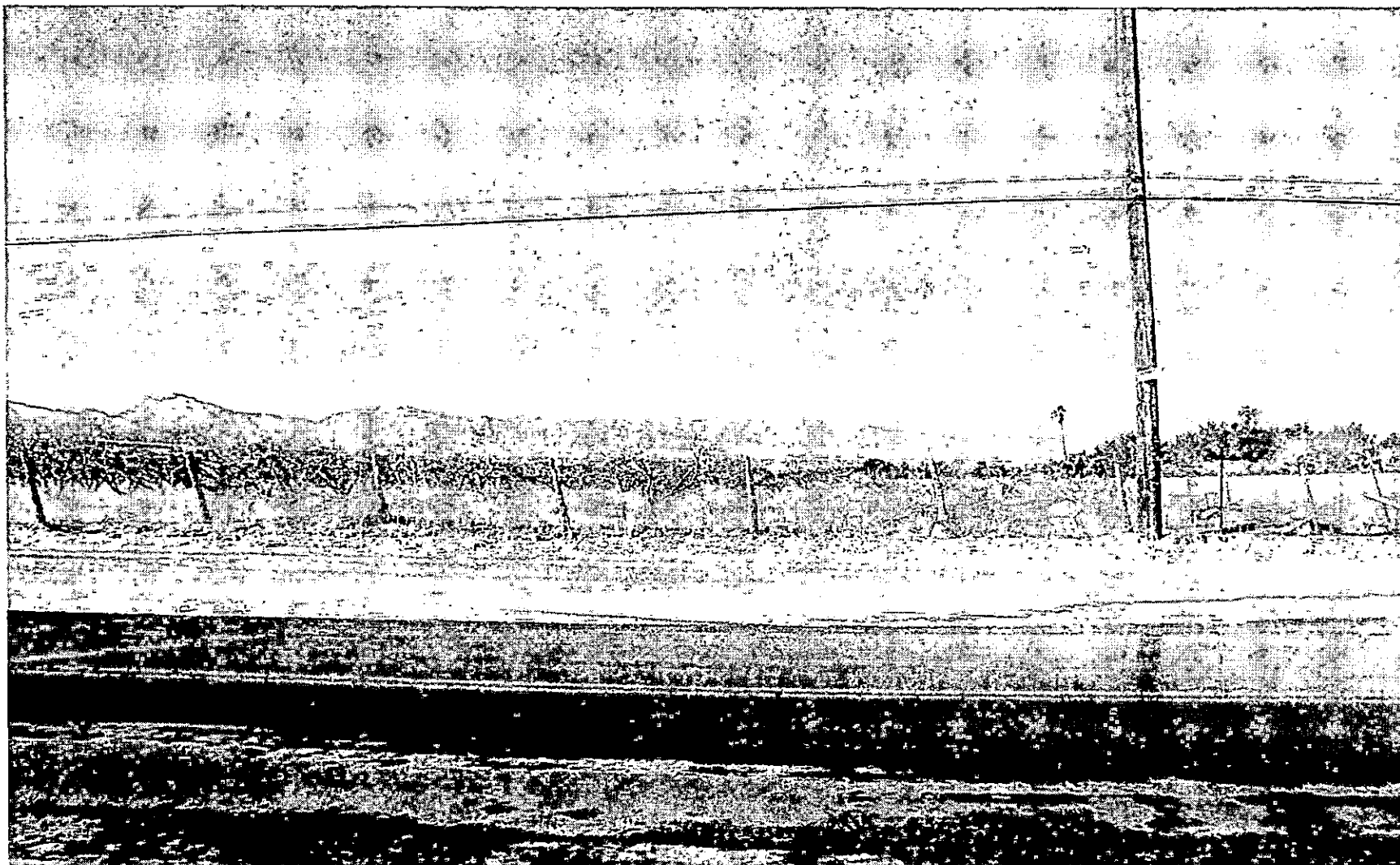
ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC
SOUTHWEST CORNER OF NORTH TENAYA WAY AND GRAND TETON DRIVE
APRIL 12, 2007 PLANNING COMMISSION

01/22/07



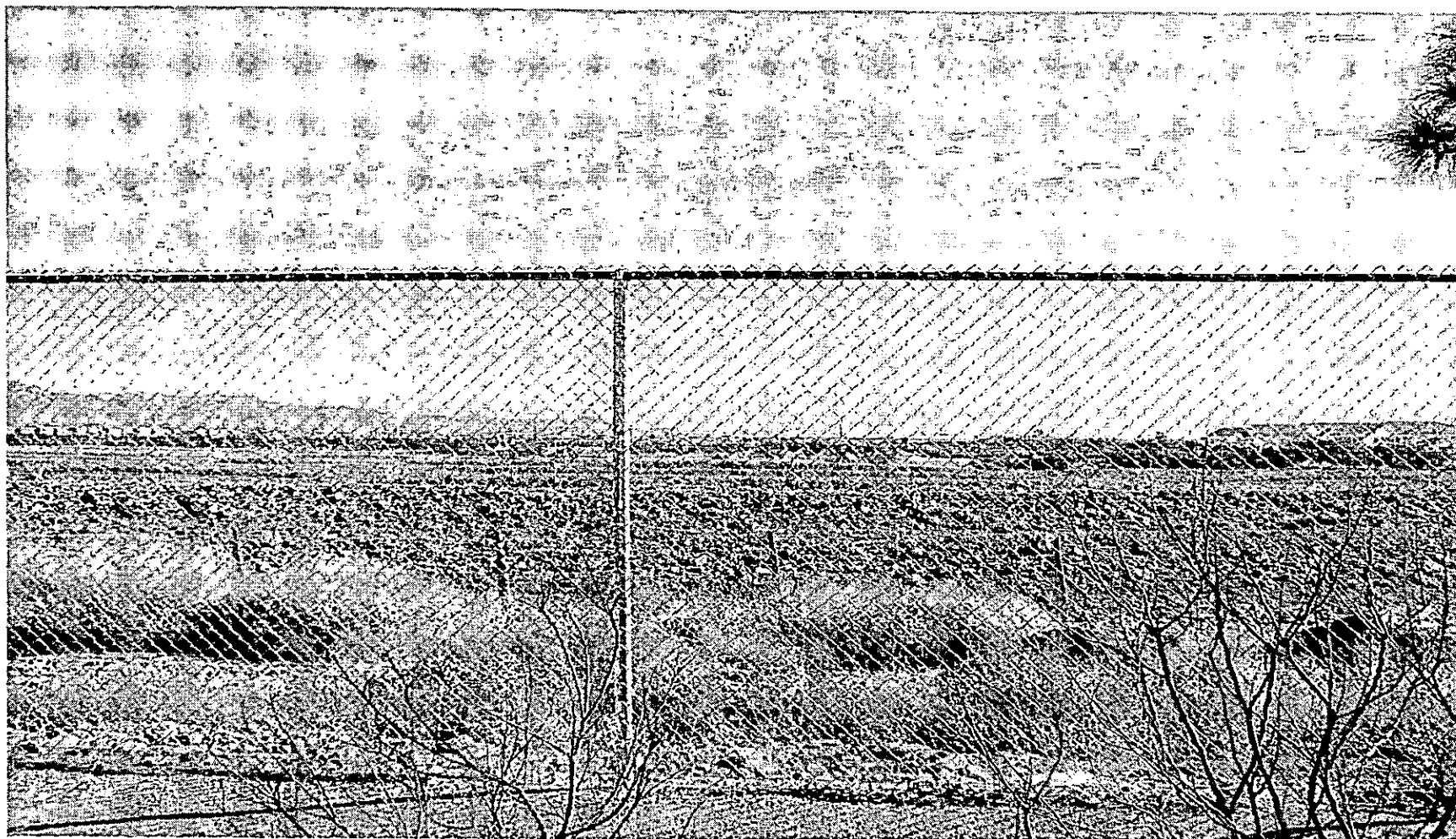
ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC
SOUTHWEST CORNER OF NORTH TENAYA WAY AND GRAND TETON DRIVE
APRIL 12, 2007 PLANNING COMMISSION

01/22/07



ANX-19110 - ANNEXATION - OWNER/APPLICANT: SPINNAKER HOMES IX, LLC
SOUTHWEST CORNER OF NORTH TENAYA WAY AND GRAND TETON DRIVE
APRIL 12, 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
APRIL 12, 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
APRIL 12, 2007 PLANNING COMMISSION

01/22/07

T ☐ THOMASON
C ☐ CONSULTING
E ☐ 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

04/12/07 PC

ANX-19110

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - 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:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP OOCUMENTATION:

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

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS with EVANS excused

This is Final Action

MINUTES:

During the Housekeeping portion of the agenda, DOUG RANKIN, Planning and Development Department, stated the applicant had requested to hold Item 2 to 4/26/2007.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 2 – TMP-18305

MINUTES – Continued:

TERRY GAMBOA, 6325 Iron Mountain Road, and SHARON TURBIVILLE, 5300 Solar Avenue, requested that Item 2 be heard and not held in abeyance. MS. GAMBOA stated that the owners would like action to be taken on the tentative map application.

ATTORNEY STEPHANIE ALLEN, 3800 Howard Hughes Parkway, appeared on behalf of the applicant for Item 2 and explained the abeyance request was needed in order to address the neighbors' concerns. She stated the builder is working out the details regarding the sale of the subject properties before moving forward with the tentative map.

MR. RANKIN stated this application conforms to Title 18 and the previously approved zoning and site plan applications. He recommended approval.

ATTORNEY ALLEN reiterated the applicant's request to hold this item for two more weeks.

MS. GAMBOA stated the property owners had come to an agreement with the developer and wanted the application to move forward or have the developer explain the reason for the delay.

ATTORNEY ALLEN explained the abeyance was needed to address some issues regarding the close of sales on some of the properties and stated the applicant is not ready to proceed.

MARGO WHEELER, Director of Planning and Development, noted that when there appears to be a disagreement between the applicant and the owners, the appropriate action might be to table the matter.

DEPUTY CITY ATTORNEY JAMES LEWIS informed the Commissioners that they could choose to table, continue, or hear this application.

COMMISSIONER TRUESDELL pointed out approval of the tentative map would not constitute the map's recordation and suggested tabling the application if the map appears to be unstable. ATTORNEY ALLEN assured him that the map would not change and explained the abeyance request was to allow the applicant to address the owners' concerns. She emphasized that tabling the matter would only harm both parties and reiterated the request to hear this item in two weeks.

COMMISSIONER STEINMAN stated he could support approval of this application unless major changes were anticipated for this application.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 2 – TMP-18305

MINUTES – Continued:

In response to COMMISSIONER GOYNES' request for clarification, COMMISSIONER TRUESDELL explained that if any of the property sales does not go through, the applicant can always submit another tentative map application.

COMMISSIONER DUNNAM observed that approval of this application would only be valid for 24 months.

ATTORNEY ALLEN stated the applicant would prefer approval of this application rather than it be tabled.

(6:02 – 6:07/6:08 – 6:17)

1-60/1-226

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-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

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 2 – TMP-18305

CONDITIONS – Continued:

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.

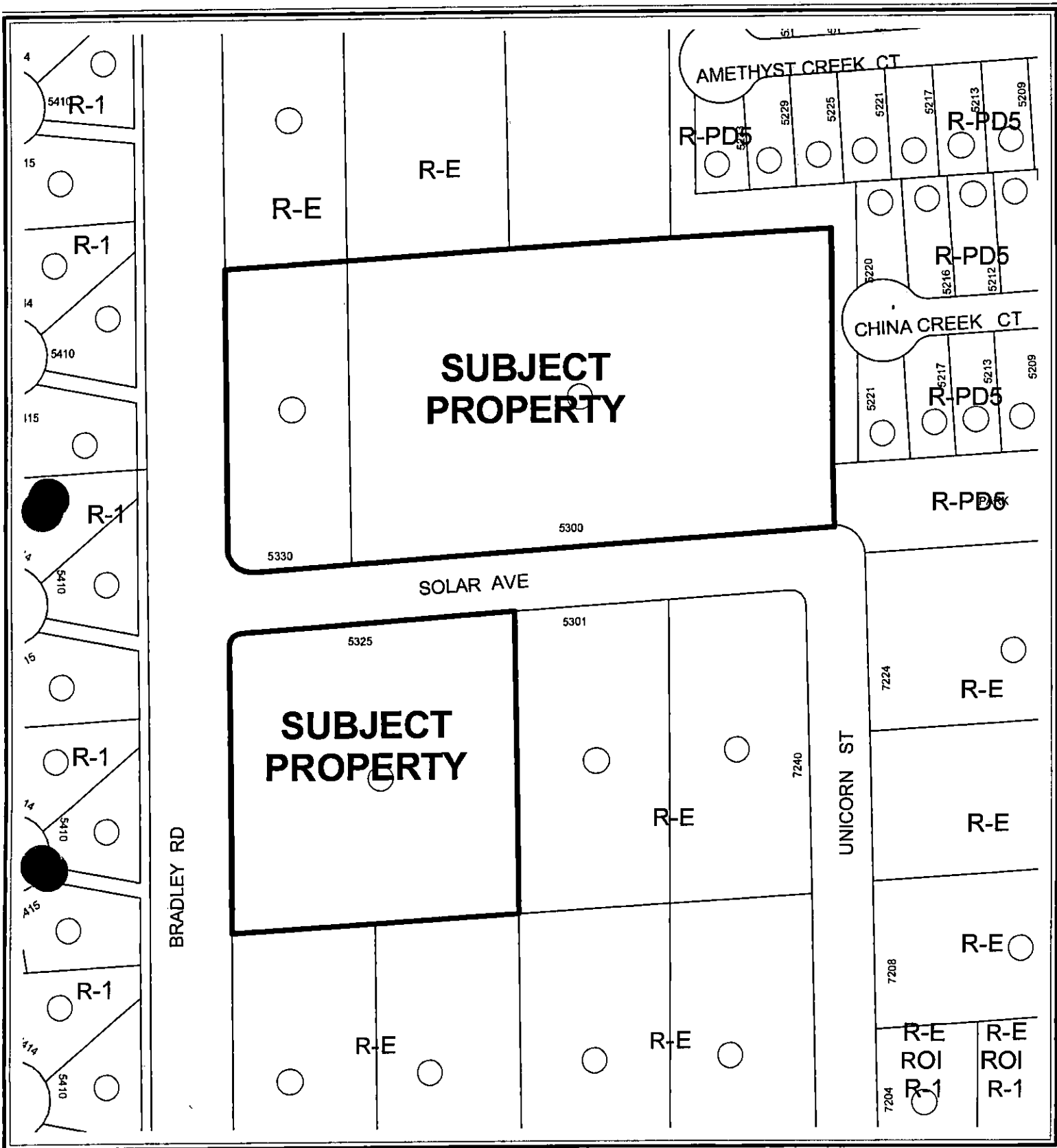
Public Works

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.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 2 – TMP-18305

CONDITIONS – Continued:

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.



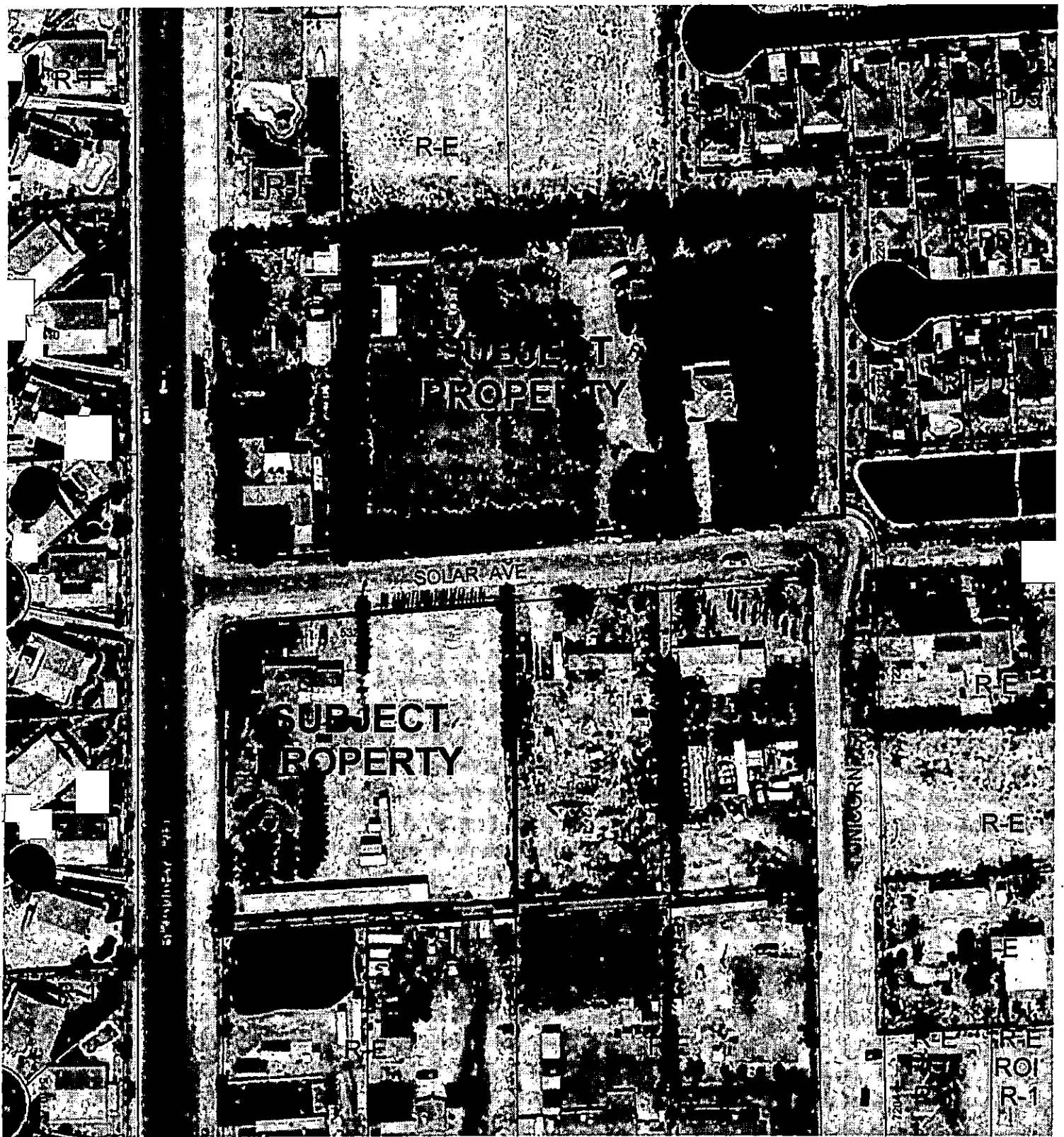
0 50 100 Feet

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)





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)



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - 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

TMP-18305 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

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
April 12, 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

<u>Previous City Action</u>	
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.
03/22/07	The Planning Commission voted to hold in abeyance a Tentative Map (TMP-18305) until the 04/12/07 Planning Commission Meeting at the applicants request. Staff recommended approval.
<u>Pre-Application Meeting</u>	
A pre-application meeting is not required for this type of application, nor was one held.	
<u>Neighborhood Meeting</u>	
A neighborhood meeting is not required for this type of application, nor was one held.	

<u>Details of Application Request</u>			
<u>Site Area</u>			
Gross Acres	7.27 Acres		
<u>Surrounding Property</u>	<u>Existing Land Use</u>	<u>Planned Land Use</u>	<u>Existing Zoning</u>
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)

TMP-18305 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

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

TMP-18305 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

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

Per Title 19.12, the following standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Buffer: Min. Trees	1 Tree/30 Linear Feet 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

<i>Total Acreage</i>	<i>Density</i>	<i>Provided</i>		<i>Required</i>		<i>Compliance</i>
		<i>Percent</i>	<i>Area</i>	<i>Percent</i>	<i>Area</i>	
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.

TMP-18305 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

- 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.

TMP-18305 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

- 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.

TMP-18305 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

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

TMP-18305

Case Number: TMP-18305 APN: 125-13-801-006Name of Property Owner: Sharon TurbivilleName 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): _____

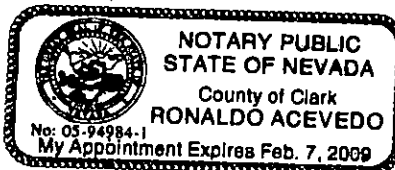
APN: _____

Signature of Property Owner: Sharon TurbivillePrint Name: Sharon Turbiville

Subscribed and sworn before me

This 20 day of October, 2006

Notary Public in and for said County and State





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: _____

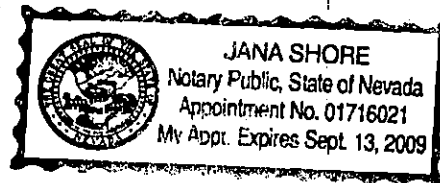
Signature of Property Owner: _____

Print Name: Terry Karas Kathryn Karas

Subscribed and sworn before me

This 2nd day of October 2006

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





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): _____

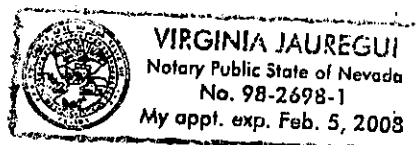
APN: _____

Signature of Property Owner: _____

Print Name: Delmar Dinkins

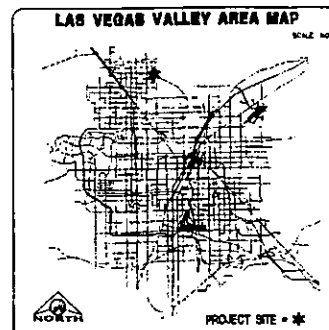
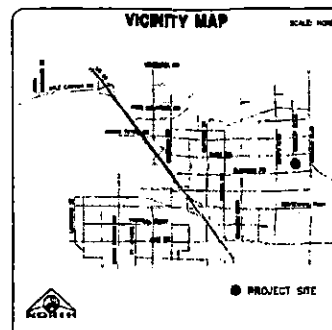
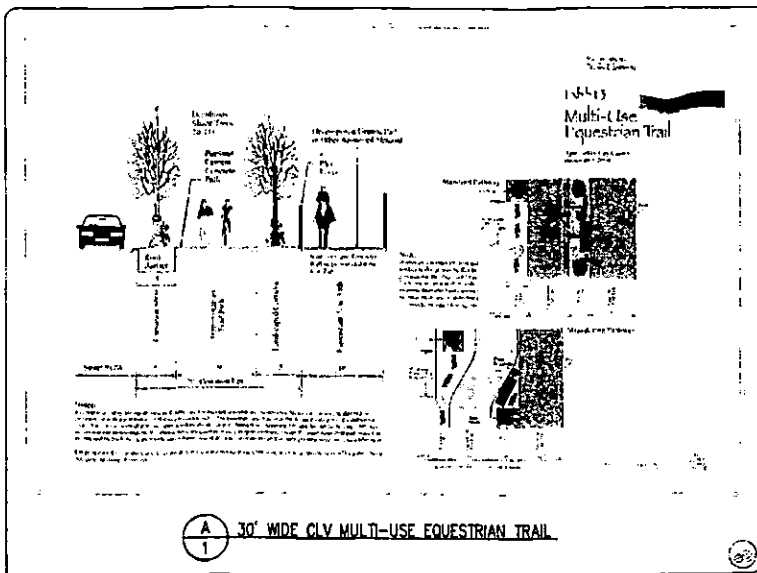
Subscribed and sworn before me

This 28 day of September 2006
Virginia Jauregui
Notary Public in and for said County and State



TENTATIVE MAP OF BRADLEY / SOLAR

A PORTION OF THE SOUTHEAST QUARTER (SE¹₄), OF SECTION 13,
TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY,
NEVADA.



LEGAL DESCRIPTION

THE FOLLOWING INFORMATION IS FOR THE USE OF THE OFFICE OF THE
ATTORNEY GENERAL AND IS NOT TO BE RELEASED TO THE PUBLIC
UNLESS SO ORDERED BY THE COURT.

THE

100-100000000

1. 凡在本行開辦之各項業務，均應遵守本行所訂之各項規章，並應隨時注意本行所訂之各項規章，如有違反者，本行將依法究辦。

[illegible][illegible]

THE ABOVE INFORMATION WAS OBTAINED FROM THE FILES OF THE FBI, WASHINGTON, D.C. AND IS BEING FURNISHED TO YOU FOR YOUR INFORMATION. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

THE CITY OF LOS ANGELES HAS RECEIVED THE FOLLOWING INFORMATION FROM THE
LOS ANGELES POLICE DEPARTMENT:

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 08-07-2013 BY 60322

NOTES

- [illegible]

ESTIMATED SEWAGE CONTRIBUTION

AVERAGE FLOW = 4.5 CUBIC MILES PER DAY
 PEAK FLOW = 6 CUBIC MILES PER DAY

ASSESSOR'S PARCEL NUMBER

姓名: _____
 学号: _____

SHEET INDEX

1. DATE 2. NAME

NETBACK REQUIREMENTS

RESIDENT ZONING	R-5
IMPROVED ZONING	4000-S
FUTURE LOT #/AS (SF)	4,320 SF
FRONT TO BUILDING	10' SIDE
FRONT TO DRIVE	10' SIDE
SIDE TO BUILDING 48' HOOF 14'4"	2' SIDE
SIDE ON CORNER	10' SIDE
REAR	10' SIDE
REAR TO PATH	5' SIDE

ENGINEER

WITNES COMMUNICATIONS
8787 W. CHARLESTON BLVD. SUITE 2
LAS VEGAS, NV 89148
OFFICE: 702/234-1400
FAX: 702/234-2061

OWNERS

WERRY & RANDY WARR (128-13-22)
 5210 WYLAN AVENUE
 LAS VEGAS NV 89121
 SHARON TAYLOR (128-13-29-00)
 6300 WYLAN AVENUE
 LAS VEGAS NV 89121
 WILLIAM (WIMMER) (128-13-22-125)
 6330 WYLAN AVENUE
 LAS VEGAS NV 89121

DEVELOPER

RECEIVED AMERICAN PEOPLE'S PARTY
2490 FAIRFAX AVENUE, SUITE 1
NORTON, MA 01954
OFFICE: (508) 811-2408

SURVEYOR

THE-ONE SERVICE
 3750 W. CHAMBERLAIN BLVD., SUITE A
 LAS VEGAS, NV 89148
 OFFICE (702) 821-1888
 FAX (702) 830-6378

BENCHMARK

OFF OF LAS VEGAS BEVEL AND ROUND PLATE IN WHEELBAR
AND BOTTLE AT CORNER OF EASTERN ROAD AND CORNER
PINE STATION 2, 1919-1924.

1. 1919-1924 2362 1375 PINT (1919-1924)
712 1919 1919 (1919-1924)

CLARK COUNTY HERALD, CORN. 2003 BUILT BY
HERALD AMERICAN HERALD, BAY OF 1919 (1919-1924)

BASIS OF BEARING

with DENNIS EAST, KING THE MEMBER OF THE
CONFRATERNITY OF LIMBARD ROAD AN SHOWN ON THAT
CERTAIN MAP ON FILE IN THE OFFICE OF THE CLERK
COUNTY, NEVADA BETWEEN IN JUL 52, PAGE 70 OF
PLAT 15.

COMMON LOT AREAS

COMMON LOT 'A'	6,871 SF
COMMON LOT 'B'	9,331 SF
COMMON LOT 'C'	11,379 SF
COMMON LOT 'D'	8,306 SF
COMMON LOT TOTAL	26,620 SF
HORSE TRAIL TOTAL	14,201 SF
	(LOT 6) 6,000 TO 9,000
	(LOT 7) 10,000 TO 13,000
	(LOT 8) 14,000 TO 17,000
	(LOT 9) 18,000 TO 21,000
	(LOT 10) 22,000 TO 25,000
	(LOT 11) 26,000 TO 29,000
	(LOT 12) 30,000 TO 33,000
	(LOT 13) 34,000 TO 37,000
	(LOT 14) 38,000 TO 41,000
	(LOT 15) 42,000 TO 45,000
	(LOT 16) 46,000 TO 49,000
	(LOT 17) 50,000 TO 53,000
	(LOT 18) 54,000 TO 57,000
	(LOT 19) 58,000 TO 61,000
	(LOT 20) 62,000 TO 65,000
	(LOT 21) 66,000 TO 69,000
	(LOT 22) 70,000 TO 73,000
	(LOT 23) 74,000 TO 77,000
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	(LOT 101) 386,000 TO 389,000
	(LOT 102) 390,000 TO 393,000
	(LOT 103) 394,000 TO 397,000
	(LOT 104) 398,000 TO 401,000

TYPICAL SETBACKS

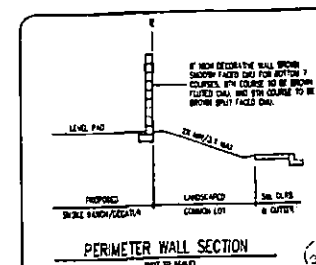
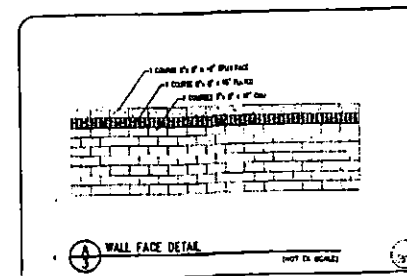
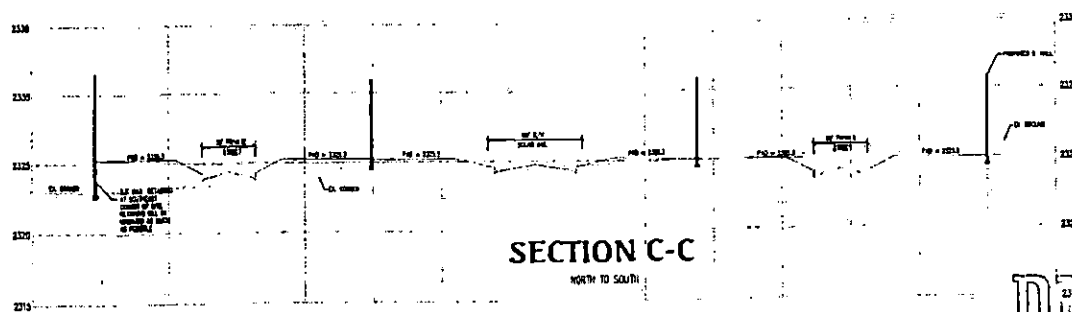
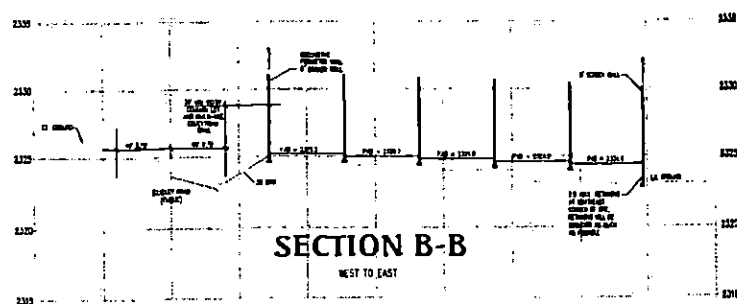
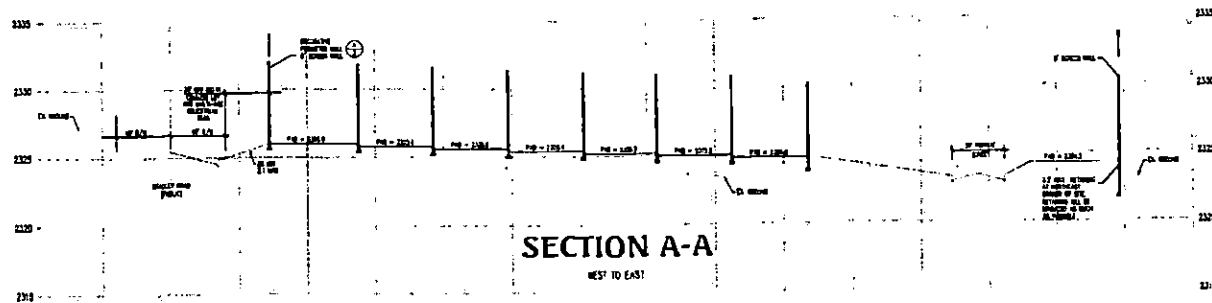
[illegible]

LAND USE TABULATION

LAND USE DESIGNATION
 0-1: 100% OPEN, 0%
 0-2: 100% OPEN, 0%
SUB. SUMMARY
 TOTAL ACRES
 SUBSTANDARD LOTS
 EXCESS MOBILE
 DENSITY REPORTS
 5.00
OPEN SPACE
 10% REQUIRE
 12% PROVIDED

TMP-18305
REVISED—
04/12/07 PC

FEB 27 2003

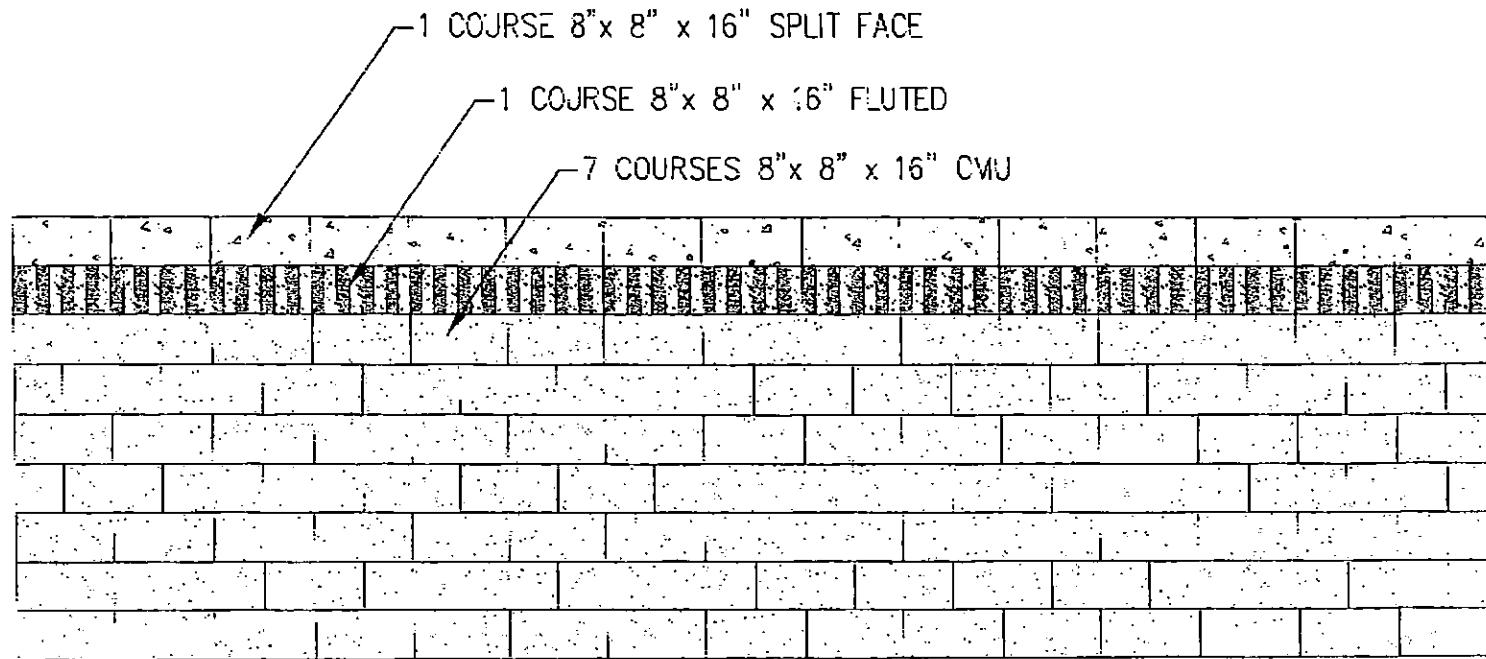


RECEIVED
FEB 27 2007

TMP-18305
REVISED

04/12/07 PC

Triton Engineering 1000 S. Highway 100, Suite 100 Las Vegas, NV 89102 (702) 735-1000 Fax: (702) 735-1001 Email: info@tritoneng.com Website: www.tritoneng.com	
RICHMOND AMERICAN HOMES OF NEVADA, INC. BRADLEY / SOLAR	SECTIONS 3



WALL FACE DETAIL

(NOT TO SCALE)



REGISTERED
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
APRIL 12, 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
APRIL 12, 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
APRIL 12, 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

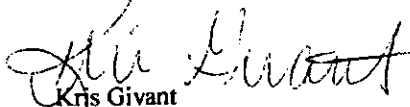
We are requesting the following setbacks for the RPD-5;

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 you 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

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

TMP-20169 - TENTATIVE MAP - FARM/US95 - APPLICANT/OWNER: FAIRFIELD FARM ROAD, LP - Request for a Tentative Map FOR A 739-UNIT FOUR STORY CONDOMINIUM DEVELOPMENT on 22.67 acres at 7501 Oso Blanca Road (APN 125-17-301-005), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center Special Land Use Designation)], Ward 6 (Ross).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 1 and 3– **UNANIMOUS** with **EVANS** excused

This is Final Action

MINUTES:

There was no discussion.

(6:07 – 6:08)

1-209

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 3 – TMP-20169

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-17122, SDR-7594) and the Town Center Plan Development Standards.
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.

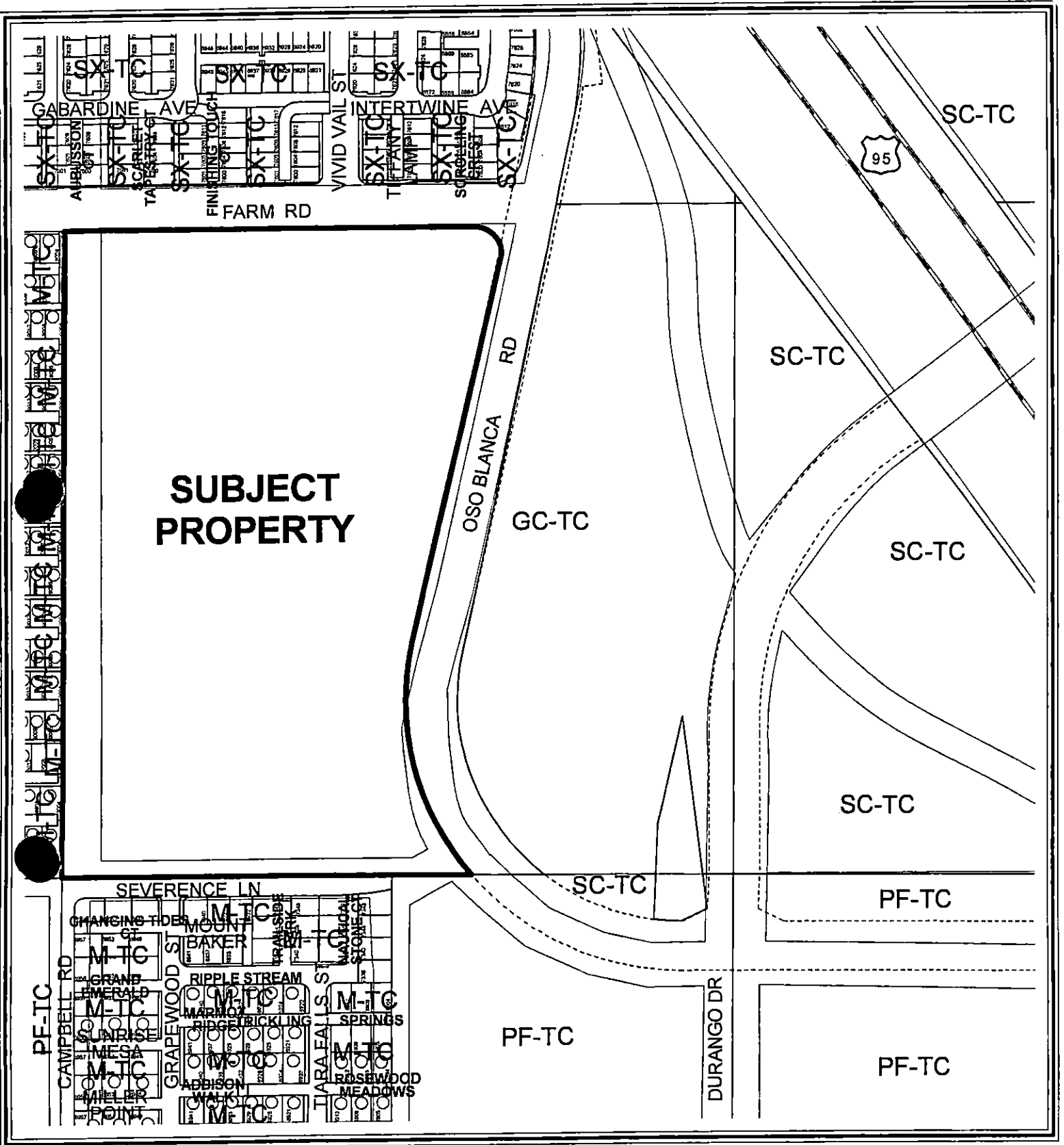
Public Works

6. The western most driveway accessing Severance Lane shall be for emergency access only and shall be fitted with a crash gate.
7. Landscape and maintain all unimproved rights-of-way, if any, 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.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 3 – TMP-20169

CONDITIONS – Continued:

8. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements located within the public right of way adjacent to this site.
9. The Final Map for this site shall provide "Sight Visibility Restriction Zones" at all intersections.
10. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final 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.
11. Site development to comply with all applicable conditions of approval for Site Development plan Review SDR-7594 and all other applicable site-related actions.
12. 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-20169**

ZONING OF SUBJECT PROPERTY:

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

0 60 120 Feet





0 60120 Feet



CASE: TMP-20169

ZONING OF SUBJECT PROPERTY:

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



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: TMP-20169 - FARM/US95 - APPLICANT /OWNER:
FAIRFIELD FARM ROAD, LP**

**** 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-17122, SDR-7594) and the Town Center Plan Development Standards.
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-20169 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

Public Works

6. The western most driveway accessing Severance Lane shall be for emergency access only and shall be fitted with a crash gate.
7. Landscape and maintain all unimproved rights-of-way, if any, 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.
8. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements located within the public right of way adjacent to this site.
9. The Final Map for this site shall provide "Sight Visibility Restriction Zones" at all intersections.
10. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final 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.
11. Site development to comply with all applicable conditions of approval for Site Development plan Review SDR-7594 and all other applicable site-related actions.
12. 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-20169 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a for a proposed 739-unit condominium project on 22.68 acres west of Oso Blanca Road and bordered by Farm Road to the north, Severence Lane to the south, at 7501 Oso Blanca Road. A Site Development Plan Review (SDR-17122) was administratively approved for a 739-unit four story apartment complex on 22.68 acres.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
09/07/05	City Council recommended approval subject to amended conditions of a request for a Site Development Plan Review (SDR-7594) for a proposed 101,320 square foot commercial / 777 unit multi-family mixed-use residential development, including waivers of the parking lot and perimeter landscape requirements; and a waiver of the Town Center Development Standards for the two-story maximum height, single-story office, and 20-foot landscaped berm requirements in the SX-TC District, on 40 acres located on the southwest coner of Oso Blanca Road and Farm Road.
9/7/05	City Council approved a Major Modification (MOD-7588) of the Town Center Land Use Plan From: SC-TC (Service Commercial-Town Center) TO: SX-TC (Suburban Mixed Use – Town Center) and GC-TC (General Commercial) Special Land Use Designations on 40 acres at the intersection of Oso Blanca Road and Farm Lane.
9/7/05	City Council approved a Special Use Permit (SUP-7589) for a proposed high density residential (single use) development.
11/16/06	A Site Development Plan Review (SDR-17122) was administratively approved for a 739-Unit four story apartment complex on 22.68 acres. Staff and Planning Commission recommended approval.
<i>Pre-Application Meeting</i>	
2/15/07	Staff reviewed with the applicant the conditions of approval for SDR-17122 for an 739–unit condominium complex.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting is not required for this application type nor was one held.

TMP-20169 - Staff Report Page Two
 April 12, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Gross Acres	22.67
Net Acres	21.97

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant – Undeveloped	Service Commercial - Town Center	TC (Town Center District)
North	Single Family Residential	Suburban Mixed Use - Town Center	T-C (Town Center District)
South	Single Family Residential	Medium Density Residential - Town Center	T-C (Town Center District)
East	Vacant - Undeveloped	Service Commercial - Town Center	T-C (Town Center District)
West	Single Family Residential	Medium Density Residential - Town Center	T-C (Town Center District)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
T-C Town Center District	Y		Y
A-O (Airport Overlay) District	Y		Y
Centennial Hills Sector Plan	Y		Y
Northwest Open Space Plan	Y		Y
Trails		N	N/A
Rural Preservation Overlay District		N	N/A
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

TMP-20169 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

In accordance with the Town Center- Commercial Development Standards, the following criterion applies:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	22.67	Y
Min. Lot Width	N/A	780-870 FEET	Y
Min. Setbacks • Front • Side • Corner • Rear	15 FEET 10 FEET 15 FEET 20 FEET	15 FEET 60 FEET 68 FEET 75-150 FEET	Y Y Y Y
Min. Distance Between Buildings	10 FEET	30-60 FEET	Y
Max. Lot Coverage	N/A	40 PERCENT	Y
Max. Building Height	2 STORIES	4 STORIES	N
Trash Enclosure	Y	Y	Y
Mech. Equipment	Y	Y	Y

Pursuant to Title 19.08.060, the following residential adjacency standards apply to the subject proposal:

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	148.5 FEET to 162 FEET (Building heights range between 49.5 feet to 54.5 feet)	77 to 150 feet	N*
Trash Enclosure	50 feet	33 feet	N*

*Approved SDR-7594 includes a Waiver of Town Center Development Standards for 2-story building height limitation.

*A condition shall be included requiring the project to meet the 50 foot residential adjacency setback.

TMP-20169 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

In accordance with Title 19. 12, the following landscape and open space standards are applicable to the project:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree / 6 uncovered spaces Number of row ends/2	$424/6=71$ Trees $107/2=53.5$ Trees $71+40=124.5$ Trees	107 Trees	*Y
Buffer: Min. Trees	1 Trees / 30 Linear Feet along the perimeter 1 Tree / 30 Linear Feet along residential street	57 perimeter <u>54 residential street</u> 111 Trees	40 Trees <u>67 Trees</u> 107 Trees	N (conditioned in SDR-7594 to meet standard)
TOTAL		235.5 Trees	214	N
Min. Zone Width	15 Feet		15 FEET	Y
Wall Height	6 Feet		6 FEET	Y

* As per approved waiver of

Open Space Standard	Required	Provided	Compliance
20 percent of Area	20% of 22.68 total project acreage = 4.54 acres	6.73 acres or 31 percent	Y

Town Center Development Standards for Special Pavement and Sidewalk Treatments shall be applied to the project:

Streetscape Standards	Required	Provided	Compliance
Amenity Zone	Directly Adjacent to the curb line: 15 feet long and spaced a minimum of 105 feet O.C. or every three trees	Y	Y
The Sidewalk Treatment	Sidewalk width varies: A 2 foot 6 inch square grid scoring with light gray broomed concrete finish.	Y	Y
The Accent Patterns at Street Intersections	Used at every intersection to emphasize pedestrian crosswalk areas. Comprised of red concrete pavers, one square foot in size, and laid at 45 degree angle.	Y	Y

TMP-20169 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Attachment 3 to the 1999, 2000, and 2001

Parking Requirement							
Use	Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Multi-family							
One Bedroom	502	1.25 spaces/unit	628		630		Y
Two Bedroom	237	1.75 spaces/unit	415		417		Y
Subtotal	739		1043		1047		
Handicapped		1 space per each unit designed for ADA accessibility		21		(21)*	Y
Guest Parking	739	1 space/6 units	123		123		Y
TOTAL (including handicap)			1166		1170		Y

*Included in parking subtotal

ANALYSIS

Project background:

This Tentative Map is for the approval of a 739-unit condominium complex located at 7501 Oso Blanca Road. Originally the project was approved by City Council (SDR-7594), for construction of a commercial/retail and multi-family residential development on 40 acres east and west of Oso Blanca Road between Severence Lane and Farm Road. The approval included Waivers of parking lot, foundation, and perimeter landscape requirements; and to waive Town Center Development Standards (TCDS) for two-story maximum height, single story office, and 20-foot landscaped berm requirements in the SX-TC District.

The project was revised and a Site Development Plan Review (SDR-17122) was administratively approved for a reduction in the number of residential units from 777 units to 739 units comprised of one and two bedroom apartments on 22.68 acres. Furthermore, the building height was reduced from 5 stories to 4 stories. The request for a Tentative Map stems from conversion of an approved apartment complex (SDR-17122) to a condominium complex. The Tentative Map, as submitted, conforms to the approved site plans from (SDR-17122).

LHM

TMP-20169 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

- Zoning

The project site is zoned as TC (Town Center) and is subject to Title 19 T-C District Guidelines, Centennial Hill Sector Plan, and Town Center Development Standards.

- General Plan:

The project is subject to development guidelines of the Centennial Hills Sector Plan as well as Town Center District Development Standards. The project site is designated in the General Plan within the TC (Town Center) land use category, as well as a special land use designation of SX-TC (Suburban Mixed-use Town Center).

FINDINGS

- General information Residential

The previous Site Development Plan Review (SDR-17122) approved a 739-unit, 13 building condominium conversion of a previously-approved apartment complex. Existing surrounding uses include public right-of-way Farm Road to the north, single family residential to the west, Severance Lane and single family residential to the south, and Oso Blanca Road to the east.

- Cross Section

Pursuant to Section 18.08.110 of the Subdivision Ordinance, cross sections have been submitted for the proposed Tentative Map with both the east/west and north/south cross sections depicting a maximum natural grade of 2% or less. With a grade of 2% or less the Design Standards allow a maximum exposed wall height of 10 feet (a four-foot retaining wall with a six-foot screen wall). The submitted wall elevations indicate compliance with this standard. In addition to the wall height, the wall elevations depict a tan CMU wall with one course of fluted brick and a smooth top course providing the 20% contrasting materials.

- Trails

There are no trails proposed along the perimeters of the subject site.

TMP-20169 - Staff Report Page Seven
April 12, 2007 - Planning Commission Meeting

- Special Conditions of Approval (from Zoning or SDPR)

SDR-7594

Approval of and conformance to the Conditions of Approval for Major Modification (MOD-7588) and Special Use Permits SUP-7589, SUP-7590, and SUP-7591 approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

7

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0



CALIFORNIA JURAT WITH AFFIANT STATEMENT

STATE OF CALIFORNIA

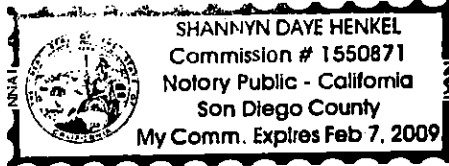
COUNTY OF SAN DIEGO

Subscribed and sworn to (or affirmed) before me on this 15th day of February, 2007 by Ed McCoy personally known to me.

Name of signer(s)

WITNESS my hand and official seal.

Shannyn Daye Henkel
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)
☐ GENERAL

☐ LIMITED

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ GUARDIAN/CONSERVATOR

☐ OTHER:

SIGNER IS
REPRESENTING
NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

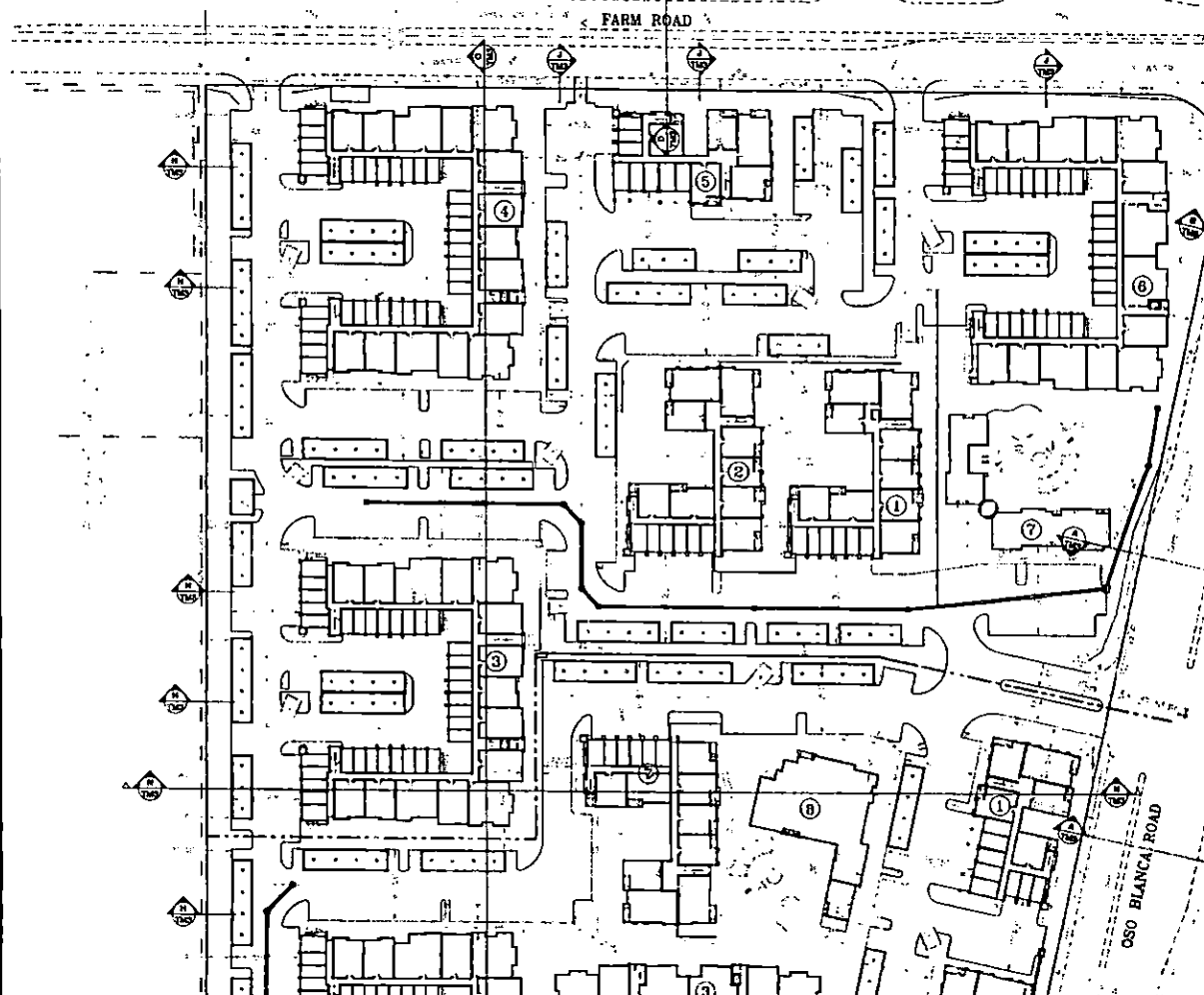
THIS CERTIFICATE MUST BE ATTACHED TO THE
DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document: Statement of Financial Interest

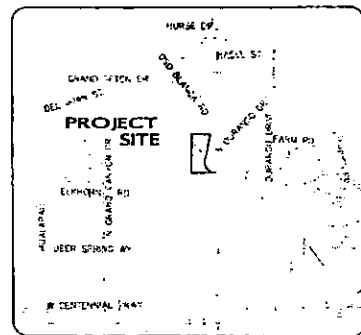
Number of Pages: 2 Date of Document:

Signer(s) Other Than Named Above

Though the data requested here is not required by law, it could prevent
fraudulent reattachment of this form.



SEE SHEET 2 FOR CONTINUATION



LEGEND

- EXISTING WATER LINE AND MANHOLE
- EXISTING WATER L.V.
- PROPOSED WATER LINE
- PROPOSED WATER IN AND MANHOLE
- 21' WALKWAY
- SLURRY WALLS
- ADJUTANT L.V.
- LOT LINE
- POINT OF CONNECTION TO EXISTING UTILITIES
- RATE OF GRADE AND DIRECTION OF SLOPE (ARROWS TO DOWN STREET AND SLOPE UNLESS OTHERWISE INDICATED)
- EXISTING CHAINED CENTERLINE
- STREET NAME
- PROPOSED EXISTING STREET LIGHT
- PROPOSED EXISTING FIRE HYDRANT

SETBACK CRITERIA
 MINIMUM DISTANCE FROM ADJACENT PARCEL:
 PROPERTY LINE OR STREET - 10'
 - FRONT (OSO BLANCA) - 0' TO 15'
 - FRONT (RESIDENTIAL) - 0' TO 15'
 - SIDE (OSO BLANCA) - 15'
 - SIDE (RESIDENTIAL) - 15'
 - REAR (OSO BLANCA) - 20'
 - REAR (RESIDENTIAL) - 20'

BUILDING SEPARATION
 - BUILDING TO BUILDING - 10'

PROJECT SUMMARY
 GROSS ACRES: 25.67 ACRES
 NET ACRES: 21.97 ACRES

LOT SUMMARY
 CONDOMINIUM LOTS: 720
 COMMON ELEMENT LOTS: 1
 TOTAL LOTS: 721

CONDOMINIUM COMMON ELEMENT
LOT NOTE:
 ALL AREAS WITHIN THE CONDOMINIUM MAP WHICH ARE OUTSIDE OF BUILDING, LOT, AND BLOCK ARE CONSIDERED AS ONE COMMON ELEMENT LOT.



Call before you Dig
 1-800-222-2800

Call before you Dig
 1-800-222-2800

Call before you Dig
 1-800-222-2800

LEGAL DESCRIPTION
 BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 30 EAST, 12TH N.E. OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS
 NORTH 89°24'28" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 30 EAST, 12TH N.E. OF LAS VEGAS, CLARK COUNTY, NEVADA, AS SHOWN ON WHAT CERTAIN RECORDS LAKE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN THE 11th OF APRIL, 1971, PAGE 57.

PROJECT BENCHMARK
 PROJECT MARK: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83)
 CLARK COUNTY BENCHMARK: 1000705
 ELEVATION: 700.117 METERS (2297.77 FEET)
 ROUND AND SQUARE ALUMINUM PLATE IN TOP CORNER OF HEADHALL IN THE WEST SIDE OF U.S. 95 AREA MARKER 3015

OWNER
 FAIRFIELD FARM ROAD, LP
 3330 NORTHERN DRIVE, SUITE 200
 SAN DIEGO, CA 92121
 TEL: (619) 594-8227
 FAX

DEVELOPER
 FAIRFIELD FARM ROAD, LP
 3330 NORTHERN DRIVE, SUITE 200
 SAN DIEGO, CA 92121
 TEL: (619) 594-8227
 FAX

Call before you Dig
 1-800-222-2800

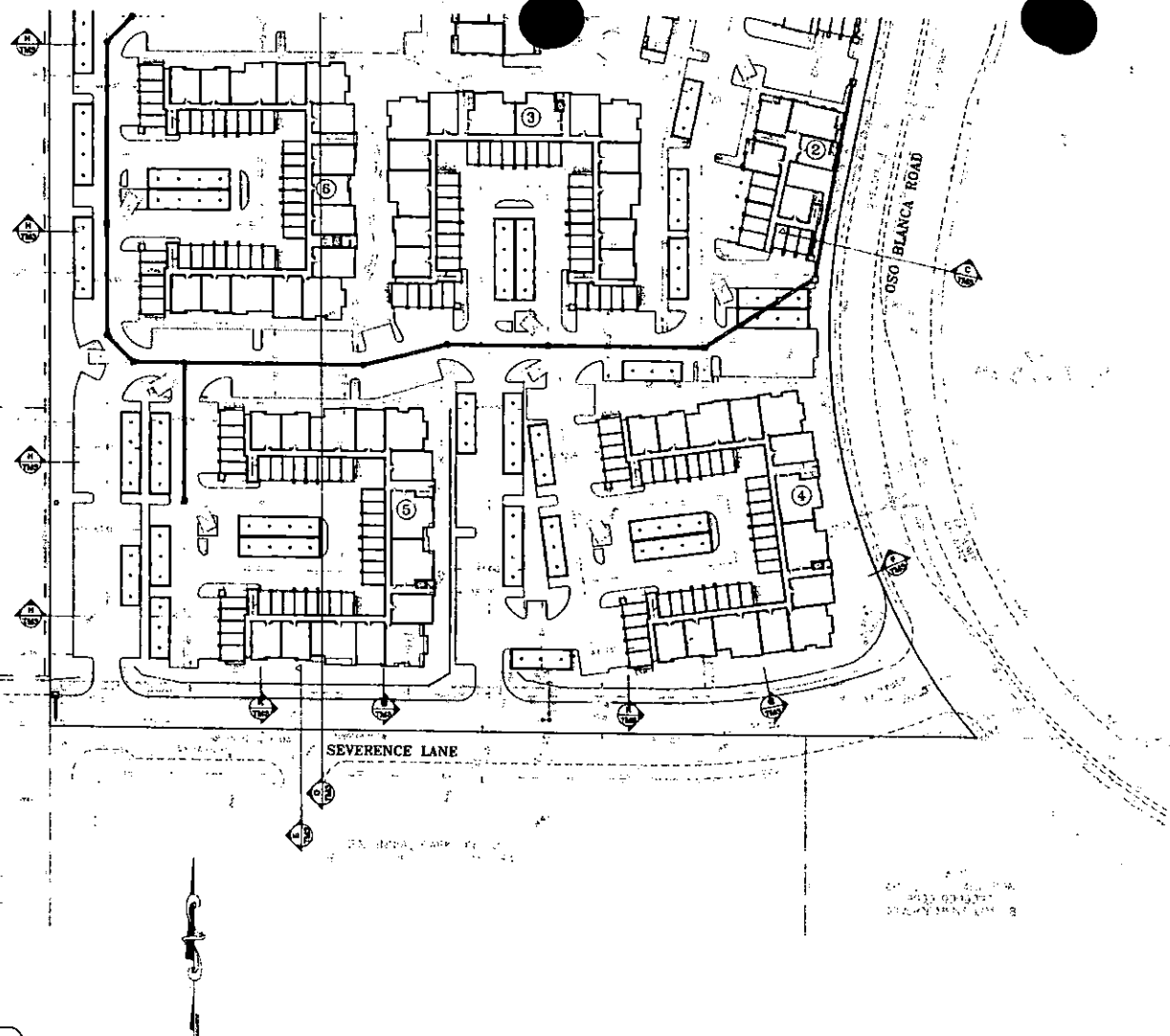
Call before you Dig
 1-800-222-2800

FAIRFIELD FARM ROAD, LP		CITY OF LAS VEGAS	
FARM 1 US 95	CONDOMINIUMS	TENTATIVE MAP	
DATE: 04/12/07	DESIGNED BY: [Signature]	ENGINEER: [Signature]	DATE: 04/12/07
DATE: 04/12/07	DESIGNED BY: [Signature]	ENGINEER: [Signature]	DATE: 04/12/07
DATE: 04/12/07	DESIGNED BY: [Signature]	ENGINEER: [Signature]	DATE: 04/12/07
DATE: 04/12/07	DESIGNED BY: [Signature]	ENGINEER: [Signature]	DATE: 04/12/07

TMP-20169
 04/12/07 PC

FEB 26 2007

SEE SHEET 1 FOR CONTINUATION

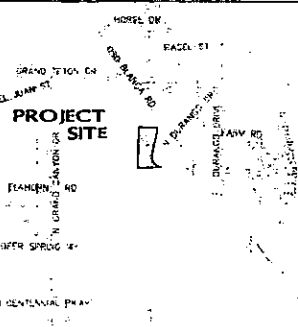


GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE UNIFORM STANDARD AND SPECIFICATIONS OF CLARK COUNTY, NEVADA.
2. UTILITY SERVICES PROVIDED AS FOLLOWS:
WATER: LAS VEGAS VALLEY WATER DISTRICT
ELECTRIC: NEVADA POWER COMPANY
GAS: SOUTHWEST GAS CORPORATION
TELEPHONE: CITY OF LAS VEGAS
SOLID WASTE DISPOSAL: REGIONAL SERVICES
SEWERAGE: LAS VEGAS
3. UTILITY EASEMENTS TO BE SHOWN TO RESPECTIVE AGENCIES.
4. SEWER CONTRIBUTION - 0.0018 MGD. AVERAGE DAILY PEAK.
5. FLOODING SETBACKS TO COMPLY WITH ALL APPLICABLE ORDINANCES.
6. STORM WATER TO SURFACE DRAIN ON DRIVE LANE.
7. THIS DEVELOPMENT DOES NOT LIE WITHIN A SPECIAL 100-YEAR FLOOD HAZARD ZONE AS DESIGNATED BY FEMA PANEL NO. 06000000000000000000.
8. ALL INTERIOR SEWER MAINS ARE AT LEAST 18" DIAMETER.
9. ALL INTERIOR STREETS ARE 24' WIDE UNLESS OTHERWISE NOTED.
10. ALL PROPERTY LINE RADII ARE 25' OR GREATER UNLESS OTHERWISE NOTED.
11. THERE ARE NO OBSERVABLE FAULTS OR FOLDING ON OR NEAR THE SITE.
12. SLOPE, GRADIENT, OR OTHER INDICATIONS ON HIGH GROUND WATER TABLES WERE NOT LOCATED ON THE SUBJECT PROPERTY. ALL FLOODING WATER FROM NEIGHBORING AREAS IS TO BE EXISTING DRAINAGE SYSTEMS.
13. EXISTING LANDSCAPING TO REMAIN AND MAINTAINED FOR THE 10-YEAR PERIOD. LANDSCAPING SHALL BE MAINTAINED PER ITEM 30 BY CONDOMINIUM OWNERS ASSOCIATION.
14. COVENANT, CONDITIONS AND RESTRICTIONS (CC&R) DEVELOPER SHALL FORMULATE AND RECORD PROTECTIVE COVENANTS AND EASEMENTS FOR THE CONDOMINIUM PROJECT. COVENANTS SHALL BE RECORDED WITHIN 90 DAYS OF THE COMMENCEMENT OF CONSTRUCTION.
15. NO EXISTING INFRASTRUCTURE OR UTILITIES (UNDERGROUND, AIR-BORE AND NO EXISTING EASEMENTS).
16. NO PROPOSED RETENTION OR DRAINAGE FOR PARKS, SCHOOLS, OR OTHER PUBLIC USES.

LEGEND

- EXISTING SEWER LINE AND MANHOLE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED 18" AIR LINE AND MANHOLE
- LOT NUMBER
- BLOCK NUMBER
- BOUNDARY LINE
- LOT LINE
- POINT OF BEGINNING TO THE LOT
- NAME OF TRAIL AND DIRECTION OF SLOPE (4" RISE TO DITCH STREET AND SEWER UNLESS OTHERWISE INDICATED)
- EXISTING GROUND CONTOUR LINE
- BLOCK WALL
- PROPOSED / EXISTING STREET LIGHT
- PROPOSED / EXISTING FIRE HYDRANT



LOCATION MAP

NOT TO SCALE

FAIRFIELD FARM ROAD, LP
CITY OF LAS VEGAS

FARM \ US 95
CONDOMINIUMS

TENTATIVE MAP

DESIGNED BY	1/2/2007
CHECKED BY	1/2/2007
PROJECT NO.	17860
DATE	1/2/2007
BY	1/2/2007
DATE	1/2/2007

REGISTERED ENGINEER-DRY
DAVID L. FOWLER
17860

TM2
2 - 4 5/16

Call before you Dig
1-800-455-7511
1-800-229-6611

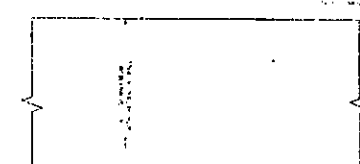
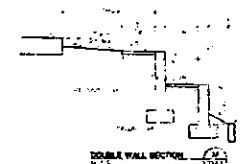
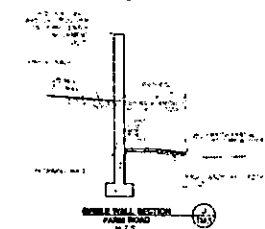
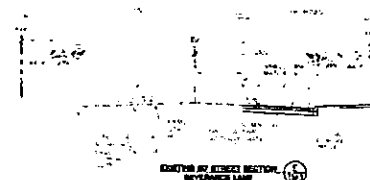
Call before you Dig
1-800-229-2500

OWNER
FAIRFIELD FARM ROAD, LP
5510 MOREHOUSE DRIVE, SUITE 200
SAN DIEGO, CA 92121
TEL: (619) 576-8337
FAX:

DEVELOPER
FAIRFIELD FARM ROAD, LP
5510 MOREHOUSE DRIVE, SUITE 200
SAN DIEGO, CA 92121
TEL: (619) 576-8337
FAX:

TMP-20169
04/12/07 PC

FEB 26 2007



U.S. DEPARTMENT OF JUSTICE



Call
before you
Dig
1-800-337-3600

Call
before you
Overhead
1 800 327-2836

OWNER
FAIRFIELD FARM ROAD, LP
5510 WAREHOUSE DRIVE, SUITE 700
SAN DIEGO, CA 92121
TEL. (619) 428-8337
*AX.

DEVELOPER
FARFIELD FARM ROAD, LP
5910 MOREMCLOSE DRIVE, SUITE 200
SAN DIEGO, CA 92121
TEL: (659) 626-9337
FAX:

FAIRFIELD FARM ROAD, LP
 7014 WILSON ROAD, SUITE 110
 VAN NUYS, CA 91411

CITY OF LAS VEGAS

WTVN nevada

**FARM \ US 85
CONDOMINIUMS
TENTATIVE MAP**

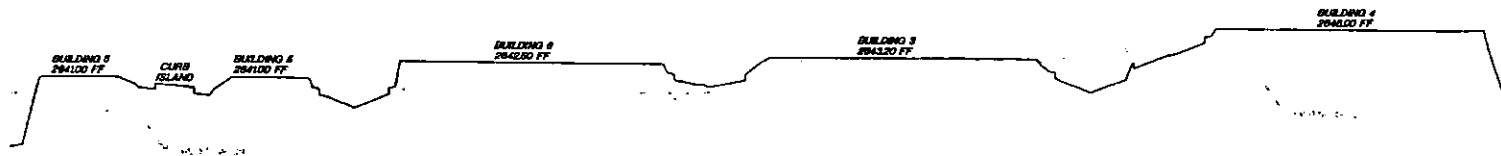
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DESIGNED BY	2/26/2001
CALCULATED BY	2/26/2001
PROJECT NO	SCALE: 1"=3' HORIZ
1811-2	NA VERT

PROFESSIONAL ENGINEER - STATE OF KANSAS
DAVID L. EDWARDS
17860 KANSAS

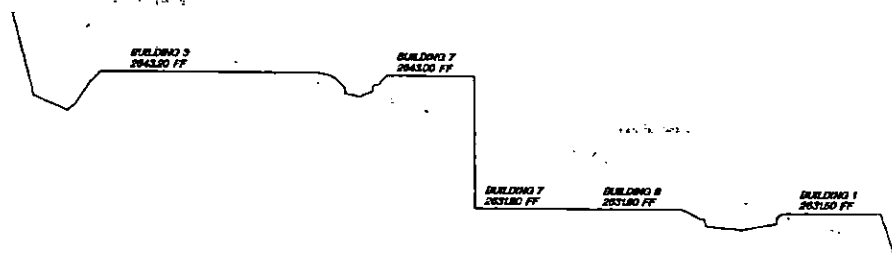
SM: TM3
3 of 4 SMs

TMP-20169
04/12/07 PC

FEB 26 2007



WEST ELEVATION CROSS SECTION
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'



WEST ELEVATION CROSS SECTION
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 10'

OWNER
FAIRFIELD FARM ROAD, LP
5510 WAREHOUSE DRIVE, SUITE 200
SAN DIEGO, CA 92121
TEL: (619) 456-8337
FAX:

DEVELOPER
FAIRFIELD FARM ROAD, LP
5510 WAREHOUSE DRIVE, SUITE 200
SAN DIEGO, CA 92121
TEL: (619) 456-8337
FAX:

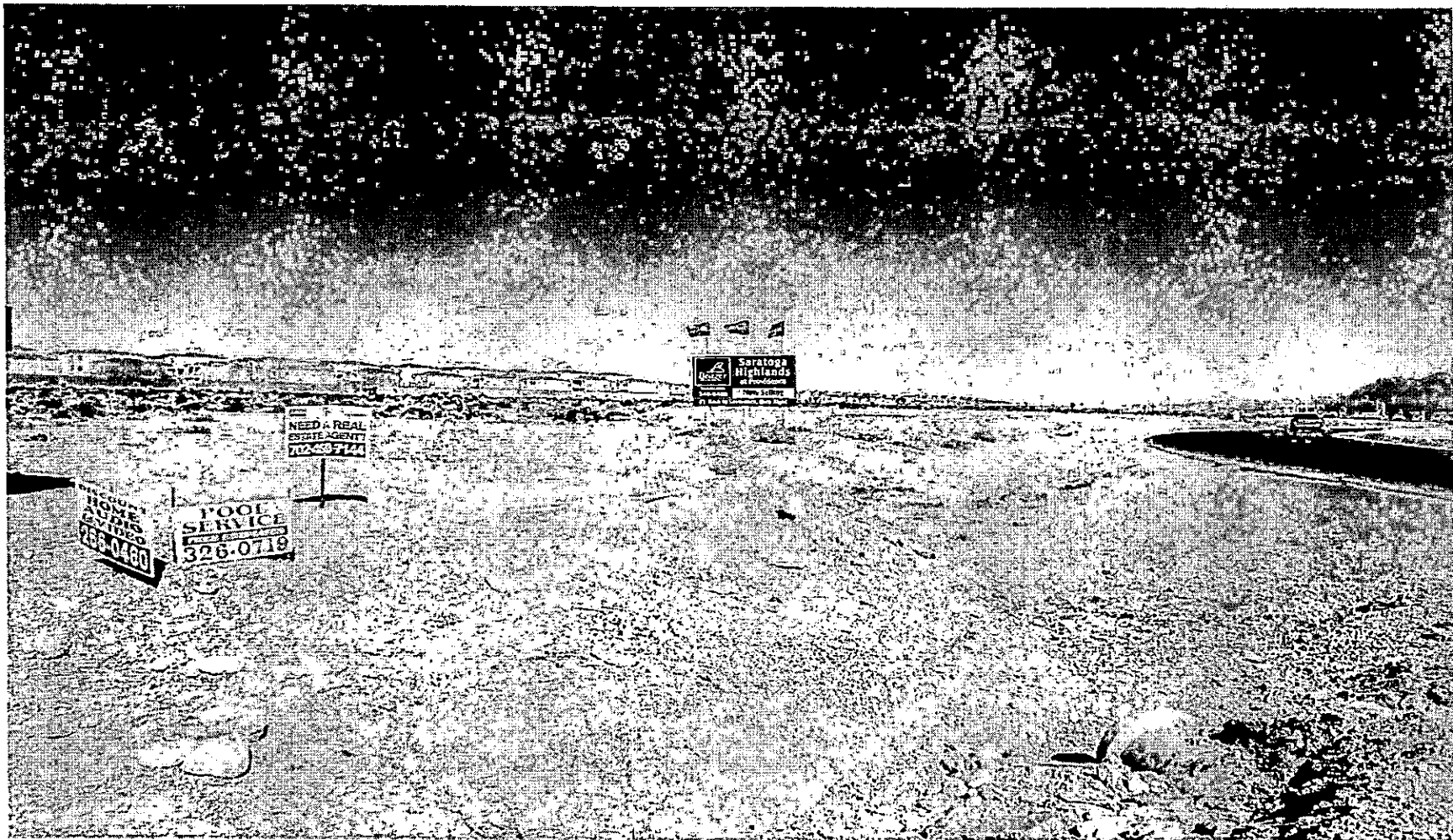
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1-800-485-7537
1-800-229-6671
1-800-227-2600
1-800-227-2828

Call before you Dig
1-800-227-2600
Call before you Overhead
1-800-227-2828

FAIRFIELD FARM ROAD, LP CITY OF LAS VEGAS		FARM & US 85 CONDOMINIUMS		TENTATIVE MAP	
DESIGNED BY W. J. JENSEN	REVIEWED BY J. JENSEN	DESIGNED BY W. J. JENSEN	REVIEWED BY J. JENSEN	DESIGNED BY W. J. JENSEN	REVIEWED BY J. JENSEN
PROJECT NO. 17800	SCALE 1" = 50'	PROJECT NO. 17800	SCALE 1" = 50'	PROJECT NO. 17800	SCALE 1" = 50'
REGISTERED PROFESSIONAL ENGINEER - CIVIL J. JENSEN 17800		REGISTERED PROFESSIONAL ENGINEER - CIVIL J. JENSEN 17800		REGISTERED PROFESSIONAL ENGINEER - CIVIL J. JENSEN 17800	
TM4 4 OF 4 SHEET		TM4 4 OF 4 SHEET		TM4 4 OF 4 SHEET	

TMP-20169
04/12/07 PC

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FEB 26 2007



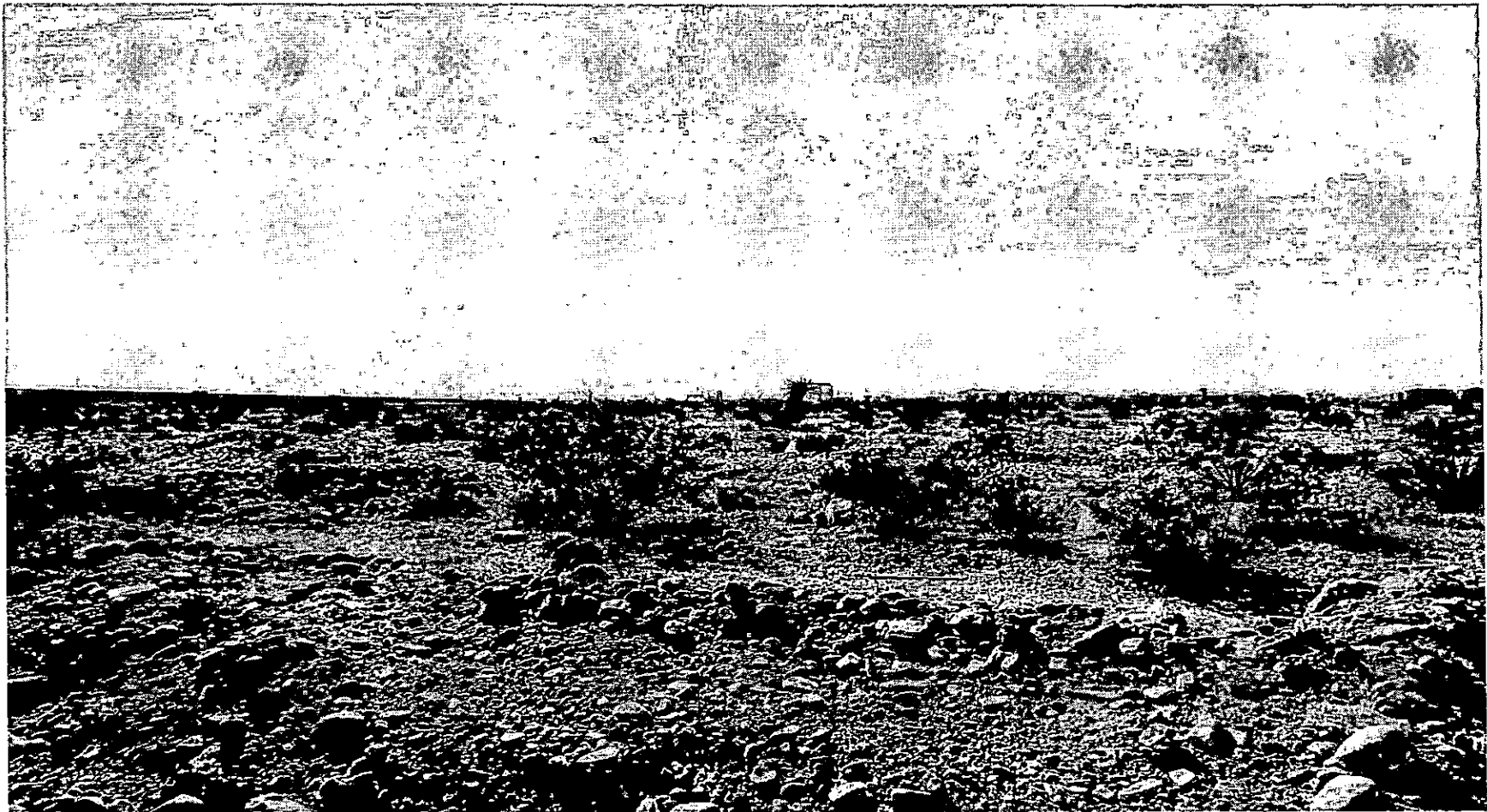
TMP-20169 - FARM/US95 - APPLICANT /OWNER: FAIRFIELD FARM ROAD, LP
7501 OSO BLANCA ROAD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



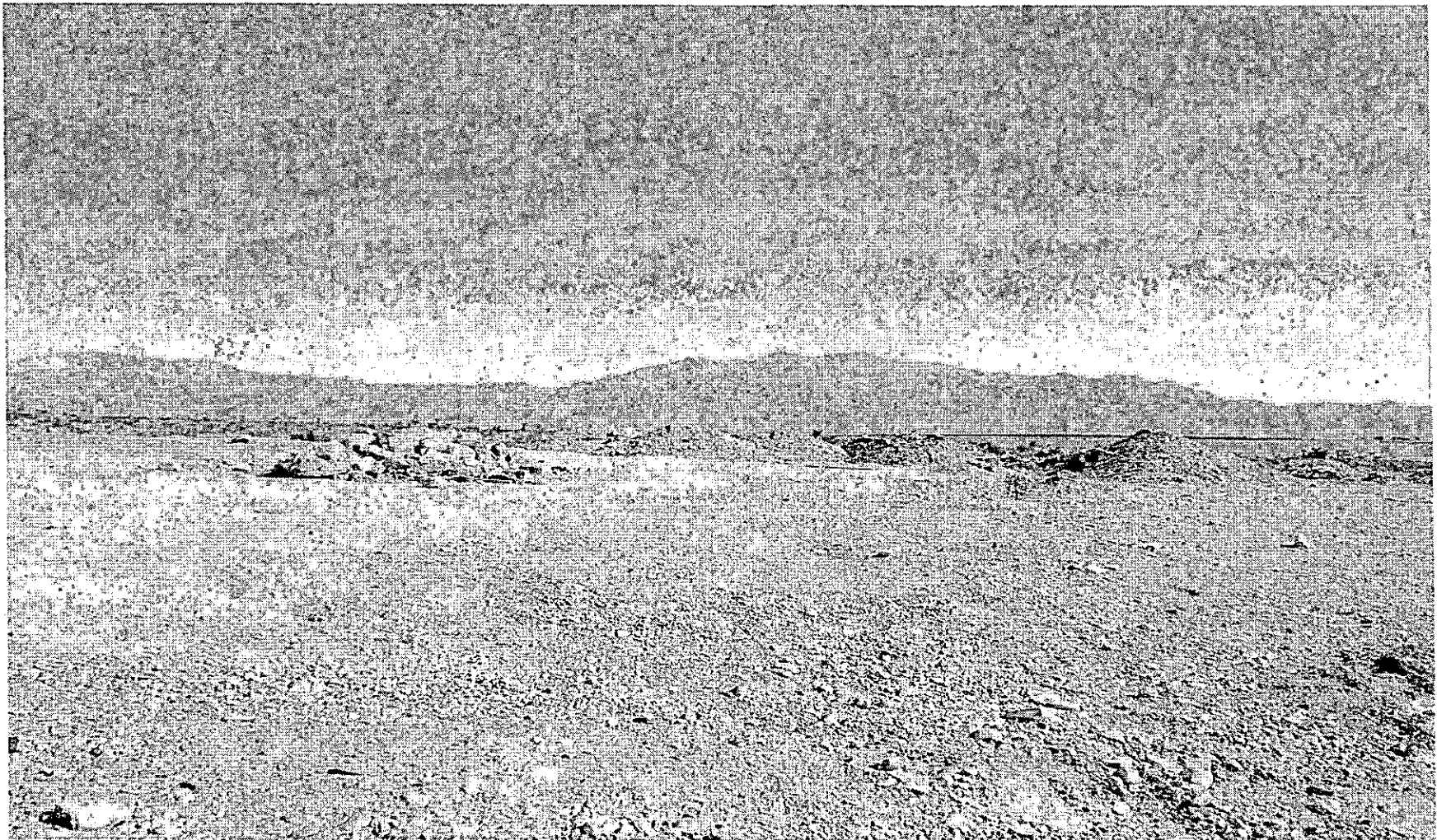
TMP-20169 - FARM/US95 - APPLICANT /OWNER: FAIRFIELD FARM ROAD, LP
7501 OSO BLANCA ROAD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



TMP-20169 - FARM/US95 - APPLICANT /OWNER: FAIRFIELD FARM ROAD, LP
7501 OSO BLANCA ROAD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



TMP-20169 - FARM/US95 - APPLICANT /OWNER: FAIRFIELD FARM ROAD, LP
7501 OSO BLANCA ROAD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

TMP-20197 - TENTATIVE MAP - THE VILLAGE AT QUEENSRIDGE - APPLICANT: BLAIR PANHRATZ - OWNER: GREAT WASH PARK, LLC - Request for a Tentative Map FOR A 324-UNIT MIXED-USE DEVELOPMENT on 28.62 acres at 302 South Rampart Boulevard (APN 138-32-601-003), U (Undeveloped) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 2 (Wolfson).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Revised Tentative Map Sheets TM6 and TM19

MOTION:

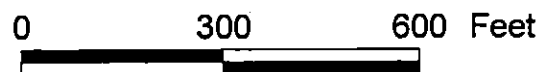
GOYNES – HOLD IN ABEYANCE Items 56-61 to 4/26/2007; Items 25 and 84 to 5/10/2007; Items 26-29 and 62 to 5/24/2007; Item 4 to 7/12/2007; and WITHDRAW WITHOUT PREJUDICE Item 12 – UNANIMOUS with EVANS excused

MINUTES:

The applicant for Item 4 requested to hold it to 7/12/2007.

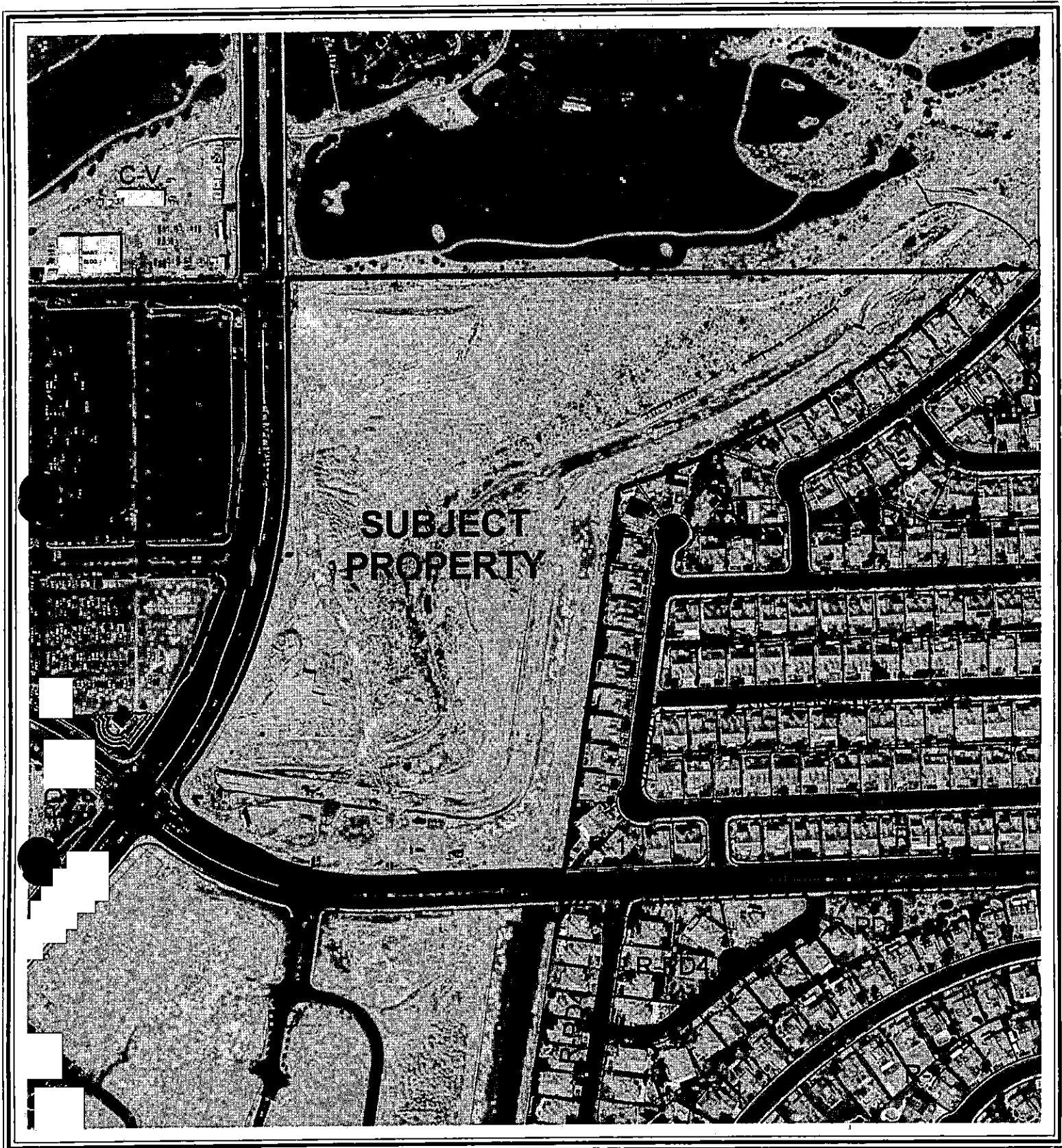
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1-60



U (UNDEVELOPED) [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) ZONE





CASE: TMP-20197

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) [GC (GENERAL COMMERCIAL) GENERAL PLAN DESIGNATION]
UNDER RESOLUTION OF INTENT TO C-2 (GENERAL COMMERCIAL) ZONE



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: TMP-20197 - THE VILLAGE AT QUEENSRIDGE -****APPLICANT: BLAIR PANHRATZ - OWNER: GREAT WASH PARK, 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-10770), Rezoning (ZON-5653) and Special Use Permit (SUP-5853).
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-20197 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

Public Works

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. The Final Map for this site shall show the required bus turnouts on Rampart Boulevard and Alta Drive as "Hereby Dedicated".
8. 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.
9. 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 unless incompatible uses are demonstrated to the satisfaction of the City Engineer.
10. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a mylar Final 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.
11. 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".

TMP-20197 - Conditions Page Three
April 12, 2007 - Planning Commission Meeting

12. Site development to comply with all applicable conditions of approval for ZON-5657, SDR-10770 and all other subsequent site-related actions.
13. 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-20197 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Tentative Map for a 324-unit residential mixed-use development on 28.62 acres at 302 South Rampart Boulevard. On 04/19/06, the City Council approved a Site Development Plan Review (SDR-10770) for a mixed-use development consisting of 699,000 net square feet of commercial space and 340 residential units. Staff notes that this Tentative Map submittal shows a reduction of residential units approved in SDR-10770 from 340 to 324.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/26/98	The City Council approved a General Plan Amendment (GPA-0067-97) from M (Medium Density Residential) and SC (Service Commercial) to GC (General Commercial) on the subject property. An associated Rezoning (Z-0127-97) to allow a 40,000 square-foot three-story non-gaming resort with 576 guest rooms was also approved at that time. The Planning Commission recommended approval of the requests on 12/18/97.
04/04/01	The City Council approved a Rezoning (Z-0003-01) from U (Undeveloped) [GC (General Commercial) General Plan Designation] to C-1 (Limited Commercial). An associated request for a Special Use Permit (U-0017-01) for a restaurant service bar in conjunction with a proposed athletic club and tennis club was also approved. The Planning Commission recommended approval of both requests on 02/22/01.
11/30/04	The applicant filed a General Plan Amendment (GPA-5652) and a second Rezoning application (ZON-5655) in order to permit the mixed-use development as currently proposed. With the adoption of the amendment to the City's Mixed-Use Ordinance (Ordinance #5738, adopted 12/15/04) the applicant withdrew the General Plan Amendment and Rezone applications, as they were no longer necessary.
03/02/05	The City Council approved a Rezoning (ZON-5653) application from U (Undeveloped) to C-2 (General Commercial), approved a Site Development Plan Review (SDR-5657) to allow a mixed use development consisting of 700,000 square feet of commercial space and 375 residential condominium units in (1) 10-story and (2) 5-story residential condominium buildings, and a Special Use Permit (SUP-5853) for a mixed use commercial and residential development. Staff and Planning Commission recommended approval.

TMP-20197 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

01/26/06	The Planning Commission abeyed this item and companion Variance (VAR-10773) with this application in order to re-notify the Variance (VAR-10773) with correct number of parking spaces proposed to be provided.
02/23/06	The Planning Commission abeyed this item and companion Variance (VAR-140773) in order to clarify and renote if necessary Variance (VAR-10773) with the correct number of parking spaces required.
04/19/06	The City Council approved a Site Development Plan Review (SDR-10770) for a mixed-use development consisting of 699,000 net square feet (787,329 Gross Square Feet) of commercial space and 340 residential units. A companion item, Variance (VAR-10773), is also included to address the allowance of 3,955 parking spaces where 4,961 parking spaces is the minimum number of parking spaces required for the mixed use development project. Staff recommended denial, while the Planning Commission recommended approval.
Related Building Permits/Business Licenses:	
02/23/07	C-0410-06 Plan Check for Building #18 at 302 S. Rampart.
03/19/07	C-0084-07 Plan Check for Parking Structure at 302 S. Rampart.
Pre-Application Meeting:	
02/22/07	A pre-application meeting was held and elements of this application were discussed. It was noted that the applicant must provide cross sections detailing the perimeter walls. Further, it was noted that public works had no issues provided the project is unchanged from the previous approval, TMP-5271. Submittal requirements were discussed.

Details of Application Request:	
Site Area:	
Gross Acres	28.78

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	GC (General Commercial)	Undeveloped (General Commercial) under ROI to C-2 (General Commercial)
North	Golf Course	PR (Parks/Recreation/ Open Space)	C-V (Civic)
South	Undeveloped	SC (Service Commercial)	PD (Planned Development)
East	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
West	Gaming, Hotel	SC (Service Commercial)	C-1 (Service Commercial)

TMP-20197 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

SPECIAL DISTRICTS/ZONES	Yes	No
Special Area Plan		X
Special Overlay District		X
Trails: Multi-Use Transportation Trail	X	
Rural Preservation Neighborhood		X
Development Impact Notification Assessment	X	
Project of Regional Significance	X	

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal

Standard	Required	Provided	Compliance
Min. Lot Size	N/A	28.78 Acres	N/A
Min. Lot Width	100 Feet	720 Feet	Y
Min. Setbacks			
• Front (Alta)	20 Feet	20 Feet	Y
• Side	10 Feet	114.67 Feet	Y
• Corner (Rampart)	15 Feet	20-44 Feet	Y
• Rear	20 Feet	38 Feet	Y
Max. Lot Coverage	50%	47%	Y
Max. Building Height	N/A	117 Feet	N/A
Floor Area Ratio (F.A.R.)	N/A	0.86	N/A
Trash Enclosure	Walled & roofed	Walled & roofed	Y
Loading Spaces	10	Not Indicated	Conditioned
Mech. Equipment	Screened	Screened	Y

The overall project includes 18 retail/restaurant/office/residential buildings. However, the overall lot coverage remains the same as previously approved Site Development Plan Review (SDR-5657).

TMP-20197 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

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

<i>Landscape, Open, and Tree Space Standards</i>			
<i>Standard</i>	<i>Ratio</i>	<i>Required</i>	<i>Proposed</i>
Parking Area	1 Tree/6 Spaces	60 Trees	79 Trees
Buffer:			
Min. Trees (North)	1 Tree/30 Linear Feet	52 Trees	41 Trees
Min. Trees (West)	1 Tree/30 Linear Feet	43 Trees	27 Trees
Min. Trees (South)	1 Tree/30 Linear Feet	30 Trees	33 Trees
Min. Trees (East)	1 Tree/20 Linear Feet	91 Trees	98 Trees
Min. Zone Width	8 Feet		10 Feet
Wall height	8 Feet		8 Feet

Pursuant to Title 19.10, the following parking standards apply:

<i>Use</i>	<i>SF</i>	<i>Ratio</i>	<i>Required</i>		<i>Proposed</i>	
			<i>Regular</i>	<i>Handicap</i>	<i>Regular</i>	<i>Handicap</i>
Office	272,507 SF	1/300 GFA	884.51			
Retail	358,067 SF	1/250 GFA	1,432.27			
Marketing Building	2,700	1/250 GFA	10.8			
Health Club	36,000 SF	1/200 GFA	180			
Restaurant						
• Dining	68,000 SF	1/50 GFA	1360			
• Service	32,000 SF	1/200 GFA	161.74			
• Outdoor Dining	7,500 SF	1/50 GFA	150			
Delicatessen						
• Dining	12,000 SF	1/100 GFA	120			
• Service	5,708 SF	1/200 GFA	28.54			
Subtotal Commercial	787,329 SF		4,328	50	3,175	Not Specified
Residential						
• 1 Bedrm.	97 Units	1.25/Unit	121.25		300 units	
• 2 Bedrms.	128 Units	1.75/Unit	224		= 700	
• 3 Bedrms.	115 Units	2/Unit	230		40 units	
• Guest		1/6 Units	57		= 80	
Subtotal Residential	340 residential units		633		780	Not Specified
Total			4,961		3,955	Not Specified

TMP-20197 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

ANALYSIS

The site plan depicts the commercial buildings located primarily along the western portion of the site, facing Rampart Boulevard, with the residential portion of the development located at the northern portion of the site. Principal access to the site will be from two driveways on Alta Drive, and from three driveways on Rampart Boulevard. Surface parking is located to the side and to the rear of the principal commercial buildings, in accordance with the design standards listed in Title 19.08.045, with the majority of the parking located in below-grade structures. Perimeter landscape areas will be provided as required in order to buffer the commercial uses from adjacent residential neighborhoods.

Access to the residential component of the project will be from the northernmost driveway on Rampart Boulevard, and will have a gated entry. Sufficient stacking room will be provided on site, and will not impact traffic on adjacent roadways. The majority of the parking for the residential development will be in a subterranean parking structure, with a small surface parking lot for guests.

FINDINGS

- General information (Residential/Commercial)

The proposed site includes 18 commercial buildings, which includes three (3) residential towers ranging from five (5) to ten (10) stories in height. There will be 282 residential units within the residential tower area located on the northern portion of the site. The commercial area located on the far western portion of the site includes 15 commercial buildings, which will include a new loop road system and 42 residential units within building 17 of the proposed site plan. Staff notes that this Tentative Map submittal shows a reduction of residential units approved in SDR-10770 from 340 to 324.

- Cross Section

Along the east property line, the project elevations show a proposed eight-foot high CMU block wall consisting of two feet of fluted CMU decorative block at the top with the remaining wall to be an unspecified earth tone color. The existing screen wall will be replaced with the new proposed wall, which will be located 20 feet from the east property line. The twenty feet is designated as a future private easement.

TMP-20197 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

The elevations include three residential towers ranging from five to ten stories in height. Pursuant to Section 19.12.075 of the Subdivision Ordinance, the cross-sections provided in northeast portion of the site (Section A) and the east/west (Section C) depict a maximum natural grade between 2% and 4% across this site. Per Subdivision Code 19.12.075 a development with a natural slope greater than 2% such as this development, is allowed a maximum 6-foot retaining wall. No retaining walls appear to be greater than 6-foot in height.

- Trails

A transportation trail is intended to be used and shared by bicyclists and persons on other non-motorized vehicles and for pedestrians. The proposed Multi-Use Transportation Trail is located along the northern boundary of the property is part of the golf course property and will not need to be installed as part of the proposed mixed use development project.

- Special Conditions of Approval (from Zoning or SDPR)

1. The applicant shall incorporate the Multi-Use Transportation Trail, as required by the Master Plan Transportation Trails Element, located along the western boundary of the property unless eliminated by a General Plan Amendment, subject to review and approval of the Planning and Development Department.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

2

NOTICES MAILED

N/A

APPROVALS

0

PROTESTS

0

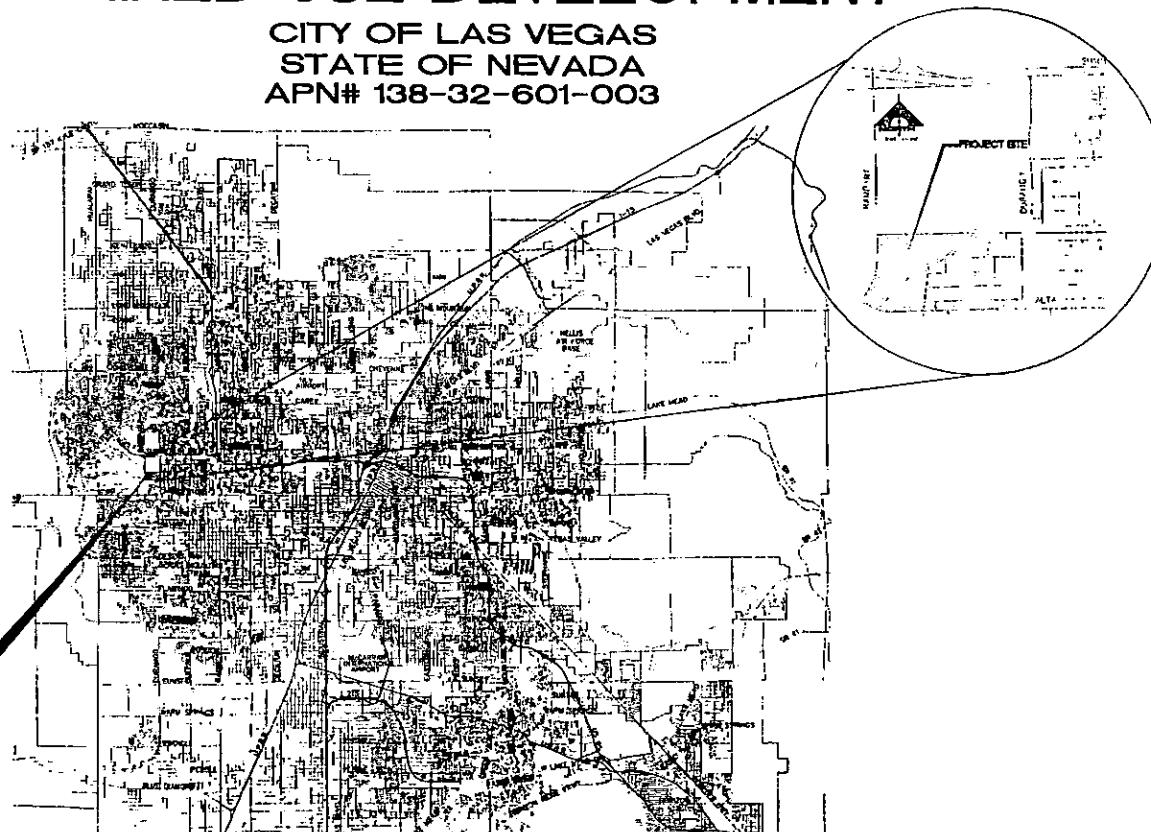


TENTATIVE MAP FOR THE VILLAGE AT QUEENSRIDGE A MIXED USE DEVELOPMENT

CITY OF LAS VEGAS
STATE OF NEVADA
APN# 138-32-601-003



PROJECT LOCATION



GREAT WASH PARK, LLC
9755 W. CHARLESTON BLVD.
LAS VEGAS, NV 89117
(702) 656-5955

G.C. WALLACE, INC.
Engineering/Planners/Surveyors
1555 SOUTH RAINBOW BLVD. / LAS VEGAS, NEVADA 89148

RECEIVED

FEB 07 2007

UTILITY SERVICES BY:
LAS VEGAS VALLEY WATER DISTRICT
CITY OF LAS VEGAS SEWER
PUBLIC SERVICES OF SOUTHERN NEVADA
NEVADA POWER COMPANY
PARKING TELEPHONE COMPANY
SOUTHWEST GAS CORPORATION
CCE COMMUNICATIONS

INDEX OF DRAWINGS

NO.	TITLE AND DESCRIPTION
TM-1	COVER SHEET
TM-2	PARKING LEVEL 4
TM-3	PARKING LEVEL 3 AND LOWER LEVEL RESIDENTIAL
TM-4	PARKING LEVEL 2 AND RESIDENTIAL LEVEL 1
TM-5	PARKING LEVEL 1 AND RESIDENTIAL LEVEL 2
TM-6	RESIDENTIAL LEVEL 3 AND COMMERCIAL PODIUM LEVEL
TM-7	RESIDENTIAL LEVEL 4 AND UPPER PODIUM
TM-8	RESIDENTIAL LEVEL 5
TM-9	RESIDENTIAL LEVEL 6
TM-10	RESIDENTIAL LEVEL 7
TM-11	RESIDENTIAL LEVEL 8
TM-12	RESIDENTIAL LEVEL 9
TM-13	RESIDENTIAL LEVEL 10
TM-14	RESIDENTIAL LEVEL 11
TM-15	RESIDENTIAL LEVEL 12
TM-16	SECTIONS
TM-17	SECTIONS
TM-18	SECTIONS
TM-19	SECTIONS

NOTE: FOR PURPOSES OF THIS TENTATIVE MAP, BALCONY, TERRACE, AND PATIO AREAS ARE SHOWN FOR TRAIL PURPOSES ONLY AND ARE DEFINED AS ANY EXTERIOR NON-HABITABLE SPACE.

BASE OF BEARING

NOTE: 0030307° EAST BEING THE BEARING OF THE CENTERLINE OF TRAILWAY BOUNDARY IS SHOWN BY MAP "TRAIL" ON FILE IN FILE #A-1 PAGE 82 OF MAPS IN THE COUNTY RECORDER'S OFFICE. CLAP 10 WITH BEARING LYING WITHIN THE WEST HALF (1/2) OF SECTION 32, TOWNSHIP 20 NORTH, RANGE 40 EAST, N.D.S., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BENCHMARK

INSET AND PLATE IN TOP OF CURB 6" FROM CENTER AND VILLAGE CENTER ON WEST SIDE OF MOUNTAINVIEW.

CITY OF LAS VEGAS BENCHMARK (BUMP) 3275, LOCATED ON THE NORTHEAST CORNER OF ALTA DR. AND UPPER MALL, BEARS AN ELEVATION OF 3641.251 FEET, 1771.62 FEET.

NOTE: APR 22' TO THE CURRENTLY USED BENCHMARK 3275 IN 1974.

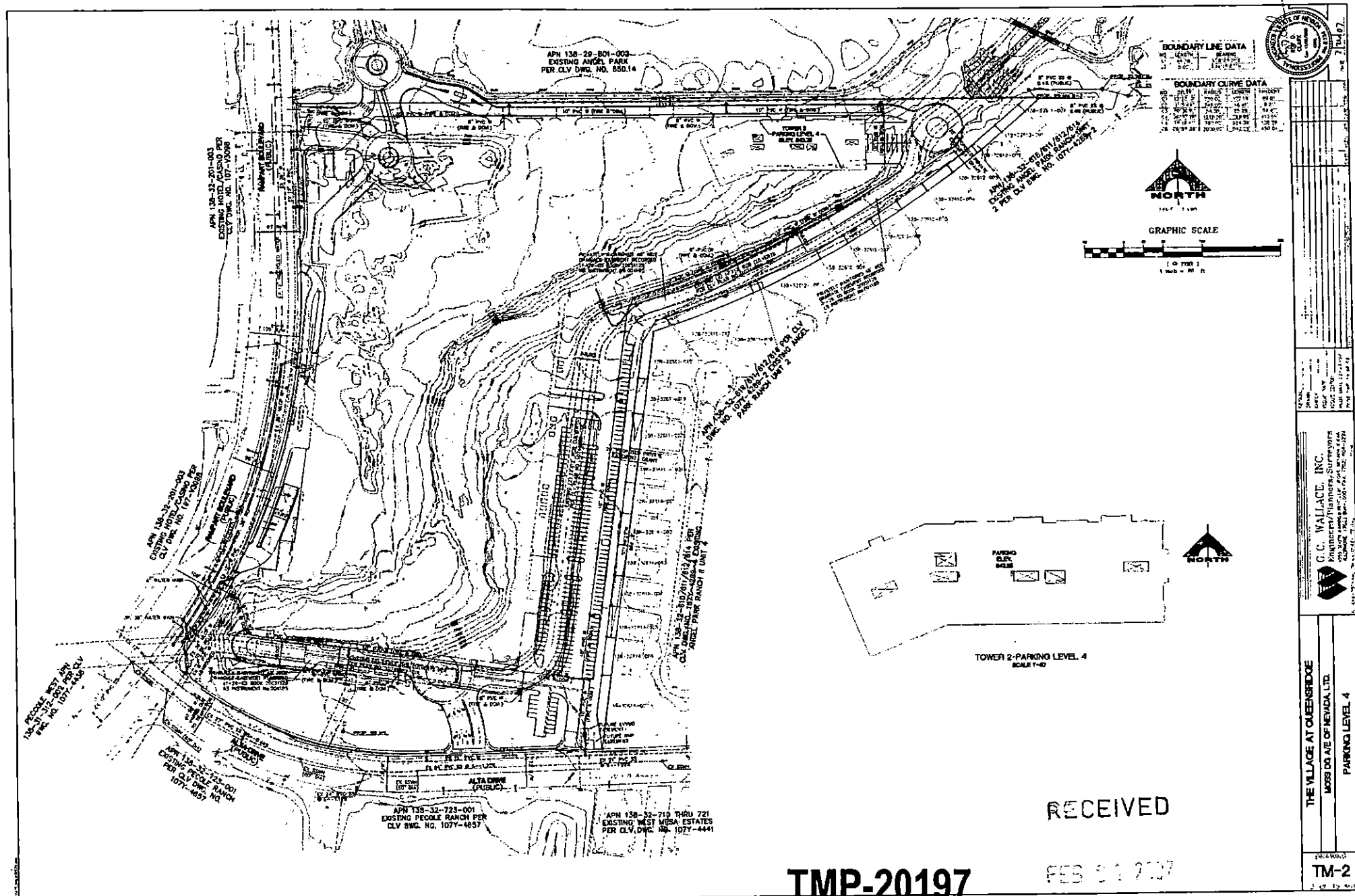
TO BE APPROVED BY THE CITY OF LAS VEGAS BENCHMARK.



THE VILLAGE AT QUEENSRIDGE
MODIFIED BY NEVADA LTD.
COVER SHEET

TM-1

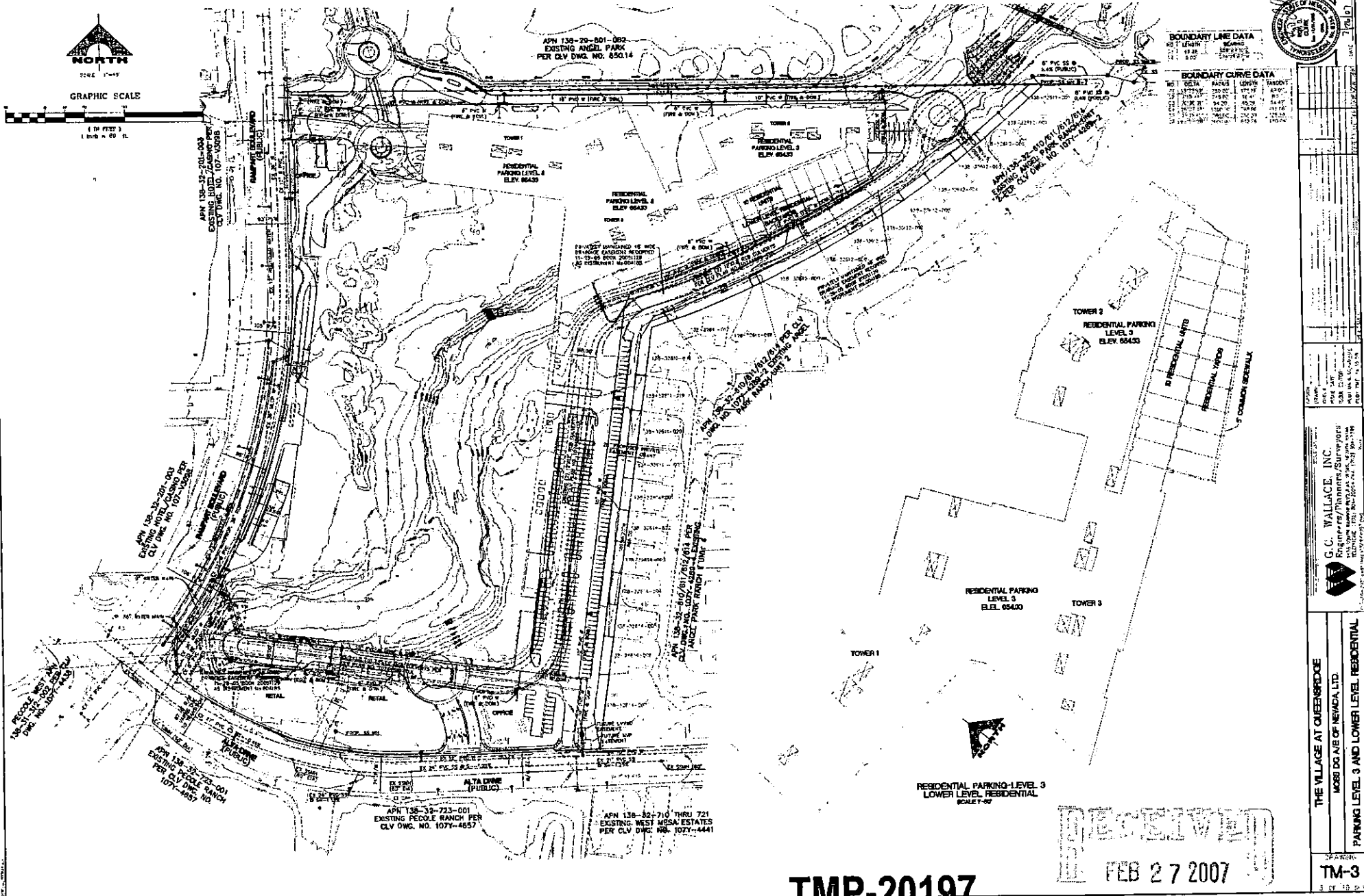
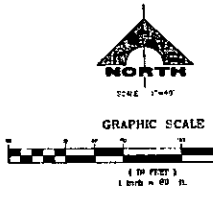
TMP-20197
04/12/07 PC



TMP-20197
04/12/07 PC

THE VILLAGE AT QUEENSBIDGE
 10000 S. 10000 E. OF NEVADA, LTD.
 PARKING LEVEL 4

TM-2

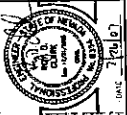


BOUNDARY LINE DATA

NO.	BEARING	LENGTH	COORDINATES
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2	N 89° 59' 59" W	100.00	100.00
3	S 89° 59' 59" W	100.00	100.00
4	S 10° 00' 00" E	100.00	100.00

BOUNDARY CURVE DATA

NO.	BEARING	LENGTH	COORDINATES
1	N 10° 00' 00" E	100.00	100.00
2	N 89° 59' 59" W	100.00	100.00
3	S 89° 59' 59" W	100.00	100.00
4	S 10° 00' 00" E	100.00	100.00



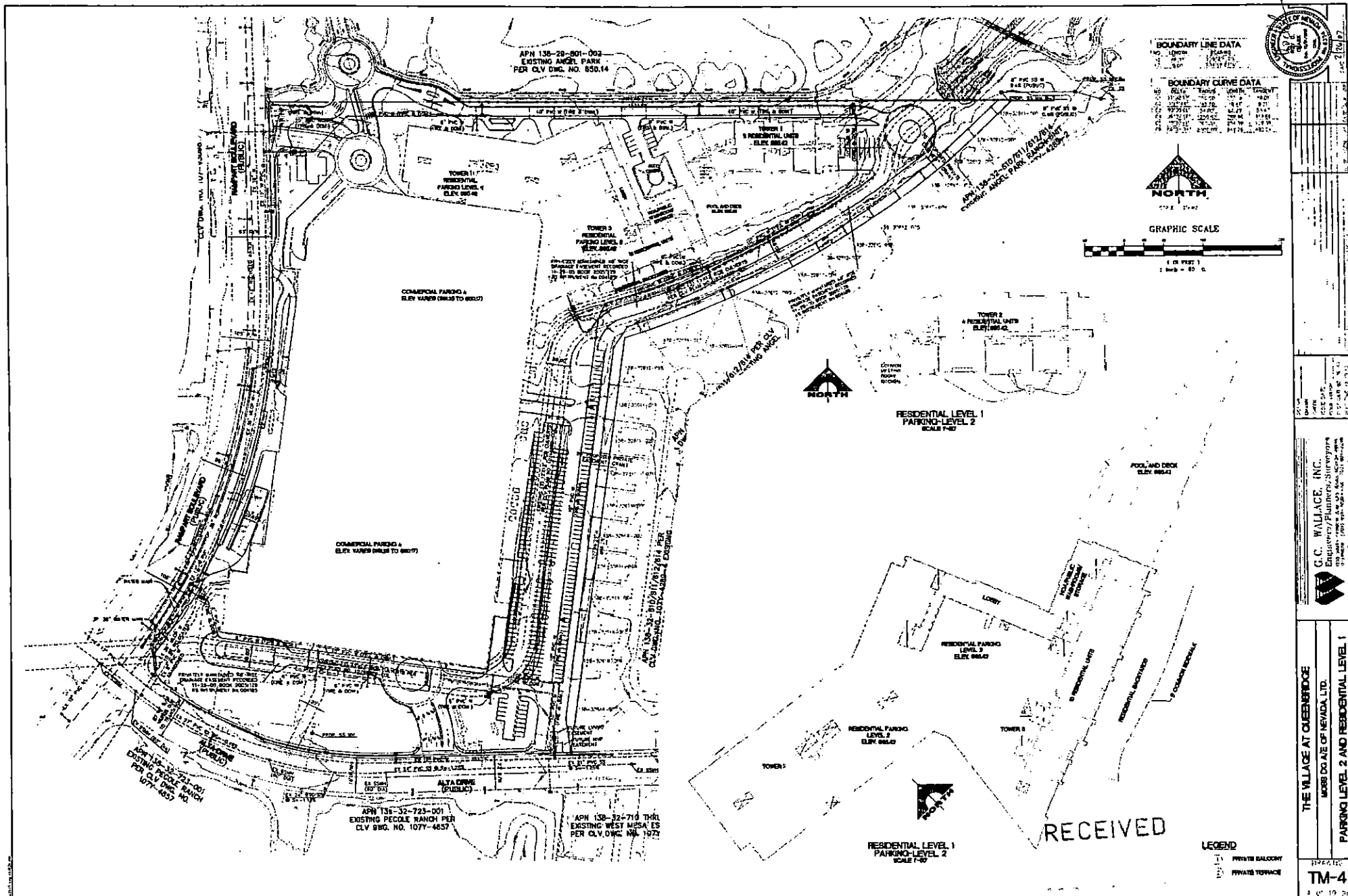
G.C. WALLACE, INC.
Engineers/Architects
10000
10000
10000

THE VILLAGE AT QUEENSDALE
MOOSE DRIVE OF NEVADA LTD.
PARKING LEVEL 3 AND LOWER LEVEL RESIDENTIAL

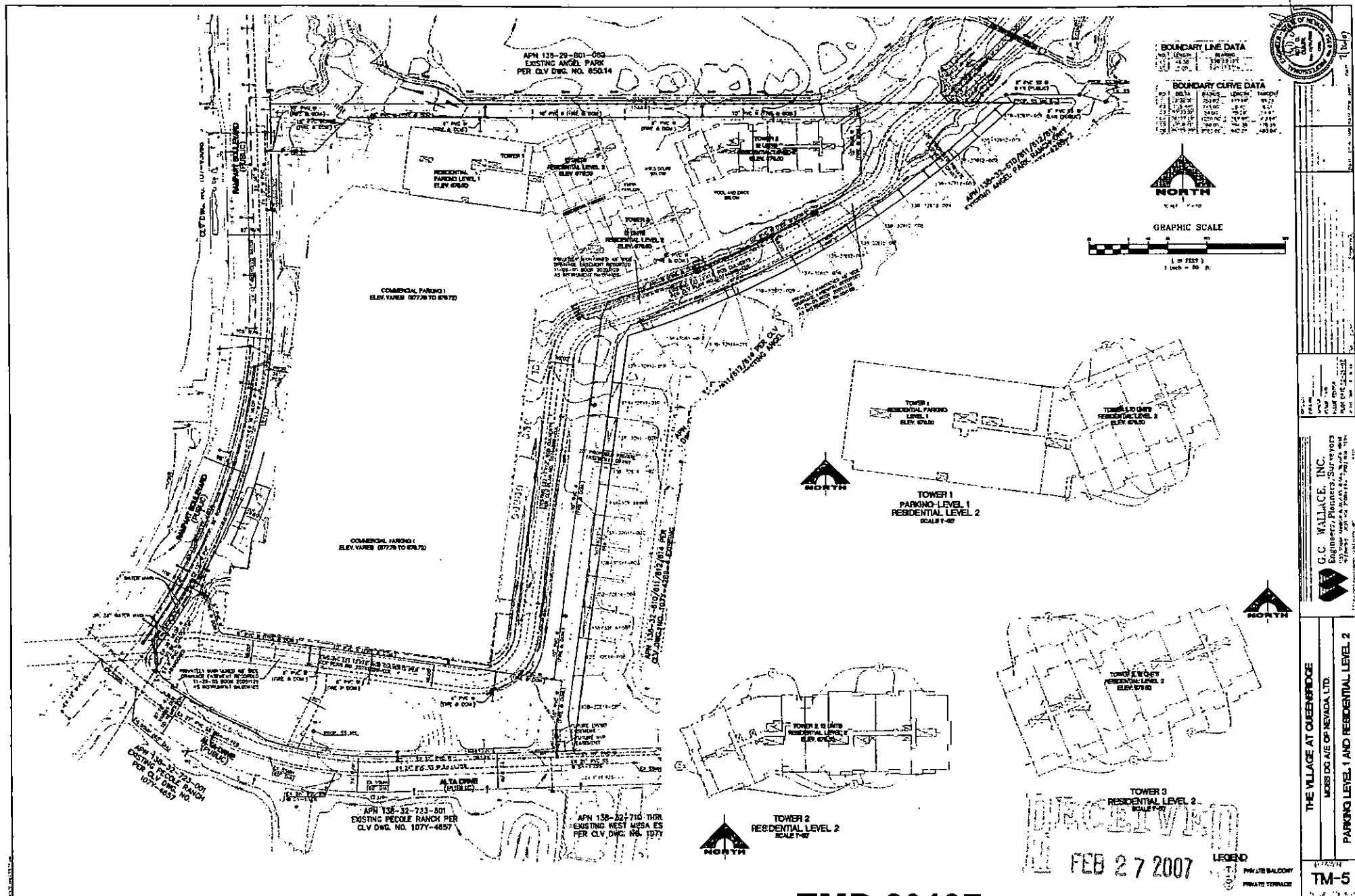
TM-3

RECEIVED
FEB 27 2007

TMP-20197
04/12/07 PC

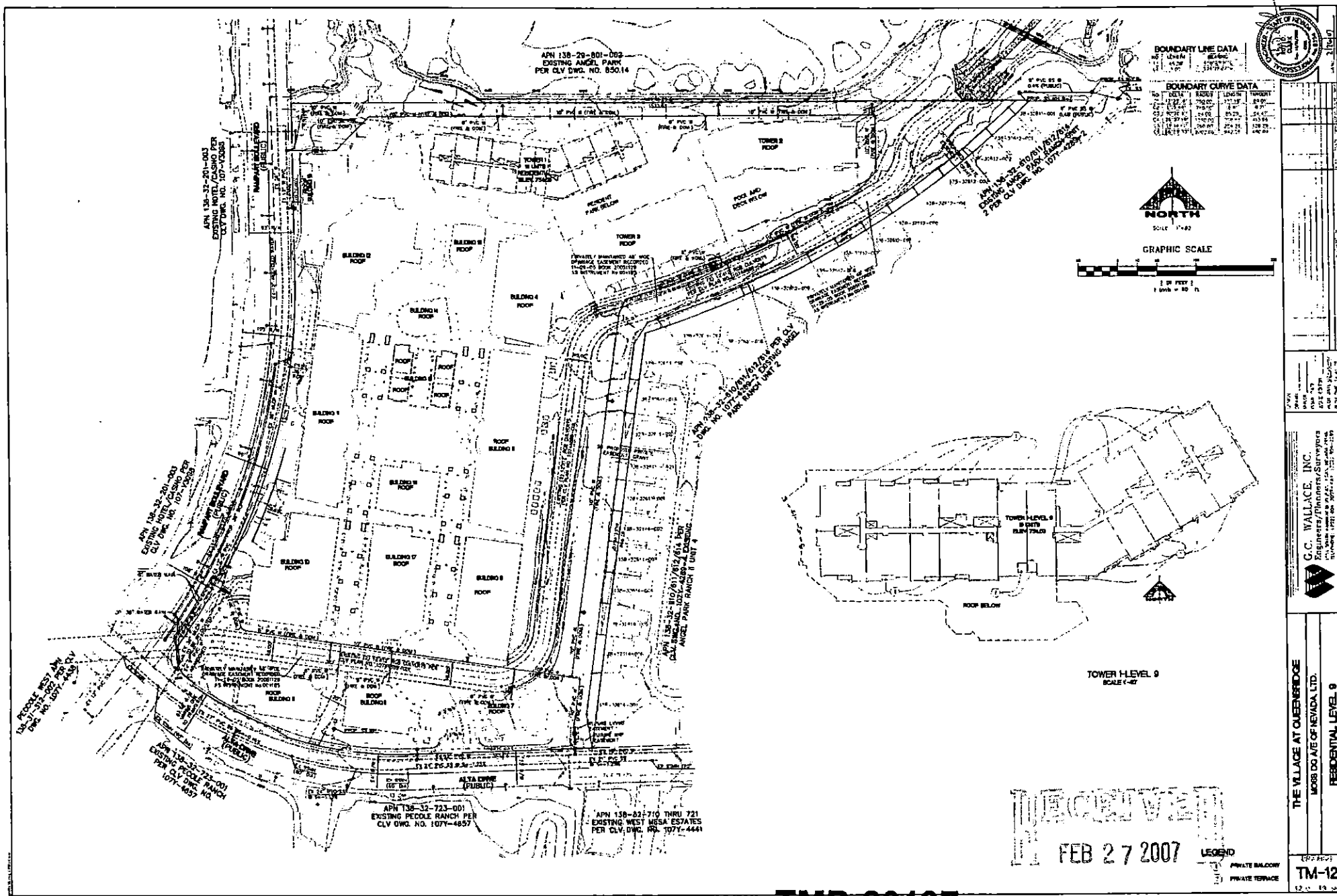


TMP-20197
04/12/07 PC



TMP-20197
04/12/07 PC

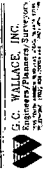
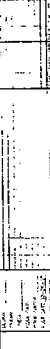




TMP-20197
04/12/07 PC

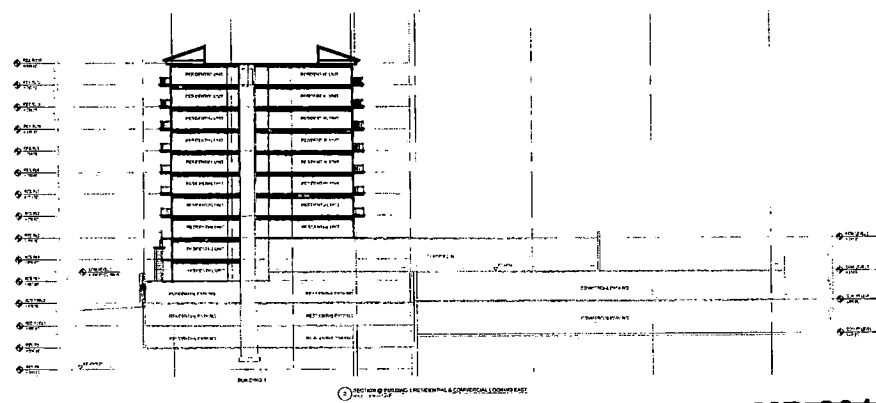
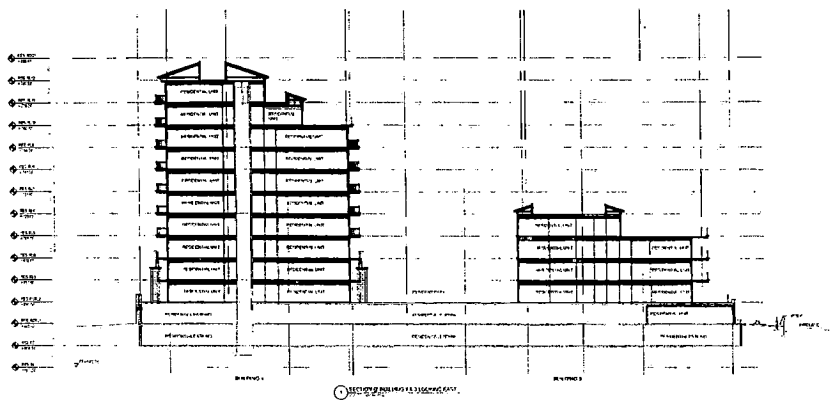
THE VILLAGE AT QUEENRIDGE
MOORE CO. OF NEVADA LTD.
RESIDENTIAL LEVEL 9

TM-12



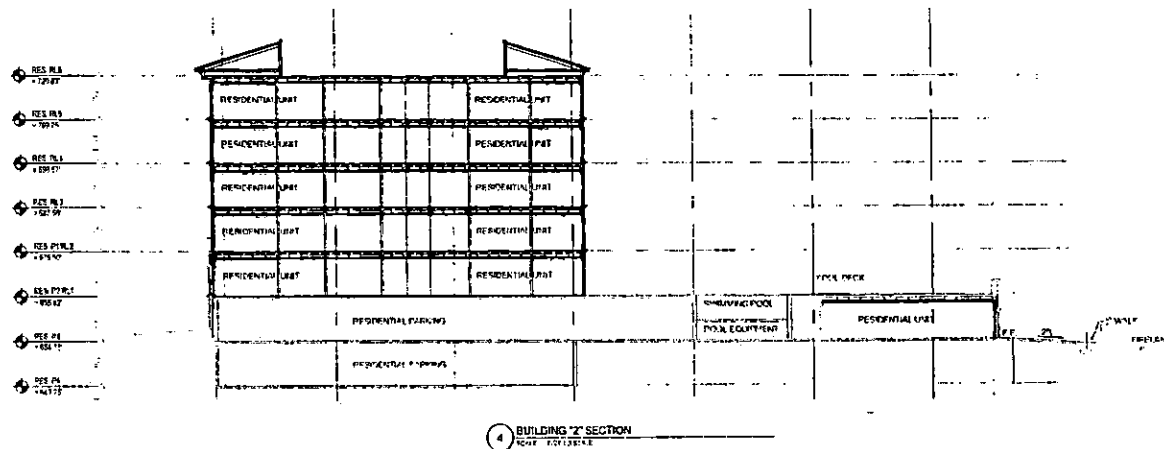
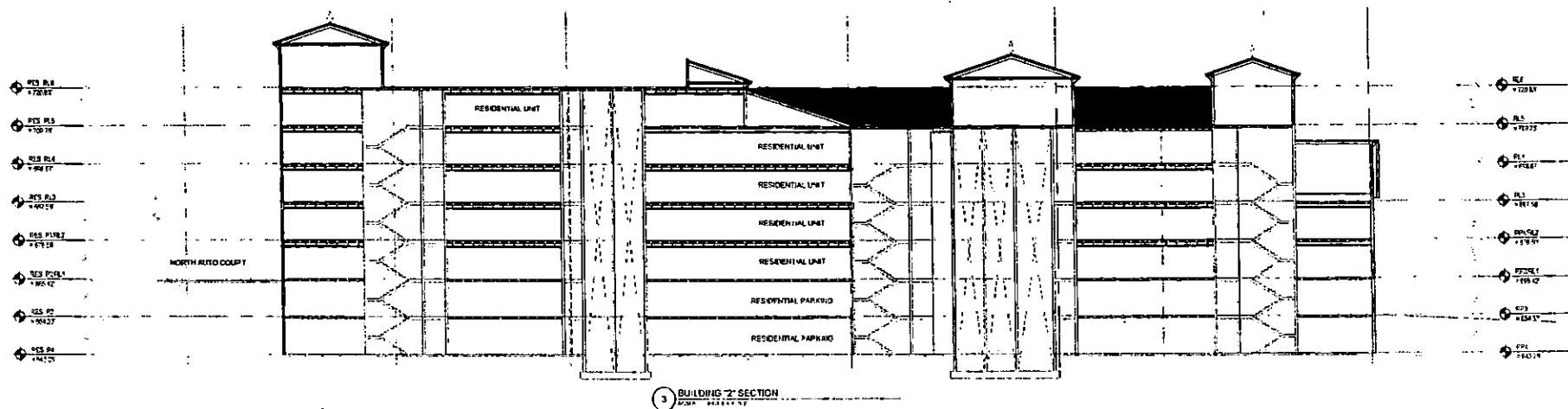
THE VILLAGE AT QUEENSBIDGE
MOORE DQ A/E OF NEVADA, LTD.
SECTIONS

TM-16



REC'D
FEB 27 2007

TMP-20197
04/12/07 PC



G.C. WALLACE, INC.
Engineers, Planners, Surveyors
1111 W. Washington Ave., Suite 200
Las Vegas, NV 89102-1111
TEL: 702.735.1111 FAX: 702.735.1112

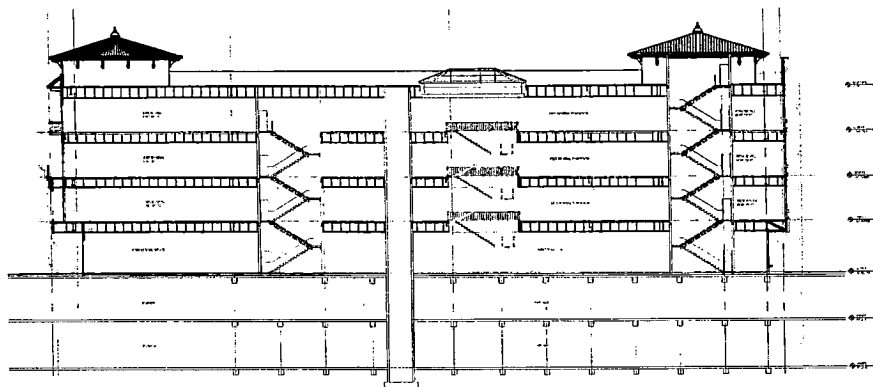
THE VILLAGE AT QUEENSBIDGE
MOORE & ASSOCIATES, LTD.

SECTIONS

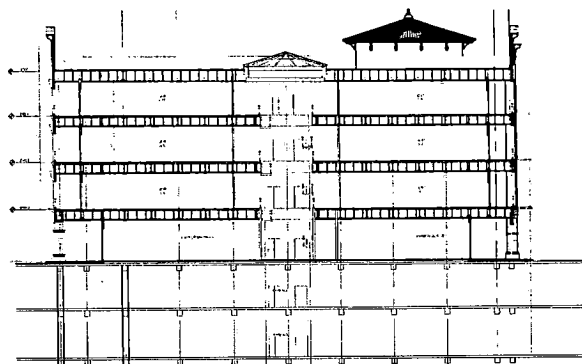
DRAWN: TM-17
12.18.07 12.30.07

RECEIVED
FEB 27 2007

TMP-20197
04/12/07 PC



① NORTH-SOUTH BUILDING 17 SECTION LOOKING WEST



② EAST-WEST BUILDING 17 SECTION LOOKING SOUTH

DISCLOSED
FEB 27 2007

TMP-20197
04/12/07 PC



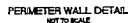
Project No.	100-100-100-100
Client	THE VILLAGE AT QUEENSDALE
Location	QUEENSDALE, ONTARIO
Date	2007-02-27
Drawn By	J. WALLACE
Checked By	J. WALLACE
Scale	1/4" = 1'-0"

THE VILLAGE AT QUEENSDALE
100-100-100-100
QUEENSDALE, ONTARIO
2007-02-27

J. WALLACE
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO
CANADA

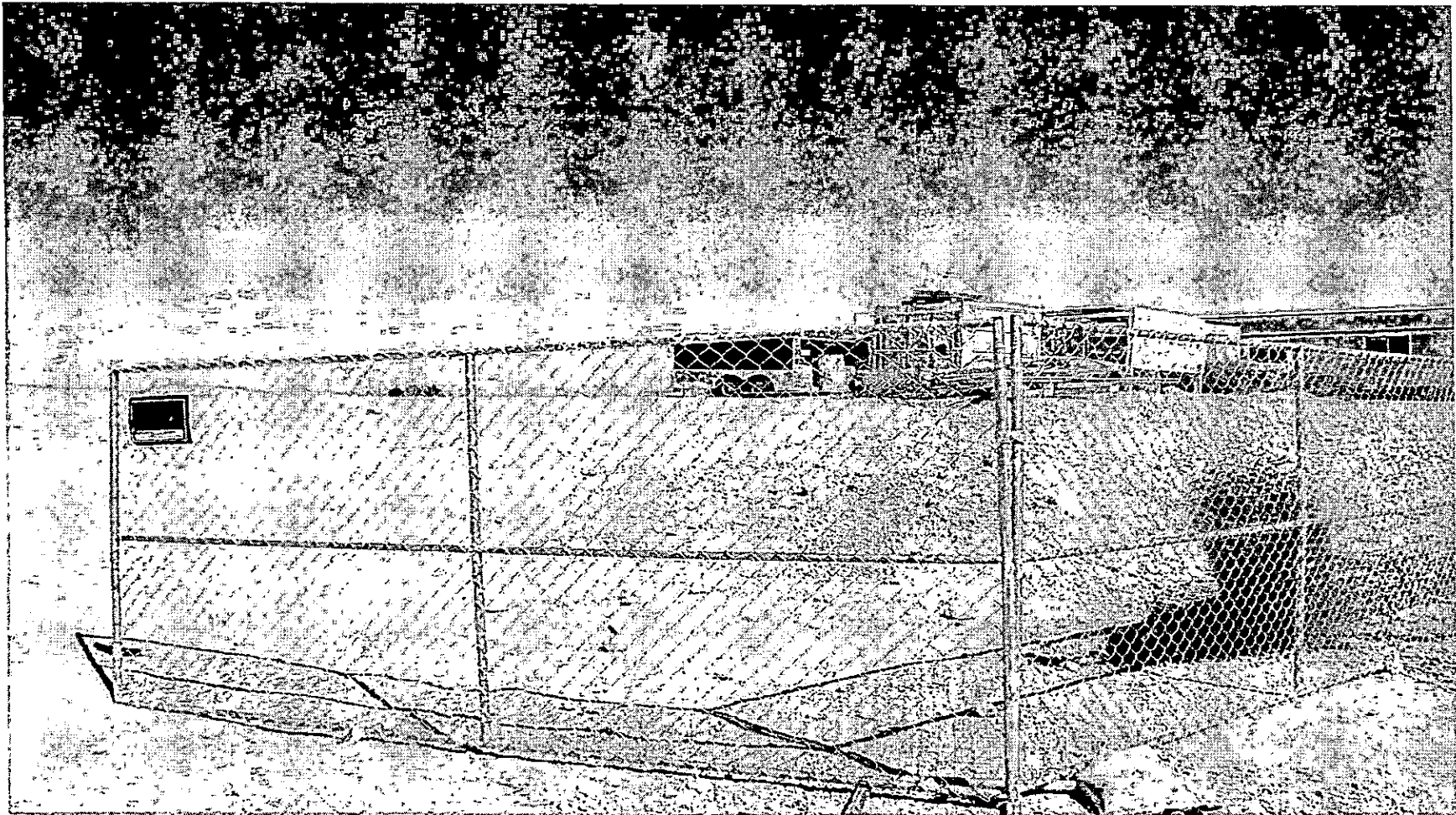
THE VILLAGE AT QUEENSDALE
100-100-100-100
QUEENSDALE, ONTARIO
2007-02-27

TM-18
1/2" = 1'-0"



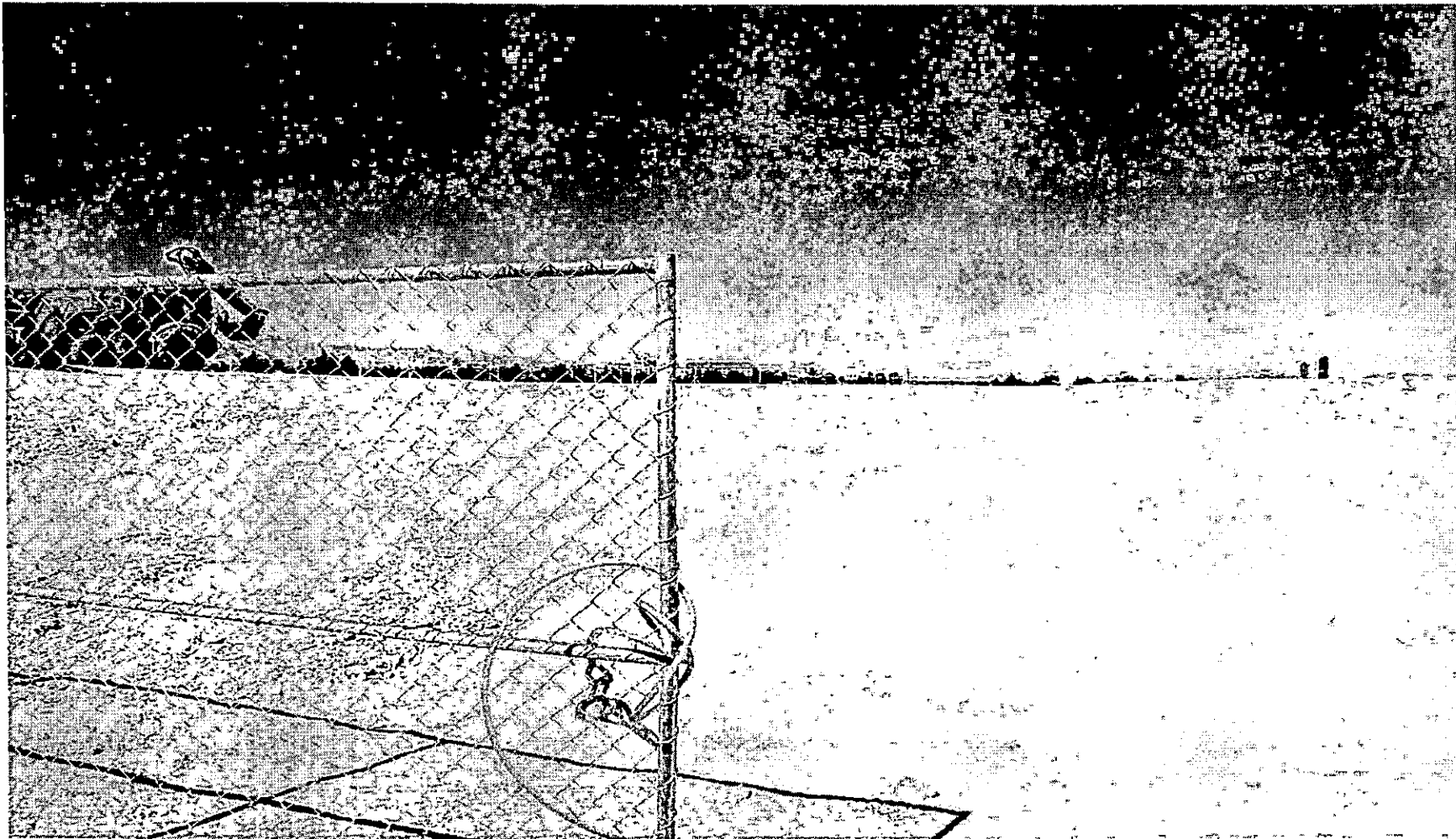
RECEIVED
APR 09 2007

**TMP-20197
REVISED
04/12/07 PC**



TMP-20197 - THE VILLAGE AT QUEENSRIDGE - APPLICANT: BLAIR PANHRATZ - OWNER: GREAT
WASH PARK, LLC
302 SOUTH RAMPART BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



TMP-20197 - THE VILLAGE AT QUEENSRIDGE - APPLICANT: BLAIR PANHRATZ - OWNER: GREAT
WASH PARK, LLC
302 SOUTH RAMPART BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ABEYANCE - RENOTIFICATION - 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: 05/02/07

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 5-10, 13-14 and 16-18 – **UNANIMOUS** with **EVANS** excused

To be heard by City Council on 5/16/2007

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 APRIL 12, 2007
Planning and Development Department
Item 5 – VAC-19628

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 5-10, 13-14 and 16-18.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 5-10, 13-14 and 16-18.

(6:17 – 6:21)
1-428

CONDITIONS:

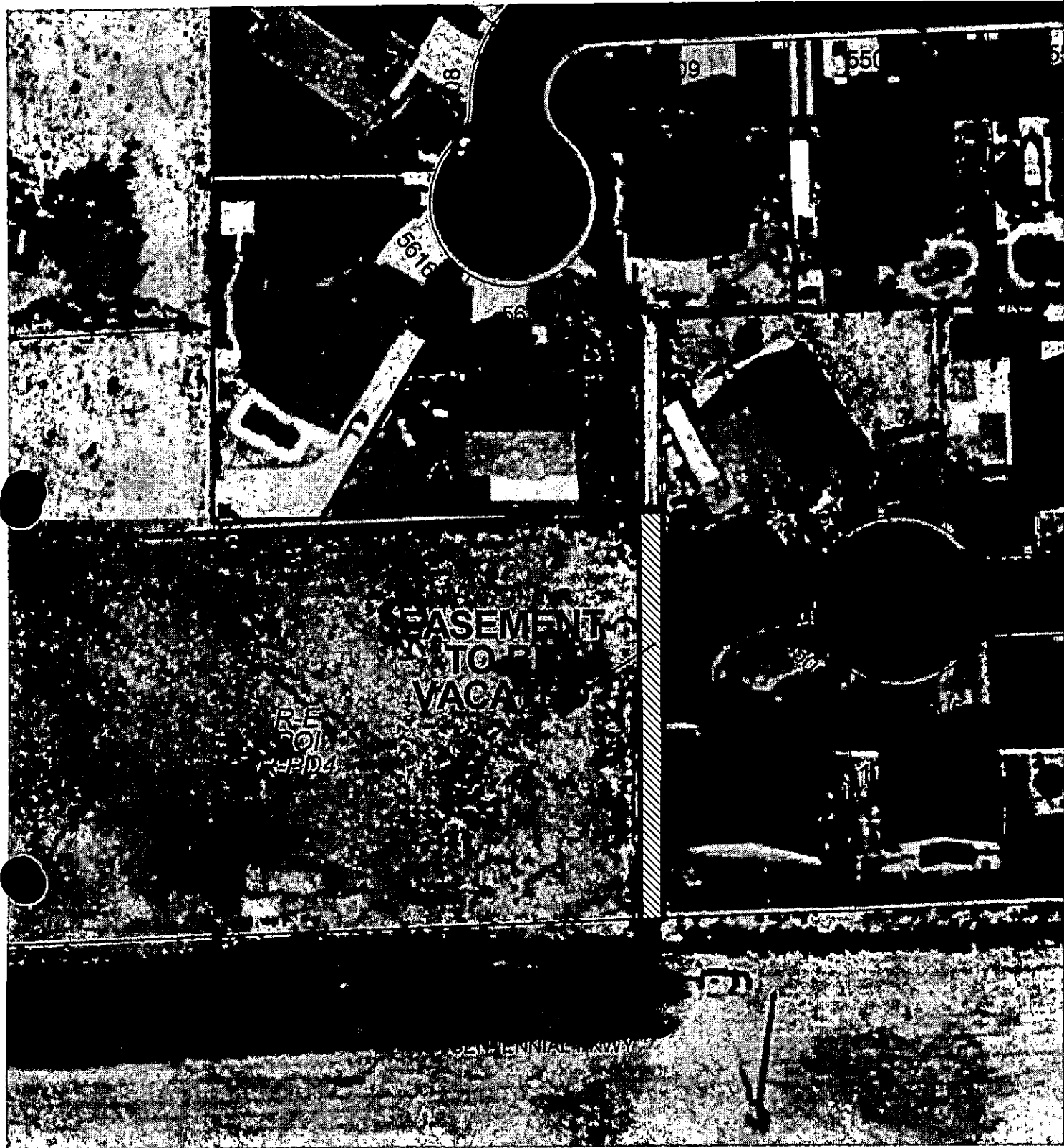
1. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
2. All development shall be in conformance with code requirements and design standards of all City Departments.
3. The Order of 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. 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.
5. 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.
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

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 5 – VAC-19628

CONDITIONS – Continued:

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.

7. 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.



CASE: VAC-19628

0 20 40 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - RENOTIFICATION - 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. 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.
5. 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.
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. The drainage study required by ZON-18196 may be used to satisfy this requirement provided that it addresses the area to be vacated.

VAC-19628 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

7. 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.

VAC-19628 - Staff Report Page One
April 12, 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.
03/07/07	The City Council approved a related Site Development Plan Review (SDR-17727) for an 8-lot single-family subdivision on 2.18 acres adjacent to the north side of Centennial Parkway approximately 360 feet east of Leon Avenue. The Planning Commission and Staff recommended approval.
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

VAC-19628 - Staff Report Page Two
 April 12, 2007 - Planning Commission Meeting

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



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): _____

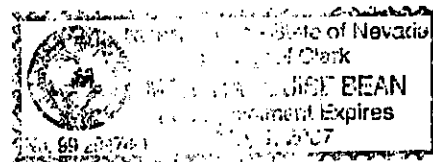
APN: 125-24-404-007

Signature of Property Owner: _____

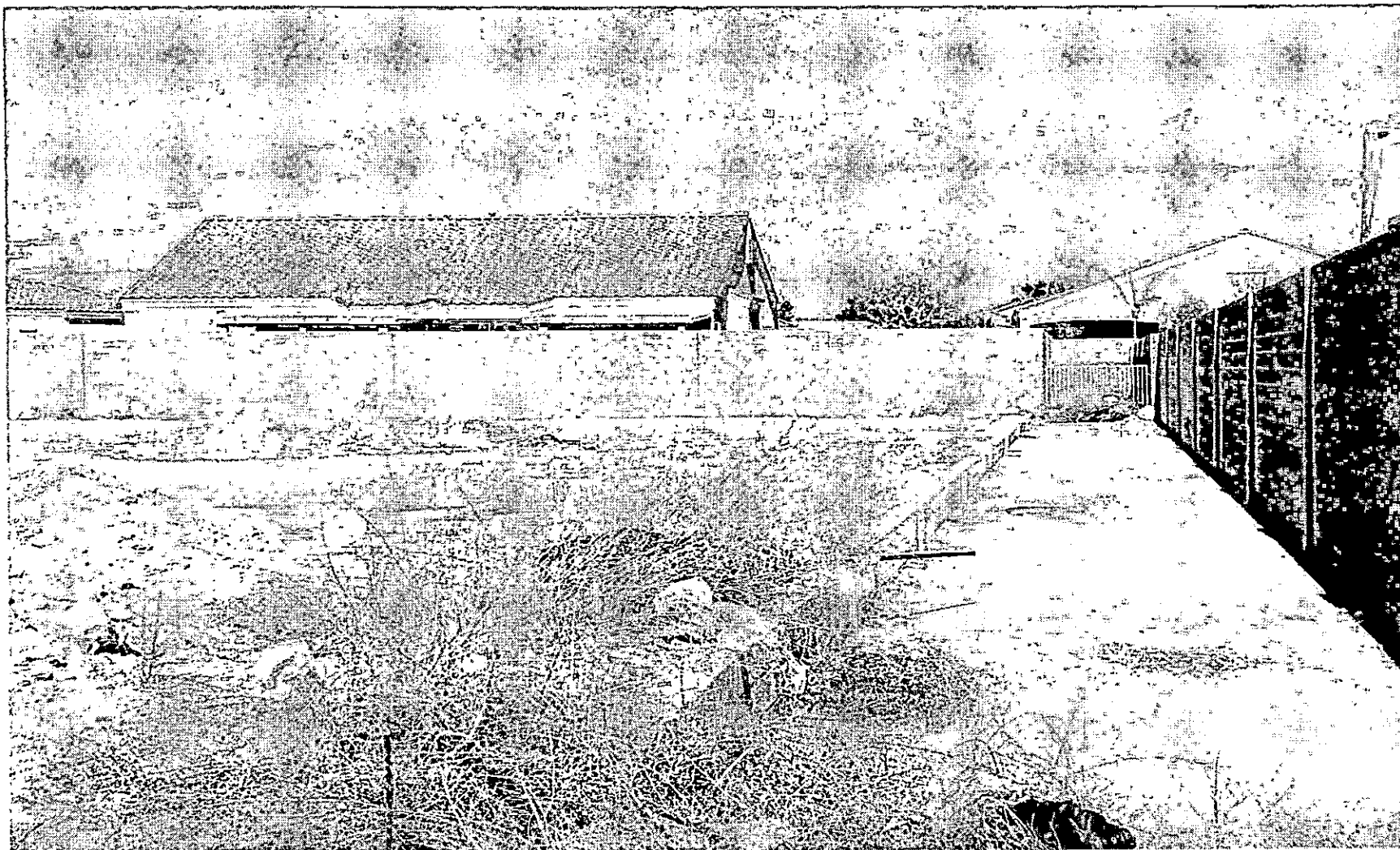
Print Name: Barbara L. Farmanali

Subscribed and sworn before me

This 10 day of Jan, 2007
Mark L. Sorensen
 Notary Public in and for said County and State



RECEIVED



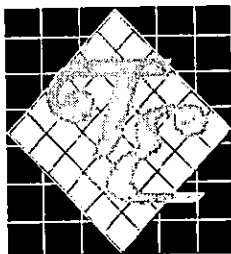
VAC-19628 - OWNER/APPLICANT: BARBARA J. FARMANALI
APRIL 12, 2007 PLANNING COMMISSION

02/20/07



VAC-19628 - OWNER/APPLICANT: BARBARA J. FARMANALI
APRIL 12, 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

11 11 07

VAC-19628
04/12/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-20185 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT - Request for a Rezoning FROM: U (UNDEVELOPED) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION] TO: T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER) SPECIAL LAND USE DESIGNATION] on 1.61 acres approximately 1000 feet west of the intersection of West Centennial Parkway and Grand Montecito Parkway (APN 125-20-803-006), Ward 6 (Ross).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 5-10, 13-14 and 16-18 – **UNANIMOUS** with **EVANS** excused

To be heard by City Council on 5/16/2007

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

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 6 – ZON-20185

MINUTES – Continued:

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.

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 5-10, 12-14 and 16-18.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 5-10, 12-14 and 16-18.

(6:17 – 6:21)

1-428

CONDITIONS:

Planning and Development

1. A Site Development Plan Review (SDR-20186) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.
2. A Rezoning from the U (Undeveloped – Town Center) zoning classification to the TC (Town Center) Zoning District is hereby granted.

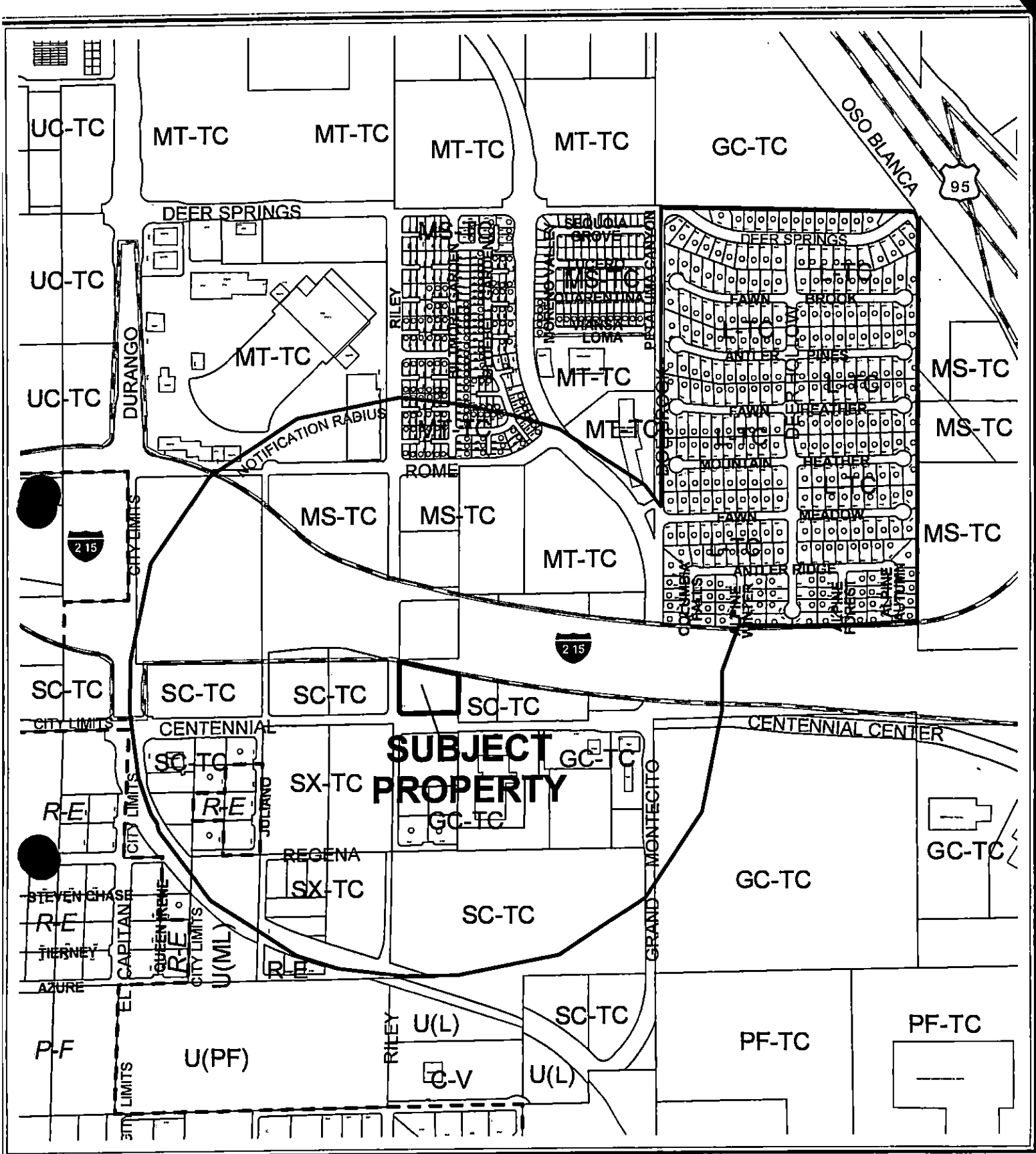
Public Works

3. Construct half-street improvements including appropriate over paving on Riley Street adjacent to this site concurrent with development of this site unless a Petition of Vacation for Riley Street, such as VAC-14766, is recorded prior to the issuance of any permits for this site.
4. Construct all incomplete half-street improvements on Centennial Parkway adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 6 – ZON-20185

CONDITIONS – Continued:

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.



CASE: ZON-20185

RADIUS: 1350 FT + TIMBERLAKES

ZONING OF SUBJECT PROPERTY:
 U (UNDEVELOPED) ZONE [S-C T-C (SERVICE COMMERCIAL - TOWN CENTER)
 SPECIAL LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:
 T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER)
 SPECIAL LANDUSE DESIGNATION]

0 500 1000 Feet

N



CASE: ZON-20185

RADIUS: 1350 FT + TIMBERLAKES

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [S-C T-C (SERVICE COMMERCIAL - TOWN CENTER)
SPECIAL LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER)
SPECIAL LANDUSE DESIGNATION]

0 500 1000 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-20185 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. A Site Development Plan Review (SDR-20186) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.
2. A Rezoning from the U (Undeveloped – Town Center) zoning classification to the TC (Town Center) Zoning District is hereby granted.

Public Works

3. Construct half-street improvements including appropriate over paving on Riley Street adjacent to this site concurrent with development of this site unless a Petition of Vacation for Riley Street, such as VAC-14766, is recorded prior to the issuance of any permits for this site.
4. Construct all incomplete half-street improvements on Centennial Parkway adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

ZON-20185 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

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

ZON-20185 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Rezoning from the U (Undeveloped) zone to the T-C (Town Center - Service Commercial) zone on 1.61 acres approximately 1000 feet west of the intersection of West Centennial Parkway and Grand Montecito Parkway.

An associated Site Development Plan Review (SDR-20186) for the development of a 21,730 square foot medical office building is accompanying this request.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bldg., etc.	
2/14/02	An Annexation Ordinance for A-0038-02 and location map for approximately 687.3 acres, located primarily in the west and northwest area of the city was recorded with the Nevada Department of Taxation
Related Building Permits/Business Licenses	
There are no permits or licenses related with this request.	
Pre-Application Meeting	
2/14/07	A pre-application meeting was held with staff regarding the requirements for the Rezoning of property and the Site Development Plan Review for a 21,730 SF medical office in the Town Center area.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Details of Application Request	
Site Area	
Net Acres	1.61 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Service Commercial - Town Center	Town Center
North	CC 215 - ROW	CC 215 - ROW	ROW
South	Undeveloped	General Commercial - Town Center	Town Center
East	Undeveloped	Service Commercial - Town Center	Town Center
West	Undeveloped	Service Commercial - Town Center	Town Center

ZON-20185 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
T-C Town Center District	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to the Town Center Design Standards Manual, the following requirements apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	15-foot max.	5 feet	Y
• Side	10 feet	40 feet	Y
• Corner	15 feet	40 feet	Y
• Rear	20 feet	110 feet	Y
Max. Lot Coverage	NA	NA	NA
Max. Building Height	2 stories	2 stories	Y
	50 feet from residential/ screened		
Trash Enclosure		Screened	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.12 and the Town Center Design Standards Manual, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	13 Trees	23 Trees	Y
Buffer:				
Min. Trees	1 Tree/ 30 Linear Feet	36 Trees	48	Y
TOTAL		49 Trees	87	Y
Min. Zone Width	8 Feet		0 Feet	N*
Wall Height	6 Feet		6 Feet	Y

*A Waiver to the Title 19.12 Landscape Standards has been requested and is being processed with the accompanying Site Development Plan Review (SDR-20186).

ZON-20185 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

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	
Medical Office		1:200 SF up to 2,000 SF	10				
		1: Each remaining 175 sf	113				
TOTAL			123	5	124	5	Y
Loading Spaces			0*		1		Y

*Per Title 19.10.020 On-Site Loading Standards, "...every use that receives or distributes materials or merchandise by truck shall provide and maintain on-site loading spaces in accordance with the standards in this chapter"

ANALYSIS

- Zoning/Land Use**

The proposed T-C (Town Center) zoning is in conformance with the General Plan, which designates the subject site as TC (Town Center). The Town Center Design Standards Manual designates the site as SC-TC (Service Commercial - Town Center). The applicant is proposing a two-story, 21,730 square-foot medical office, which is a permitted use within the SC-TC (Service Commercial-Town Center) Land Use Code.

- Town Center**

The intent of this district is to enable development with imaginative site and building design and maximize the use of the property. Projects within the SC-TC (Service Commercial - Town Center) district shall place an emphasis on low to medium intensity retail, office, or other commercial uses that are intended to serve primarily the Centennial Hills area and do not include more intense general commercial characteristics

ZON-20185 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

- **Beltway Trail**

A multi-use transportation trail has been designated along the southern boundary of the subject property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. The trail will consist of approximately 12 feet of asphalt paving and will be within the Beltway right-of-way. The applicant will not be required to dedicate property for the trail nor will he have to maintain the trail as the City is the responsible agency for constructing this trail.

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 T-C (Town Center) zoning is in conformance with the General Plan, which designates the subject site as TC (Town Center). The proposed Medical Office use is in compliance with the Town Center Design Standards Manual which designates the site as SC-TC (Service Commercial – Town Center).

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

The proposed Medical Office use of this property is in compliance with the Town Center Development Standards Manual for the Service Commercial –Town Center Land Use Code.

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

The proposed TC (Town Center) zoning is appropriate for the community given the special land use designation of SC-TC (Service Commercial – Town Center). The rezoning will allow the development of a proposed Medical Office that is in accordance with the Town Center Development Standards Manual.

ZON-20185 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

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

Site access is from Centennial Parkway, designated a 90-foot Frontage Road in the Town Center Design Standards Manual. Additional access is provided off of Riley Street via a shared-access agreement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 376 (Mailed with SDR-20186)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-20185** APN: 125-20-803-006

Name of Property Owner: Centennial Riley Development LLC

Name of Applicant: Centennial Riley Development LLC

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

APN _____

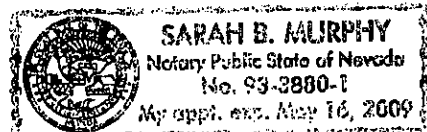
Signature of Property Owner: _____

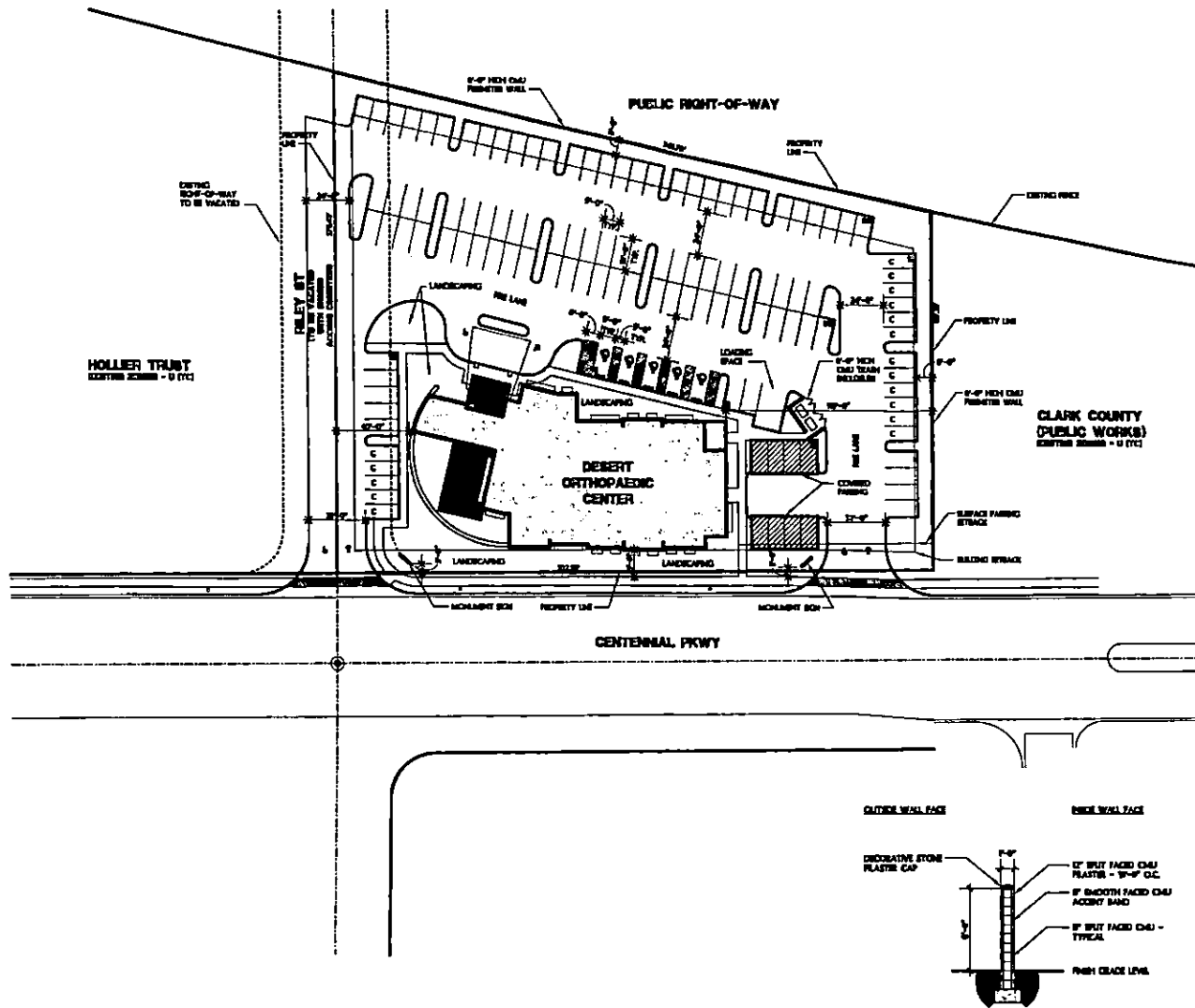
Print Name: TIMOTHY B. SUTHERLAND, M.D.

Subscribed and sworn before me

This 14TH day of February, 2007

Sarah B. Murphy
Notary Public in and for said County and State





PROPOSED PERIMETER WALL DETAIL
SCALE: 1/4" = 1'-0"

PROPERTY OWNER
CENTRAL RILEY DEVELOPMENT LLC
2000 S. RILEY AVE. SUITE 200
LAS VEGAS, NEVADA 89101

APPLICANT
CENTRAL RILEY DEVELOPMENT LLC
2000 S. RILEY AVE. SUITE 200
LAS VEGAS, NEVADA 89101

CONTACT
RMA ARCHITECTURE
2000 S. RILEY AVE.
LAS VEGAS, NEVADA 89101
702.735.1000

ITE ANALYSIS

APR. 2, 2007-2008-2009	171 ACRES
CURRENT ZONING	SDR-20186
PROPOSED ZONING	SDR-20186
TOTAL LOT AREA (ACRES)	18.00 ACRES
LOT COVERAGE (PERCENT)	10%
IMPERVIOUS SURFACE PERCENTAGE	10%
PLANNED AREA (SQ. FT.)	11,111,111

BUILDING ANALYSIS

PROPOSED BUILDING TYPE	TYPE 1A
PROPOSED FLOOR	TYPE 1A
TOTAL	TYPE 1A

PARKING ANALYSIS

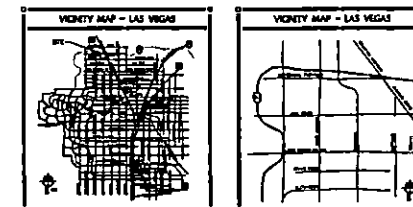
MINIMUM REQUIREMENTS - CITY OF LAS VEGAS	
PROPOSED BUILDING TYPE	
1. 1000 S.F. UP TO 1000 S.F.	1.00
2. 1000 S.F. TO 10,000 S.F.	2.00
TOTAL	3.00
ADDITIONAL PARKING REQUIRED	
101 TO 1000 S.F.	1.00
PROPOSED BUILDING TYPE	
STANDARD SPACES	1.00
COMPACT SPACES	1.00
ADDITIONAL SPACES	1.00
TOTAL	3.00

GENERAL NOTES

- 1. SEE ACCOMPANYING LANDSCAPE ARCHITECTURE FOR PLANTING INFORMATION.
- 2. ALL EXISTING UTILITIES (ELECTRIC, WATER, GAS, AND OTHER) SHALL BE DELETED AS SHOWN ON THE EXISTING UTILITIES MAP. ALL NEW UTILITIES SHALL BE SHOWN ON THE EXISTING UTILITIES MAP. ALL UTILITIES SHALL BE DELETED AS SHOWN ON THE EXISTING UTILITIES MAP.
- 3. COMPACT PARKING SPACES ARE INDICATED WITH A "C".

LEGAL DESCRIPTION

1. SEE LEGAL DESCRIPTION.



SITE PLAN
SCALE: 1" = 100'

ZON-20185
SDR-20186
04/12/07 PC

FEB 27 2007

DESERT ORTHOPAEDIC
CENTER
LAS VEGAS, NEVADA



KGA
ARCHITECTURE
REGISTERED ARCHITECT
FOR NEVADA

DESIGN TEAM
ARCHITECT: KGA
ENGINEER: KGA
LANDSCAPE ARCHITECT: KGA
PLANNING: KGA
CIVIL ENGINEER: KGA
ELECTRICAL ENGINEER: KGA
MECHANICAL ENGINEER: KGA
STRUCTURAL ENGINEER: KGA
ENVIRONMENTAL ENGINEER: KGA
HISTORIC PRESERVATION: KGA
ARCHITECTURAL RENDERING: KGA
PHOTOGRAPHY: KGA
VIDEO: KGA
PUBLICATION: KGA
REPRODUCTION: KGA
OTHER: KGA

DESERT ORTHOPAEDIC
CENTER

DATE: 04/12/07
BY: KGA
CHECKED: KGA
APPROVED: KGA

11

AS101

KGa ARCHITECTURE

February 27, 2007

City of Las Vegas Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Planning Staff

Re: Desert Orthopaedic Center

To whom it may concern:

Please accept this document as the justification letter for the above referenced project.

We are requesting a Site Development Plan Review of this project located on the northeast corner of Centennial Parkway and Riley Street. The site consists of approximately 1.61 acres and lies within the Town Center district of the City of Las Vegas. At the west end of the site, Riley Street has been approved to be vacated subject to the conditions listed as part of VAC-14766.

A single loading space has been provided on the proposed site plan as opposed to the required two loading spaces per Title 19.10.020.C. The property owner has stated that they do not receive any supplies via truck and will rarely utilize even a single loading space. Providing two loading spaces would also negatively impact the total number of parking spaces serving the patients and employees of the building.

The proposed, two story Medical Office Building will be utilized by the Desert Orthopaedic Center to administer general examinations and screenings. The building is approximately 21,730 square feet and includes examination rooms, radiography rooms, general office space and lease space.

In addition, we will be submitting a master sign plan to CHARC-TC as required per the Town Center Development Standards Manual.

Should you have any questions regarding this application, please feel free to contact our office.

Sincerely,



Nathan Goodman
Designer

FOUNDING PARTNERS
Ed Kittrell Jr., AIA
George F. Garlock, AIA

PARTNERS
David P. Brom, AIA
James C. Lord II, AIA
Rick Romito, Assoc. AIA

ASSOCIATES
Kent A. LeFevre, AIA
Mark Danley, AIA
Lee Norsworthy, AIA
Dorsey Wenzel, AIA

LAS VEGAS

4495 South Polaris Avenue
Las Vegas, Nevada 89103
702.367.6900

www.KGAarchitecture.com

AUSTIN

1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200

ZON-20185
SDR-20186
04/12/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-20186 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20185 - PUBLIC HEARING - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT -
Request for a Site Development Plan Review FOR A TWO STORY, 21,730 SQUARE FOOT MEDICAL OFFICE BUILDING AND A WAIVER TO ALLOW NO LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.61 acres approximately 1000 feet west of the intersection of West Centennial Parkway and Grand Montecito Parkway (APN 125-20-803-006), U (Undeveloped) Zone [SC-TC (Service Commercial – Town Center) Special Land Use Designation] [PROPOSED: T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center)] Special Land Use Designation], Ward 6 (Ross).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 5-10, 13-14 and 16-18 – **UNANIMOUS** with **EVANS** excused

To be heard by City Council on 5/16/2007

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 7 – SDR-20186

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.

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 5-10, 13-14 and 16-18.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 5-10, 13-14 and 16-18.
(6:17 – 6:21)
1-428

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-20185), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, floor plans, and building elevations date stamped: 2/27/07 and the landscape plans date stamped: 3/06/07 except as amended by conditions herein.
4. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
5. A Waiver from Title 19.12 is hereby approved, to allow no landscape buffer along the western perimeter where an eight-foot wide landscape buffer is 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

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 7 – SDR-20186

CONDITIONS – Continued:

same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
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 fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

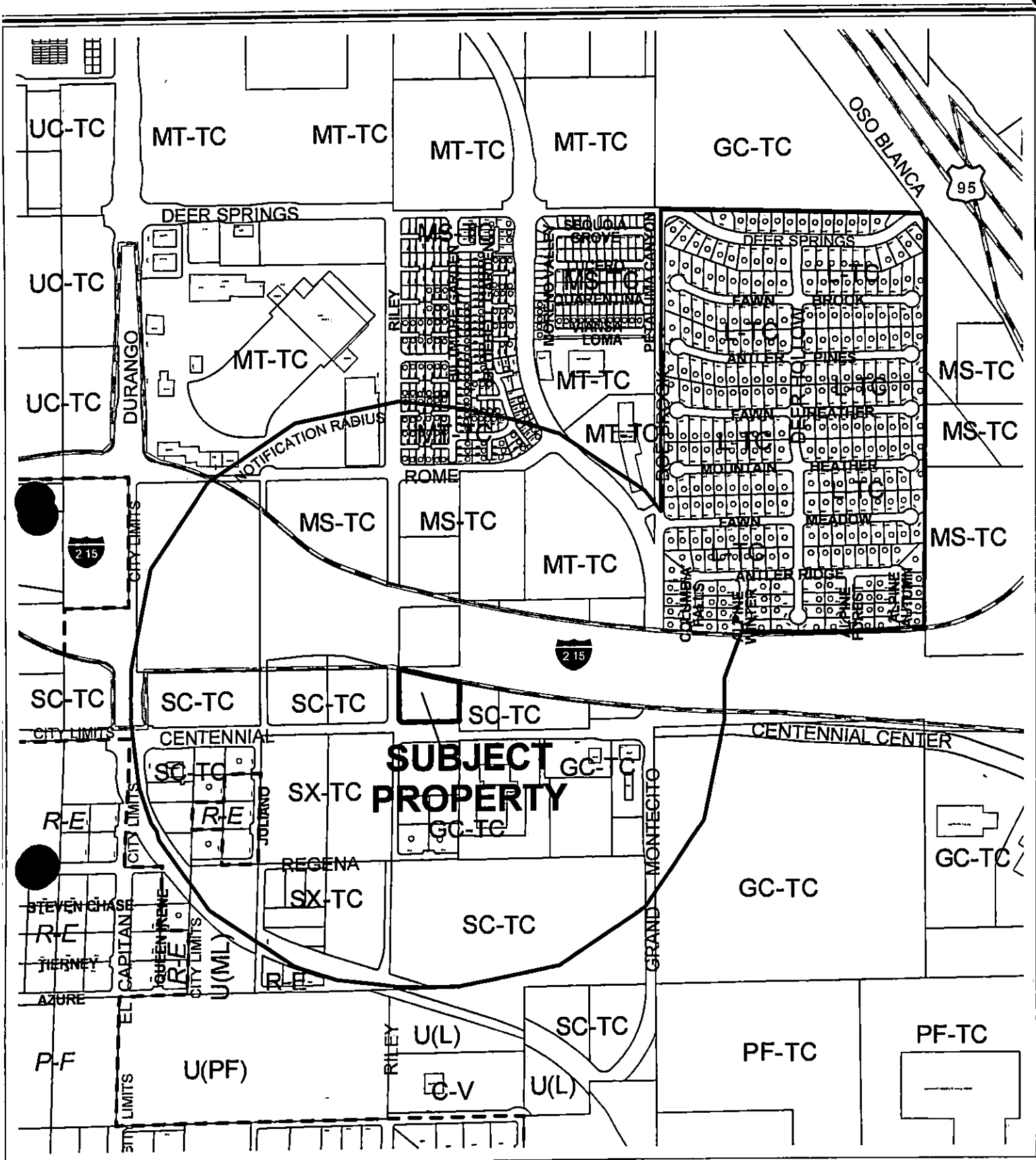
14. Petition of Vacation VAC-14766 must record prior to the issuance of permits for this site. Construct the full-width of the proposed driveway in the Riley Street alignment and

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 7 – SDR-20186

CONDITIONS – Continued:

sufficient on-site paving to provide two-way traffic into and out of this site to the satisfaction of the City Traffic Engineer.

15. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Centennial Parkway.
16. Landscape and maintain all unimproved right-of-way, if any, on Centennial Parkway 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.
17. Submit an Encroachment Agreement for all landscaping, if any, located in the Centennial Parkway public right-of-way adjacent to this site prior to occupancy of this site.
18. 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.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20185 and all other applicable site-related actions.



CASE: SDR-20186

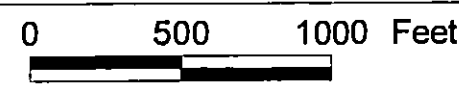
RADIUS: 1350 FT + TIMBERLAKES

ZONING OF SUBJECT PROPERTY:

U (UNDEVELOPED) ZONE [S-C T-C (SERVICE COMMERCIAL - TOWN CENTER)
SPECIAL LAND USE DESIGNATION]

PROPOSED ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SC-TC (SERVICE COMMERCIAL - TOWN CENTER)
SPECIAL LANDUSE DESIGNATION]



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20186 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT**

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

1. Conformance to the conditions for Rezoning (ZON-20185), if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, floor plans, and building elevations date stamped: 2/27/07 and the landscape plans date stamped: 3/06/07 except as amended by conditions herein.
4. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
5. A Waiver from Title 19.12 is hereby approved, to allow no landscape buffer along the western perimeter where an eight-foot wide landscape buffer is required.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

SDR-20186 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
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 fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Petition of Vacation VAC-14766 must record prior to the issuance of permits for this site. Construct the full-width of the proposed driveway in the Riley Street alignment and sufficient on-site paving to provide two-way traffic into and out of this site to the satisfaction of the City Traffic Engineer.
15. Submit an application for a deviation from Standard Drawing #222a for the driveways accessing this site from Centennial Parkway.
16. Landscape and maintain all unimproved right-of-way, if any, on Centennial Parkway 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.
17. Submit an Encroachment Agreement for all landscaping, if any, located in the Centennial Parkway public right-of-way adjacent to this site prior to occupancy of this site.

SDR-20186 - Conditions Page Three
April 12, 2007 - Planning Commission Meeting

18. 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.
19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20185 and all other applicable site-related actions.

SDR-20186 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a two story, 21,730 square foot medical office building and a waiver to allow no landscape buffer along the west property line where eight feet is required on 1.61 acres approximately 1,000 feet west of the intersection of West Centennial Parkway and Grand Montecito Parkway.

A companion application requesting a Rezoning (ZON-20185) will be heard in conjunction with the Site Development Plan Review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
2/14/02	An Annexation Ordinance for A-0038-02 and location map for approximately 687.3 acres, located primarily in the west and northwest area of the city was recorded with the Nevada Department of Taxation
<i>Related Building Permits/Business Licenses</i>	
There are no related permits or licenses related with this request.	
<i>Pre-Application Meeting</i>	
2/14/07	A pre-application meeting was held with staff regarding the requirements for the Rezoning of property and the Site Development Plan Review for a 21,730 SF medical office in the Town Center area.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.61 acres

SDR-20186 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	Service Commercial - Town Center	Town Center
North	CC 215 - ROW	CC 215 - ROW	ROW
South	Undeveloped	General Commercial - Town Center	Town Center
East	Undeveloped	Service Commercial - Town Center	Town Center
West	Undeveloped	Service Commercial - Town Center	Town Center

Special Districts/Zones	Yes	No	Compliance
Special Area Plan	X		Y
T-C Town Center District	X		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Per the Town Center Development Standards Manual, the following requirements apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	15-foot max.	15 feet	Y
• Side	10 feet	40 feet	Y
• Corner	15 feet	40 feet	Y
• Rear	20 feet	110 feet	Y
Max. Lot Coverage	NA	NA	NA
Max. Building Height	2 stories	2 stories	Y
Trash Enclosure	50 feet from residential/ screened	Screened	Y
Mech. Equipment	Screened	Screened	Y

SDR-20186 - Staff Report Page Three
 April 12, 2007 - Planning Commission Meeting

Pursuant to the Town Center Design Standards Manual, the following standards apply.

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	13 Trees	23 Trees	Y
Buffer: Min. Trees	1 Tree/ 30 Linear Feet	36 Trees	48	Y
TOTAL		49 Trees	87	Y
Min. Zone Width	8 Feet		0 Feet	N*
Min. Zone Exterior Buffer	15 Feet		15 Feet	Y
Wall Height	6 Feet		6 Feet	Y

*A Waiver to the Title 19.12 Landscape Standards has been requested to allow no perimeter landscape buffer along the west property line where an eight-foot wide landscape buffer is required in order to accommodate a cross-access agreement off of Riley Street.

Pursuant to the Town Center Development Standards Manual, the following standards apply.

Streetscape Standards	Required	Provided	Compliance
Frontage Road	5-foot sidewalk w/ 4-foot amenity zone	5-foot sidewalk w/ 5-foot amenity zone	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Medical Office	2,000 sf	1 space: 200 sf up to 2,000 sf	10				
Medical Office (remainining)	19,730 sf	1 space: Each remaining 175 sf	113				
TOTAL			123	5	124	5	Y
Loading Spaces			0*		1		Y

*Per Title 19.10.020 On-Site Loading Standards, "...every use that receives or distributes materials or merchandise by truck shall provide and maintain on-site loading spaces in accordance with the standards in this chapter"

SDR-20186 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

Waivers		
Request	Requirement	Staff Recommendation
No landscape buffer along the west property line.	8-foot wide landscape buffer	Approval

ANALYSIS

- **Zoning/Use**

The proposed Medical Office is an acceptable use as per the Town Center Design Standards Manual for land within the SC-TC (Service Commercial – Town Center) Land Use Code.

- **Trails**

A multi-use transportation trail has been designated along the southern boundary of the subject property in accordance with the Joint Parks and Trails Plan for the City of Las Vegas and Clark County. The City is the responsible agency for constructing this trail. The applicant will not be required to dedicate property for the trail nor will he have to maintain the trail.

The trail will consist of approximately 12 feet of asphalt paving and will be within the Beltway right-of-way.

- **Site Plan**

The site plan shows a two-story medical office with an 11,595 square-foot building foot print providing an approximate 15% lot coverage. With the low lot coverage and appropriate site location, the site plan shows an approximate open space provision of 26% of the lot. The building is appropriately located 15 feet from Centennial Parkway and is oriented towards Riley Street on the west to function primarily as a corner building.

- **Landscape Plan**

The provided landscape plan shows an abundant amount of trees of various sizes and types, all of which are desert appropriate and meet the Town Center Landscaping standards.

SDR-20186 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

A Waiver to allow no landscape buffer along the west property line where Title 19.12 requires an eight-foot wide buffer has been requested. The applicant proposes accessing the site off of Riley Street with a shared-access agreement. Staff supports this request as the applicant would be unable to accommodate this requirement and still maintain adequate access to the site via the shared-access agreement.

- **Elevations**

The selected materials shown on the elevations are appropriate for the proposed Medical Office and comply to the Town Center Design Standards Manual. Red sandstone veneer is shown along the south, and west elevations and a variation in tan desert tones provide a visual breakup of the façade.

- **Floor Plans**

The provided floor plans are typical of a Medical Office. The lower level contains twenty-five individual exam rooms with a waiting area to accommodate 56 seats. The second level is listed as lease space with over 6,340 square feet available. Vertical circulation is provided by two internal stairways at the western and eastern ends and a single elevator.

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 Medical Office use is compatible with the adjacent Town Center commercial land use category. The affected property and the properties to the east, west, and north are undeveloped with new commercial development to the south. The commercial use and intensity adheres to the existing Town Center Land Use code of SC-TC (Service Commercial-Town Center).

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 Medical Office is located on land with the appropriate General Plan Category of TC (Town Center) and the Town Center Land Use Code SC-TC (Service Commercial-Town Center). The proposal does not comply with the Town Center Design Standards Manual in that the applicant has requested a Waiver to allow no landscape buffer along the west property line where an 8-foot landscape buffer is required.

SDR-20186 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

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

The site access and circulation is not expected to have any negative impact on the adjacent roadways or neighborhood traffic. The applicant is showing access to the west portion of the lot on Riley Street which has yet to be vacated.

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

Although a Waiver to the perimeter landscape buffer width has been requested, the building and landscape materials chosen for this project are in compliance with the town Standards Manual and the proposal shows interesting elevations that contribute to the visual appearance of the area. The landscaping shows a variety of appropriate tree species and shrubs that are all appropriate for the area.

- 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;**

With approval of the requested Waiver to the west perimeter landscape buffer, the remaining landscaping is adequate and interesting building elevations will provide an aesthetic asset to the existing vacant lot. The overall site design creates an orderly and aesthetically pleasing environment that is harmonious and compatible with the local area.

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

The appropriate measures are 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.

SDR-20186 - Staff Report Page Seven
April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 376 (Mailed with ZON-20185)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20186** APN: 125-20-803-006

Name of Property Owner: Centennial Riley Development LLC

Name of Applicant: Centennial Riley Development LLC

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

☐ Yes

☒ No

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

City Official: _____

Partner(s): _____

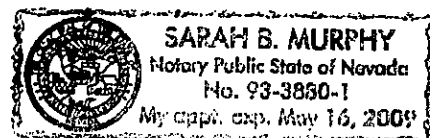
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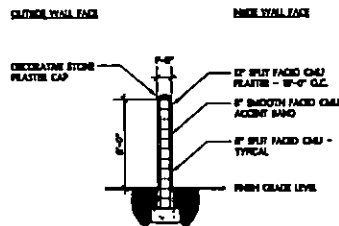
Signature of Property Owner: _____

Print Name: TIMOTHY B. SUTHERLAND, M.D.

Subscribed and sworn before me

This 14th day of February, 20 07
Sarah B. Murphy
Notary Public in and for said County and State





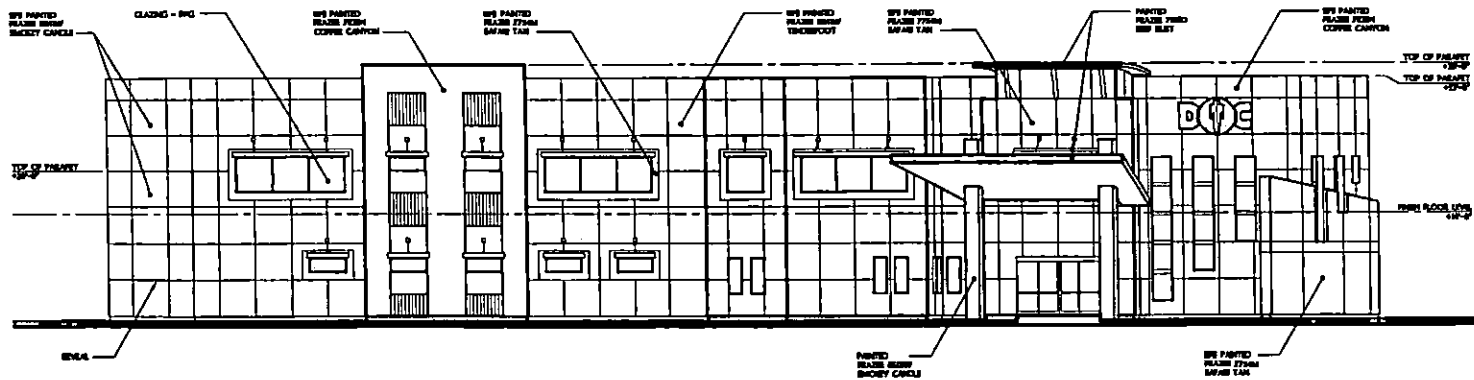
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A51.01

04/12/07 PC

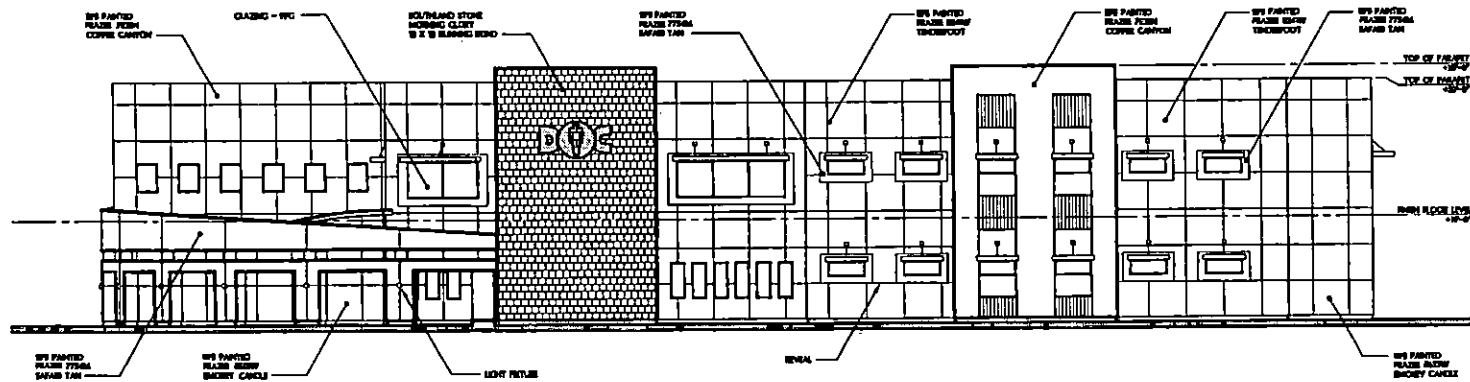
FEB 27 2007





NORTH ELEVATION

SCALE - 1/8" = 1'



SOUTH ELEVATION

SCALE - 1/8" = 1'

ZON-20185
SDR-20186
04/12/07 PC

FEB 27 2007 A6.017

**DESERT ORTHOPAEDIC
 CENTER**
 LAS VEGAS,
 NEVADA

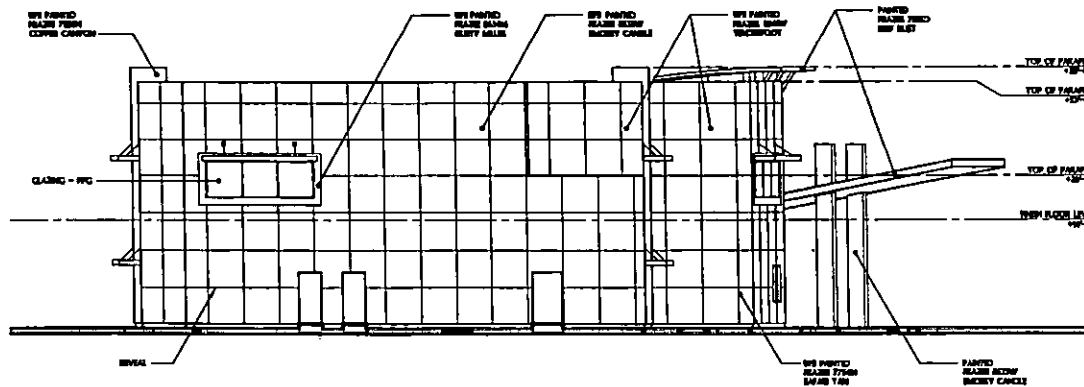


KGA
 ARCHITECTURE
 11111 W. WILLOW
 SUITE 100
 LAS VEGAS, NV 89135
 PHONE: 702.735.1111
 FAX: 702.735.1112
 WWW.KGA-ARCH.COM

**DESERT ORTHOPAEDIC
 CENTER**

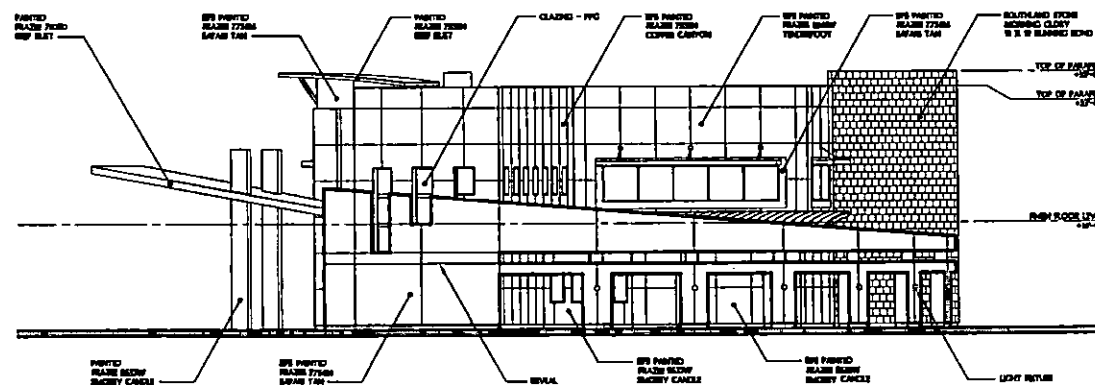
**DESIGN
 NORTH AND SOUTH
 ELEVATIONS**

**DATE: FEBRUARY 27, 2007
 BY: JH
 CHECKED: JH**



EAST ELEVATION

SCALE: 1/8" = 1'



WEST ELEVATION

SCALE: 1/8" = 1'

ZON-20185
SDR-20186
04/12/07 PC

FEB 21 2007

**DESERT ORTHOPAEDIC
 CENTER**
 LAS VEGAS,
 NEVADA



KGA
 ARCHITECTURE
 1000 S. LAS VEGAS AVENUE
 SUITE 1000
 LAS VEGAS, NV 89101

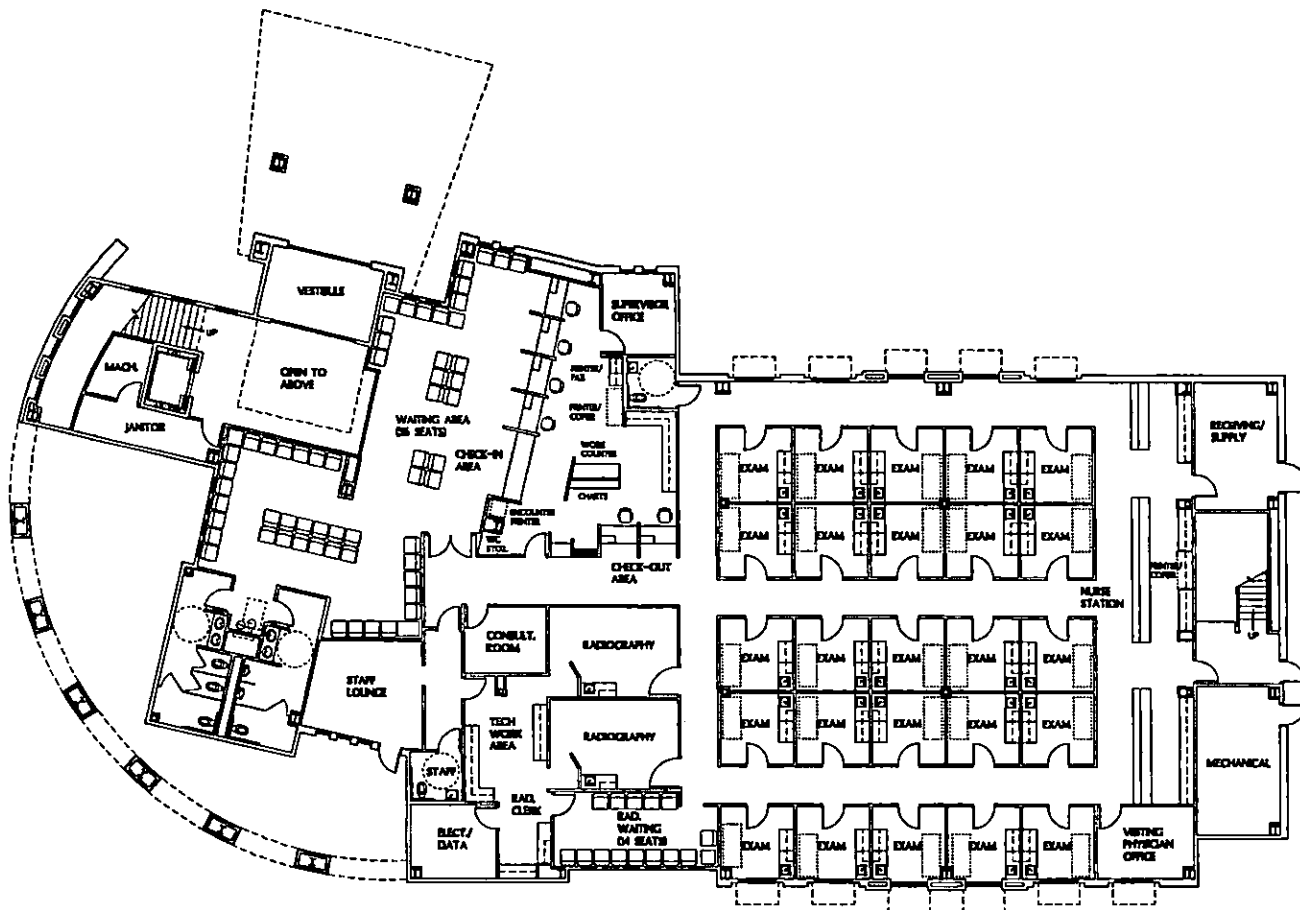
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 ARCHITECT: KGA ARCHITECTURE
 1000 S. LAS VEGAS AVENUE
 SUITE 1000
 LAS VEGAS, NV 89101

**DESERT ORTHOPAEDIC
 CENTER**

DESIGN: KGA ARCHITECTURE
 ARCHITECT: KGA ARCHITECTURE

FEBRUARY 20, 2007
 10:00 AM
 10:00 AM

A6.02



FIRST FLOOR PLAN - 11,595 S.F.
SCALE: 1/8" = 1'-0"

ZON-20185
SDR-20186
04/12/07 PC

FEB 27 2007



DESERT ORTHOPAEDIC
CENTER
LAS VEGAS, NEVADA



KGA
ARCHITECTURE

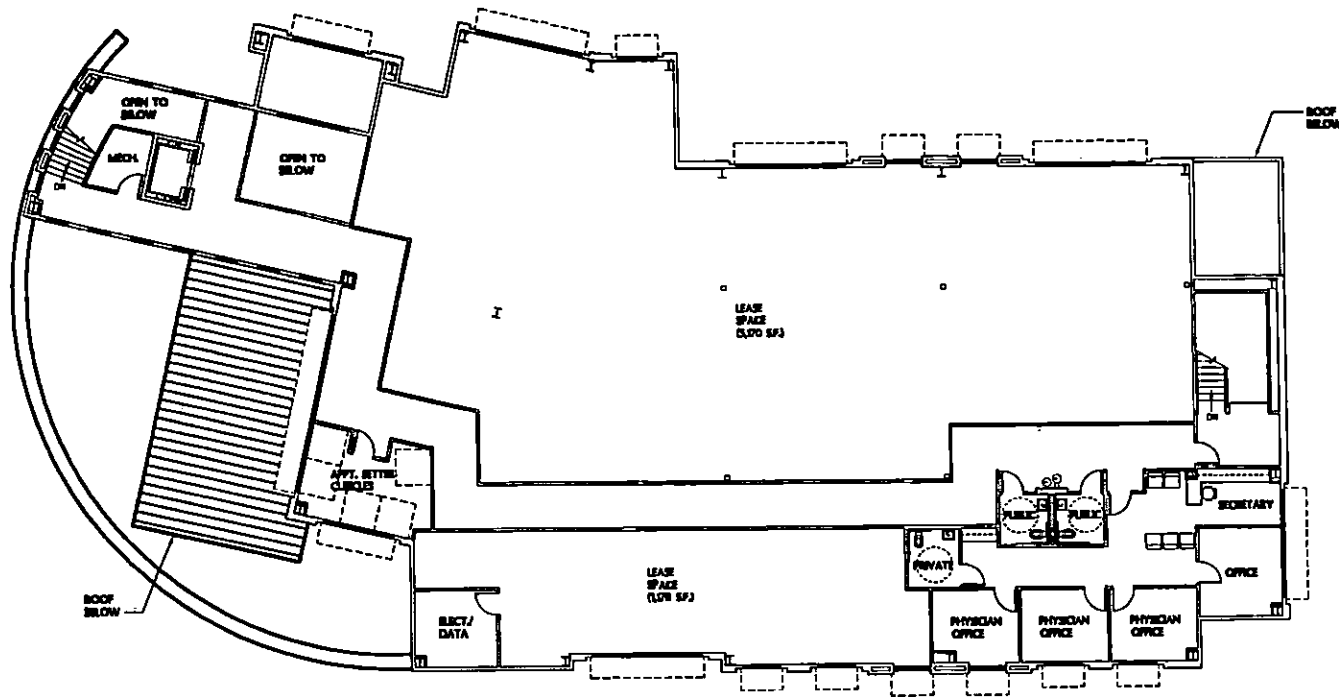
KRISTALL KAHN, AIA
AND ASSOCIATES, AIA
1000 S. RAMPART BLVD., SUITE 200
LAS VEGAS, NV 89102
TEL: 702.735.1000
FAX: 702.735.1001
WWW.KGA-ARCH.COM

DESERT ORTHOPAEDIC
CENTER

FIRST FLOOR PLAN

REVISIONS
1. FEBRUARY 27, 2007
2. 03-29

A1.01



SECOND FLOOR PLAN - 10,135 SF.
SCALE: 1/8" = 1'-0"

ZON-20185
SDR-20186
04/12/07 PC



FEB 27 2007

DESERT ORTHOPAEDIC
CENTER
LAS VEGAS, NEVADA



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ARCHITECTURE

ARCHITECTURAL SERVICES
AND ENGINEERING, INC.

1000 S. LAS VEGAS AVENUE, SUITE 200
LAS VEGAS, NEVADA 89101
TEL: 702.735.1234
FAX: 702.735.1235
WWW.KGA-ARCH.COM

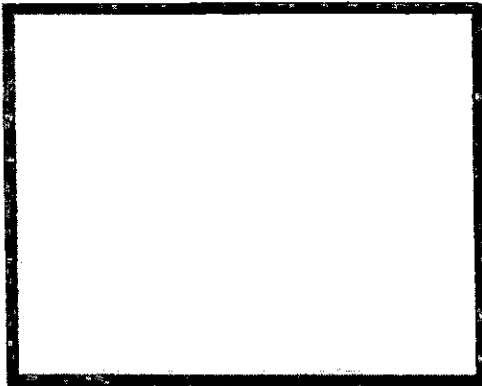
DESERT ORTHOPAEDIC
CENTER

SECOND FLOOR PLAN

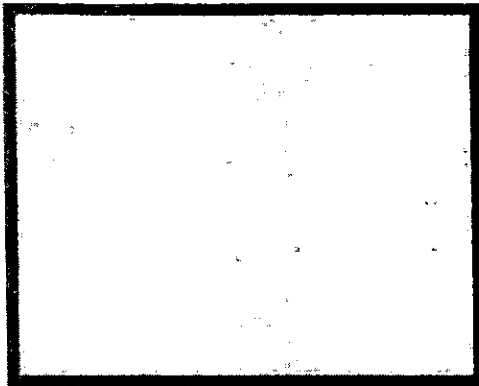
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BY: JG
DATE: 02-27-07

A102

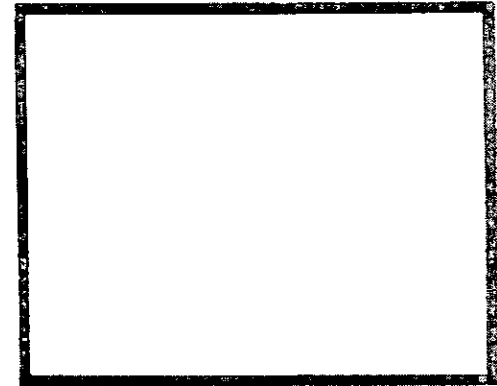
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FRAZEE 8633W SMOKY CANDLE



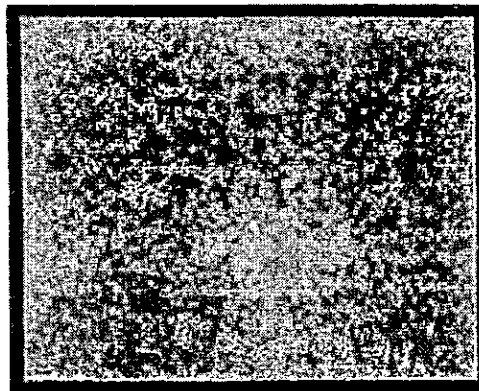
FRAZEE 8634M DUSTY MILLER



FRAZEE 8241W TENDERFOOT

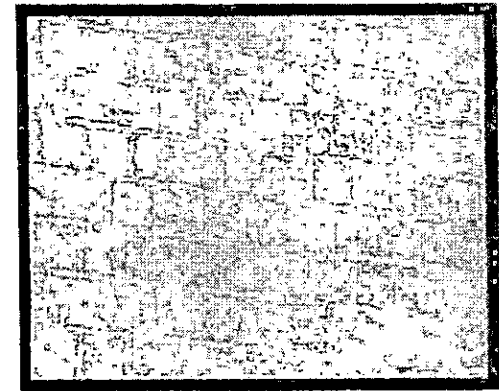


FRAZEE 7754M SAFARI TAN



FRAZEE 7836N COPPER CANYON

STONE TILE:



SOUTHLAND STONE MORNING GLORY

DESERT ORTHOPAEDIC CENTER

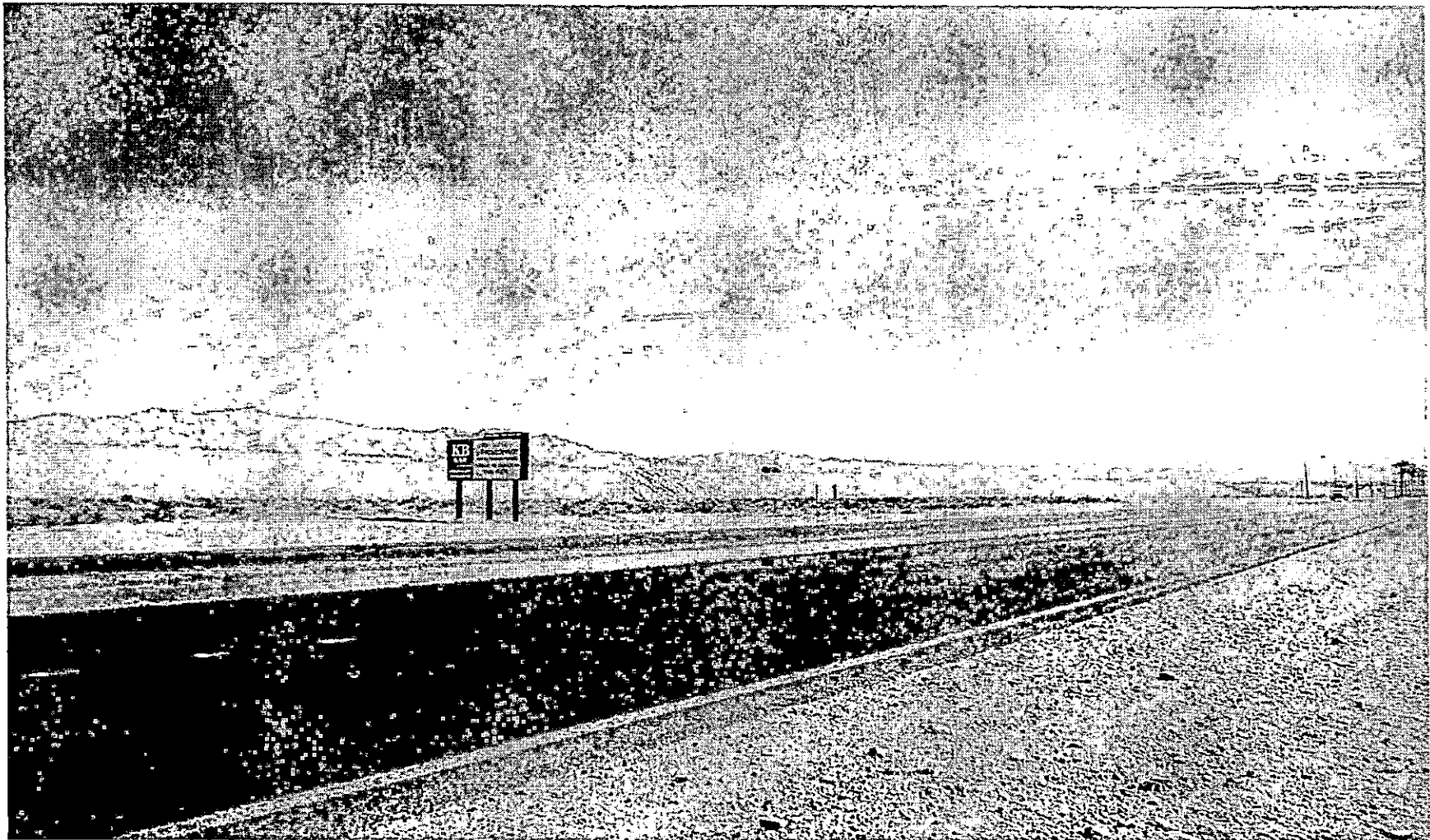
FEB 2 / 2007

KGA
ARCHITECTURE

ZON-20185

SDR-20186

04/12/07 PC



ZON-20185 AND SDR-20186 - APPLICANT/OWNER: CENTENNIAL RILEY DEVELOPMENT
1,000 FEET WEST OF THE INTERSECTION OF WEST CENTENNIAL PARKWAY AND GRAND MONTECITO
PARKWAY
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

KGa ARCHITECTURE

February 27, 2007

City of Las Vegas Development Services
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: Planning Staff

Re: Desert Orthopaedic Center

To whom it may concern:

Please accept this document as the justification letter for the above referenced project.

We are requesting a Site Development Plan Review of this project located on the northeast corner of Centennial Parkway and Riley Street. The site consists of approximately 1.61 acres and lies within the Town Center district of the City of Las Vegas. At the west end of the site, Riley Street has been approved to be vacated subject to the conditions listed as part of **VAC-14766**.

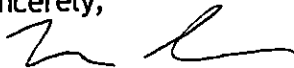
A single loading space has been provided on the proposed site plan as opposed to the required two loading spaces per Title 19.10.020.C. The property owner has stated that they do not receive any supplies via truck and will rarely utilize even a single loading space. Providing two loading spaces would also negatively impact the total number of parking spaces serving the patients and employees of the building.

The proposed, two story Medical Office Building will be utilized by the Desert Orthopaedic Center to administer general examinations and screenings. The building is approximately 21,730 square feet and includes examination rooms, radiography rooms, general office space and lease space.

In addition, we will be submitting a master sign plan to CHARC-TC as required per the Town Center Development Standards Manual.

Should you have any questions regarding this application, please feel free to contact our office.

Sincerely,



Nathan Goodman
Designer

FOUNDING PARTNERS
Ed Kittrell Jr., AIA
George F. Garlock, AIA

PARTNERS
David P. Brom, AIA
James C. Lord II, AIA
Rick Romita, Assoc. AIA

ASSOCIATES
Kent A. LeFevre, AIA
Mark Danley, AIA
Lee Narsworthy, AIA
Darcey Wenzel, AIA

LAS VEGAS

4495 South Pahriss Avenue
Las Vegas, Nevada 89103
702.367.6900

www.KGAarchitecture.com

AUSTIN

ZON-20185

SDR-20186

04/12/07 PC

701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-20200 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: C-V (CIVIC) on 18.4 acres located at 2100 East St. Louis Avenue (APN 162-01-401-011), Ward 3 (Reese).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 5-10, 13-14 and 16-18 – UNANIMOUS with EVANS excused

To be heard by City Council on 5/16/2007

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 APRIL 12, 2007
Planning and Development Department
Item 8 – ZON-20200

CONDITIONS – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 5-10, 13-14 and 16-18.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 5-10, 13-14 and 16-18.
(6:17 – 6:21)
1-428

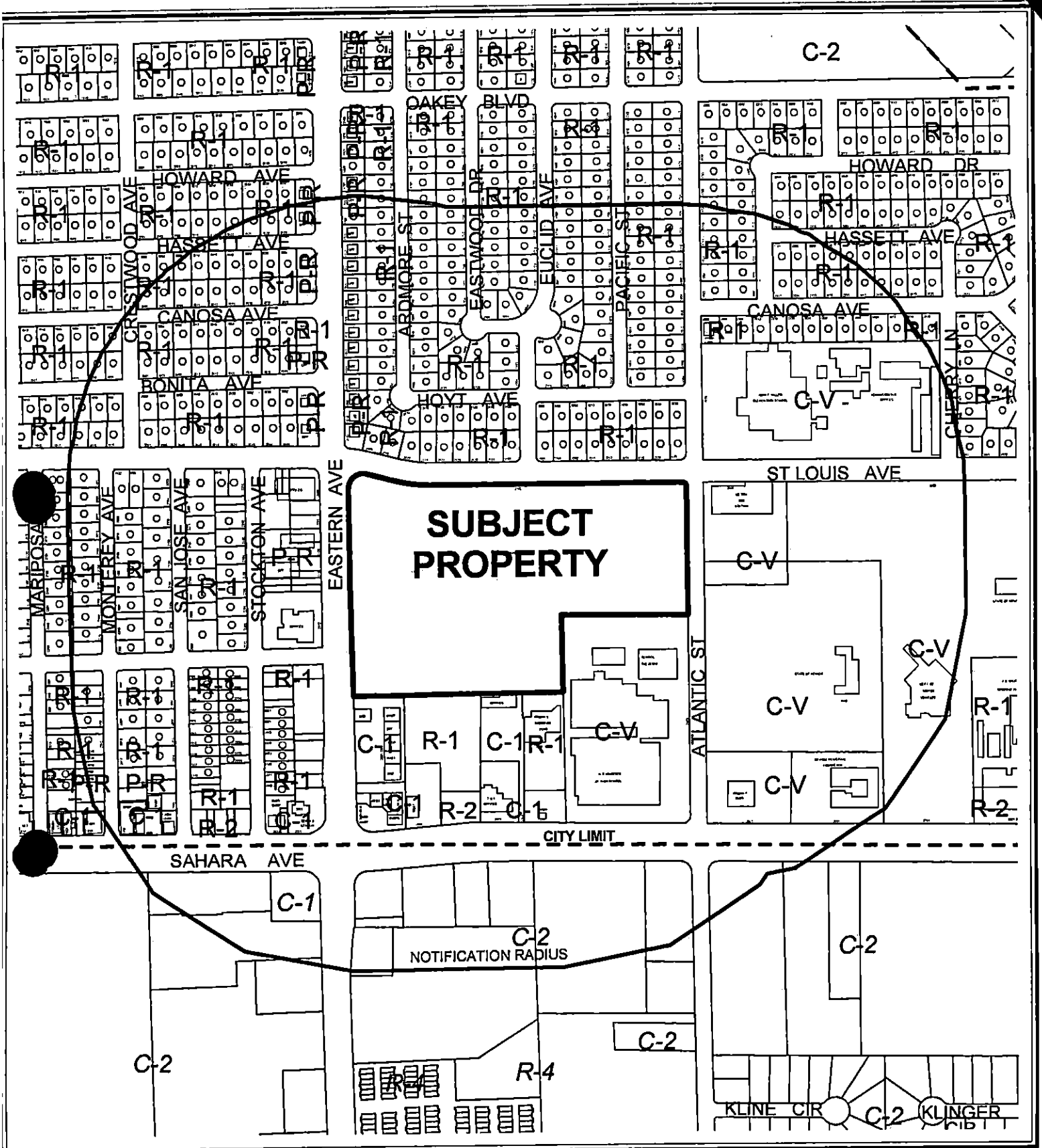
CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-20201) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities unless otherwise allowed by the City Engineer.
4. A Drainage Plan and Technical Drainage Study, or other information acceptable to the Flood Control Section 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: ZON-20200

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 500 Feet





CASE: ZON-20200

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 500 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-20200 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

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

Planning and Development

1. A Resolution of Intent with a two-year time limit is hereby granted.
2. A Site Development Plan Review (SDR-20201) application approved by the City of Las Vegas is required prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities unless otherwise allowed by the City Engineer.
4. A Drainage Plan and Technical Drainage Study, or other information acceptable to the Flood Control Section 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.

ZON-20200 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Rezoning from R-1 (Single Family Residential) to C-V (Civic) on 18.4 acres at 2100 E. St. Louis Avenue. Staff finds the Rezoning to be appropriate as it would bring the zoning into conformance with the PR-OS (Park/Recreation/Open Space) General Plan designation. The existing Jaycee Park is a use compatible with the surrounding area.

BACKGROUND INFORMATION

Related/Relevant City Actions by R&D, Fire, Bldg., etc.	
Month/date/year	Action
	There are no actions associated with this parcel.
Related/Building Permits/Business Licenses	
1990	No building permit; 1990 permit for lighting
Pre-Application Meeting	
02/09/07	Discussed rezone to C-V; parking requirement of 2 spaces per gross acre; Provide ADA access compliance in park
Neighborhood Meeting	
Month/date/year	A neighborhood meeting was not required, nor was one held.

Details of Application Request	
Site Area	
Gross Acres	18.4

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Park	PR-OS (Park/Open Space)	R-1 (Single Family Residential)
North	Single Family Residential	L (Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residential, Retail Stores, School	SC (Service Commercial) PF (Public Facilities)	R-1 (Single Family Residential), C-1 (Limited Commercial), C-V (Civic)
East	School	PF (Public Facilities)	C-V (Civic)
West	Offices & Single Family Residential	O (Office) & SC (Service Commercial)	P-R (Professional Office and Parking) R-1 (Single Family Residential),

ZON-20200 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

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

ANALYSIS

The Jaycee Park has been serving the local community for many years. Currently, the zoning category for the Park (2100 E St. Louis Avenue) is R-1 (Single Family Residential). The actual use is a park and recreation area. The C-V(Civic) zoning designation would bring the zoning into compliance with the existing General Land Use Plan of PR-OS (Parks/Recreation/Open Space). Furthermore, it would be appropriate for the immediate community to have this property reflect the proper zoning, C-V (Civic) zone, rather than to continue operating under the R-1 (Single Family Residential) designation. This will ensure that proper design standards will be recorded with this property as it will fall under the purview of *Title 19.06 Special Purpose and Overlay Districts* rather than *Title 19.08 Development Standards*.

The C-V District is to provide for existing public facilities and for the development of new schools, parks, police, fire and other public facilities. The following uses are permitted in the C-V District:

1. Any Use operated or controlled by the City, County, State or Federal government, other than those described in section 19.06.020(D).
2. Any public or quasi-public use operated or controlled by a recognized religious, fraternal, veteran, civic or service organization, other than those described in section 19.06.020(D).
3. Any public or private elementary school, middle school, high school, college or university, with the exception of private vocational schools.
4. Utility company facilities, including electrical power substation, telephone switching stations and towers, water district facilities, cable TV lines and wireless communication facilities.

FINDINGS

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

LHM

ZON-20200 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

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

The request for a Rezoning to C-V (Civic) Zone is in line with the existing General Plan of PR-OS (Parks/Recreation/Open Space). The C-V (Civic) Zone is the zoning category that complies with that given land use.

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."

Since this park facility has been a community resource for many years it is appropriate to note that the existing use has been in harmony with the surrounding residential neighborhood and school.

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

This proposal complies with the growing demand for city parks in that it is maintaining the future existence of the established park and recreation area.

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

This park is located close to a medium-density residential neighborhood near an elementary school and a junior high school. Adequate pedestrian –and vehicular- access via neighborhood sidewalks and local streets allow direct access to the park. The existing park is served by the 100-foot primary arterial, Eastern Avenue.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

8

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 418 (Mailed with SDR-20201)

APPROVALS 0

PROTESTS 0

LHM



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-20200** APN: **142-01-401-011**

Name of Property Owner: City of Las Vegas

Name of Applicant: CITY OF LAS VEGAS

Name of Representative: CLAIR M. LEWIS

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: John M. Hani

Print Name: CLARE M. LEWIS

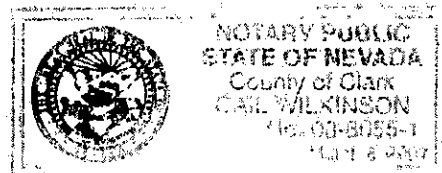
Subscribed and sworn before me

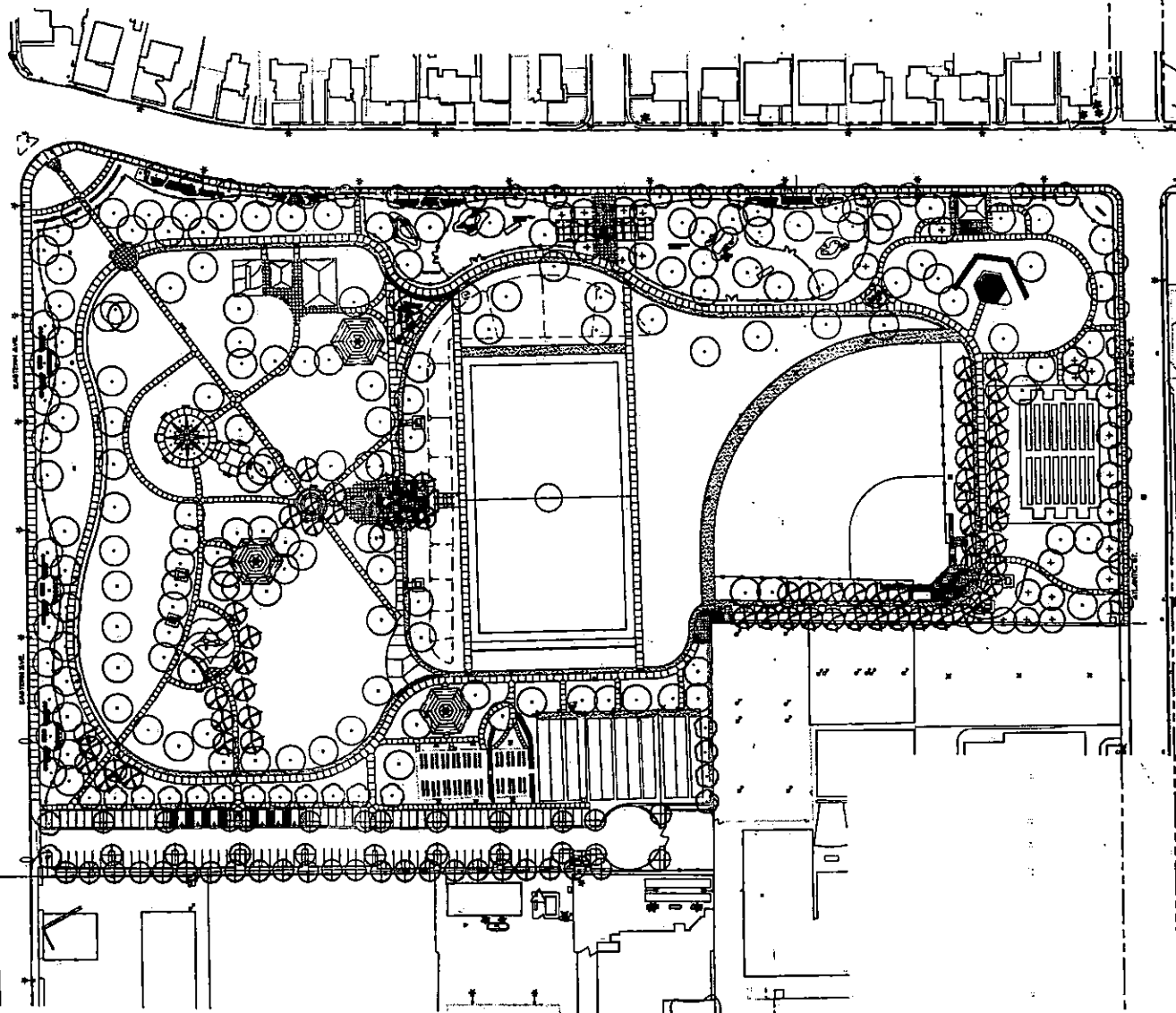
This 29th day of January, 2007

Gail Wilkinson
Notary Public in and for said County and State

Notary Public in and for said County and State

Clark County, Nevada





TREE LEGEND

SYMBOL	SCIENTIFIC/COMMON NAME	SIZE	CROWN	QUANTITY	N & S (AT PRESENT)
○	CATALPA BANYAN	34" BKH	STANDARD DA	-	30' X 30'
○	CELESTINA	34" BKH	STANDARD DA	-	30' X 30'
○	FRAXINUS V. V. BRANCH	34" BKH	STANDARD DA	-	30' X 30'
○	FRAXINUS V. V. BRANCH	34" BKH	STANDARD DA	-	30' X 30'
○	FRAXINUS V. V. BRANCH	34" BKH	STANDARD DA	-	30' X 30'
○	FRAXINUS V. V. BRANCH	34" BKH	STANDARD DA	-	30' X 30'
○	FRAXINUS V. V. BRANCH	34" BKH	STANDARD DA	-	30' X 30'
○	FRAXINUS V. V. BRANCH	34" BKH	STANDARD DA	-	30' X 30'
○	FRAXINUS V. V. BRANCH	34" BKH	STANDARD DA	-	30' X 30'
○	FRAXINUS V. V. BRANCH	34" BKH	STANDARD DA	-	30' X 30'

SHRUB LEGEND

SYMBOL	SCIENTIFIC/COMMON NAME	SIZE	CROWN	QUANTITY	N & S (AT PRESENT)
○	ALCORN	1" GAL	1'-0" OC	-	0' X 0'
○	ALCORN	1" GAL	1'-0" OC	-	0' X 0'
○	ALCORN	1" GAL	1'-0" OC	-	0' X 0'
○	ALCORN	1" GAL	1'-0" OC	-	0' X 0'
○	ALCORN	1" GAL	1'-0" OC	-	0' X 0'
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○	ALCORN	1" GAL	1'-0" OC	-	0' X 0'
○	ALCORN	1" GAL	1'-0" OC	-	0' X 0'

GROUND COVER LEGEND

SYMBOL	SCIENTIFIC/COMMON NAME	SIZE	CROWN	QUANTITY	N & S (AT PRESENT)
○	ALCORN	1" GAL	1'-0" OC	-	0' X 0'
○	ALCORN	1" GAL	1'-0" OC	-	0' X 0'
○	ALCORN	1" GAL	1'-0" OC	-	0' X 0'
○	ALCORN	1" GAL	1'-0" OC	-	0' X 0'
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○	ALCORN	1" GAL	1'-0" OC	-	0' X 0'

ROCK PILE

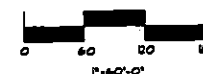
APPLY A 1" DEEP LAYER OF 1/4" PINK PINE CORAL, ROCK PILE IN LANDSCAPE AREAS SEE NOTE 11 SHEET 1101.
APPLY A 1" DEEP LAYER OF 1/4" PINK PINE CORAL, ROCK PILE IN DECIDUOUS AREAS SEE NOTE 11 SHEET 1101.

LIGHTING SCHEDULE

○	POST TOP LIGHT	10' POLE HEIGHT
○	CLIP OFF LIGHT	30' POLE HEIGHT
○	BOLLARD	40' HEIGHT

RECEIVED

FEB 27 2007



ZON-20200
SDR-20201
04/12/07 PC

RPA LANDSCAPE ARCHITECTURE PLANNING

JAYCEE PARK RENOVATION
SOUTH EAST CORNER OF EASTERN AVE.
AND EAST SAINT LOUIS AVE.

SITE PLAN

CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

DATE	BY	DESCRIPTION
02-21-07	PC	1" = 60'



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, NEVADA 89101

OFFICE 702.229.6276

FAX 702.382.0848

TDD 702.386.9108

www.lasvegasnevada.gov

January 29, 2007

Department of Planning and Development
Development Service Center
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: City of Las Vegas Planning

RE: JAYCEE PARK RENOVATION

Dear Planning:

The City of Las Vegas proposes to renovate Jaycee Park. Park renovation will be constructed with funding provided by SNPLMA. Site improvements include new armadas, a new lighted soccer field, parking lot, reconfigured pathways, new playground area with small water feature, expanded dog-park, upgrade pathway/security lights, minimize turf area and add native plantings.

RPA Landscape Architecture Inc. was the successful consultant selected by the City to perform the design planning. They are a landscape architectural firm specializing in recreation park development, and have been successful on similar types of projects in the valley. They bring many years of experience to the project.

The City of Las Vegas looks at this project as a winning solution that will assist with the growing demands for recreational park use in the Las Vegas Valley. This renovation to an older existing park will be a nice face-lift for the neighborhood. Please recommend the approval of this successful project development. Thank you.

**ZON-20200
SDR-20201
04/12/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-20201 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-20200 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR THE RENOVATION OF AN EXISTING PUBLIC PARK on 18.4 acres located at 2100 East St. Louis Avenue (APN 162-01-401-011), R-1 (Single Family Residential) Zone [PROPOSED: C-V (Civic)], Ward 3 (Reese).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 5-10, 13-14 and 16-18 – **UNANIMOUS** with **EVANS** excused

To be heard by City Council on 5/16/2007

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 APRIL 12, 2007
Planning and Development Department
Item 9 – SDR-20201

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 5-10, 13-14 and 16-18.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 5-10, 13-14 and 16-18.
(6:17 – 6:21)
1-428

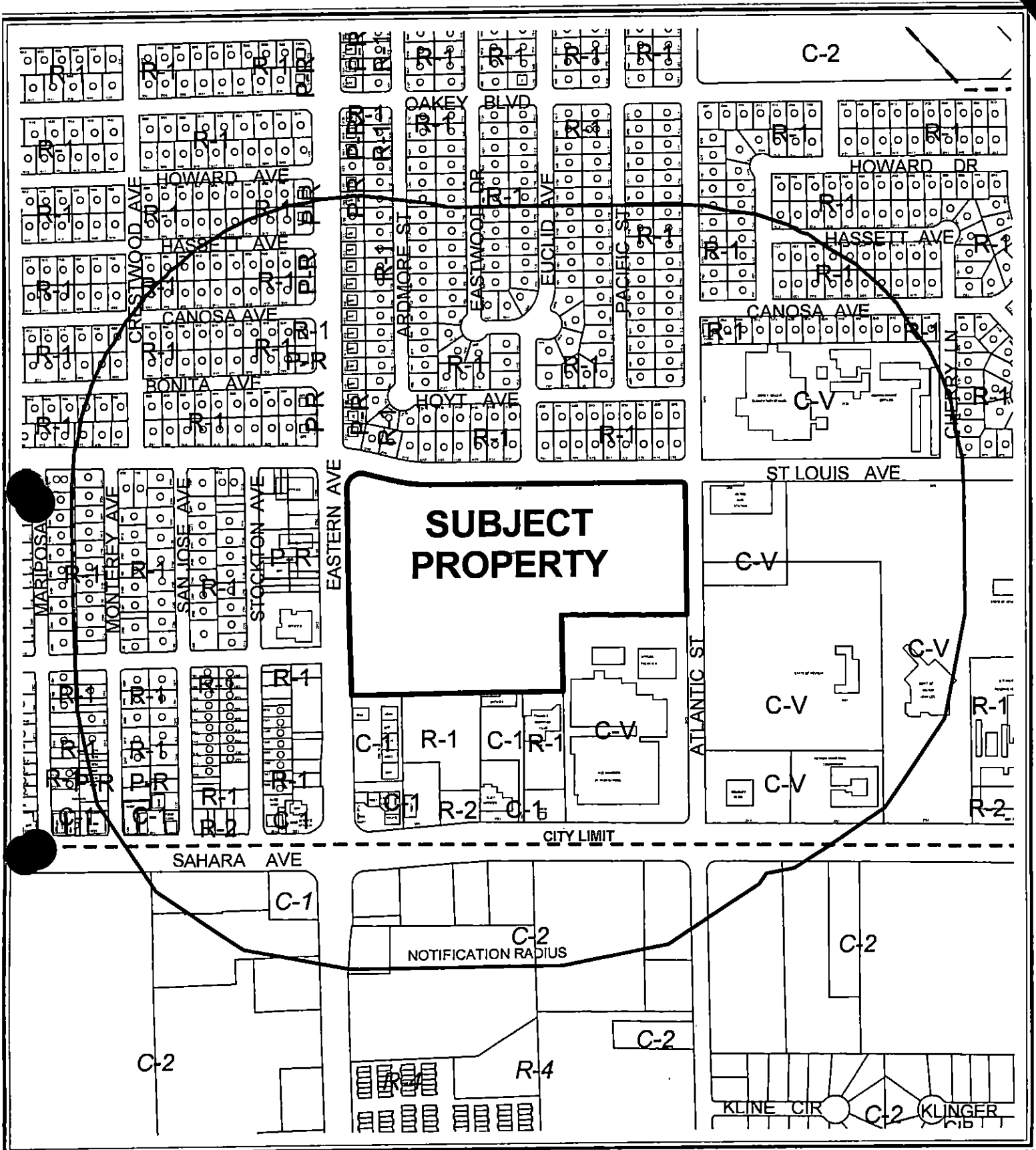
CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-20200) if approved.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/27/07, except as amended by conditions herein.
3. 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.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

6. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20200 and all other subsequent site-related actions.



CASE: SDR-20201

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-1 (SINGLE FAMILY RESIDENTIAL)

PROPOSED ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20201 - APPLICANT/OWNER: CITY OF LAS VEGAS**

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

1. Conformance to the conditions for Rezoning (ZON-20200) if approved.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/27/07, except as amended by conditions herein.
3. 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.
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Public Works

6. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-20200 and all other subsequent site-related actions.

SDR-20201 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for the renovation of the existing 18 acre Jaycee Park located at 2100 East St. Louis Avenue. Among the new features to be included in the park renovation will be an expanded dog park, jogging path, three large shade ramadas, tot lot, enlarged parking lot, water splash pad play area for older children, and a lighted soccer field. Turf areas will be minimized and native plantings will be added.

In addition to this Site Plan Review, a related Zoning (ZON-20200) from R-1 (Single Family Residential) to C-V (Civic) will bring the zoning into compliance with the General Land Use Plan of PR-OS (Parks/Recreation/Open Space) designation.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
Month/date/year	Action
	There are no actions associated with this parcel.
<i>Related Building Permits/Business Licenses</i>	
1990	No building permit; 1990 permit for lighting.
<i>Pre-Application Meeting</i>	
02/09/07	Discussed rezone to C-V; parking requirement of 2 spaces per gross acre; Provide ADA compliance in park.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting was not required, nor was one held.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	18.4 Acres

SDR-20201 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Park	PR-OS(Park/Open Space)	R-1 (Single Family Residential)
North	Single Family Residential	L(Low Density Residential)	R-1 (Single Family Residential)
South	Single Family Residential, Retail Stores, School	SC(Service Commercial) PF(Public Facilities)	R-1 (Single Family Residential), C-1 (Limited Commercial), C-V(Civic)
East	School	PF(Public Facilities)	C-V(Civic)
West	Offices & Single Family Residential	O(Office) & SC(Service Commercial) Residential	P-R(Professional Office and Parking) and R-1 (Single Family Residential),

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
C-V Civic 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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, Development Standards within the C-V (Civic Zone) are to be set administratively for with a Site Development Plan Review.

Standard	Provided
Lot Size	18.4 acres
Setbacks	
• Front	5 Feet
• Side	10 Feet
• Rear	10 Feet
Min. Distance Between Buildings	10 Feet
Max. Building Height	15 Feet
Trash Enclosure	50 Feet from Residential

SDR-20201 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Pursuant to Title 19.06, Landscape Standards within the C-V (Civic Zone) are to be set administratively for with a Site Development Plan Review.

Location	Provided
Parking Area	47 Trees
Buffer: North	11 Existing Trees 24 New Trees 40 Feet On Center
Buffer: South	3 Existing Trees 20 New Trees 20 Foot on Center
Buffer: East	4 Existing Trees 20 New Trees 20 Foot On Center
Buffer: West	27 Existing Trees 4 New Trees
Existing Trees New Trees on Site	169 Variety of Evergreen & Deciduous 53 Pink Dawn Chitalpa* 45 'Rio Grande' Fan Tex Ash* 25 Evergreen Elm* 86 Purple Robe Locust**
TOTAL	378 Trees

* 24-inch Box Tree

** 36-inch Box Tree

Pursuant to Title 19.04 Land Use Table, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Hand-capped	Regular	Hand-capped	
Park	18.4 Acres	2 spaces Per Acre	37	2	98	6	Yes
TOTAL							104

Pursuant to Title 19.12

Landscape and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Trees/6 Space	18 Trees	47 Trees	Y
TOTAL			47 Trees	Y

SDR-20201 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

ANALYSIS

Zoning

Currently, the Zoning category for the Park (2100 E St. Louis Avenue) is R-1 (Single Family Residential). The actual use is a park and recreation area. A companion item to rezone (ZON-20200) the park to C-V (Civic) will bring the zoning into compliance with the existing General Land Use Plan of PR-OS (Parks/Recreation/Open Space). The zoning of C-V (Civic) will ensure that proper design standards will be recorded with this property as it will fall under the purview of *Title 19.06 Special Purpose and Overlay Districts* rather than *Title 19.08 Development Standards*.

Site Plan

Jaycee Park is an existing older park which has provided open space and recreation for the surrounding neighborhoods for many years. With funding provided by the Southern Nevada Public Land Management Act (SNPLMA), the City of Las Vegas proposes a renovation of the park. Much of the existing facilities will be updated and several new features will be added.

The site plan depicts the renovations throughout the 18 acre Jaycee Park. An eight foot wide ADA accessible, walking and maintenance path will encircle the entire park for access to the many recreational features. Adjacent to the walking / maintenance path will be a five-foot wide compacted chat jogging path. For security and safety, perimeter fencing will be repaired or replaced where needed.

A new tot lot with play equipment will be added on the southwest portion of the park near one of the three new large shade ramadas. Two more shade structures will be installed, one by the existing horse shoe pit near the parking lot, and the third directly to the north near the existing playground. Central to the park is a soccer field with lighting for evening games. Areas to be expanded and upgraded include the dog park, baseball field, restrooms and maintenance area. Surfacing will be enhanced around the existing restrooms and plaza areas.

Landscape

The landscape plan depicts substantial improvements to the proposed parking lot, perimeter buffers and park interior. As this parcel is designated C-V (Civic) in the General Plan, landscaping is established upon approval of the site plan. Landscape improvements will include maintenance of the 169 existing trees and the addition of 209 24-inch and 36-inch box trees. Turf areas will be minimized and replaced with native plantings. Fourteen varieties of drought tolerant plant material will be planted throughout the park. Synthetic turf will be installed on a new lighted soccer field.

SDR-20201 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

Parking

A major addition to the park will be the construction of a 104 space parking lot at the south end of the park. Access to the parking is from Eastern Avenue. The proposed parking exceeds current parking standards per Title 19.10, providing 104 parking stalls where 37 are required.

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 areas to the east and a portion of the south perimeter are C-V (Civic) zoned and are the sites of several existing public facilities. To the north is single-family residential development with commercial development to the south and west of the site. The design and function of the proposed renovations of this park will in enhance the surrounding residential neighborhoods.

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;

Pursuant to Las Vegas Zoning Code Section 19.02, Special Purpose Districts, the C-V (Civic) district (Section 19.02.040.D) states the minimum development standards for property in a C-V (Civic) district shall be established in the site development plan.

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

The proposed parking area depicted on the site plan provides access to the facilities in the park, and appear to provide adequate accessibility for park users without interfering with the proposed additions of baseball and soccer fields.

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

Landscaping, which includes approximately 236 trees along the public right-of-way, parking areas and congregated around recreational facilities, appears to be appropriate for the site.

SDR-20201 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

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 site plan depicts an orderly arrangement of recreational facilities, buildings, parking, vehicle driveways and access points within the project site.

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

The proposed development will be subject to regular inspections for permitting and will; therefore, not compromise the public health, safety, and welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 12

SENATE DISTRICT 10

NOTICES MAILED 418 (Mailed with ZON-20200)

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20201** APN: 162-01-401-011

Name of Property Owner: City of Las Vegas

Name of Applicant: CLAIR LEWIS - City of Las Vegas

Name of Representative: MIKE DURAN - RPA LANDSCAPE ARCHITECTURE, INC

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

Yes

 X No

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

City Official: _____

Partner(s): _____

APN: _____

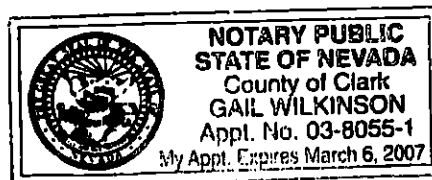
Signature of Property Owner: John M. [Signature]

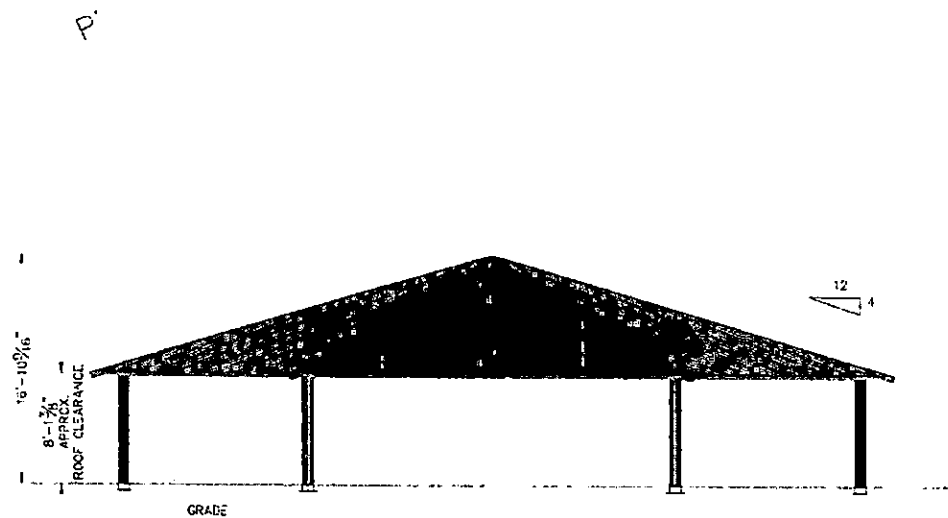
Print Name: CLAIR M. LEWIS

Subscribed and sworn before me

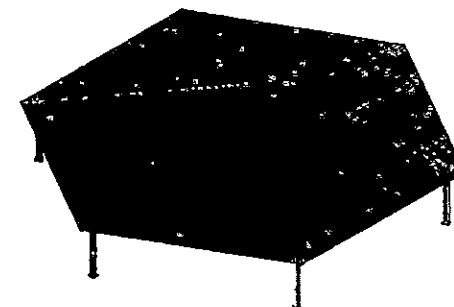
This 13th day of February, 2007

Notary Public in and for said County and State





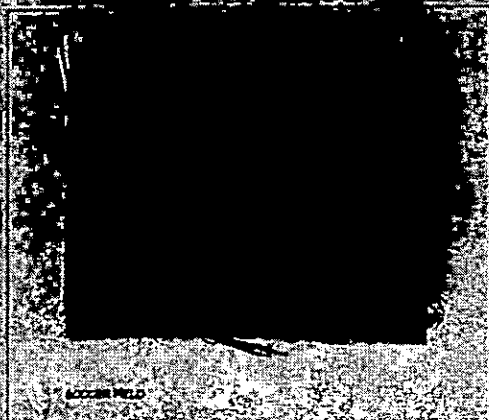
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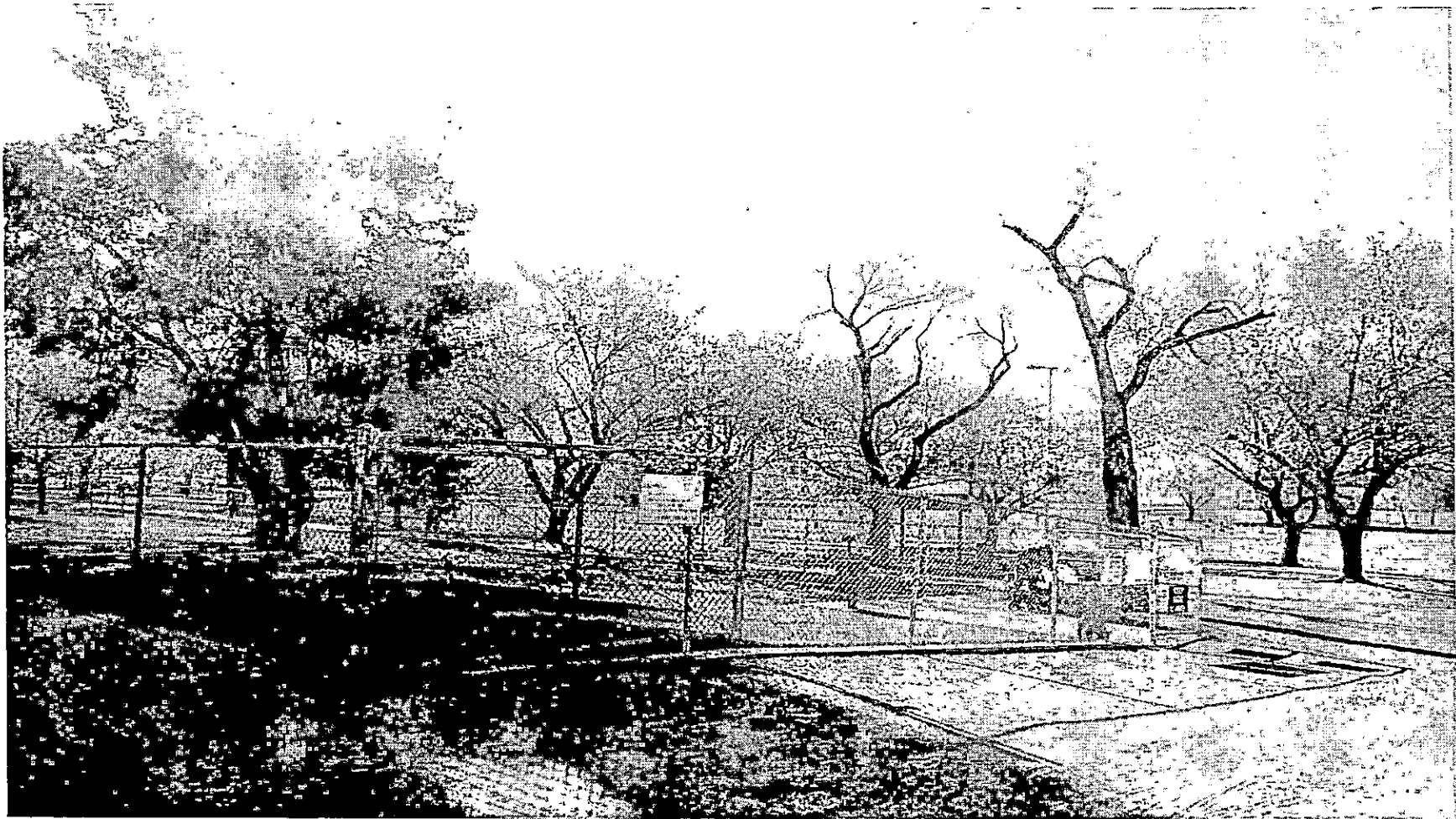


**ZON-20200
SDR-20201
04/12/07 PC**

RECEIVED

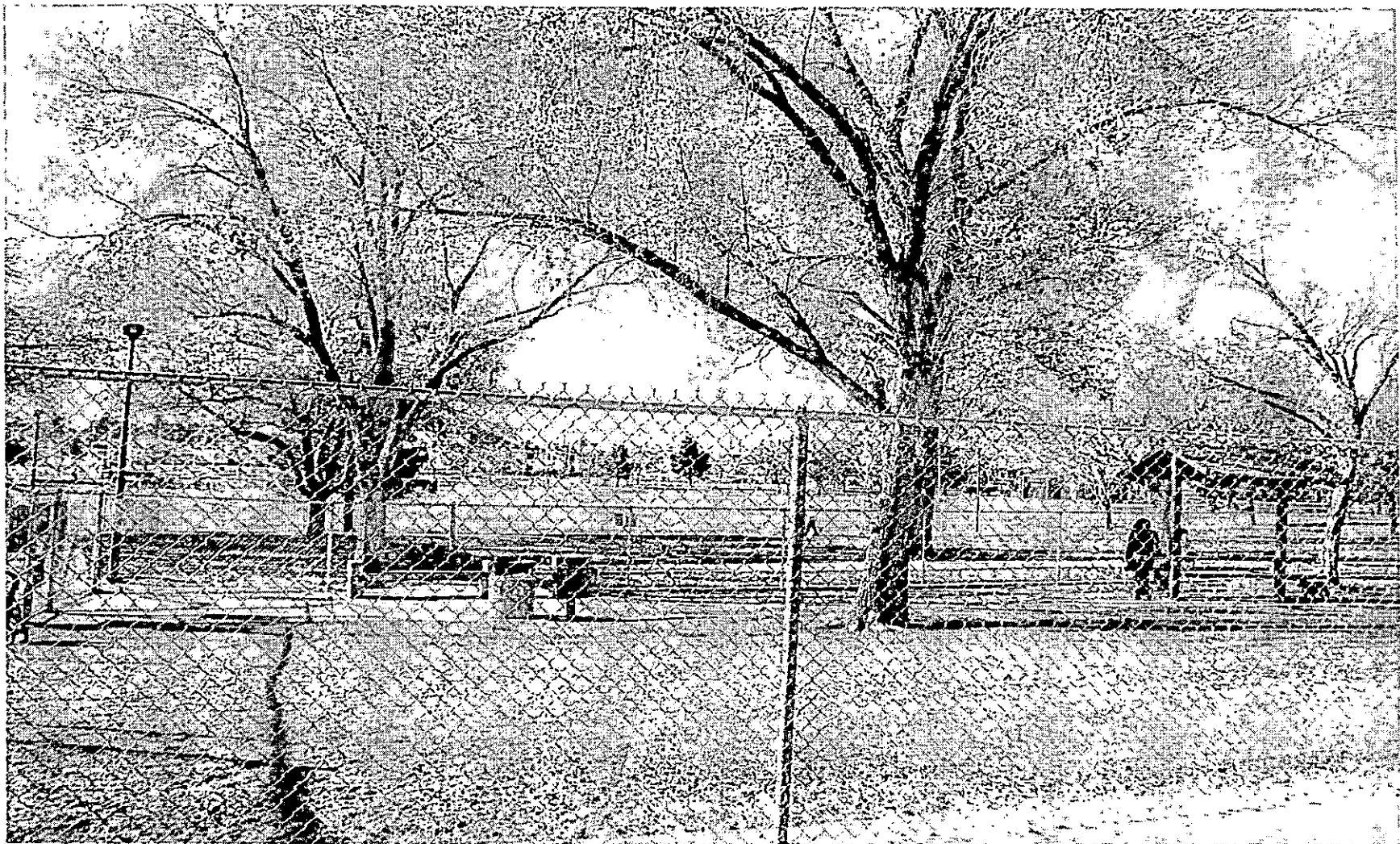
FEB 27 2007





ZON-20200 AND SDR-20201 - APPLICANT/OWNER: CITY OF LAS VEGAS
2100 EAST ST. LOUIS AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



ZON-20200 AND SDR-20201 - APPLICANT/OWNER: CITY OF LAS VEGAS
2100 EAST ST. LOUIS AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



ZON-20200 AND SDR-20201 - APPLICANT/OWNER: CITY OF LAS VEGAS
2100 EAST ST. LOUIS AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
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CITY MANAGER

CHARLES KAJKOWSKI, JR.
PUBLIC WORKS DIRECTOR

January 29, 2007

Department of Planning and Development
Development Service Center
731 South Fourth Street
Las Vegas, Nevada 89101

Attn: City of Las Vegas Planning

RE: JAYCEE PARK RENOVATION

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DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6276

FAX 702.382.0848

TDD 702.386.9108

www.lasvegasnevada.gov

ZON-20200
SDR-20201
04/12/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

ZON-19444 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: NADER ZEIGHAMI - Request for a Rezoning FROM R-E: (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.48 acres located on the northwest corner of Decatur Boulevard and Auburn Avenue (APN 138-24-511-012), Ward 5.

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 5-10, 13-14 and 16-18 – UNANIMOUS with EVANS excused

To be heard by City Council on 5/16/2007

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 APRIL 12, 2007
Planning and Development Department
Item 10 – ZON-19444

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 5-10, 13-14 and 16-18.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 5-10, 13-14 and 16-18.
(6:17 – 6:21)
1-428

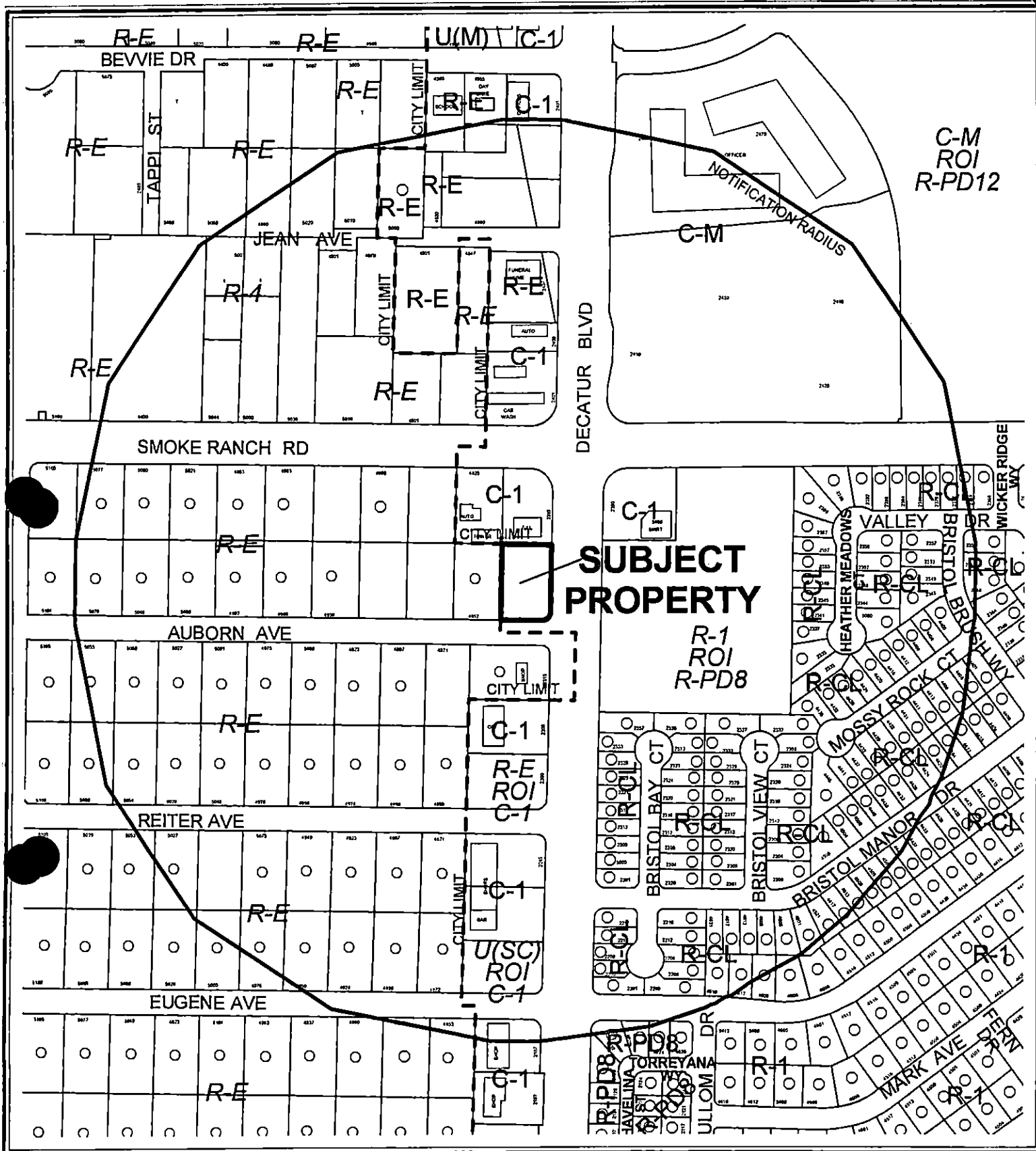
CONDITIONS:

Planning and Development

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

Public Works

3. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Decatur Boulevard and Auburn Avenue prior to the issuance of any permits.
4. Construct all incomplete half-street improvements on Decatur Boulevard and construct half-street improvements including appropriate overpaving and transition paving, if legally able, on Auburn Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.



CASE: **ZON-19444**

RADIUS: 1000 FT

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

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





CASE: ZON-19444

RADIUS: 1000 FT

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

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

0 500 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ZON-19444 - APPLICANT/OWNER: NADER ZEIGHAMI**

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

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

Public Works

3. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Decatur Boulevard and Auburn Avenue prior to the issuance of any permits.
4. Construct all incomplete half-street improvements on Decatur Boulevard and construct half-street improvements including appropriate overpaving and transition paving, if legally able, on Auburn Avenue adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

LHM

ZON-19444 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a rezoning to C-1 (Limited Commercial), in order to bring the parcel into compliance with the General Plan of SC (Service Commercial). The property is currently undeveloped and is zoned R-E (Residential Estates). The property owner plans to construct a retail building on the parcel. Plans have not been submitted for review.

BACKGROUND INFORMATION

Related/Relevant City Actions by R&D, Fire, Bldg, etc.	
Month/date/year	Action
01/17/95	The City Council approved a Resolution of Intent to rezone the subject property from R-E (Residential Estates) to C-1(Limited Commercial) with a twelve-month time limit (Z-103-95). (Expired 1/17/96).
Pre-Application Meeting	
01/26/2007	No site plan: Noted property will likely have issues with residential adjacency with single-family dwellings on adjacent parcels within Clark County jurisdiction.
Neighborhood Meeting	
N/A	A neighborhood meeting is not required for this application type nor was one held.

Details of Application Request	
Site Area	
Gross Acres	
Net Acres	.48

ZON-19444 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC(Service Commercial)	R-E(Residence Estates)
North	Retail	SC(Service Commercial)	C-1 (Limited Commercial)
South	Clark County Residential	SC(Service Commercial)	Clark County
East	Undeveloped	ML (Medium Low Residential)	R-1(Single Family Residential) ROI R-PD8 (Residential Planned Development – 8 DUA)
West	Clark County Residential	R (Rural Density Residential)	Clark County

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (70 Feet)	X		Y
Trails		X	Y
Rural Preservation Overlay District		X	Y
Development Impact Notification Assessment		X	Y
Project of Regional Significance	X		Y

DEVELOPMENT STANDARDS

Existing Zoning	Permitted Density	Units Allowed
R-E (Residence Estates)	2 DUA	1
Proposed Zoning	Permitted Density	Units Allowed
C-1 (Limited Commercial)	N/A	N/A
General Plan	Permitted Density	Units Allowed
SC(Service Commercial)	N/A	N/A

ZON-19444 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

ANALYSIS

The proposed C-1 (Limited Commercial) zone conforms with the SC (Service Commercial) General Plan designation of the subject site. The retail and office uses typically found within the C-1 (Limited Commercial) zoning district are compatible with the commercial uses to the north of this site. The adjacent public right-of-ways will not be negatively affected by the by the C-1 (Limited Commercial) zoning district.

The property owner has stated that he plans to build a retail building on the site. Building plans have not been submitted for review.

FINDINGS

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

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

The proposed C-1 (Limited Commercial) zone would be in conformance with SC (Service Commercial) General Plan designation.

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

The uses allowed with the proposed C-1 (Limited Commercial) zoning district are compatible with the commercial uses to the north of this site.

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

The Rezoning is considered appropriate as it would bring the zoning into conformance with the General Plan designation.

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

Decatur Boulevard is a 100 foot wide Primary Arterial which will not be adversely impacted by the proposed C-1 (Limited Commercial) zoning district.

ZON-19444 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 3

ASSEMBLY DISTRICT 7

SENATE DISTRICT 4

NOTICES MAILED 228

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **ZON-19444** APN: 138-24-511-012.
Name of Property Owner: NADER Zeighami
Name of Applicant: SAME
Name of Representative: _____

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

_____ Yes

_____ **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: Nader Zeighami

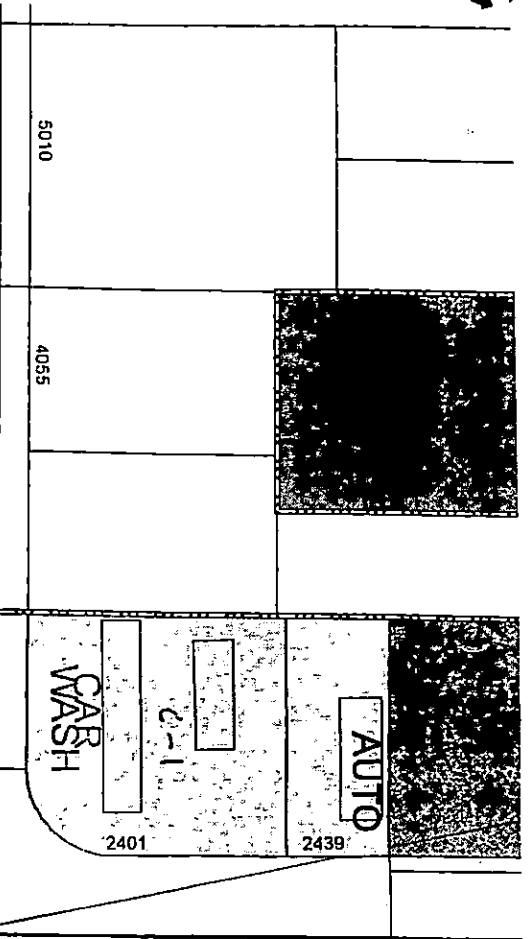
Print Name: Nader Zeighami

Subscribed and sworn before me

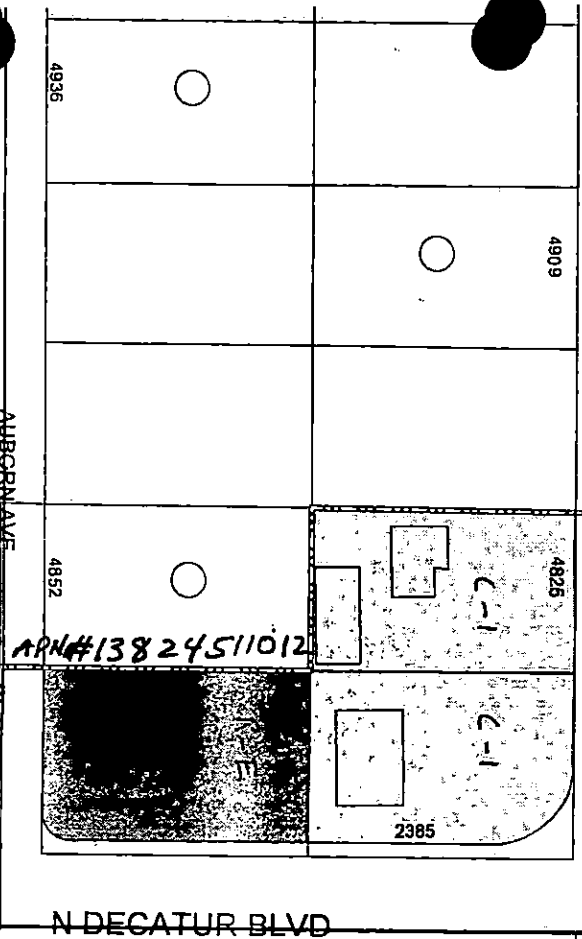
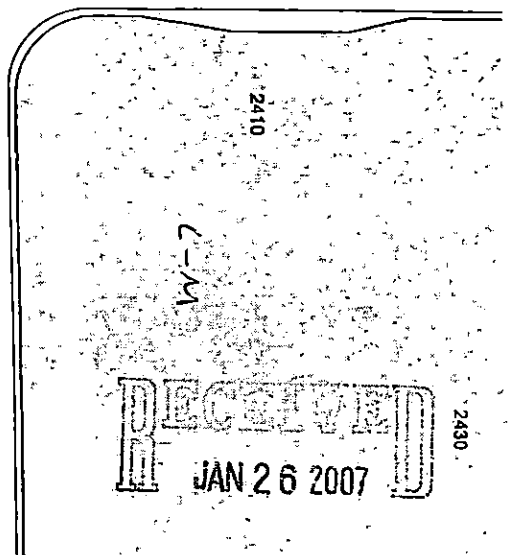
This 26TH day of JANUARY, 2007

Linda Hartman-Maynard
Notary Public in and for said County and State

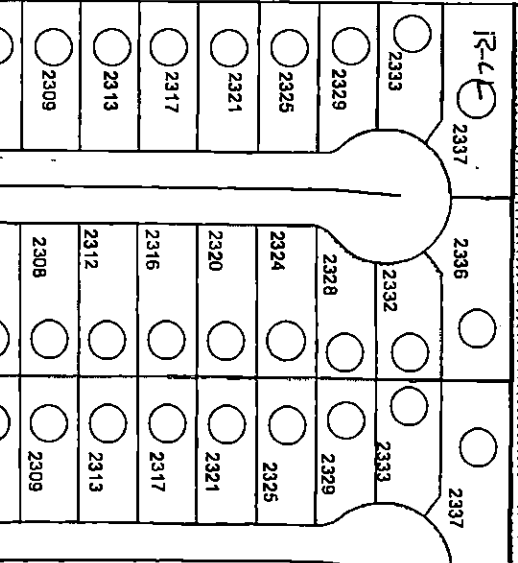
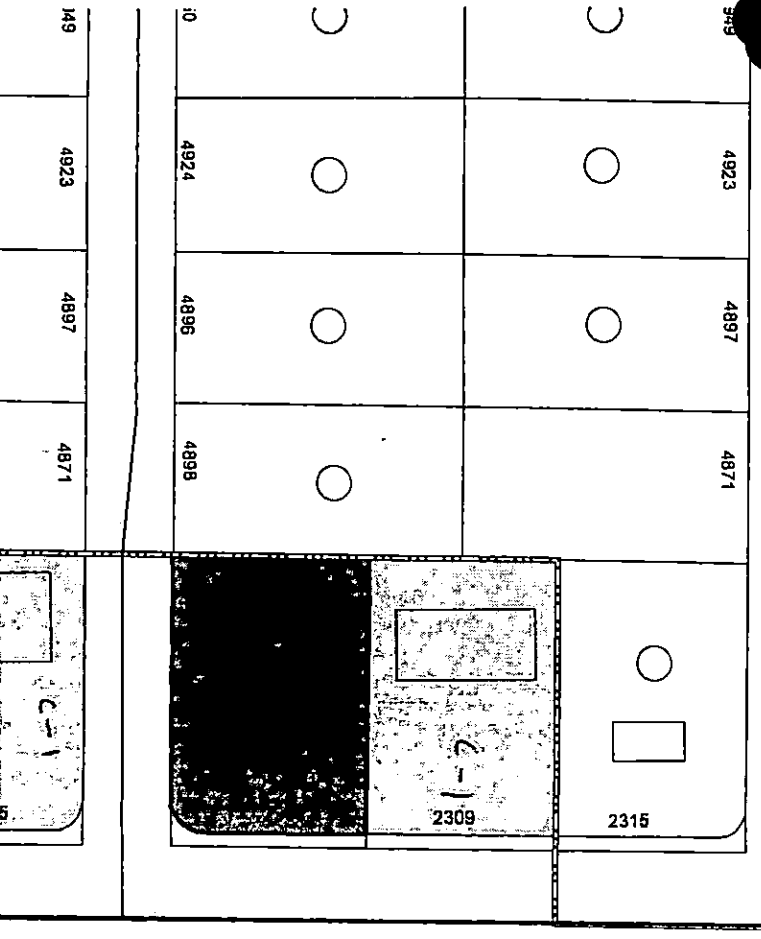
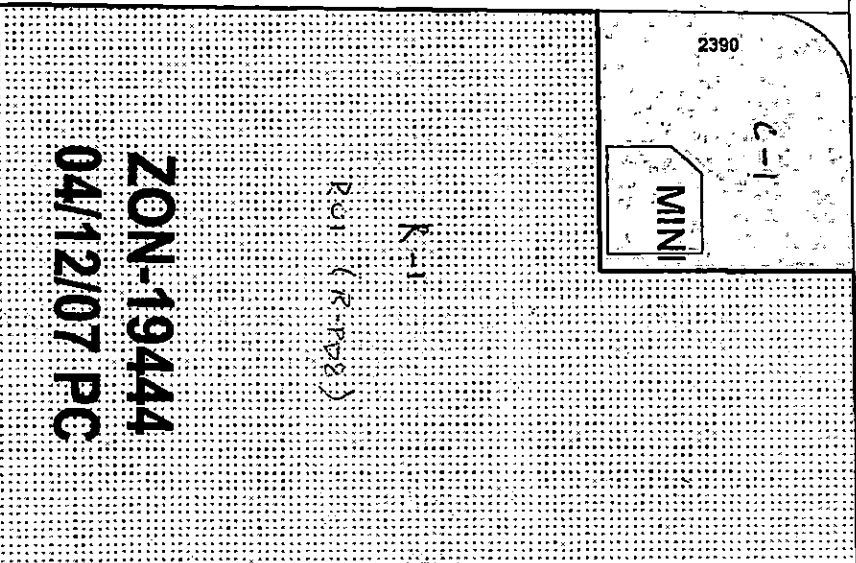


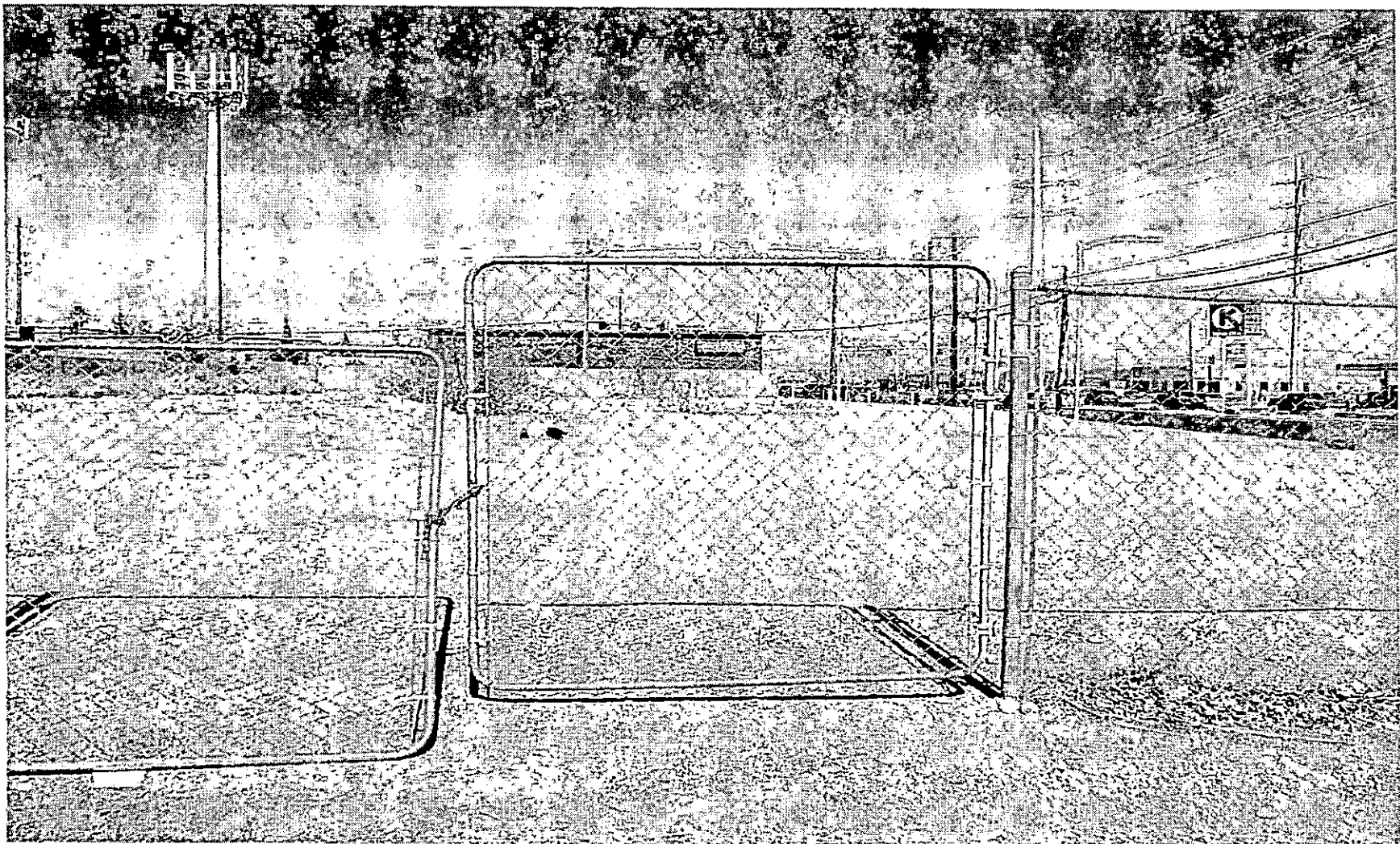


SMOKE RANCH RD



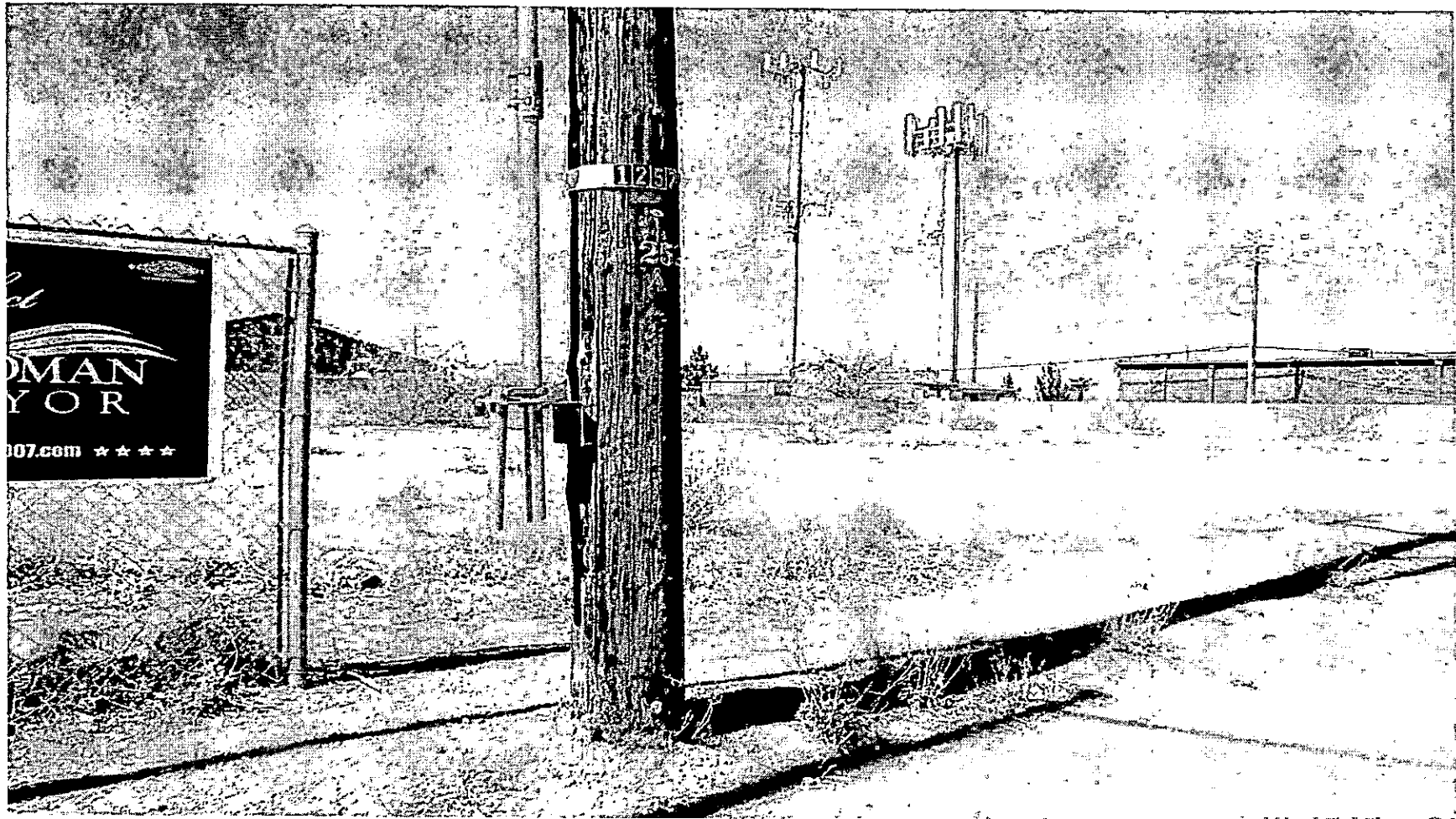
N DECATUR BLVD





ZON-19444 - APPLICANT/OWNER: NADER ZEIGHAMI
NORTHWEST CORNER OF DECATUR BOULEVARD AND AUBORN AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



ZON-19444 - APPLICANT/OWNER: NADER ZEIGHAMI
NORTHWEST CORNER OF DECATUR BOULEVARD AND AUBORN AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



ZON-19444 - APPLICANT/OWNER: NADER ZEIGHAMI
NORTHWEST CORNER OF DECATUR BOULEVARD AND AUBORN AVENUE
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

Nader Zeighami
81 Albero ct
RPV, CA 90275

Dec 28 2006

RE: Justification letter
Rezoning of RE to C1 (Parcel# 138-24-511-012)

To whom it may concern

On my visit with Mr. John McClelland on Dec 26, 2006, I was told, the requirement of document for changing the zoning of the above property.

This is a request letter to ask the hearing committee for an opportunity to discuss the possibility of changing zone and the allowed retail building for my future plan of this property. Please notify me of your next meeting schedule, so I can present my plan personally.

Nader Zeighami
Tel: 323-804-5013
e-mail:naderz@cox.net



ZON-19444
04/12/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

VAR-20027 - VARIANCE - PUBLIC HEARING - APPLICANT: WILLOW PINES RANCH - OWNER: SELECTIVE HOLDINGS, INC - Request for a Variance TO ALLOW NON-HABITABLE ACCESSORY STRUCTURES (HORSE FACILITIES) TO BE 21,122 SQUARE FEET WHERE 3,136 SQUARE FEET IS THE MAXIMUM ALLOWED on 4.45 acres located at 5770 West Rosada Way (APN 125-36-301-010), R-E (Residence Estates) Zone, Ward 6 (Ross).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

DUNNAM – APPROVED subject to conditions – UNANIMOUS with EVANS excused

To be heard by City Council on 5/16/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

This item was under the One Motion/One Vote portion of the agenda and was brought forward at COMMISSIONER DUNNAM'S request.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 11 – VAR-20027

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, explained the size of the parcel would prevent the proposed variance from significantly impacting the surrounding properties and recommended approval.

STEVEN WEISS, 5770 West Rosada Way, was present.

In response to COMMISSIONER DUNNAM'S request for more information, MR. WEISS explained he would like to construct a covered arena for his horses and stated he had the approval of the neighboring homeowners' association. COMMISSIONER DUNNAM requested that MR. WEISS meet with his adjacent neighbors and collect written proof of their support prior to the City Council meeting and MR. WEISS agreed.

In response to COMMISSIONER TROWBRIDGE'S inquiry regarding any hosting of events at this site, MR. WEISS responded that the current use of the site would not change.

MR. WEISS informed COMMISSIONER STEINMAN that the structure would be attractive, constructed with fabric and covered by a 15-year warranty. He assured COMMISSIONER STEINMAN that he would replace the structure as soon as was needed.

In response to COMMISSIONER STEINMAN'S inquiry, MR. RANKIN noted the conditions also address appropriate maintenance and any violations of the conditions would be enforced by Code Enforcement.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

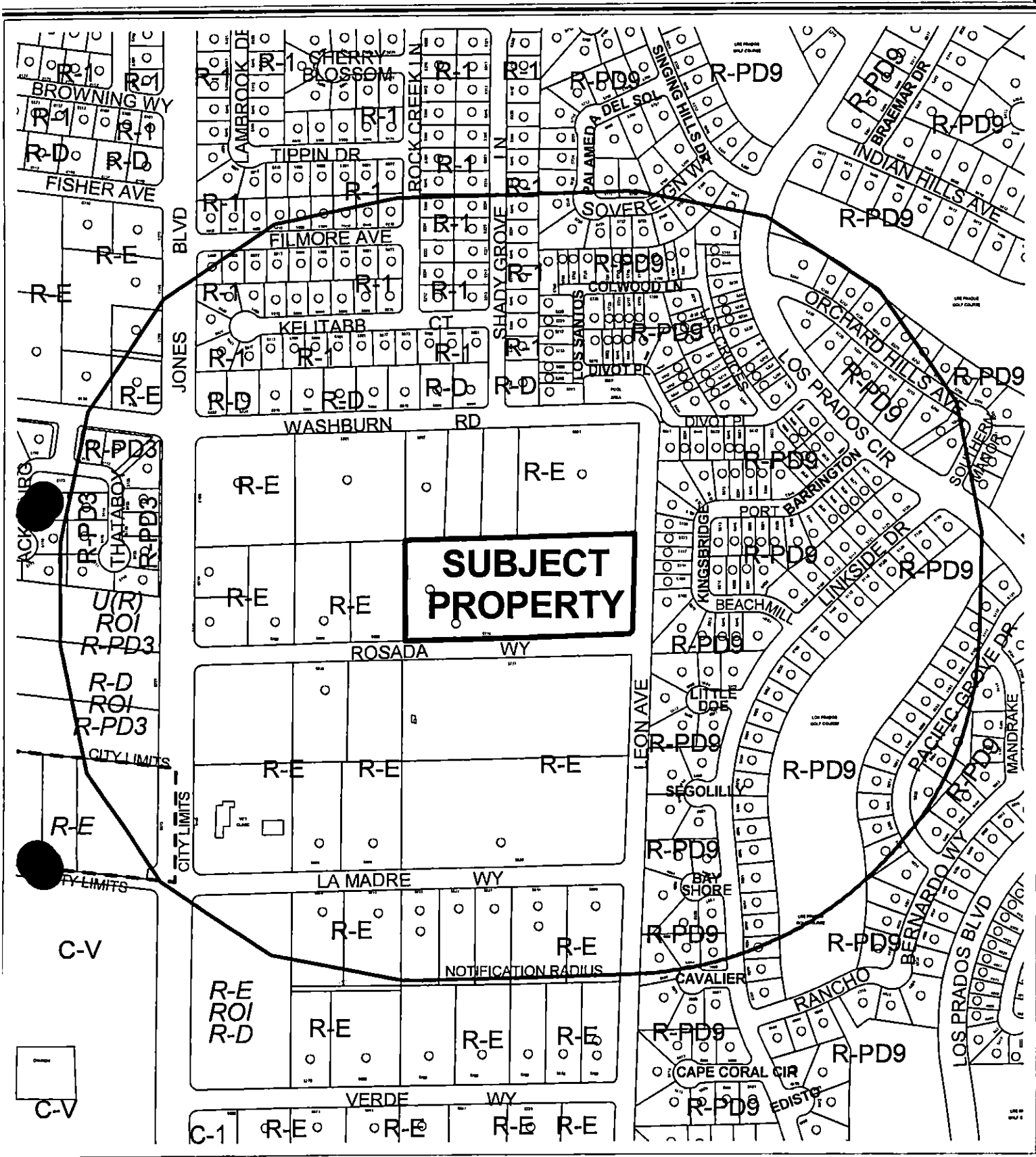
(6:21 – 6:28)

1-647

CONDITIONS:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (U-96-00) and the Review of Conditions (ROC-5988) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



CASE: VAR-20027

RADIUS: 1000 FT

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





CASE: **VAR-20027**

RADIUS: 1000 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAR-20027 - APPLICANT: WILLOW PINES RANCH,
OWNER: SELECTIVE HOLDINGS, INC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Special Use Permit (U-96-00) and the Review of Conditions (ROC-5988) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

VAR-20027 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request is for a Variance to allow non-habitable accessory structures (horse facilities) on 4.45 acres, on property located at 5770 West Rosada Way. The R-E (Residence Estates) zoned property is developed with a single family residence with a use of a licensed commercial horse boarding and training facility.

BACKGROUND INFORMATION

~~Related/Relevant City Actions by P&D, Fire, Bldg., etc.~~	
Month/date/year	Action
09/20/00	The City Council approved the Special Use Permit (U-0096-00) to allow a commercial horse boarding and training facility on this site, subject to a six-month review. The Planning Commission and staff recommended approval.
04/18/01	The City Council approved a Required Six-Month Review [U-0096-00(1)] of the Special Use Permit (U-0096-00) to allow the commercial horse boarding and training facility on this site, subject to a five year review. The Planning Commission and staff recommended approval.
02/03/05	Code Enforcement verified there were no outstanding violations related to the approved Special Use Permit at this location and that the facility appeared to be operating in an appropriate manner.
03/02/05	The City Council approved a Review of Condition (ROC-5988) Number 2 of an approved Special Use Permit (U-0096-00) to allow 58 horses where a maximum of 28 horses were allowed at the subject commercial horse boarding and training facility. Staff recommended approval.
03/01/06	The City Council approved a required one year review (RQR-11039) of an approved Review of Condition (ROC-5988) and a Five Year Review of an approved Special Use Permit (U-0096-00) that allowed 58 horses where a maximum of 28 horses were allowed for a commercial horse boarding and training facility at 5770 West Rosada Way.
~~Related/Building Permits/Business Licenses~~	
07/06/1999	Barn construction (Permit 99007081)
10/06/1999	Electric to Barn (Permit 99018469)
11/03/1999	Electric Repairs (Permit 990018469)
08/23/2000	Meter Tag (Permit 14894)
09/20/2000	Wood Fence (Permit 17251)
09/27/00	Business License for boarding, stabling and training riding horses (R19-00002)
01/21/2003	Single Family Dwelling (Permit 2002404)

VAR-20027 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Pre-Application Meeting	
01/16/07	Advised applicant a Variance would be required for a covered riding arena. Include table on site plan detailing square footage of all structures on the site.
Neighborhood Meeting	
Month/date/year	A neighborhood meeting was not required, nor was one held.

Details of Application Request	
Site Area	
Gross Acres	4.54 acres
Net Acres	4.50 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Commercial Horse Boarding And Training Facility	R (Rural Density Residential)	R-E (Residence Estates)
North	Single Family Residences	R (Rural Density Residential)	R-E (Residence Estates)
South	Single Family Residences	R (Rural Density Residential)	R-E (Residence Estates)
East	Single Family Residences	ML (Medium Low Density Residential)	R-PD9 (Residential Planned Development – 9 Units Per Acre)
West	Single Family Residences	R (Rural Density Residential)	R-E (Residence Estates)

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

Airport Overlay

A single family dwelling and non-habitable structures (horse facilities) exist on the subject site and are not affected by the 175-foot height requirement.

VAR-20027 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Rural Preservation Overlay District

The subject site falls within a Rural Preservation Neighborhood 330 buffer zone. This designation has no impact on this item. The subject parcel is indicated as a part of the Rural Preservation Neighborhood (SB 391). The Rural Preservation Neighborhood allows the raising or keeping of animals commercially or non-commercially.

DEVELOPMENT STANDARDS

As per code section 19.08

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	20,000 sf	196,421 sf	Y
Min. Lot Width	100 feet	322 feet	Y
Min. Setbacks			
• Front	50 feet	60 feet	Y
• Side	10 feet	10 feet	Y
• Corner	15 feet	N/A	N/A
• Rear	35 feet	135 feet	Y
Min. Distance Between Buildings	6 feet	6 feet	Y
Max. Lot Coverage (50% of Side/Rear Yard)	75,000 sf	21,122 sf	Y

ANALYSIS

The subject property is a 4.45 acre, licensed, commercial horse boarding and training stable (U-96-00). The submitted site plan depicts a 6,272 square foot single family dwelling (including garage). Also shown are eight existing non-habitable structures on the side and rear portions of the property and a proposed covered arena. The majority of the structures are considered to be located in the side yard due to the front of the house being oriented on the longest side of the parcel facing Rosada Way.

Three of the non-habitable structures are permanent and five are non-permanent or movable covered pipe corrals and small sheds. The combined square footage of the non-habitable structures and the proposed covered arena is 21,122 square feet. Title 19.08.040 development standards require accessory structures to cover no more than 50 percent of the side and rear yards. The square footage of the side and rear yard of the subject property is approximately 150,000 square feet and the allowable amount of structure coverage on the subject parcel is 75,000 square feet, thus, the 21,122 square feet of non-habitable structures does not exceed the allowable coverage of 50% of the rear yard.

VAR-20027 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

Title 19.08.040 also requires the total floor area of the non-habitable structures to not exceed 50 percent of the floor area of the principle dwelling constructed on the same lot. As stated, the single family dwelling including the garage is shown as 6,272 square feet on the site plan. Fifty per cent of the floor area of the single family dwelling is 3,136 square feet. The combined square feet of the non-habitable structures and proposed covered riding arena exceeds the allowable 50% square footage of the main dwelling by 16,609 square feet.

Zoning Code Compliance as per 19.08.040

1. Accessory Structures. Accessory structures on any lot in any residential district shall conform to the following:

Size and Coverage. The total floor area of all accessory structures shall not exceed 50 percent of the floor area of the principle dwelling unit constructed on the same lot. In addition, the main aggregate total of the ground floor areas of all accessory buildings shall not cover more than 50 percent of the rear yard; and further, in the zoning districts where lot coverage provisions exist, the aggregate total of the ground floor areas of all structures and dwellings shall not exceed the percentage of lot coverage permitted in that zoning district.

Approval by the City Council of a Special Use Permit (U-96-00) in 2000 for a commercial horse boarding and training facility and approval of a Review of Conditions (ROC-5988) to increase the number to allow 58 horses in the facility, indicates the shelter and confinement requires structures of this type and be allowed. Staff recommends approval of the Variance to allow the existing non-habitable structures (horse facilities) and the proposed covered riding arena .

FINDINGS

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

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

Additionally, Title 19.18.070L states:

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

VAR-20027 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

The unusual nature of the size of this parcel makes this request unique. Allowing the non-habitable accessory structures (horse facilities) on the subject parcel would not result in any detrimental effects to human health or public safety. Staff supports the requested Variance.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 4

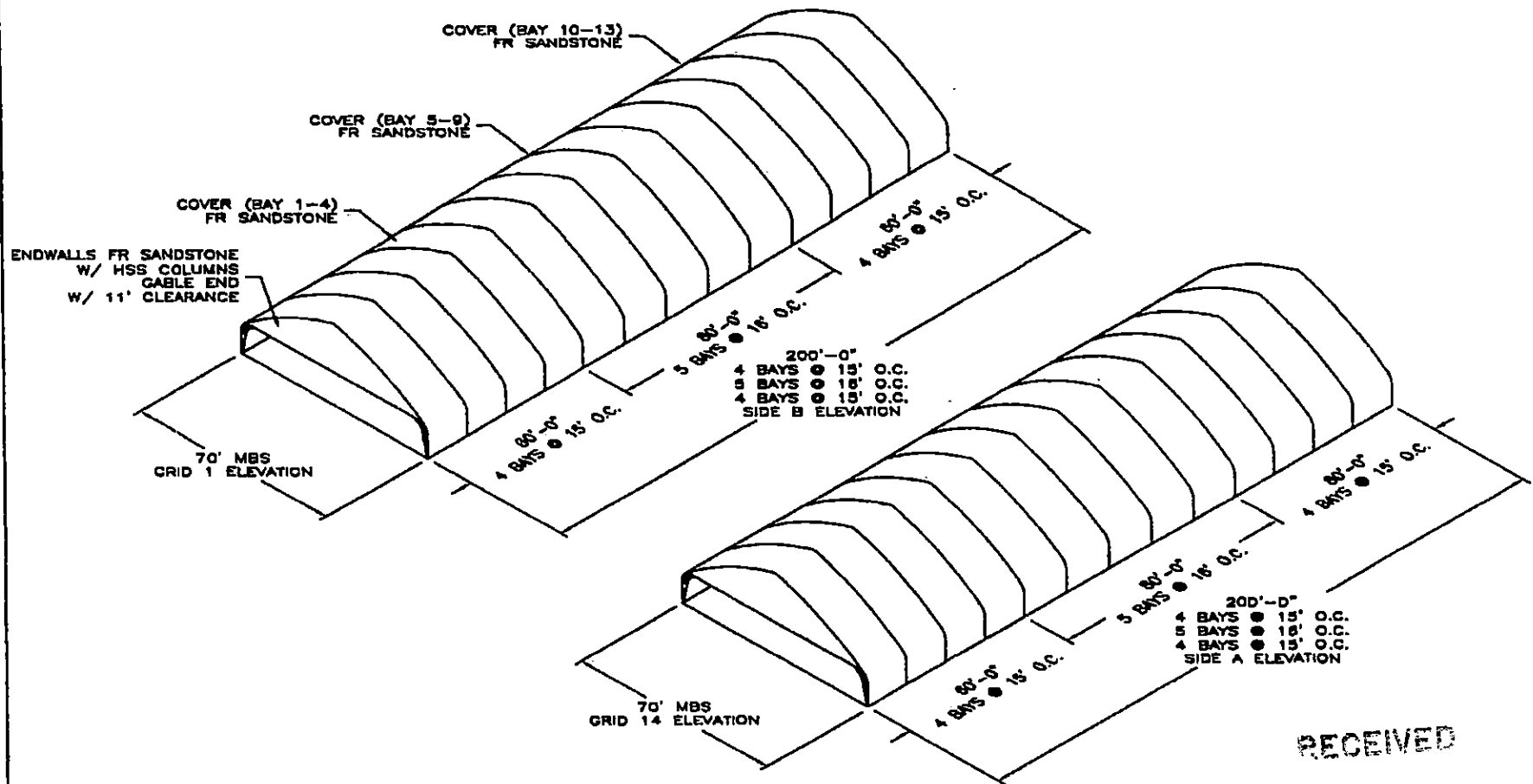
ASSEMBLY DISTRICT 13

SENATE DISTRICT 6

NOTICES MAILED 317 (Mailed with SUP-20025)

APPROVALS 0

PROTESTS 0



RECEIVED

FEB 20 2007

PLEASE REFER TO FOLLOWING DRAWINGS
FOR EXACT BUILDING DIMENSIONS

REV.	DESCRIPTION	BY	DATE
B	BUILDING LENGTH AND COVER REVISED	DB	16 JAN 07
A	ISSUED FOR APPROVAL	DB	14 DEC 06

VAR-20027
SUP-20025
04/12/07 PC

DEALER: COVER-ALL OF NEVADA
LAS VEGAS, NV

CUSTOMER: STEVE & TERRI WEISS
LAS VEGAS, NV

PROJECT: AGRICULTURAL HORSE
EXERCISE BARN

PROJECT ID: ORDER ID:
78587

THIS DRAWING IS PROPERTY OF
COVER-ALL BUILDING SYSTEMS INC.
ANY REPRODUCTION IN WHOLE OR IN
PART WITHOUT THE EXPRESSED
WRITTEN CONSENT OF COVER-ALL
BUILDING SYSTEMS INC. IS
PROHIBITED.

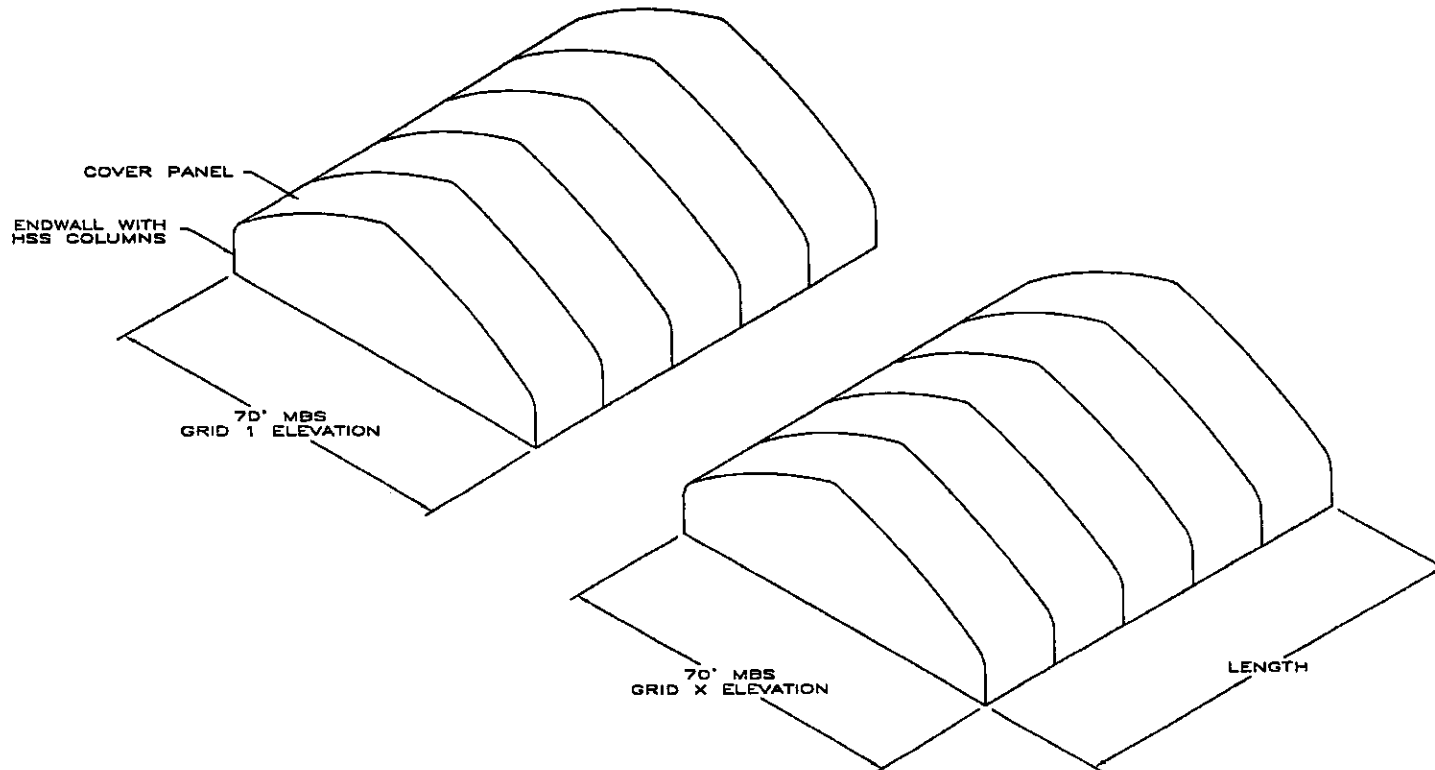
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CHECKED BY: JPC
DATE: 14 DEC 06
DATE: 16 JAN 07
SCALE: N.T.S.

COVER-ALL
BUILDING SYSTEMS

3815 GARDENWAY BL. GARDENWAY, GARDENWAY, NV 89117
TEL: 1-302-857-1888 FAX: 1-302-857-2717
WWW.COVER-ALL.COM

TITLE: PROJECT LAYOUT
SHEET: FB02
VERSION: B

BUILDING OPENINGS SHOWN ON DRAWINGS AS PER
PROJECT SPECIFIC SERVICE REQUESTS AND PURCHASE ORDERS

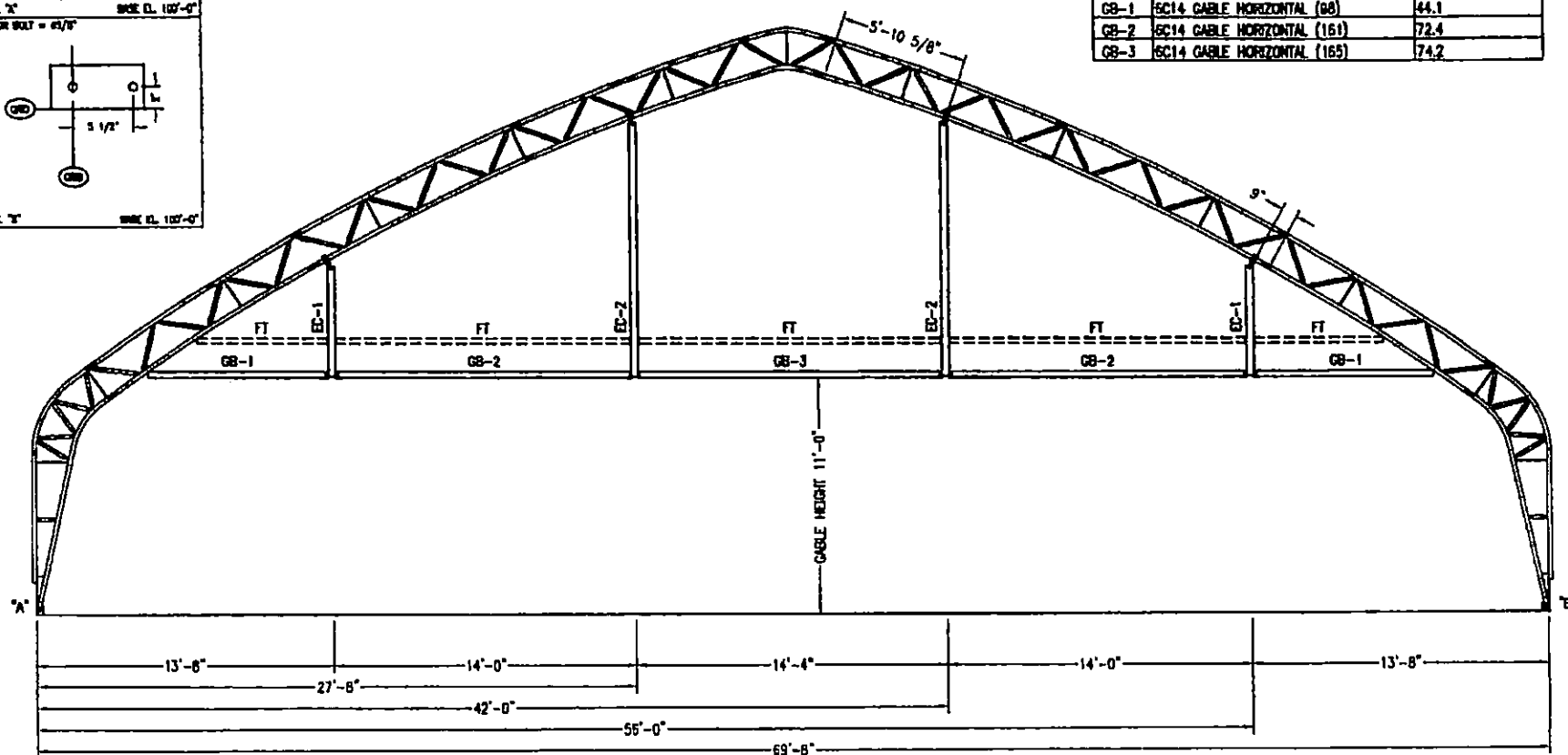
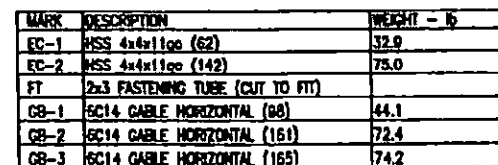


PLEASE REFER TO FOLLOWING DRAWINGS
FOR EXACT BUILDING DIMENSIONS

				DEALER:			
				CUSTOMER:			
				PROJECT:			
1		RELEASED	RW	14 FEB 06	PROJECT ID:	ORDER ID:	SCALE:
REV.	DESCRIPTION		BY	DATE			N.T.S.
				DRAWING TITLE:		MBS70 GEN LAYOUT	
				REVISION:		1	

VAR-20027
SUP-20025
04/12/07 PC

FEB 20 2007



8	BUILDING LENGTH REVISED	DB	16 JAN 07
A	ISSUED FOR APPROVAL	DB	14 DEC 06
REV.	DESCRIPTION	BY	DATE

VAR-20027
SUP-20025
04/12/07 PC

DEALER: COVER-ALL OF NEVADA
LAS VEGAS, NV

CUSTOMER: STEVE & TERRI WEISS
LAS VEGAS, NV

PROJECT: AGRICULTURAL HORSE
EXERCISE BARN

PROJECT ID:	ORDER ID: 78587

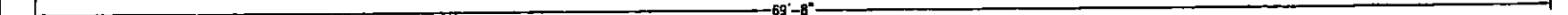
THIS DRAWING IS PROPERTY OF
COVER-ALL BUILDING SYSTEMS INC.
ANY REPRODUCTION IN WHOLE OR IN
PART WITHOUT THE EXPRESSED
WRITTEN CONSENT OF COVER-ALL
BUILDING SYSTEMS INC. IS
PROHIBITED.

ORIGIN BY: D BEC	DATE: 14 DEC 06
ORIGINATOR BY: KCC	DATE: 16 Jan 07
NOTE: N.T.S.	

FEB 20 2007



CB-3	EC14 GABLE HORIZONTAL (165)	74.2



REV.	DESCRIPTION	BY	DATE

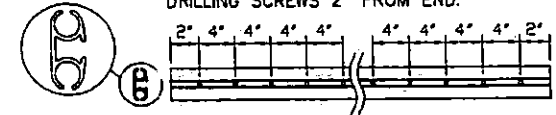
BUILDING SYSTEMS
3615 WASHINGTON RD. GAITHERSBURG, MARYLAND, 20878
PH: 1-301-677-2800 FAX: 1-301-677-2711
WEBSITE: www.bvss.com
TITLE: **RECEIVED**
ENDWALL - GRIDLINE 1 FB07 A

FEB 20 2007

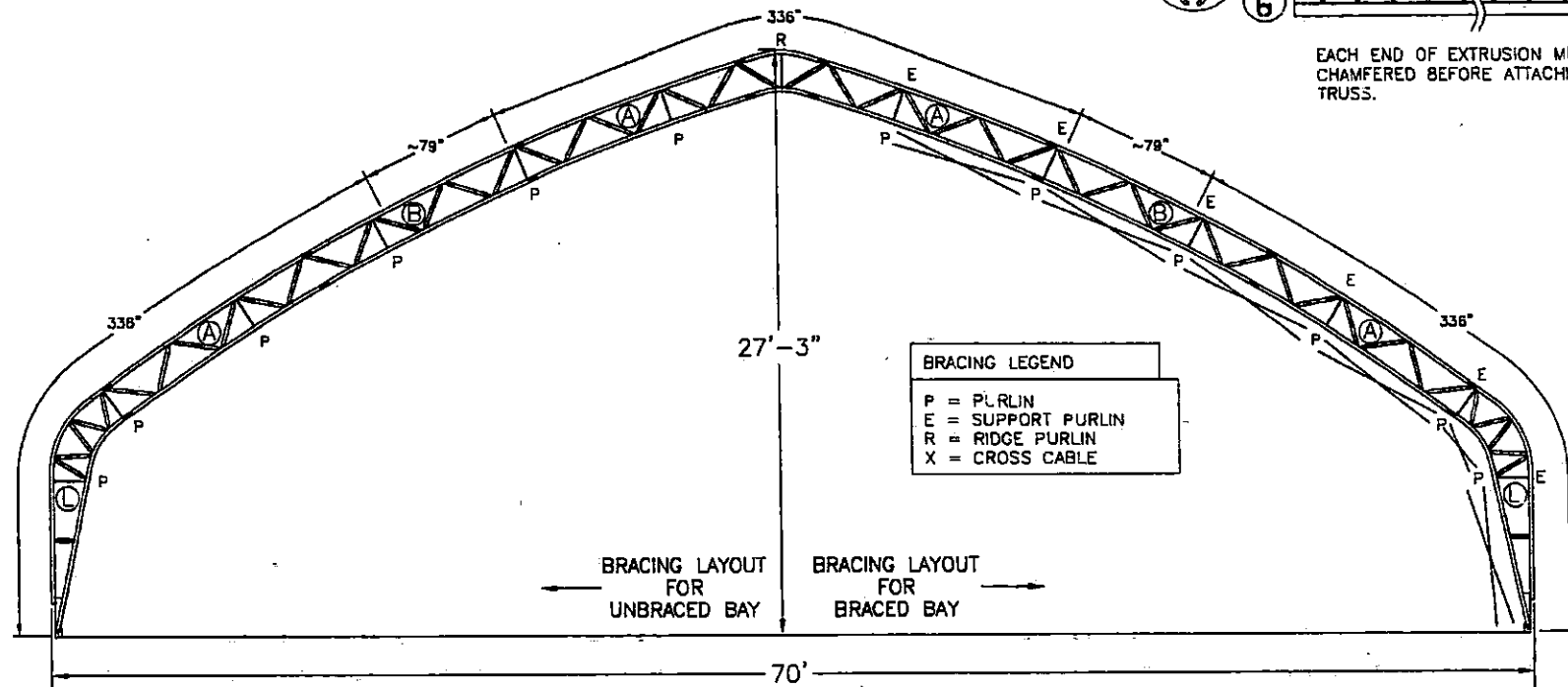
LEG	QTY	LENGTH	WEIGHT
A	2	142"	112
B	4	142"	102
C	2	142"	95
PEAK	1	52"	33

APPROXIMATE WEIGHT OF
FULL ARCH WITH BOLTS: 850 LBS

EXTRUSION REQUIRED ON END ARCHES
ONLY. USE TEK3 X 1 1/4" SELF
DRILLING SCREWS 2" FROM END.



EACH END OF EXTRUSION MUST BE
CHAMFERED BEFORE ATTACHMENT TO
TRUSS.

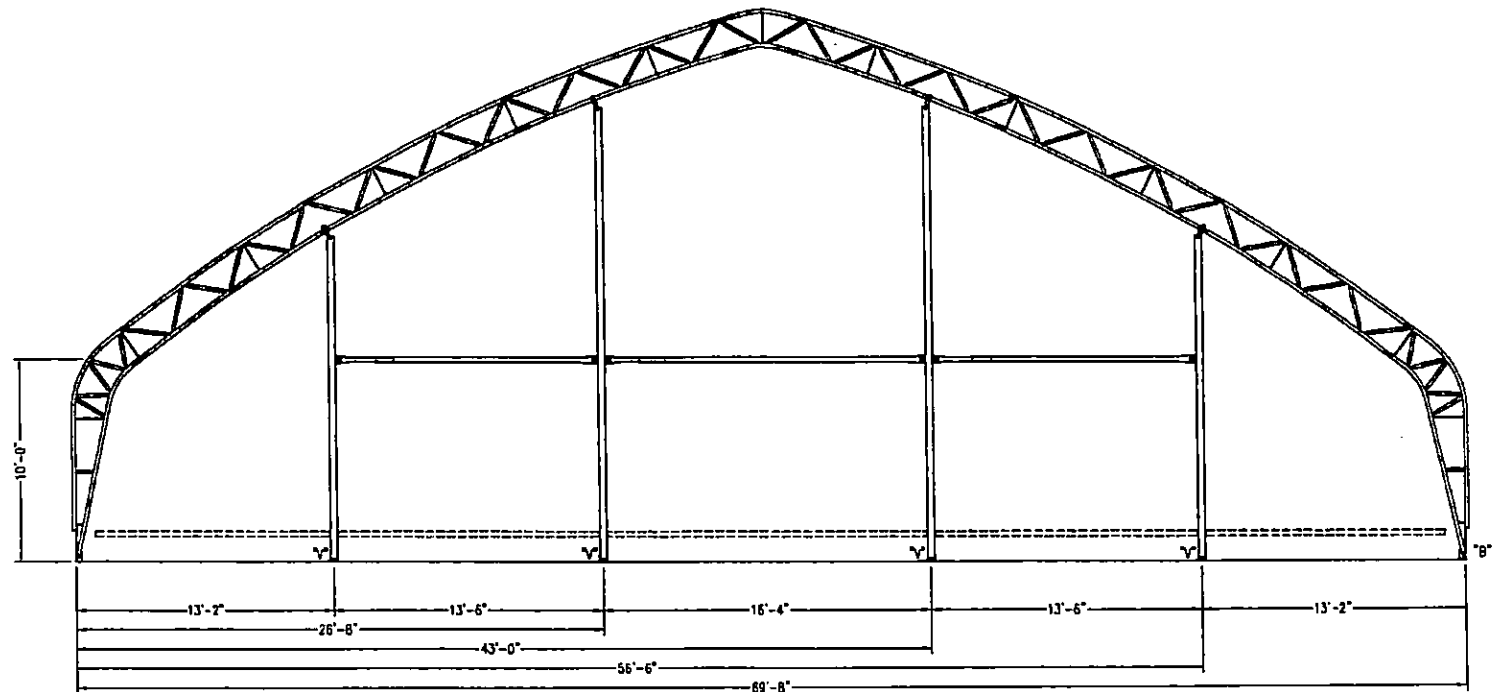
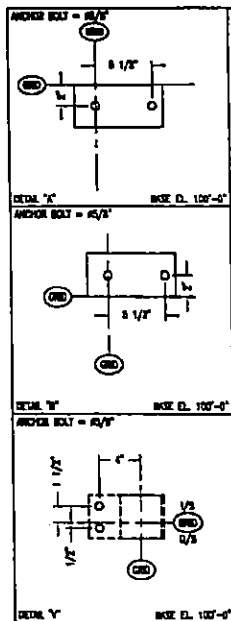


BRACING LEGEND	
P	= PURLIN
E	= SUPPORT PURLIN
R	= RIDGE PURLIN
X	= CROSS CABLE

				DEALER:					
				CUSTOMER:					
				PROJECT:					
				PROJECT ID:		ORDER ID:		SCALE:	
								N.T.S.	
								DRAWING TITLE:	
								MBS70 GEN PROFILE	
								REV. 1	
								FB03	

VAR-20027
SUP-20025
04/12/07 PC

RECEIVED
FEB 20 2007



1	RELEASED	RW	14 FEB 06
REV.	DESCRIPTION	BY	DATE

DEALER:

CUSTOMER:

PROJECT:

PROJECT ID:

ORDER ID:

SCALE:

N.T.S.

DRAWING TITLE:

MBS7D GEN END

CHK. #

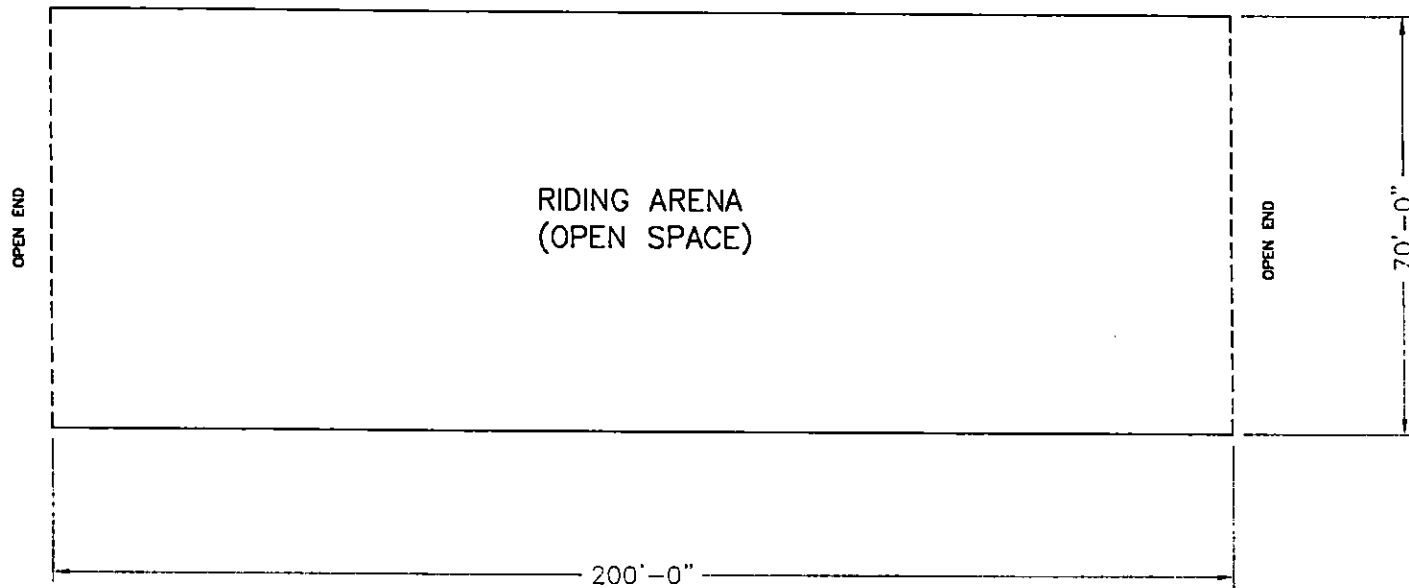
FB05

REVISION

1

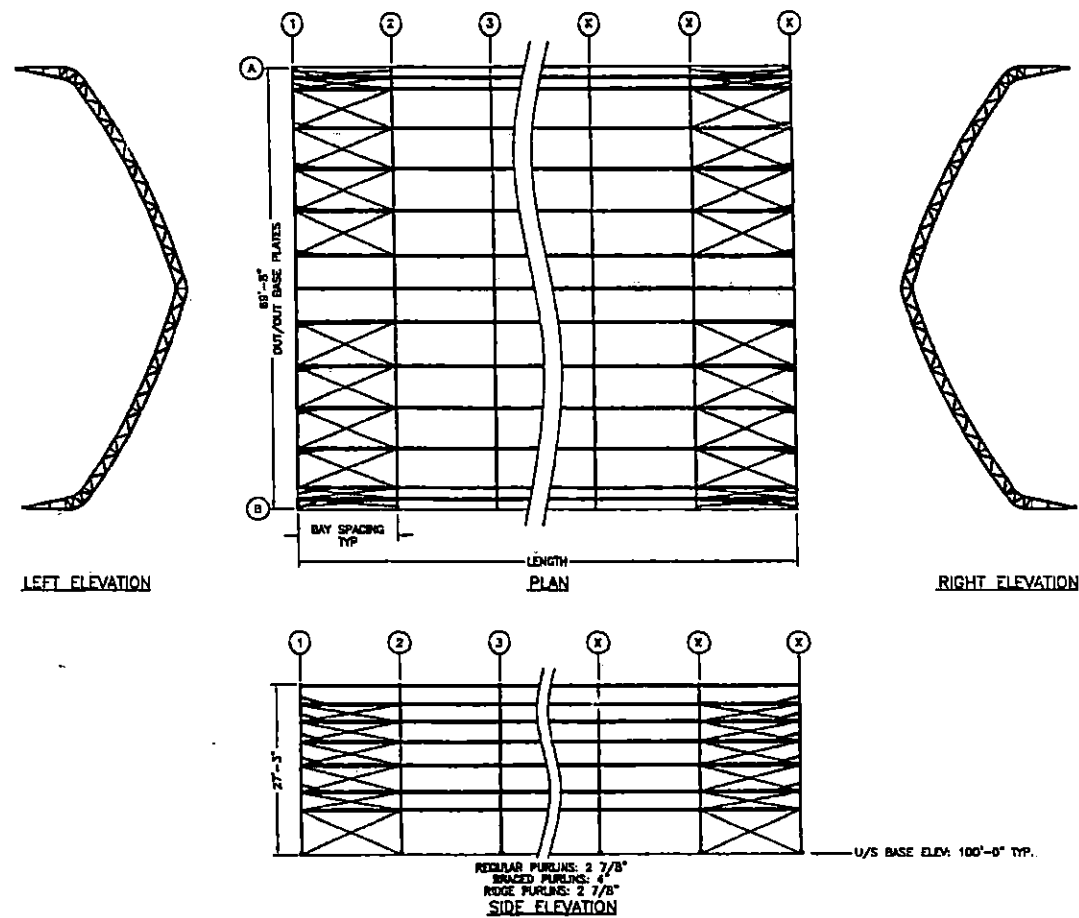
VAR-20027
SUP-20025
04/12/07 PC

RECEIVED
FEB 20 2007



**VAR-20027
SUP-20025
04/12/07 PC**

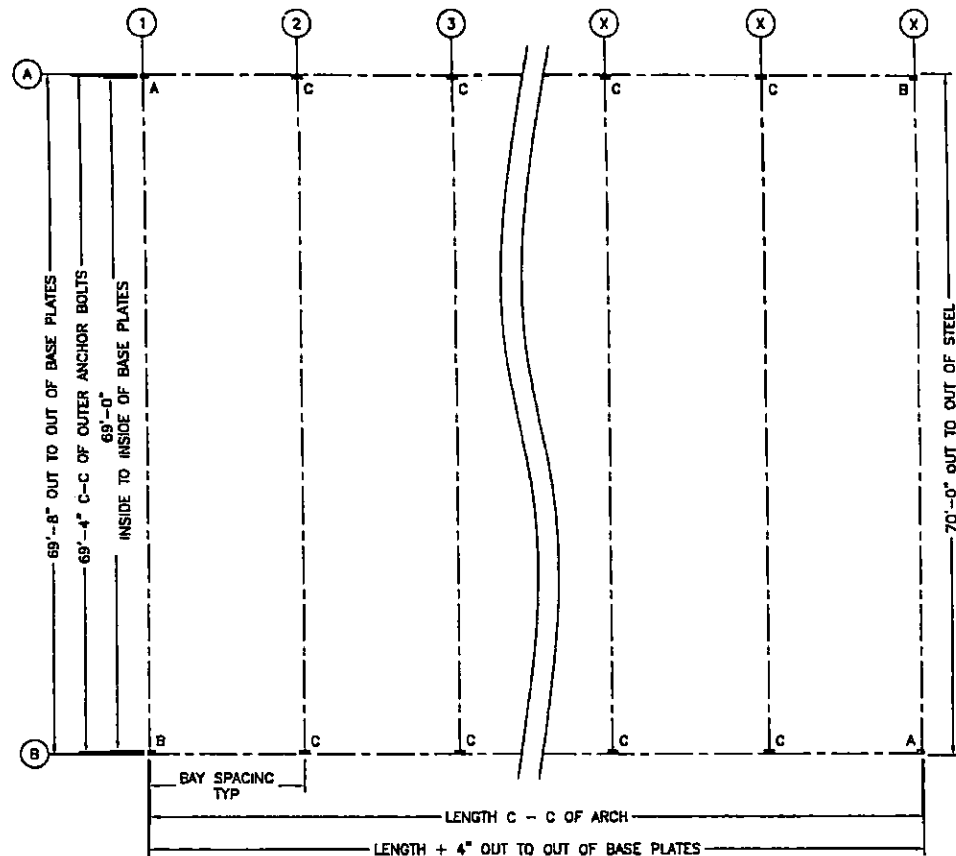
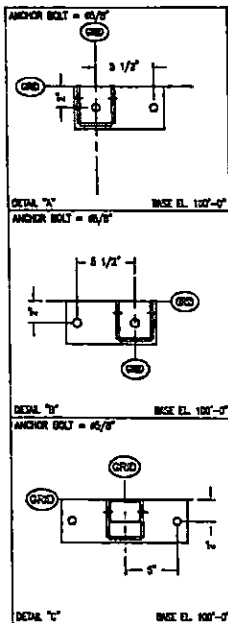
**RECEIVED
FEB 20 2007**



			DEALER:					
			CUSTOMER:					
			PROJECT:					
			PROJECT ID:		ORDER ID:			
1	RELEASED	RW	14	FEB 06	SCALE:		DRAWING TITLE:	
REV.	DESCRIPTION	BY	DATE	N.T.S.		MBS70 GEN BRACING		1

VAR-20027
SUP-20025
04/12/07 PC

RECEIVED
FEB 20 2007



1	RELEASED	RW	13 FEB 06
REV.	DESCRIPTION	BY	DATE

DEALER:

CUSTOMER:

PROJECT:

PROJECT ID:

ORDER ID:

SCALE:

N.T.S.

DRAWING TITLE:

MBS70 GEN ANCHORS

DRG #

FB02

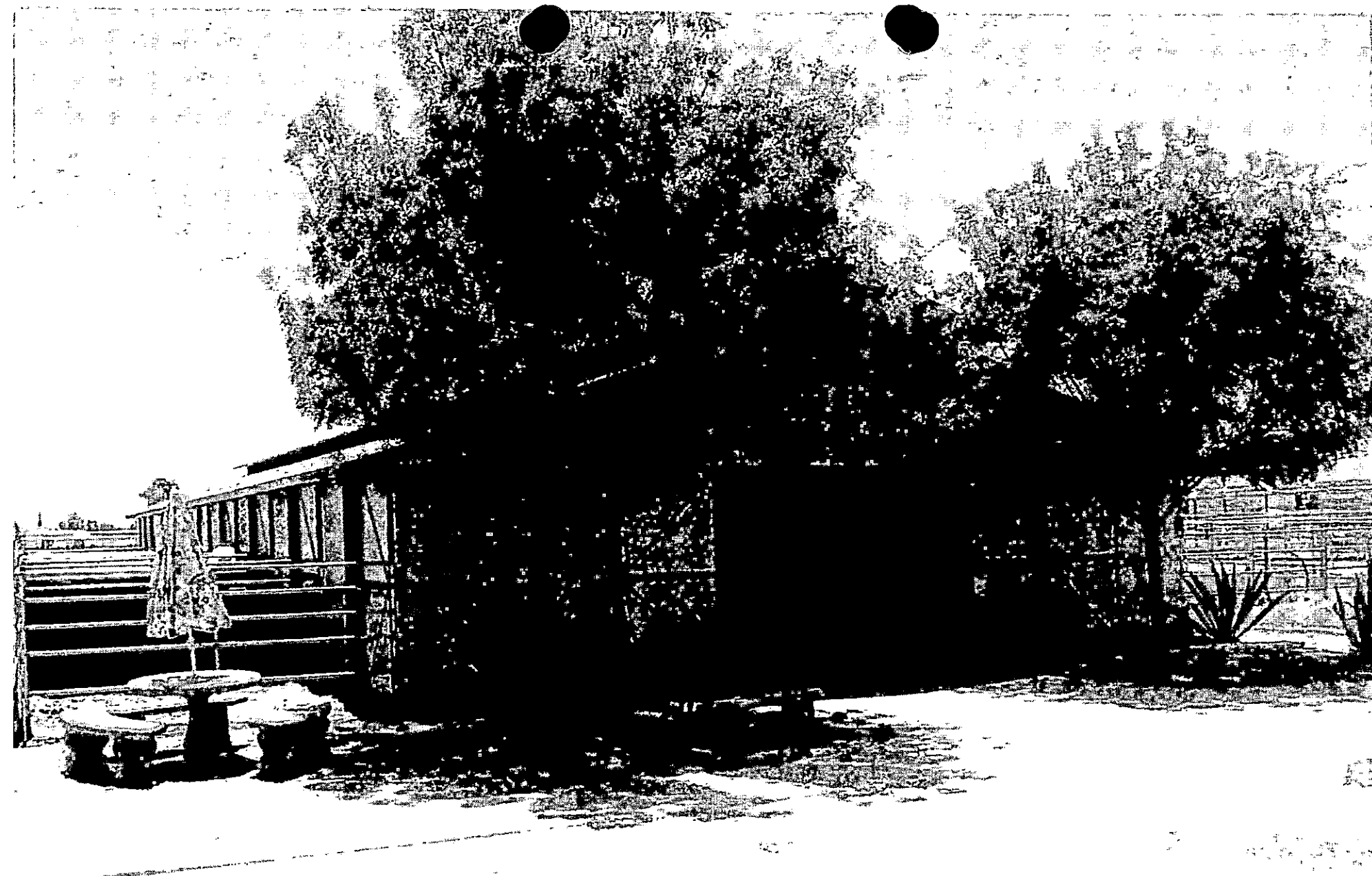
REVISION

1

VAR-20027
SUP-20025
04/12/07 PC

RECEIVED

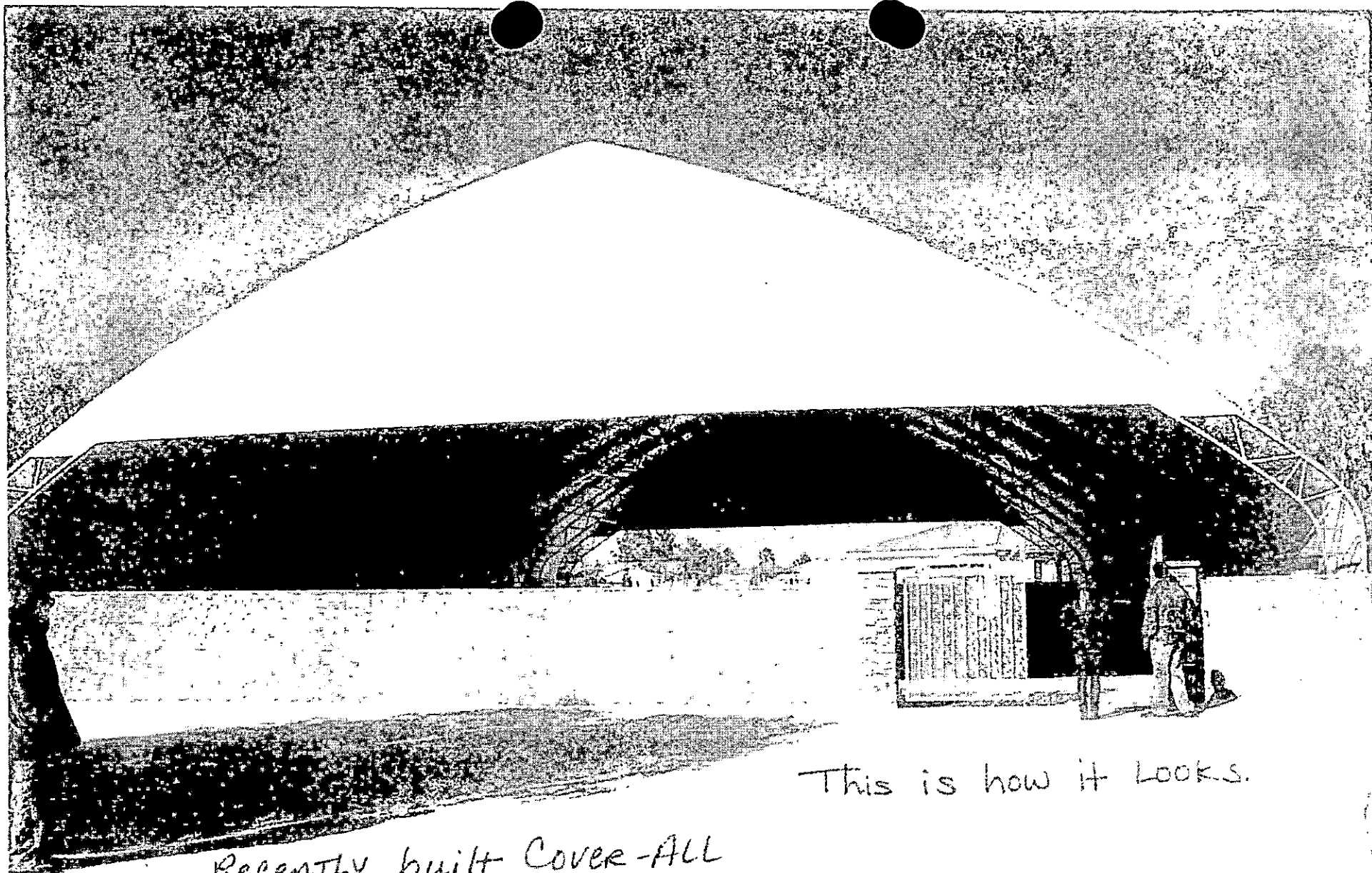
FEB 20 2007



Barn Color — Sand (Tan) + Hunter Green

VAR-20027
SUP-20025
04/12/07 PC

RECEIVED
FEB 20 2007



This is how it looks.

Recently built Cover-ALL
Covered arena at another property.
Same color as ours will be.

VAR-20027
SUP-20025
04/12/07 PC

RECEIVED

FBI WFO

APR 12 2007



Color of main house.

VAR-20027
SUP-20025
04/12/07 PC

05/07/2006
RECEIVED
FEB 2 2007

WILLOW PINES EQUESTRIAN CENTER

City of Las Vegas
Planning and Development
731 So. Fourth St.
Las Vegas, NV 89101
February 6, 2007

Justification Letter for Variance/Special Use Permit for Covered Arena
Non-habitable Structure Exceeds 50% of principle SQFT

Willow Pines Ranch, a licensed (R-19-00002) horse boarding property, requests a variance and special use permit to build a covered riding arena. The purpose of this arena is to provide shade from the intense sun and wind, making it possible to ride and train horses during daylight hours. The structure is a Cover-All building that consists of a steel frame covered in fabric. The fabric will cover the frame to the ground on the long sides and the ends will be open. The fabric color is a sand-colored beige, which will blend in with the surrounding sand arena adjacent to the covered arena site and with the existing house and barn colors.

A covered arena, like a barn, is a much needed shelter for performing the daily tasks of riding and training horses. Protection from the hot sun and strong desert winds is our main objective for wanting to build this structure. We respectfully ask that you approve the plans.

Sincerely,

Theresa Weiss

Theresa Weiss

Owner

**VAR-20027
SUP-20025
04/12/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-20025 - SPECIAL USE PERMIT RELATED TO VAR-20027 - PUBLIC HEARING - APPLICANT: WILLOW PINES RANCH - OWNER: SELECTIVE HOLDINGS, INC - Request for a Special Use Permit TO ALLOW NON-HABITABLE ACCESSORY STRUCTURES (HORSE FACILITIES) on 4.45 acres located at 5770 West Rosada Way (APN 125-36-301-010), R-E (Residence Estates) Zone, Ward 6 (Ross).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **WITHDRAWN WITHOUT PREJUDICE**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions and Staff Report – Not Applicable
3. Supporting Documentation
4. Justification Letter

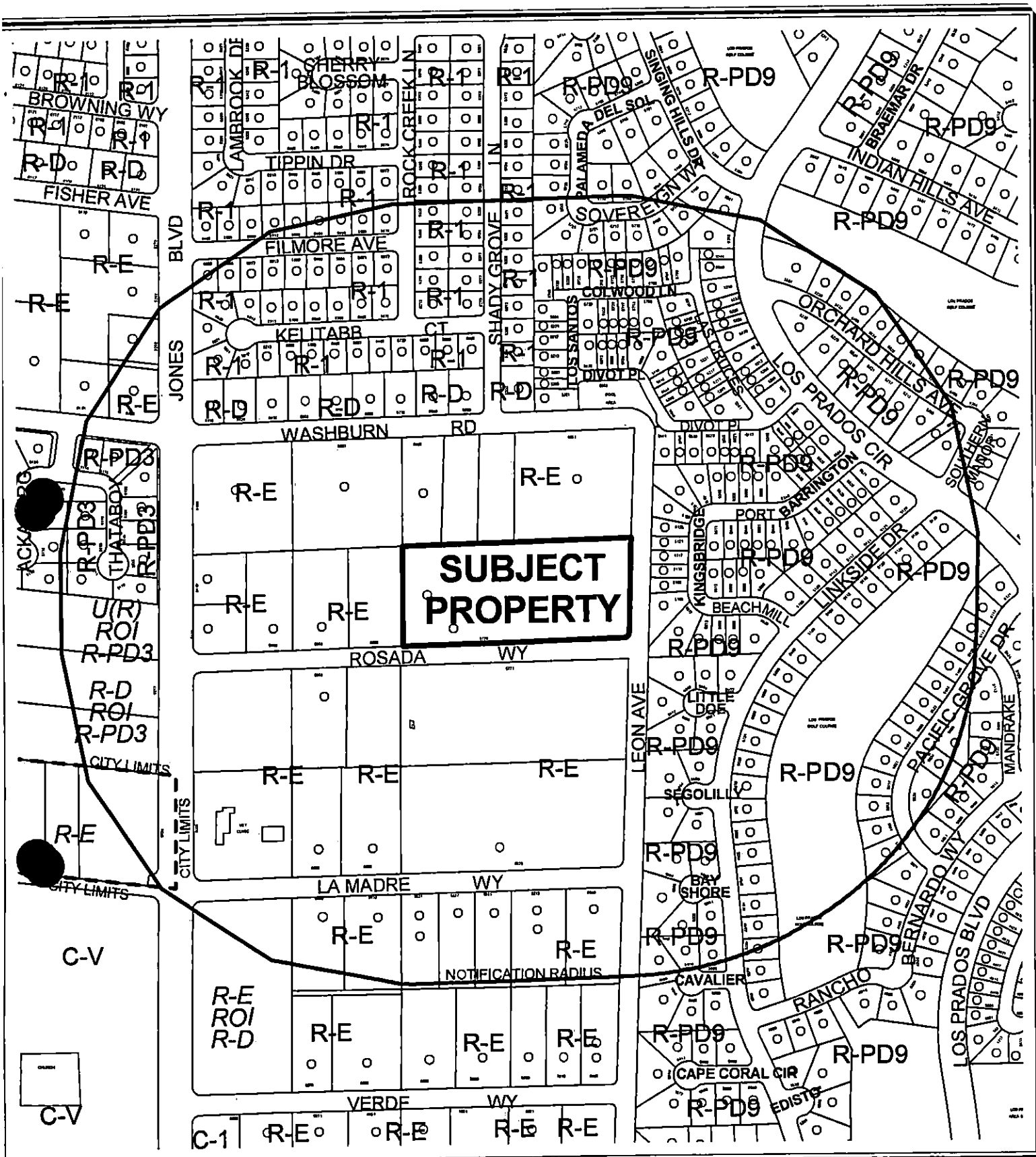
MOTION:

GOYNES – HOLD IN ABEYANCE Items 56-61 to 4/26/2007; Items 25 and 84 to 5/10/2007; Items 26-29 and 62 to 5/24/2007; Item 4 to 7/12/2007; and WITHDRAW WITHOUT PREJUDICE Item 12 – UNANIMOUS with EVANS excused

MINUTES:

The applicant for Item 12 requested that it be withdrawn without prejudice.

(6:02 – 6:07)



CASE: SUP-20025

RADIUS: 1000 FT

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

0 400 800 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-20025 - APPLICANT: WILLOW PINES RANCH,
OWNER: SELECTIVE HOLDINGS, INC

**APPLICANT REQUESTS THIS ITEM BE WITHDRAWN
WITHOUT PREJUDICE**

Terri A. Weiss
Willow Pines Ranch
5770 West Rosada Way
Las Vegas, NV 89130
(702) 396-5063

City of Las Vegas Planning
Attn: Linda Maynard

April 2, 2007

**I would like to request a withdrawal of our application for the
Special Use Permit #20025 to allow a non-habitable structure
at 5770 West Rosada Way (APN 125-36-301-010).**

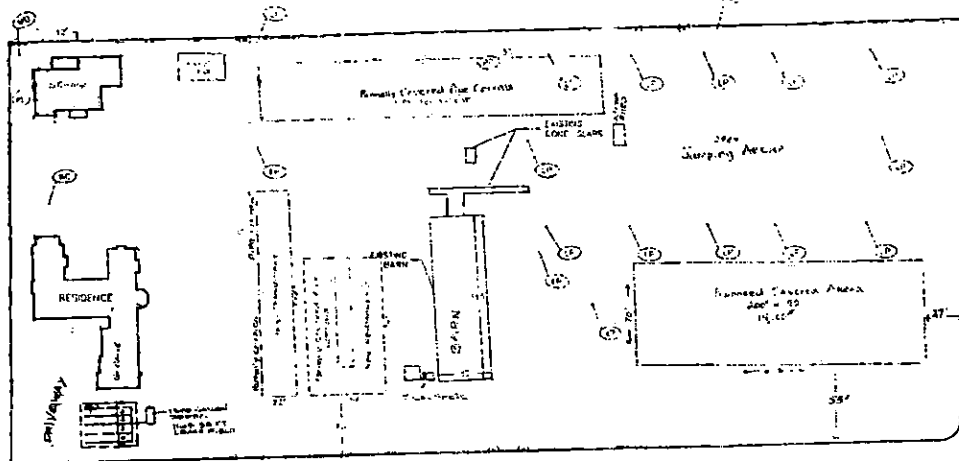
Sincerely,

Terri Weiss

Terri Weiss



STATEMENT OF FINANCIAL INTEREST



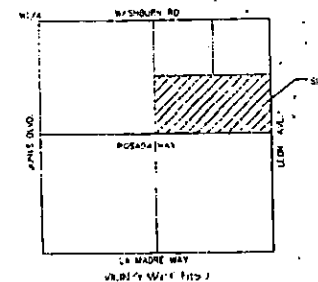
Square Footage of Buildings	
Residence	1,400
Garage	1,700
Shed	1,400
Truck Shed	1,400
Pool	800
Total	7,700

New Proposed Structures	
New Shed	110
New Shed	7,800
Truck Shed	1,700
Truck Shed	1,400
Truck Shed	1,400
Truck Shed	1,400
Truck Shed	1,400
Total	13,210

ROSADA Way



LEHIGH AVENUE



LEGAL DESCRIPTION
 THE SOUTH HALF OF PARCELS 5 PER RECORD OF SURVEY PAGE 11, PAGE 33,
 DEWIT THE SOUTHEAST QUARTER (SW) OF THE NORTHWEST QUARTER (NW) OF THE
 SOUTHWEST QUARTER (SW) OF SECTION 3A, TOWNSHIP 18 SOUTH, RANGE 80 EAST
 S.F.N. 127-21-101-010

NOT TO SCALE
 ALL DIMENSIONS
 ARE APPROXIMATE
 UNLESS OTHERWISE
 NOTED

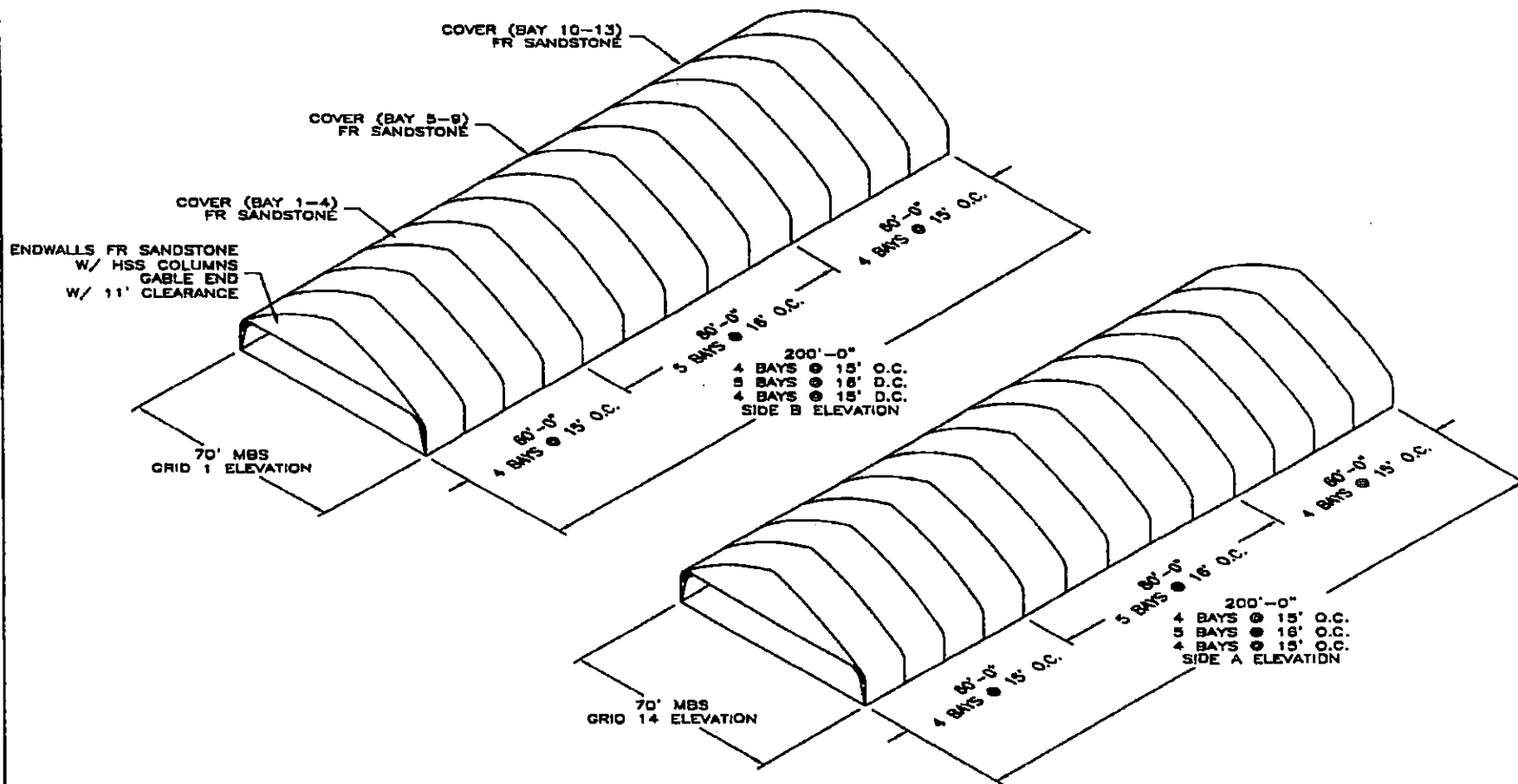
MAR 07 2007

REV	DATE	DESCRIPTION	BY

APPROVED FOR THE STATE OF NEW YORK

SCALE: 1"=40'

VAR-20027 SUP-20025
 REVISED 04/12/07 PC



PLEASE REFER TO FOLLOWING DRAWINGS
FOR EXACT BUILDING DIMENSIONS

REV.	DESCRIPTION	BY	DATE
B	BUILDING LENGTH AND COVER REVISED	DB	16 JAN 07
A	ISSUED FOR APPROVAL	DB	14 DEC 06

VAR-20027
SUP-20025
04/12/07 PC

DEALER: COVER-ALL OF NEVADA
LAS VEGAS, NV

CUSTOMER: STEVE & TERRI WEISS
LAS VEGAS, NV

PROJECT: AGRICULTURAL HORSE
EXERCISE BARN

PROJECT ID:

ORDER ID:

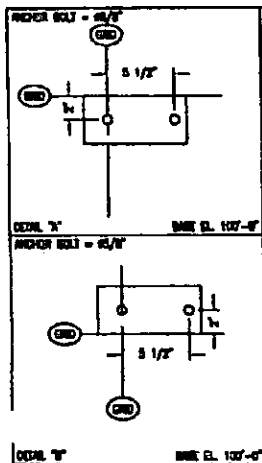
78587

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WRITTEN CONSENT OF COVER-ALL
BUILDING SYSTEMS INC. IS
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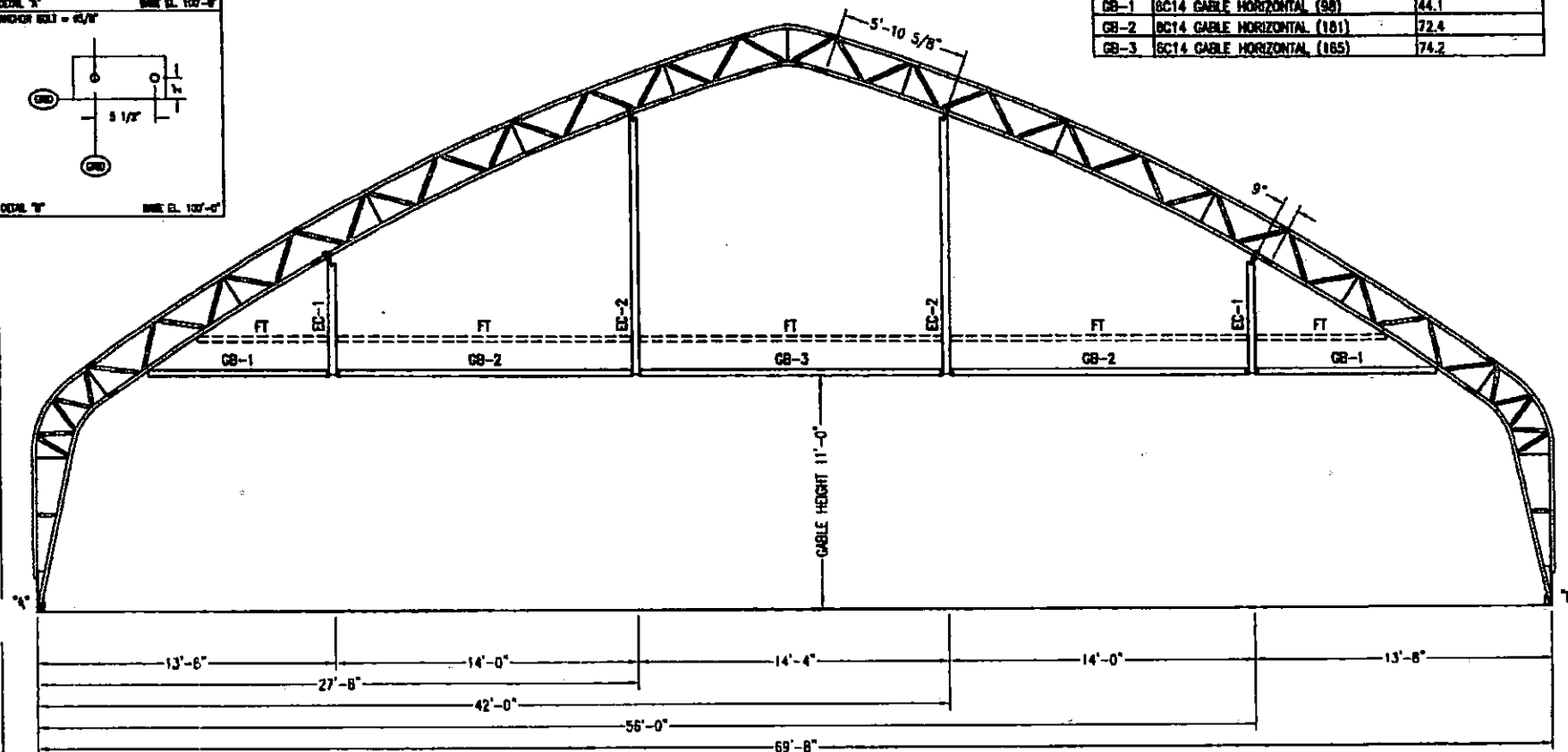
DATE: 14 DEC 06
DATE: 16 JAN 07
TITLE: N.T.S.

COVER-ALL	
BUILDING SYSTEMS	
3015 CHAMBERLAIN RD. BAKERSFIELD, CALIFORNIA 93311	PH: 1-308-967-2888
FAX: 1-308-967-2888	
WEBSITE: www.coverall.net	
TITLE: PROJECT LAYOUT	FB02 B

FEB 20 2007



MARK	DESCRIPTION	WEIGHT - lb
EC-1	HSS 4x4x1/4 (62)	32.9
EC-2	HSS 4x4x1/4 (142)	75.0
FT	2x3 FASTENING TUBE (CUT TO FIT)	
GB-1	6C14 CABLE HORIZONTAL (98)	44.1
GB-2	6C14 CABLE HORIZONTAL (181)	72.4
GB-3	6C14 CABLE HORIZONTAL (185)	74.2



REV.	DESCRIPTION	BY	DATE
A	ISSUED FOR APPROVAL	DB	14 DEC 06

VAR-20027
SUP-20025
04/12/07 PC

DEALER: COVER-ALL OF NEVADA
 LAS VEGAS, NV

CUSTOMER: STEVE & TERRI WEISS
 LAS VEGAS, NV

PROJECT: AGRICULTURAL HORSE
 EXERCISE BARN

PROJECT ID: ORDER ID:
 78587

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 PART WITHOUT THE EXPRESSED
 WRITTEN CONSENT OF COVER-ALL
 BUILDING SYSTEMS INC. IS
 PROHIBITED.

DRAWN BY: D BEC
 CHECKED BY: KC
 DATE: 14 DEC 06
 170.06

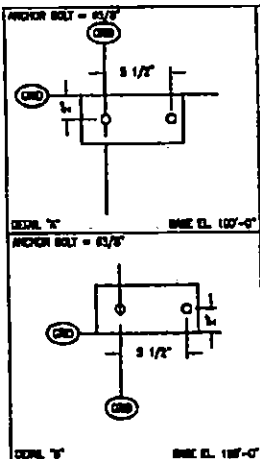
WORLD: N.T.S.

COVER-ALL
BUILDING SYSTEMS

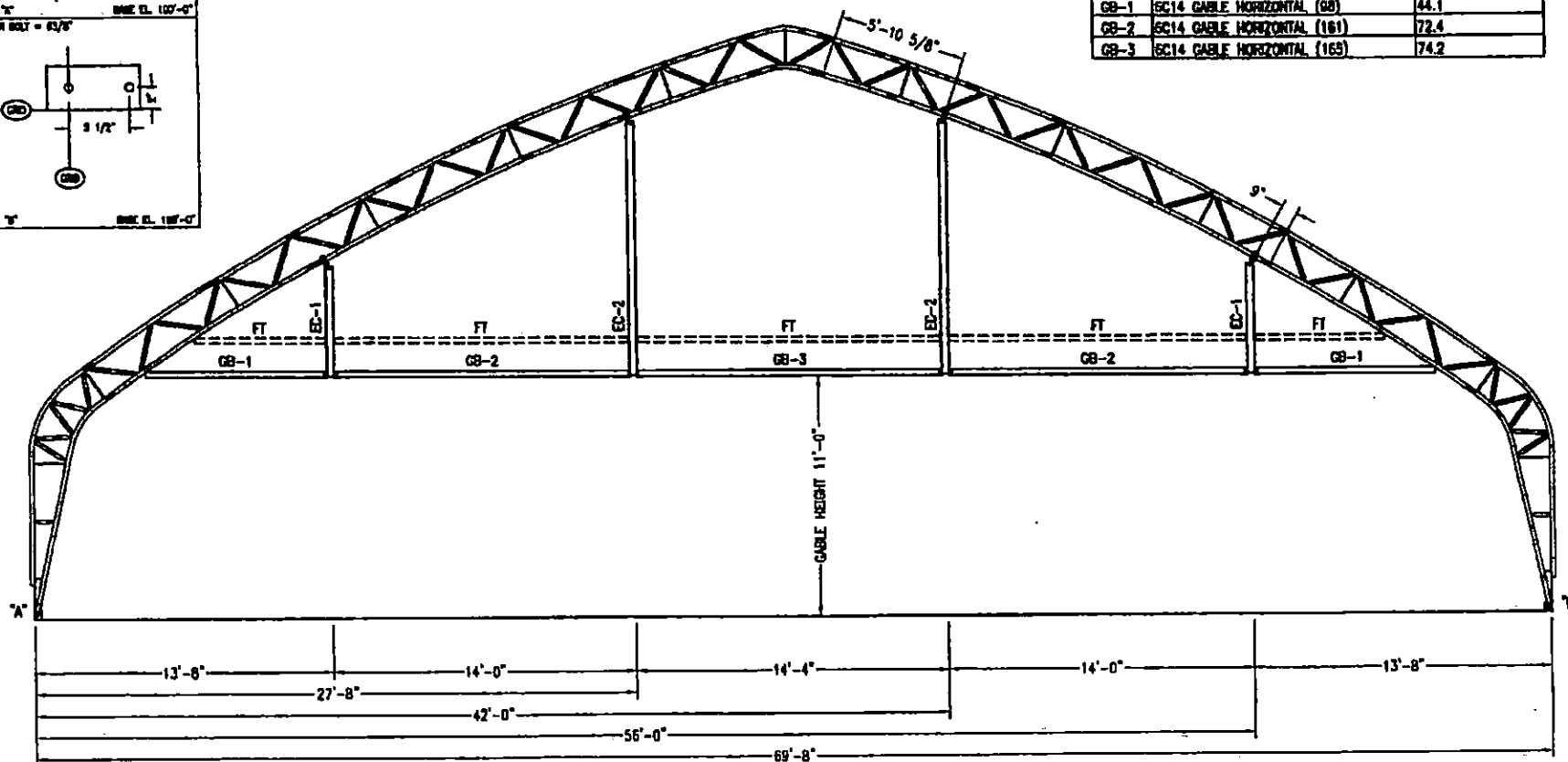
3815 GRANDVIEW RD. SIMPSON, SIOGRAPH, STP 154
 PH: 1-308-887-2288 FAX: 1-308-887-2288
 WEBSITE: www.coverall.net

TITLE: ENDWALL - GRIDLINE 1
 FEB07 A

RECEIVED
FEB 26 2007



MARK	DESCRIPTION	WEIGHT - LB
EC-1	HSS 4x4x1/4 (62)	32.9
EC-2	HSS 4x4x1/4 (142)	75.0
FT	2x3 FASTENING TUBE (CUT TO FIT)	
GB-1	6C14 CABLE HORIZONTAL (68)	44.1
GB-2	6C14 CABLE HORIZONTAL (161)	72.4
GB-3	6C14 CABLE HORIZONTAL (163)	74.2



REV.	DESCRIPTION	BY	DATE
B	BUILDING LENGTH REVISED	DB	16 JAN 07
A	ISSUED FOR APPROVAL	DB	14 DEC 06

VAR-20027
SUP-20025
04/12/07 PC

DEALER: COVER-ALL OF NEVADA
LAS VEGAS, NV

CUSTOMER: STEVE & TERRI WEISS
LAS VEGAS, NV

PROJECT: AGRICULTURAL HORSE
EXERCISE BARN

PROJECT ID: ORDER ID:
78587

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WRITTEN CONSENT OF COVER-ALL
BUILDING SYSTEMS INC. IS
PROHIBITED.

DRAWN BY: D DEC
CHECKED BY: ICC
DATE: 14 DEC 06
DATE: 16 JAN 07
SCALE: N.T.S.

COVER-ALL
BUILDING SYSTEMS
SANTA ANTONIO, TEXAS
PH: 1-308-887-2888
FAX: 1-308-887-2717
WWW.COVER-ALL.COM
TITLE: ENDWALL - GRIDLINE 14

RECEIVED
FEB 20 2007

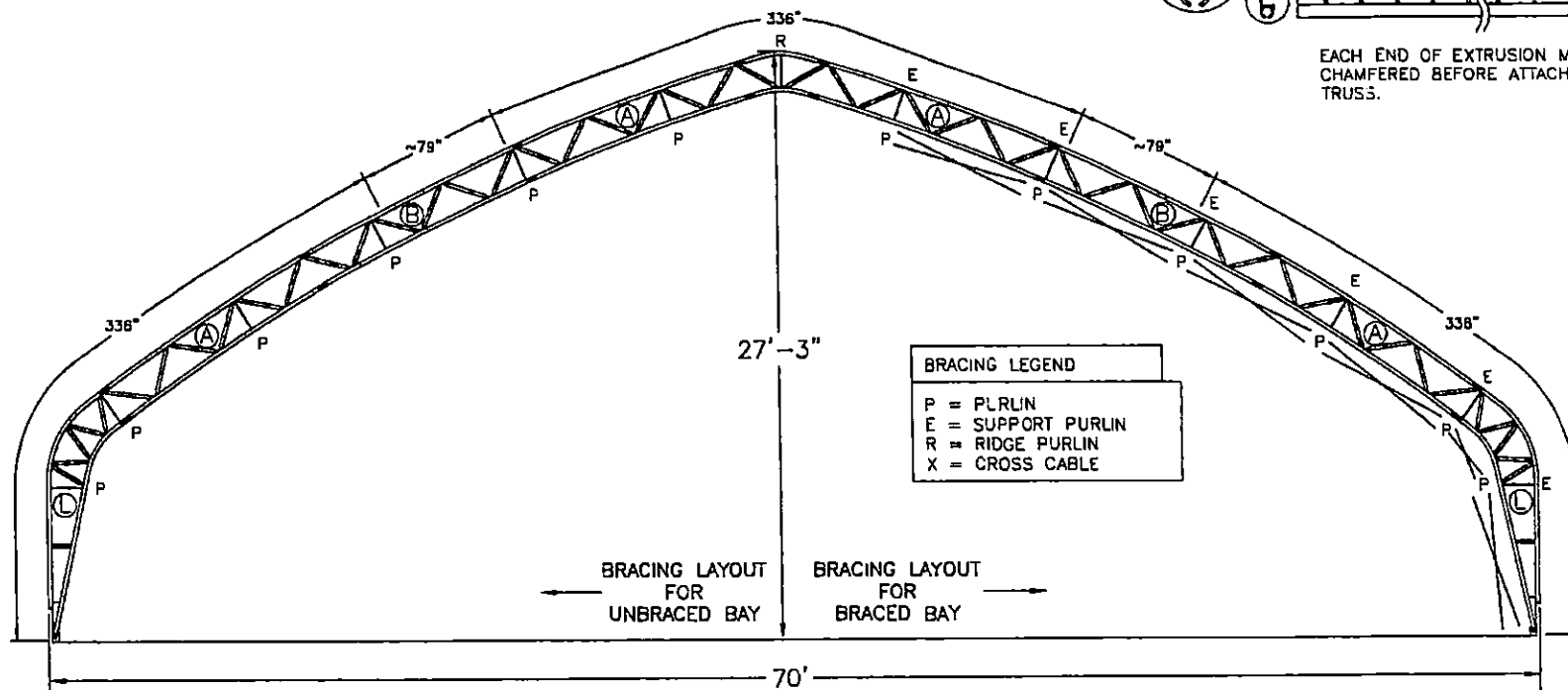
LEG	QTY	LENGTH	WEIGHT
A	2	142"	112
B	4	142"	102
PEAK	2	142"	95
	1	52"	33

APPROXIMATE WEIGHT OF
FULL ARCH WITH BOLTS: 850 LBS

EXTRUSION REQUIRED ON END ARCHES
ONLY. USE TEK3 X 1 1/4" SELF
DRILLING SCREWS 2" FROM END.



EACH END OF EXTRUSION MUST BE
CHAMFERED BEFORE ATTACHMENT TO
TRUSS.



1	RELEASED	RW	13 FEB 06
REV.	DESCRIPTION	BY	DATE

DEALER:

CUSTOMER:

PROJECT:

PROJECT ID:

ORDER ID:

SCALE:

N.T.S.

DRAWING TITLE:

MBS70 GEN PROFILE

DATE:

FEB03

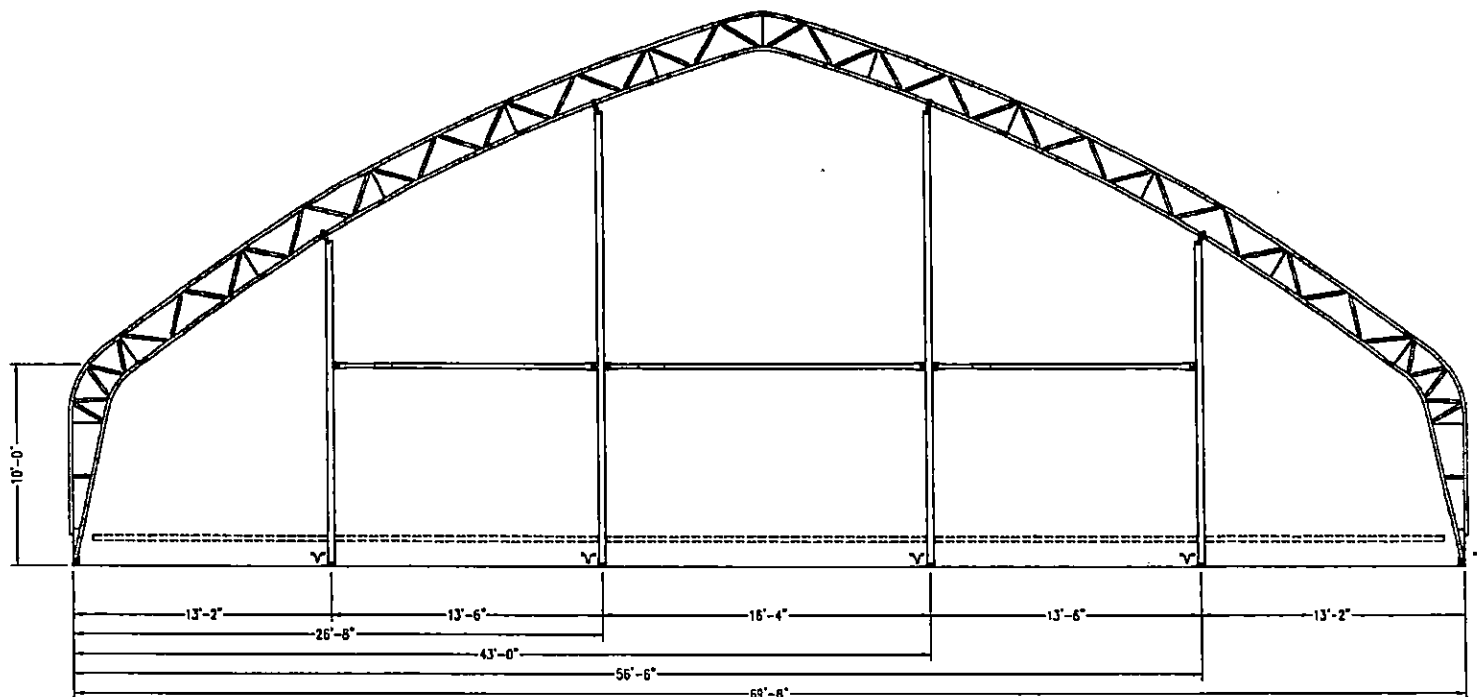
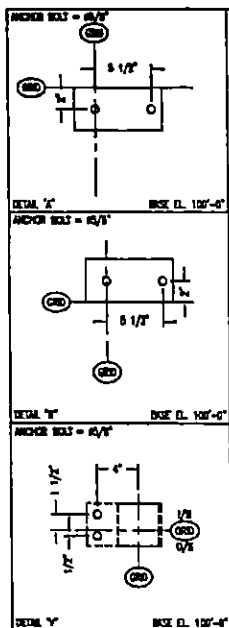
REVISION:

1

VAR-20027
SUP-20025
04/12/07 PC

RECEIVED

FEB 20 2007



1	RELEASED	RH	14 FEB 06
REV.	DESCRIPTION	BY	DATE

DEALER:

CUSTOMER:

PROJECT:

PROJECT ID:

ORDER ID:

SCALE:

N.T.S.

DRAWING TITLE:

MBS70 GEN END

DWG. NO.

FB05

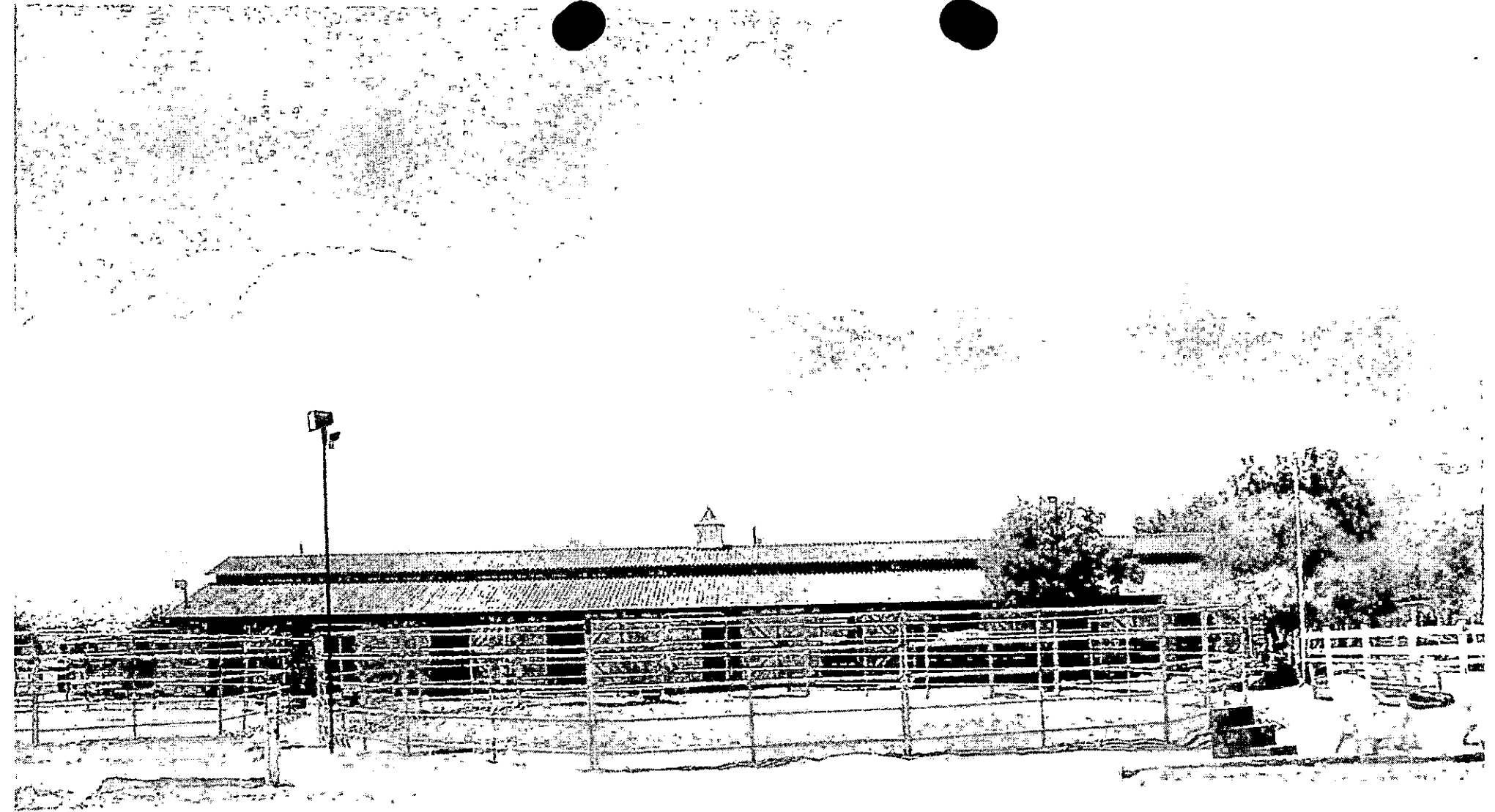
REVISION

1

VAR-20027
SUP-20025
04/12/07 PC

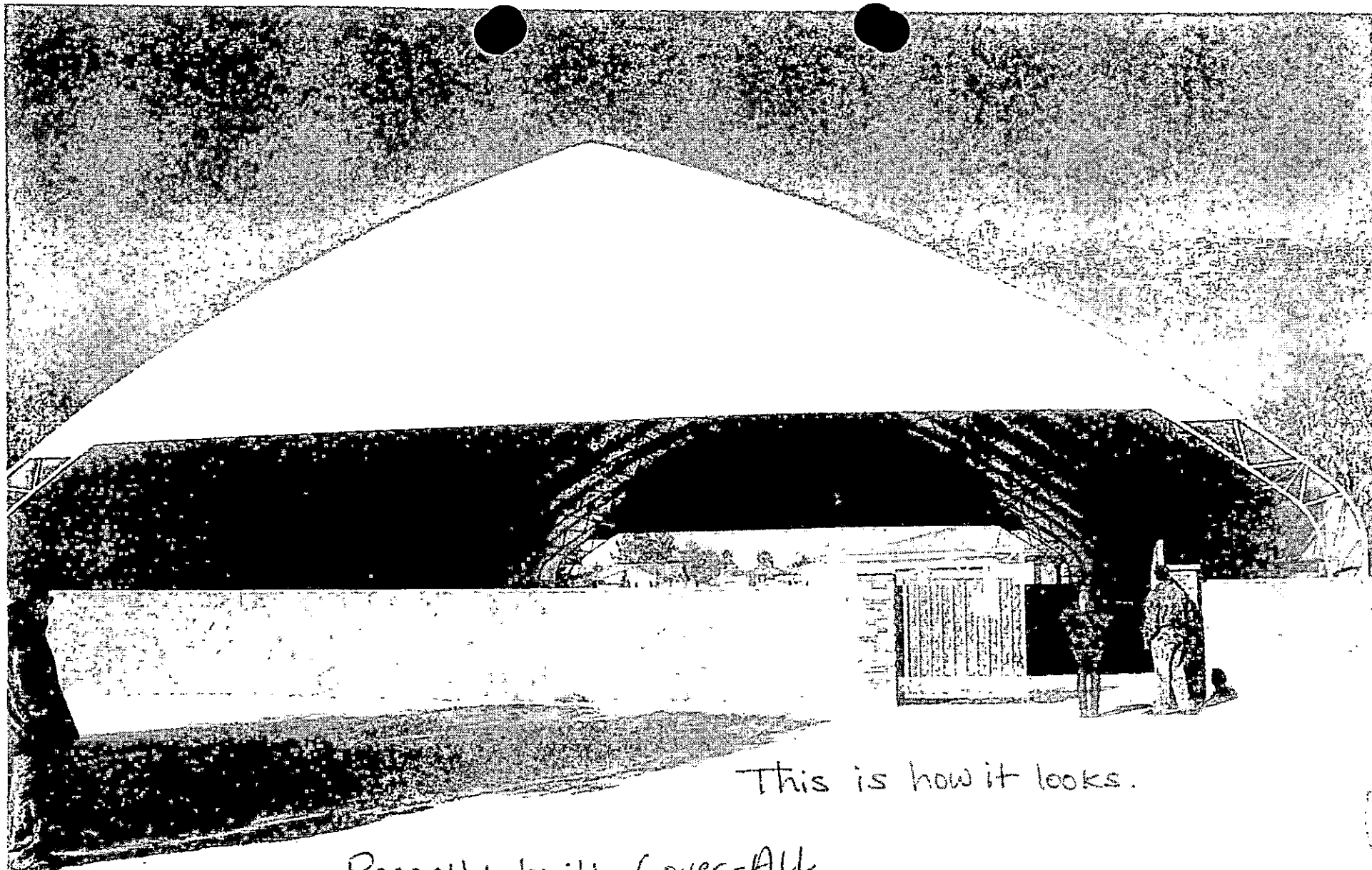
RECEIVED

FEB 20 2007



VAR-20027
SUP-20025
04/12/07 PC

RECEIVED
FEB 20 2007



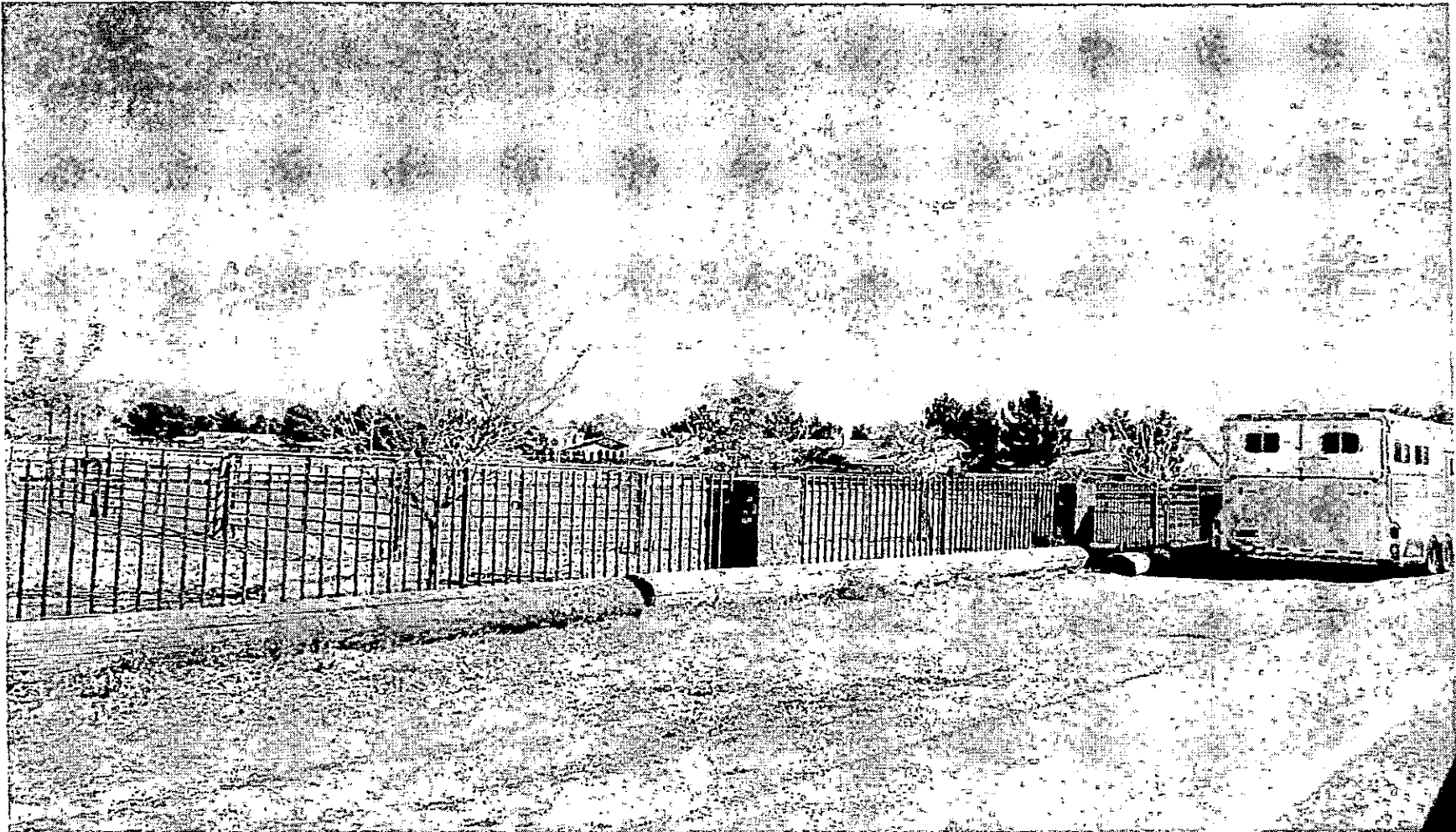
This is how it looks.

Recently built Cover-All
covered arena at another
horse owner's property.
Ours will be the same color.

VAR-20027
SUP-20025
04/12/07 PC

RECEIVED

FFP 20 31



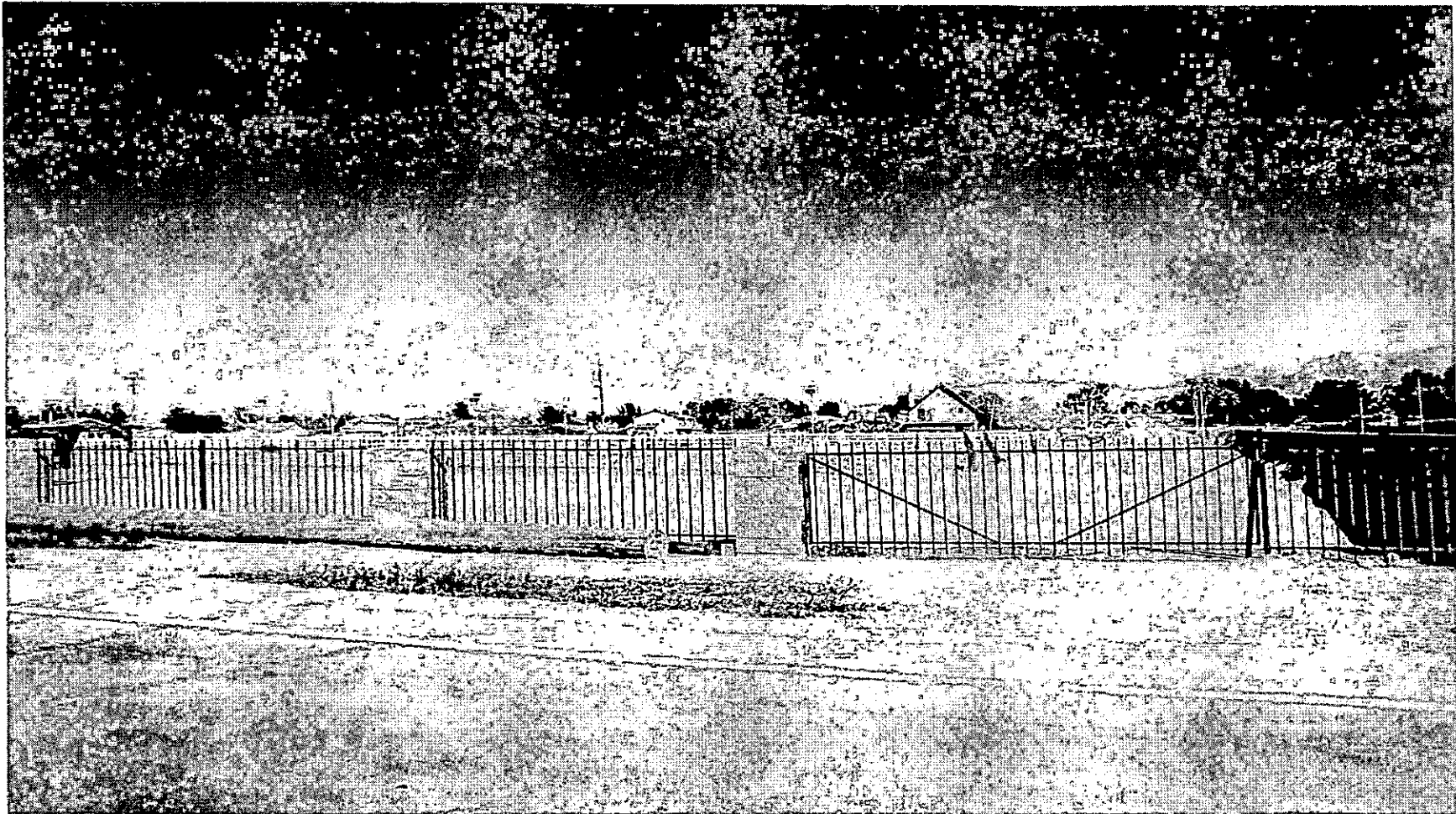
VAR-20027 AND SUP-20025 - APPLICANT: WILLOW PINES RANCH, OWNER: SELECTIVE HOLDINGS,
INC
5770 WEST ROSADA WAY
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



VAR-20027 AND SUP-20025 - APPLICANT: WILLOW PINES RANCH, OWNER: SELECTIVE HOLDINGS,
INC
5770 WEST ROSADA WAY
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



VAR-20027 AND SUP-20025 - APPLICANT: WILLOW PINES RANCH, OWNER: SELECTIVE HOLDINGS, INC
5770 WEST ROSADA WAY
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

WILLOW PINES EQUESTRIAN CENTER

City of Las Vegas
Planning and Development
731 So. Fourth St.
Las Vegas, NV 89101
February 6, 2007

Justification Letter for Variance/Special Use Permit for Covered Arena
Non-habitable Structure Exceeds 50% of principle SQFT

Willow Pines Ranch, a licensed (R-19-00002) horse boarding property, requests a variance and special use permit to build a covered riding arena. The purpose of this arena is to provide shade from the intense sun and wind, making it possible to ride and train horses during daylight hours. The structure is a Cover-All building that consists of a steel frame covered in fabric. The fabric will cover the frame to the ground on the long sides and the ends will be open. The fabric color is a sand-colored beige, which will blend in with the surrounding sand arena adjacent to the covered arena site and with the existing house and barn colors.

A covered arena, like a barn, is a much needed shelter for performing the daily tasks of riding and training horses. Protection from the hot sun and strong desert winds is our main objective for wanting to build this structure. We respectfully ask that you approve the plans.

Sincerely,

Theresa Weiss

Theresa Weiss

Owner

**VAR-20027
SUP-20025
04/12/07 PC**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-20198 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: RED ROCK MOTORCYCLES SALES - OWNER: SUMMIT GLOBAL LLC - Request for a Special Use Permit FOR MOTORCYCLE/MOTOR SCOOTER SALES at 2260 South Rainbow Boulevard (APNs 163-02-415-002 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 05/16/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 5-10, 13-14 and 16-18 – UNANIMOUS with EVANS excused and DUNNAM abstaining on Items 13 and 14 as he under contract for engineering services with Mr. Cashman on another project for another company he owns

To be heard by City Council on 5/16/2007

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

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 13 – SUP-20198

MINUTES – Continued:

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.

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 5-10, 13-14 and 16-18.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 5-10, 13-14 and 16-18.

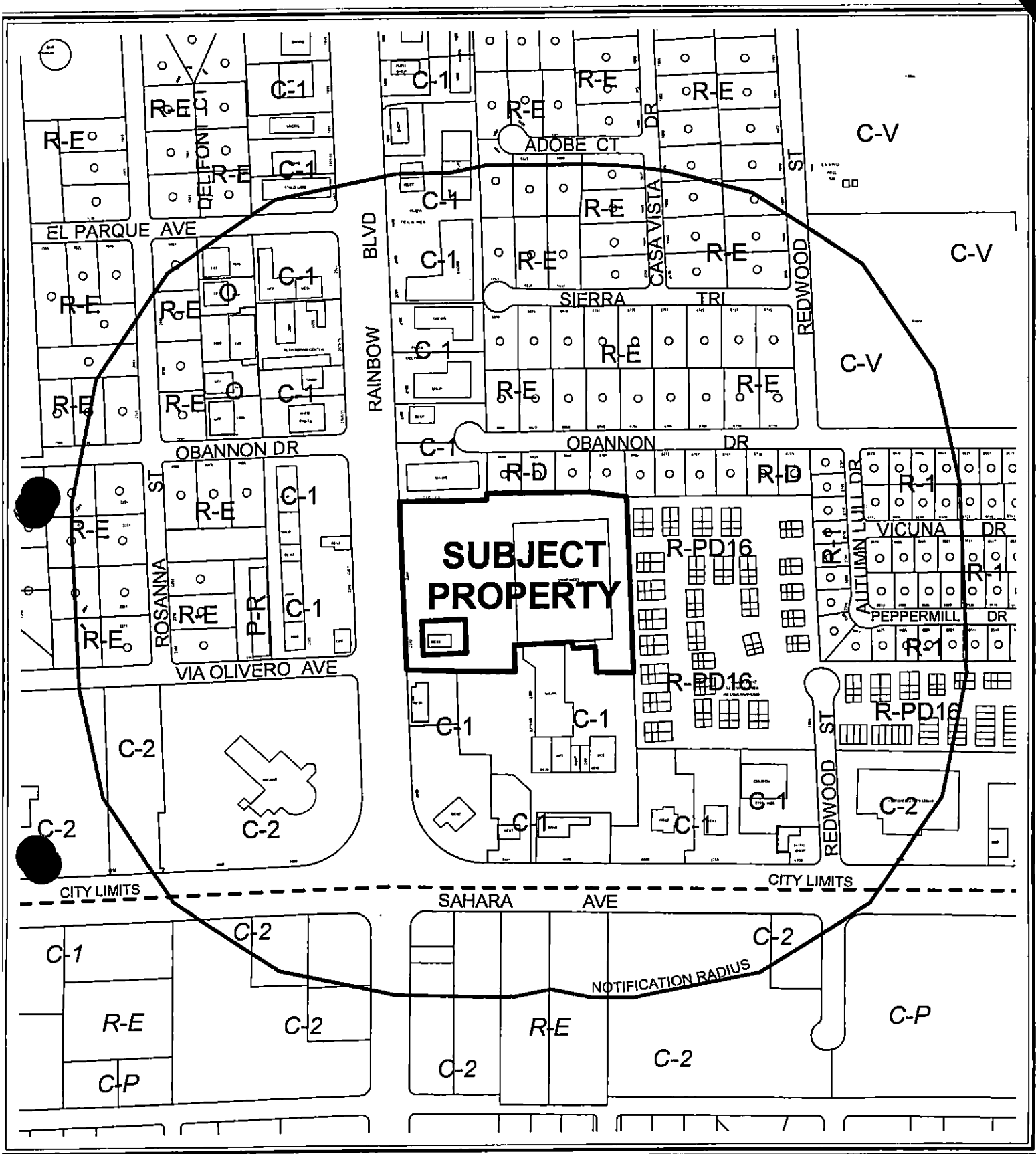
(6:17 – 6:21)

1-428

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0045-88 {1}), if approved.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-20196) shall be required.
3. 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.
4. The test driving of motorcycles at this location shall be prohibited.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



CASE: SUP-20198

RADIUS: 1000 FT

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

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SUP-20198 - APPLICANT: RED ROCK MOTORCYCLES
SALES - OWNER: SUMMIT GLOBAL LLC.**

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0045-88 {1}), if approved.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-20196) shall be required.
3. 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.
4. The test driving of motorcycles at this location shall be prohibited.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-20198 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose for this Special Use Permit is for a motorcycles sales business with ancillary motorcycle service bays within an existing 104,113 square-foot building. A companion Site Development Plan Review (SDR-20196) for facade and other architectural changes to an existing retail building will be heard concurrently with this application. The proposed use is compatible with the area and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/06/88	The City Council approved a Rezoning (Z-0045-88) from N-U to C-1 (Limited Commercial) for this site.
04/25/89	The Planning Commission denied a Review of Condition on the Rezoning that prohibited outside storage.
08/16/89	The City Council followed the recommendation of the Board of Zoning Adjustment to deny a Variance (V-0057-89) request for a pallet enclosure area and approved a companion request to allow a garden center for the sale of plants, fertilizers, and other garden-related items.
<i>Pre-Application Meeting</i>	
02/14/07	At the pre-application meeting the applicant was informed that the proposed use would require the approval of a Special Use Permit and the building alterations would require approval of a Site Development Plan Review. The applicant was advised that the servicing of motorcycles could not be the primary use and must be ancillary to the sale of motorcycles for this business to be conducted in the C-1 (Limited Commercial) zoning district via an approved Special Use Permit.
<i>Neighborhood Meeting</i>	
03/19/07	The meeting was held at the Las Vegas Harley-Davidson/Buell, 7100 W. Sahara Ave., Las Vegas, NV at 6:00 pm. The applicant had five representatives at the meeting. The meeting was also attended by one Council member, one Council liaison, and one Planning Department staff member. No members of the public were in attendance.
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	7.76 ac

SUP-20198 - Staff Report Page Two
 April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-family	R(Rural)	R-D (Single-family Residential Restricted) & R-E (Residential Estates)
South	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-family	M (Medium)	R-PD16
West	Retail Center & Automobile Dealership	SC (Service Commercial) & GC (General Commercial)	C-1 (Limited Commercial) & C-2 (General Commercial)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	515 Feet	Y
Min. Setbacks			
• Front	20 Feet	340 Feet	Y
• Side	10 Feet	71 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	89.3 Feet	Y
Max. Lot Coverage	50%	<50%	Y
Trash Enclosure	50 Feet	115 Feet	Y
Mech. Equipment	Screened	Screened	Y

SUP-20198 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

The proposed use will be conducted within an existing commercial building. The only changes to the exterior of the building will be façade changes on the west side of the building, which will increase the height of the building's entrance.

Pursuant to Title 19.12, the following landscape standards apply:

Landscaping (and Open Space) Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	68 Trees	34 Trees	N*
Buffer:	1 Tree/30 Linear Feet	20 Trees	7 Trees	N*
Min. Trees	1 Tree/20 Linear Feet	66 Trees	24 Trees	
TOTAL		154 Trees	65 Trees	N*
Min. Zone Width	15 Feet & 8 Feet		15 Feet & 14 Feet	Y
Wall Height	6 Feet		6 Feet Existing	Y

* This commercial center was constructed prior to current parking lot landscaping standards.

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement						
Use	Gross Floor Area or Number of Units	Parking Ratio	Required		Provided	
			Parking		Parking	
			Regular	Handi-capped	Regular	Handi-capped
Motorcycle Sales	104,113 sq. ft.	1:250	408	9		
TOTAL			417		1136*	
Loading Spaces	50-Foot by 67-Foot, 4-Bay loading dock					Y

The total parking as identified through building permit files within entire Rainbow/Sahara Commercial Subdivision.

SUP-20198 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

ANALYSIS

MOTORCYCLE/MOTOR SCOOTER SALES [C-1]

1. All display and sales shall take place in an enclosed building.
2. The minimum gross floor area of the building shall be 7,000 square feet.

The proposed use would be located in an existing shopping center and is compatible with this location. The applicant will be making a number of improvements to the existing building. Additionally, the applicant has indicated that there will not be test driving of motorcycles from this location. A condition of approval has been added regarding the test driving of motorcycles. In lieu of test driving there will be an interior area for perspective customers to test their motorcycle. The service bays are accessible through the interior of the building and are not visible from the public right-of-way. The servicing of motorcycles will be an ancillary use to the sales of motorcycles. Approval of this request is recommended.

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."**

The proposed land use will be located within an existing shopping center and provides a tenant for a building that has undergone several tenant changes in the past few years. The proposed use is a permitted use within the C-1 (Limited Commercial) zoning district with the approval of a special use permit. At this location, the proposed use is consistent with the General Plan and the surrounding uses.

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

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

SUP-20198 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

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."

Rainbow Boulevard and Sahara Avenue are both designated as 100-foot Primary Arterials on the Master Plan of Streets and Highways.

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

Approval of this special use permit will not compromise the public health, safety, and welfare, nor the overall objectives of the General Plan. In fact, approval of this use will provide a tenant for the largest building within the Rainbow/Sahara commercial subdivision; thereby, providing stability within this shopping center.

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

The proposed use meets all of the applicable conditions of Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 5

SENATE DISTRICT 8

NOTICES MAILED 143 (Mailed with SDR-20196)

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

#3

Dated: 2/26/07

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-20198 APN: 163-02-415-002
163-02-415-016
4th

Name of Property Owner: SUMMIT GLOBAL LLC.

Name of Applicant: Red Rock Motorcycle Sales Inc.

Name of Representative: MORENO & ASSOCIATES MR. TIM CASHMAN

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): N/A N/A

APN:

Signature of Property Owner: X [Signature]

Print Name: SIDNEY PRESSBERG

Subscribed and sworn before me

This 26th day of February, 2007

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



PROJECT

RED ROCK HARLEY-DAVIDSON

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LAS VEGAS NEVADA 89146

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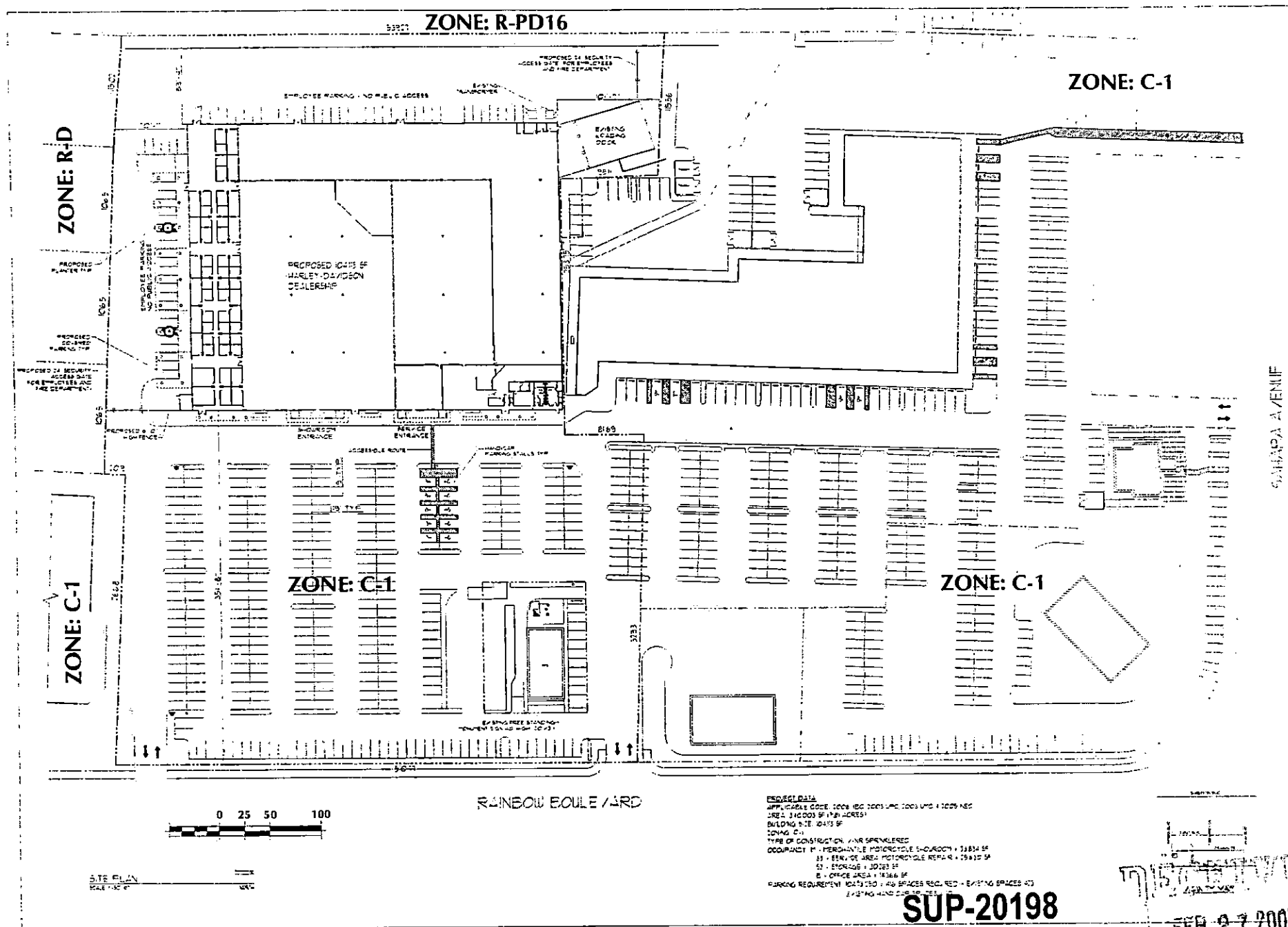
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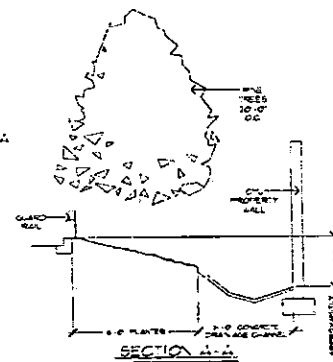
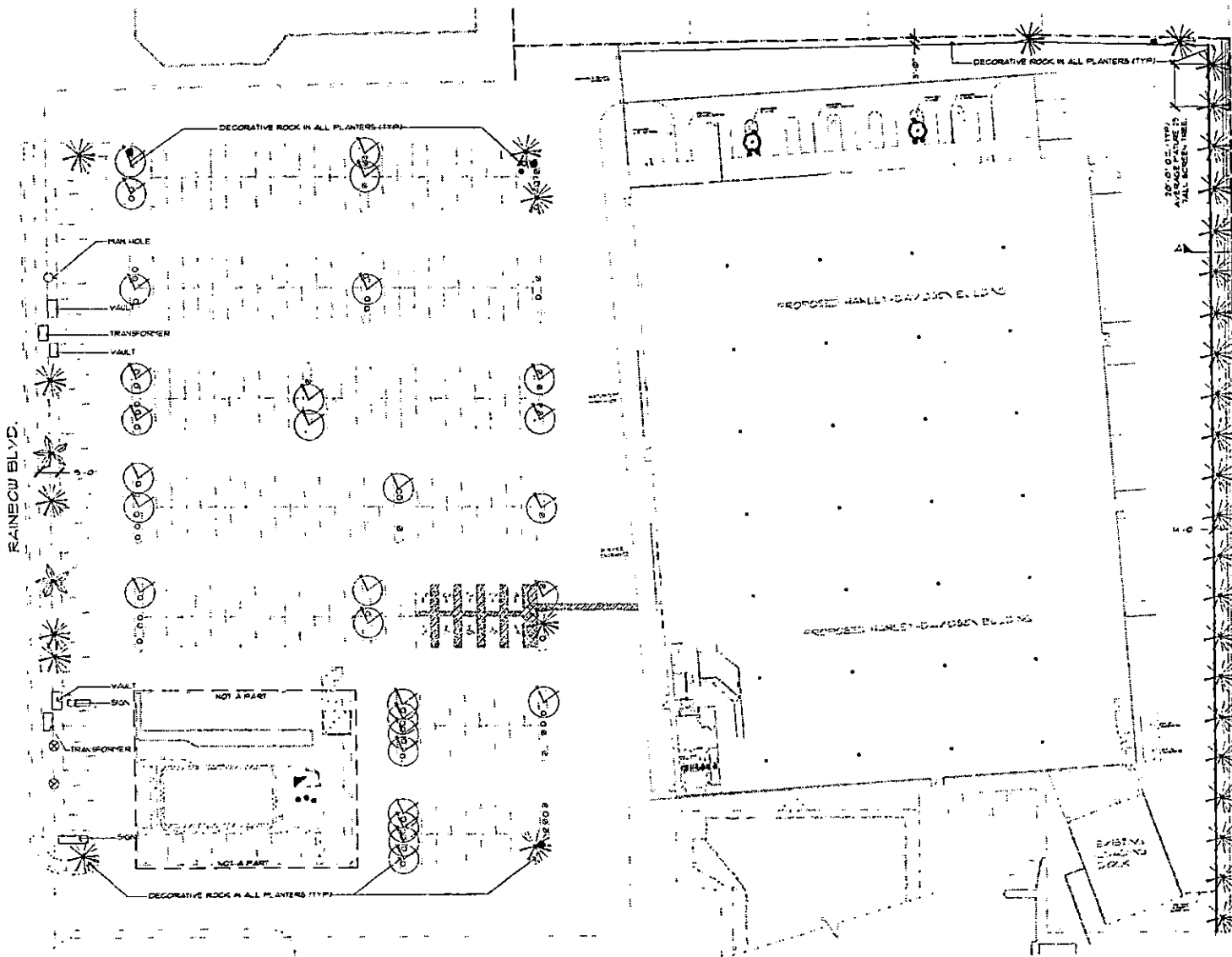
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SITE PLAN

SHEET NUMBER **A-1**



SUP-20198
SDR-20196
04/12/07 PC

~~FEB 27 2007~~



RECEIVED

SEP 27 2007

PLANT SCHEDULE

SYMBOL	QTY	SIZE	Botanical Name	Common Name
TREES				
75	EXISTING		Pinus ponderosa	Arizona Ash
34	EXISTING		Pinus edulis	Monterey Pine
2	EXISTING		Quercus agrifolia	California Live Oak
SHRUBS / GROUND COVERS				
20	EXISTING		Leucophyllum frutescens 'Green Cloud'™	Green Cloud Ranger
2	EXISTING		Myoporum laetifolium	Prostrate Myoporum
43	EXISTING		Juniperus horizontalis	Blue Carpet Juniper

SUP-20198
SDR-20196
04/12/07 PC



LANDSCAPE EXISTING CONDITIONS

Drawn	Checked
RM	BP
Date	1-20-06
Scale	1"=30'-0"
Job No.	407003-A-001
Rev.	7033-AS-BDW

L1.1

The WLB Group
Red Rock Harley-Davidson
EXISTING CONDITIONS

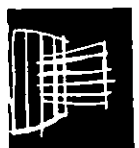
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96. AS NOTED
97. AS NOTED
98. AS NOTED
99. AS NOTED
100. AS NOTED

SHEET NUMBER
 A-3
 FLOOR PLAN
 SHEET TITLE

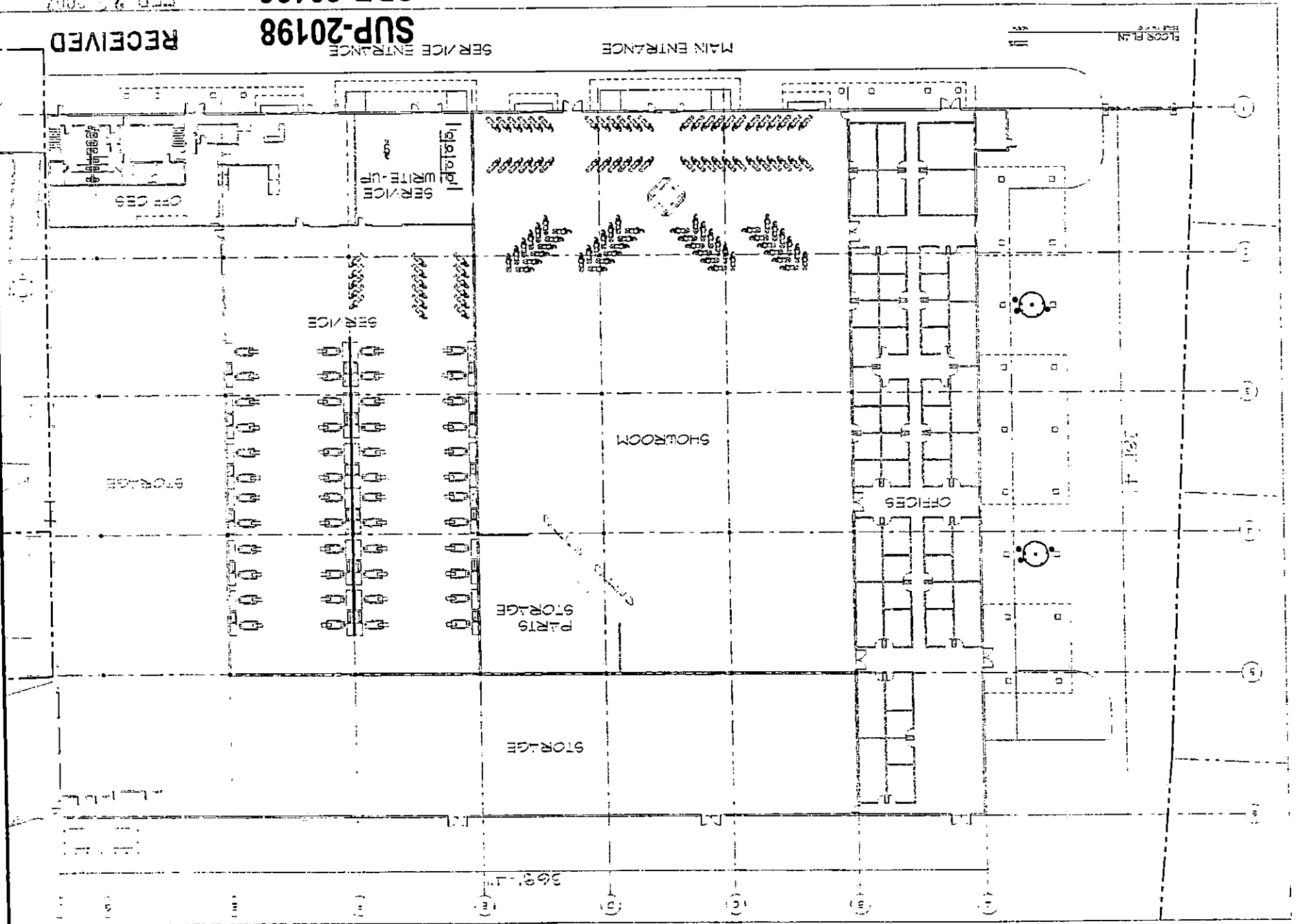
PROJECT
 2260 RAINBOW BLVD.
 LAS VEGAS, NEVADA 89146
 DESIGNER
 DESIGNWORK STUDIOS
 1000 W. 10TH AVE.
 SUITE 100
 DENVER, CO 80202
 PHONE (303) 733-1111
 FAX (303) 733-1112
 WWW.DESIGNWORKSTUDIOS.COM

RED ROCK HARLEY-DAVIDSON
 2260 RAINBOW BLVD.
 LAS VEGAS, NEVADA 89146

PROJECT
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RECEIVED
 SUP-20198
 SDR-20196
 04/12/07 PC





HARLEY-DAVIDSON

LAS VEGAS HARLEY-DAVIDSON/BUELL

MAIN LOCATION

2605 S. Eastern Ave.
Las Vegas, NV 89169

702.431.8500

Toll Free: 877.571.7174

Fax: 782.431.8499

Web Site: www.LVHD.com

Recipient of the
2003 Circle of
Excellence Award

WEST LOCATION

7100 W. Sahara Ave.
Las Vegas, NV 89117

702.876.2884

Fax: 782.876.3413

SOUTHERN UTAH LOCATION

Zion Harley-Davidsons
2345 N. Coral Canyon Blvd.
Washington, UT 84780

435.673.5108

Toll Free: 866-4ZION HD

Fax: 435.673.7227



The "World's Largest" Factory
Licensed Dealer in Las Vegas
& Southern Nevada

February 27, 2007

To whom it may concern,

Red Rock Motorcycle Sales, Inc d.b.a. Red Rock Harley-Davidson is requesting a SUP and SDR for APN 163-02-415-002 and APN 163-02-415-016.

The above mentioned property is currently zoned C1 and a special use permit is requested to allow motorcycle sales and repair at this location. The existing building was originally built to house a major hardware store chain and is currently leased month to month as a swap meet.

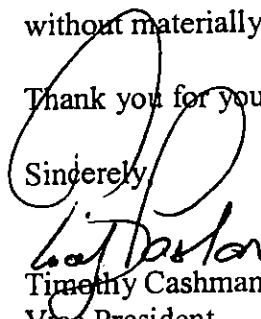
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The company proposes to conduct all sales and repair operations indoors. Furthermore, it will buffer the northeast and south side of the building with offices and/or storage as depicted on the proposed space plan. We would also install an electric operated gate at the northwest and southeast corners to restrict vehicle access to the rear of the building. This would eliminate drive-thru traffic seeking to avoid the lights at Rainbow and Sahara.

We have an excellent track record conducting our business in a professional and respectful way and submit that this change in use will ensure the strength and condition of the center by generating economic prosperity and security without materially affecting any neighboring residents.

Thank you for your time and consideration.

Sincerely,



Timothy Cashman
Vice President

Red Rock Motorcycle Sales, Inc.

SUP-20198
SDR-20196
04/12/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-20196 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-20198 - PUBLIC HEARING - APPLICANT: RED ROCK MOTORCYCLES SALES - OWNER: SUMMIT GLOBAL LLC - Request for a MAJOR MODIFICATION OF AN APPROVED PLOT PLAN REVIEW [Z-0045-88(1)] FOR AN EXISTING BUILDING IN CONJUNCTION WITH A PROPOSED MOTORCYCLE/MOTOR SCOOTER SALES DEALERSHIP on 7.73 acres at 2260 South Rainbow Boulevard (APNs 163-02-415-002 and 016), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 05/16/07

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 5-10, 13-14 and 16-18 – **UNANIMOUS** with **EVANS** excused and **DUNNAM** abstaining on Items 13 and 14 as he under contract for engineering services with Mr. Cashman on another project for another company he owns

To be heard by City Council on 5/16/2007

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

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 14 – SDR-20196

MINUTES – Continued:

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.

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 5-10, 13-14 and 16-18.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 5-10, 13-14 and 16-18.
(6:17 – 6:21)
1-428

CONDITIONS:

Planning and Development

1. Conformance to the conditions for Rezoning (Z-0045-88 {1}), if approved.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-20196) shall be required.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/27/07, except as amended by conditions herein.
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. 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.
7. 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.

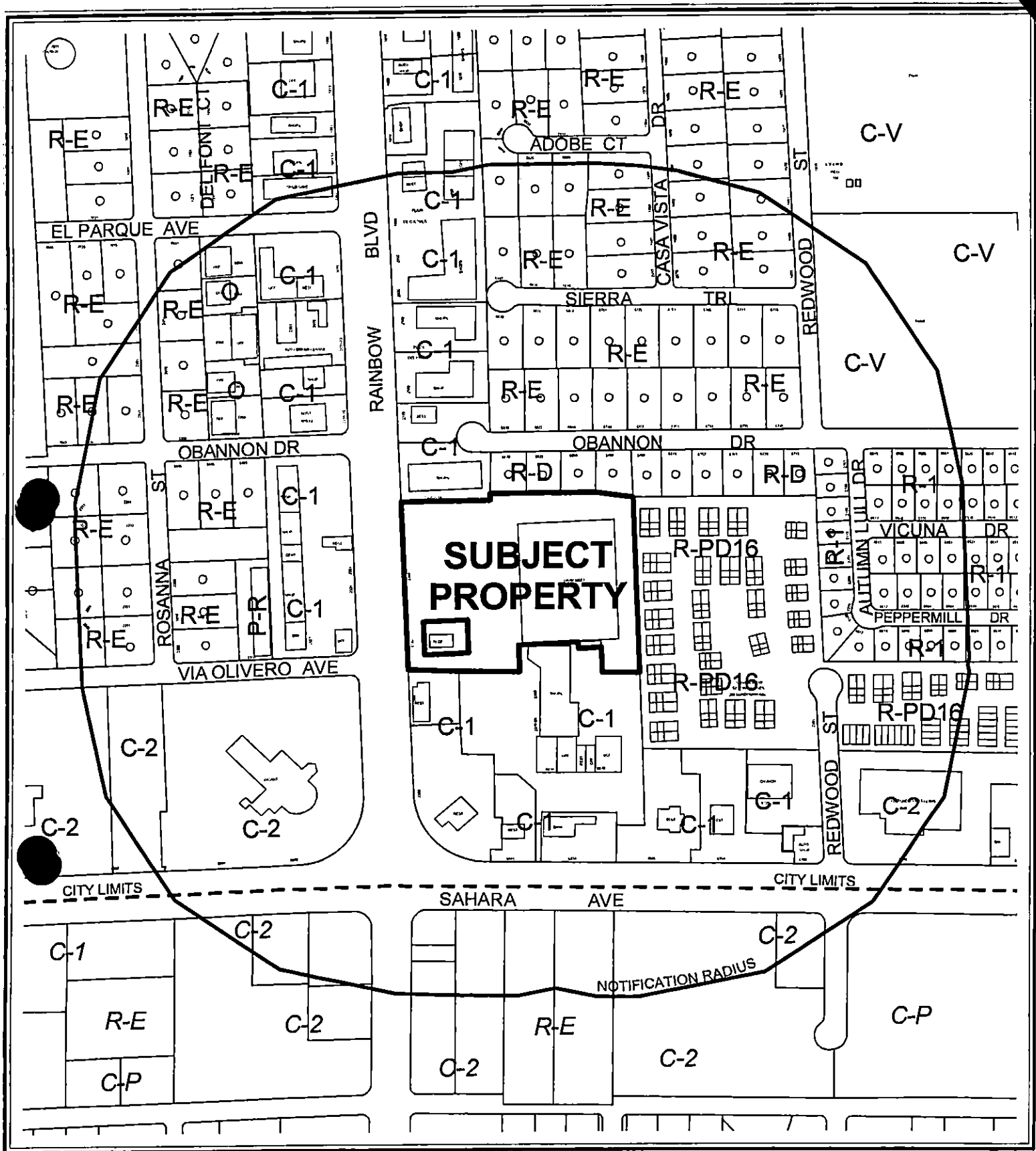
PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 14 – SDR-20196

CONDITIONS – Continued:

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

Public Works

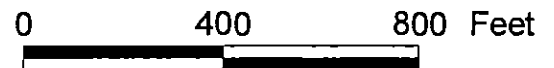
9. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
10. Landscape and maintain all unimproved right-of-way, if any, on Rainbow Boulevard adjacent to this site.
11. Submit an Encroachment Agreement for all landscaping, if any, located in the Rainbow Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
12. Site development to comply with all applicable conditions of approval for the Rainbow/Sahara commercial subdivision and all other applicable site-related actions.



CASE: SDR-20196

RADIUS: 1000 FT

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



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20196 - APPLICANT: RED ROCK MOTORCYCLES
SALES - OWNER: SUMMIT GLOBAL LLC.**

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

1. Conformance to the conditions for Rezoning (Z-0045-88 {1}), if approved.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-20196) shall be required.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/27/07, except as amended by conditions herein.
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
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7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

SDR-20196 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

Public Works

9. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
10. Landscape and maintain all unimproved right-of-way, if any, on Rainbow Boulevard adjacent to this site.
11. Submit an Encroachment Agreement for all landscaping, if any, located in the Rainbow Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
12. Site development to comply with all applicable conditions of approval for the Rainbow/Sahara commercial subdivision and all other applicable site-related actions.

SDR-20196 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The purpose for this application is to make façade and other architectural changes to an existing 104,113 square-foot building. A companion Special Use Permit (SUP-20198) for a motorcycle dealership will be held concurrently with this application.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/06/88	The City Council approved a Rezoning (Z-0045-88) from N-U (Non-Urban) to C-1 (Limited Commercial) for a 273,740 square foot shopping center with eight smaller retail buildings totaling 37,500 square feet. Planning Commission and staff recommended approval.
11/28/88	The City Council approved a Review of Elevations for the proposed Home Club store on property located on the northeast corner of Sahara Avenue and Rainbow Boulevard. Planning Commission and staff recommended approval.
04/25/89	The Planning Commission denied a Review of Condition on the Rezoning that prohibited outside storage.
05/17/89	The City Council approved a request for a Plot Plan and Building Elevation Review (Z-0045-88) of proposed retail shops on property located on the southeast corner of O'Bannon Drive and Rainbow Boulevard. Planning Commission and staff recommended approval.
08/16/89	The City Council followed the recommendation of the Board of Zoning Adjustment to deny a Variance (V-0057-89) request for a pallet enclosure area and approved a companion request to allow a garden center for the sale of plants, fertilizers, and other garden-related items.
<i>Pre-Application Meeting</i>	
02/14/07	At the pre-application meeting the applicant was informed that the proposed use would require the approval of a Special Use Permit and the building alterations would require approval of a Site Development Plan Review. The applicant was advised that the servicing of motorcycles could not be the primary use and must be ancillary to the sale of motorcycles for this business to be conducted in the C-1 (Limited Commercial) zoning district via an approved Special Use Permit.

SDR-20196 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Neighborhood Meeting	
03/19/07	The meeting was held at the Las Vegas Harley-Davidson/Buell, 7100 W. Sahara Ave., Las Vegas, NV at 6:00 pm. The applicant had five representatives at the meeting. The meeting was also attended by one Council member, one Council liaison, and one Planning Department staff member. No members of the public were in attendance.

Details of Application Request	
Site Area	
Net Acres	7.76 ac

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single-family	R(Rural)	R-D (Single-family Residential Restricted) & R-E (Residential Estates)
South	Retail Center	SC (Service Commercial)	C-1 (Limited Commercial)
East	Multi-family	M (Medium)	R-PD16
West	Retail Center & Automobile Dealership	SC (Service Commercial) & GC (General Commercial)	C-1 (Limited Commercial) & C-2 (General Commercial)

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

SDR-20196 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	7.76 ac	N/A
Min. Lot Width	100 Feet	515 Feet	Y
Min. Setbacks			
• Front	20 Feet	340 Feet	Y
• Side	10 Feet	71 Feet	Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	89.3 Feet	Y
Min. Distance Between Buildings	N/A	N/A	N/A
Max. Lot Coverage	50%	<50%	Y
Max. Building Height	N/A	45 Feet	N/A
Trash Enclosure	50 Feet	115 Feet	Y
Mech. Equipment	Screened	Screened	Y

The proposed use will be conducted within an existing commercial building. The only changes to the exterior of the building will be façade changes on the west side of the building, which will increase the height of the building's entrance.

Pursuant to Title 19.12, the following landscape standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Parking Area	1 Tree/6 Spaces	68 Trees	34 Trees	N*
Buffer:	1 Tree/30 Linear Feet	20 Trees	7 Trees	
Min. Trees	1 Tree/20 Linear Feet	66 Trees	24 Trees	N*
TOTAL		154 Trees	65 Trees	N*
Min. Zone Width	15 Feet & 8 Feet		15 Feet & 14 Feet	Y
Wall Height	6 Feet		6 Feet Existing	Y

* This commercial center was constructed prior to current parking lot landscaping standards.

SDR-20196 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

Pursuant to Title 19.10, the following parking standards apply:

Pursuant to Title 19A, Chapter 119

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Motorcycle Sales	104,113 sq. ft.	1:250	408	9			
TOTAL (including handicap)			417		1136*		Y
Loading Spaces	50-Foot by 67-Foot, 4-Bay loading dock						Y

The total parking as identified through building permit files within entire Rainbow/Sahara Commercial Subdivision.

ANALYSIS

Site Plan:

The applicant is not proposing any changes with respect to expanding the building.

Elevation Plan:

The applicant is proposing to modify the exterior facade of the building and to add stone accents as well as change the exterior paint scheme of the building. The proposed building will have a medium-toned cream color for the body of the building. The building trim will consist of a light-colored cream and a dark brown. A fourth paint (a rust-colored brown) will be used to create a three dimensionally articulated wainscot. The building will also have stone veneer trim around the doors and window areas. Additionally, the applicant proposes to increase the height of the west façade to 45 feet at the doors and 37 feet at the windows from the present height of 32 feet. The increased facade at the doors is to support graphic images of motorcycles.

SDR-20196 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

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 the adjacent 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;**

The proposed development is consistent with the General Plan and Title 19. In fact, the proposed use will provide a stable tenant for this building, which has had several tenants over the past few years.

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

The site is bounded by Sahara Avenue and Rainbow Boulevard, both of which are designated as 100-foot Primary Arterials on the Master Plan of Streets and Highways. The proposed use will not negatively impact any of the roadways in this area.

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

The proposed use will be conducted in an existing building. The proposed changes to the building are a marked improvement over the existing building design.

- 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 changes to the building are a marked improvement over the existing building design and are harmonious and compatible with the shopping center within which the building is sited.

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

The proposed use requires building permits and a business license and; therefore, should not negatively impact the public health, safety, and general welfare.

SDR-20196 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

4

ASSEMBLY DISTRICT 5

SENATE DISTRICT 8

NOTICES MAILED 143 (Mailed with SUP-20198)

APPROVALS 0

PROTESTS 0



#4

STATEMENT OF FINANCIAL INTEREST

163-02-415-016 AND

Name of Representative: MORENO & ASSOCIATES, Mr. TIM CASHMAN

 Yes

 X No

City Official: _____

Partner(s): N/A N/A

APN: _____

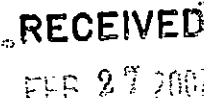
Signature of Property Owner:

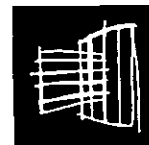
Print Name: Sidney Grossberg

This 26th day of February, 2007

Jessie Lynn Peterson
Notary Public in and for said County and State







designwork studios
ARCHITECTS & INTERIORS

200 S. 1st Street, Suite 200
Las Vegas, NV 89101
Tel: 702.442.0000
Fax: 702.442.0001

PROJECT: 1

RED ROCK HARLEY-DAVIDSON
2260 SOUTH RAINBOW BLVD.
LAS VEGAS, NEVADA 89146

JOHN ANDREWS & ASSOCIATES
712 S. 1st Street

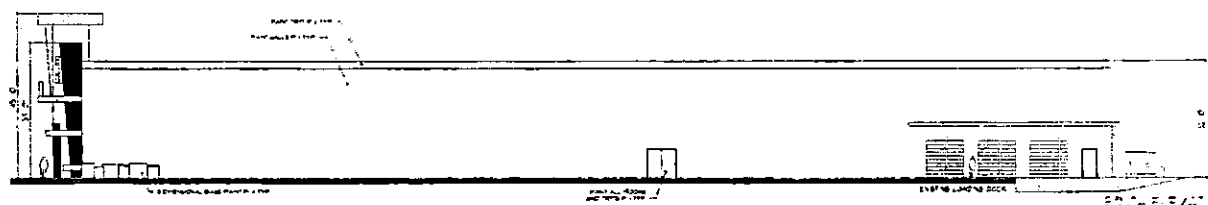
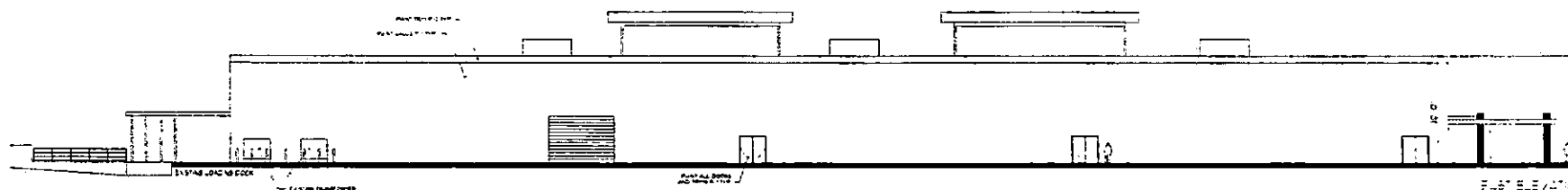
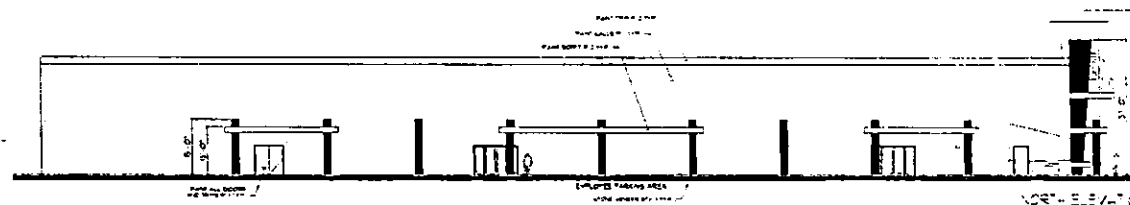
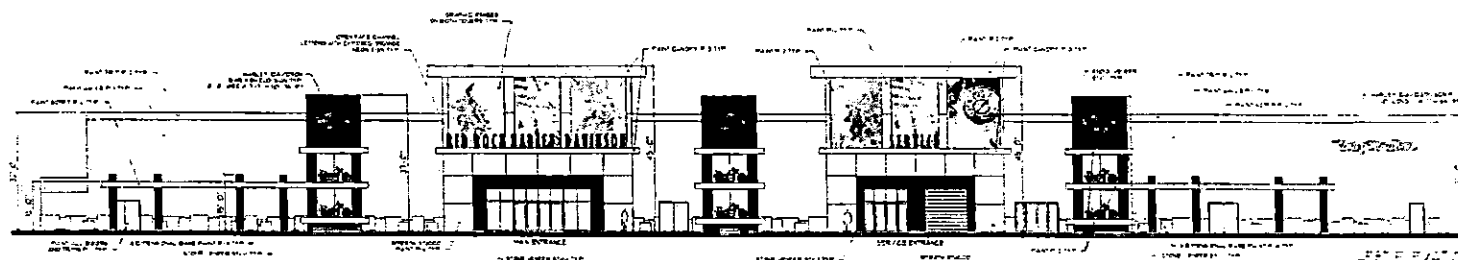
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PROJECT NO.	20198
DATE	07/04/07
DESIGNED BY	DA
PROJECT NO.	20198
DATE	07/04/07
DESIGNED BY	DA
PROJECT NO.	20198
DATE	07/04/07
DESIGNED BY	DA

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER A-2.0

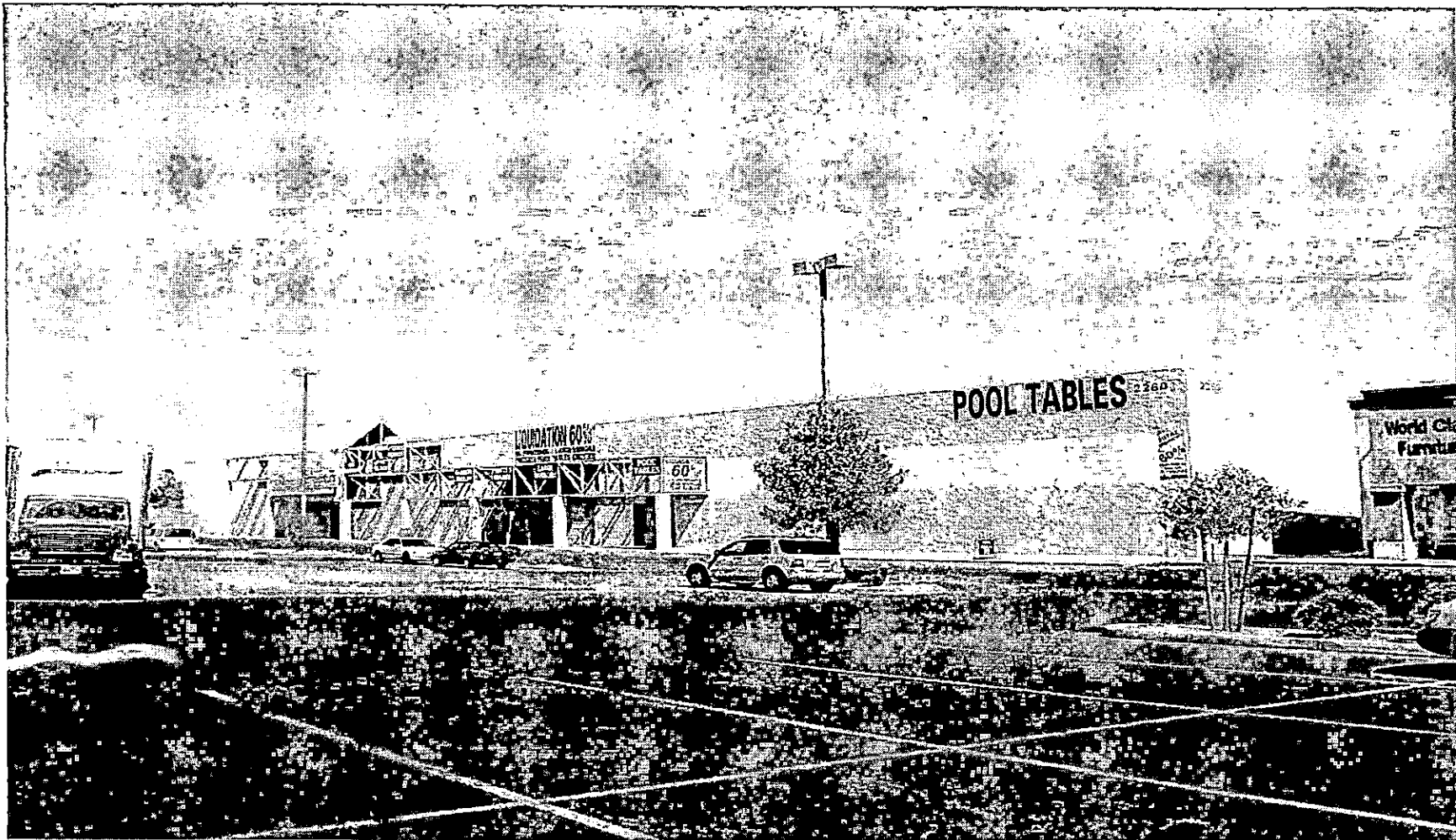


EXTERIOR ELEVATIONS
PART 1 OF 2

SUP-20198
SDR-20196
04/12/07 PC

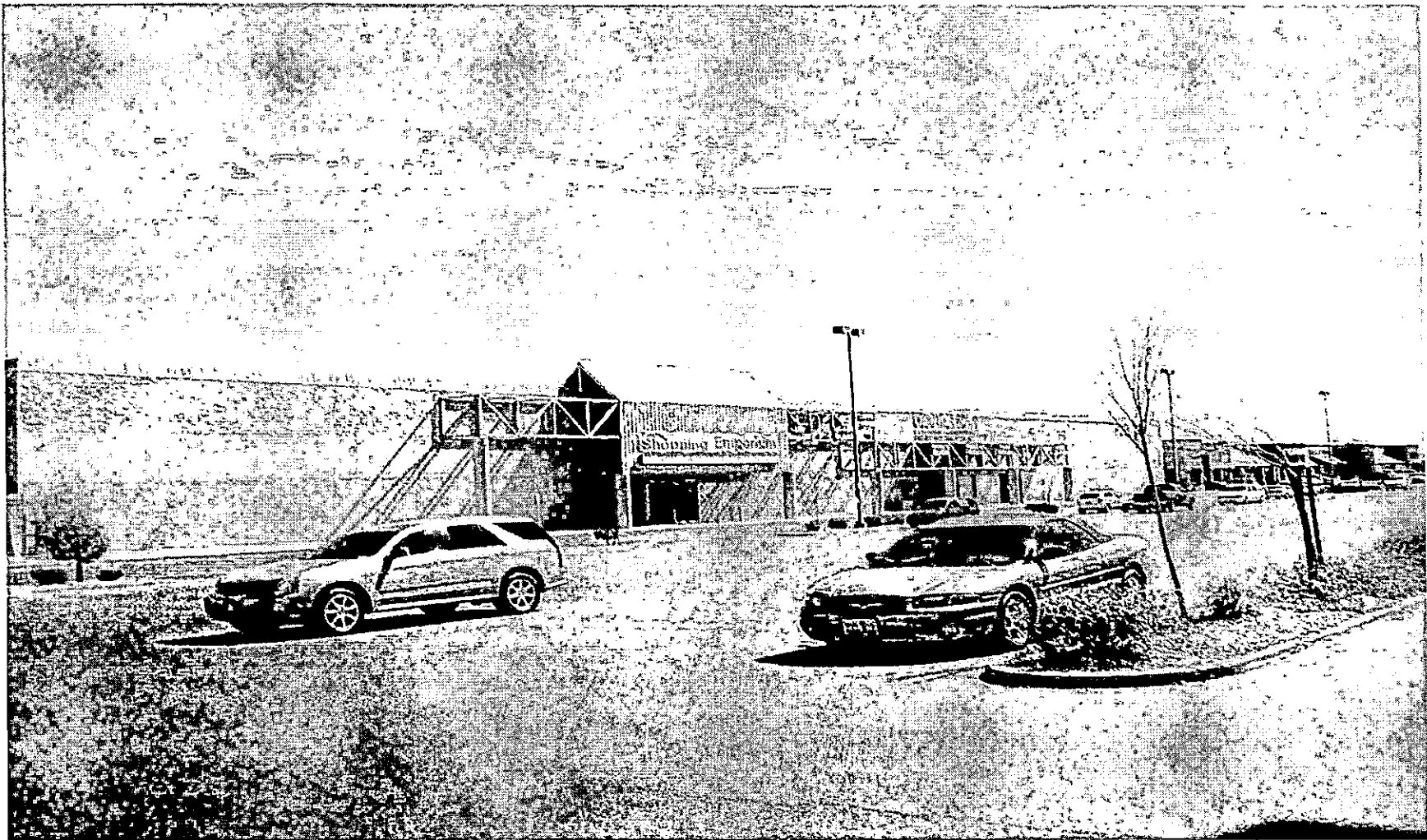
RECEIVED!
FEB 27 2007

2. COR PLAN
K-110-6



SUP-20198 AND SDR-20196 - APPLICANT: RED ROCK MOTORCYCLES SALES - OWNER: SUMMIT
GLOBAL LLC.
2260 SOUTH RAINBOW BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



SUP-20198 AND SDR-20196 - APPLICANT: RED ROCK MOTORCYCLES SALES - OWNER: SUMMIT
GLOBAL LLC.
2260 SOUTH RAINBOW BOULEVARD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



HARLEY-DAVIDSON

LAS VEGAS HARLEY-DAVIDSON/BUELL

MAIN LOCATION

2605 S. Eastern Ave.
Las Vegas, NV 89169

702.431.8500

Toll Free: 877.571.7174

Fax: 702.431.8499

Web Site: www.LVHD.com

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7100 W. Sahara Ave.
Las Vegas, NV 89117

702.876.2884

Fax: 702.876.3413

SOUTHERN UTAH LOCATION

Zion Harley-Davidson

345 N. Coral Canyon Blvd.
Washington, UT 84780

435.673.5100

Toll Free: 866-4ZION HD

Fax: 435.673.7227



Buell
AMERICAN MOTORCYCLES

The "World's Largest" Factory
Licensed Dealer in Las Vegas
& Southern Nevada

February 27, 2007

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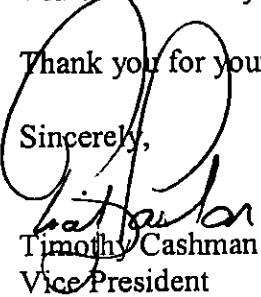
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The company proposes to conduct all sales and repair operations indoors. Furthermore, it will buffer the northeast and south side of the building with offices and/or storage as depicted on the proposed space plan. We would also install an electric operated gate at the northwest and southeast corners to restrict vehicle access to the rear of the building. This would eliminate drive-thru traffic seeking to avoid the lights at Rainbow and Sahara.

We have an excellent track record conducting our business in a professional and respectful way and submit that this change in use will ensure the strength and condition of the center by generating economic prosperity and security without materially affecting any neighboring residents.

Thank you for your time and consideration.

Sincerely,



Timothy Cashman
Vice President

Red Rock Motorcycle Sales, Inc.

SUP-20198

SDR-20196

04/12/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-20184 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LAS VEGAS CARRIAGES LLC - OWNER: BAPTIST MISSION TO ENGLAND, INC -
Request for a Special Use Permit FOR HORSE DRAWN CARRIAGE RIDES at 1060 South Main Street (APN 139-33-811-013), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

7

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted at meeting – Support letters

MOTION:

STEINMAN – APPROVED subject to conditions and adding the following condition:

- There shall be a review of this item in one year by the Planning Commission.
- **UNANIMOUS** with **EVANS** excused and **TRUEDELL** abstaining as one of the routes passes by a property that he has an interest in

To be heard by City Council on 5/16/2007

MINUTES:

CHAIRMAN DAVENPORT declared the Public Hearing open.

This item was under the One Motion/One Vote portion of the agenda and was brought forward at the request of a member of the public.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 15 – SUP-20184

MINUTES – Continued:

DOUG RANKIN, Planning and Development Department, stated that the proposed use is compatible and harmonious with the surrounding area and recommended approval.

DAVID SMITH, 901 East Odgen Avenue, appeared on behalf of the applicant and requested approval. He also submitted four support letters.

TOM MCGOWAN, Las Vegas resident, stated his high regard for the applicant, but voiced his opposition due to the lack of access for disabled persons and the potential negative impact horse-drawn carriages will have on traffic in the downtown area. He also pointed out the lack of bus service for the Arts District during First Friday events and complained that this use and other similar uses do not benefit the residents of the Arts District.

DICK GEYER, 8260 Hilton Head Court, President of 18B, the Las Vegas Arts District Neighborhood Association, stated the Board of Directors had voted unanimously for this amenity and expressed his support for the project. WES MILES, 107 East Charleston Boulevard, also appeared in support. EARL WHITE, 121 North 15th Street, President of the Downtown Business Operators Council, expressed his group's wholehearted support of this project.

COMMISSIONER TRUESDELL expressed his support and asked MR. SMITH to describe the proposed routes for the carriages. MR. SMITH briefly described the routes and confirmed the carriages would be traditional horse carriages. He explained the carriages would not operate when the temperature exceeds 90 degrees or from 3:00 p.m. to 6:30 p.m., Monday through Friday.

In response to COMMISSIONER GOYNES' inquiries MR. SMITH clarified that none of the routes would cross or travel on Las Vegas Boulevard, Charleston Boulevard, Fremont Street or Main Street. He explained this business is not a taxi service and would only function as an amusement ride. He assured COMMISSIONER GOYNES that the carriages would have sufficient safety devices. COMMISSIONER GOYNES encouraged MR. SMITH use strobe lights similar to those currently being used by the Citizen Area Transit buses. MR. SMITH also described his policies for any animal waste accidents and the qualifications of the drivers. COMMISSIONER GOYNES emphasized the importance of the drivers adapting to Las Vegas driving conditions.

In response to COMMISSIONER TROWBRIDGE'S inquiry, MR. RANKIN named the various departments and jurisdictions charged with enforcing the conditions of this application.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 15 – SUP-20184

MINUTES – Continued:

MARGO WHEELER, Director of Planning and Development Department, noted the work of many City department to invent the conditions for this use and further clarified those departments' enforcement policies. She assured the Commissioners that staff had confidence in this new special use permit and the City's ability to enforce those conditions.

COMMISSIONER TRUESDELL suggested that the applicant be responsible for any fees associated with the policing of this use.

COMMISSIONER STEINMAN suggested that a one-year review as an additional condition, observing this was a new use in the City. He also expressed concern for the safety on the carriages in downtown traffic.

DEPUTY CITY ATTORNEY JAMES LEWIS reminded the Commissioners that the Special Use Permit was for the horses' barn and added that the routes are not within the Commissioners discretion. He acknowledged that safety is an important issue, but expressed his doubt that the Commissioners had the authority to place conditions regarding safety on this application. In response to COMMISSIONER STEINMAN'S request for clarification, he explained that additional conditions could be added to the land use application which is the horses' barn and suggested that safety is also a high priority to the applicant.

MR. SMITH informed COMMISSIONER GOYNES that improvements would be made to the property as soon as the Special Use Permit was granted. He also explained the horses would be housed off-site and the barn would only be used during business hours.

ROBERT HUMPHREYS also appeared on behalf of the applicant and stressed that safety is of utmost importance to this business.

CHAIRMAN DAVENPORT declared the Public Hearing closed.

(6:28 – 6:55)

1-868

CONDITIONS:

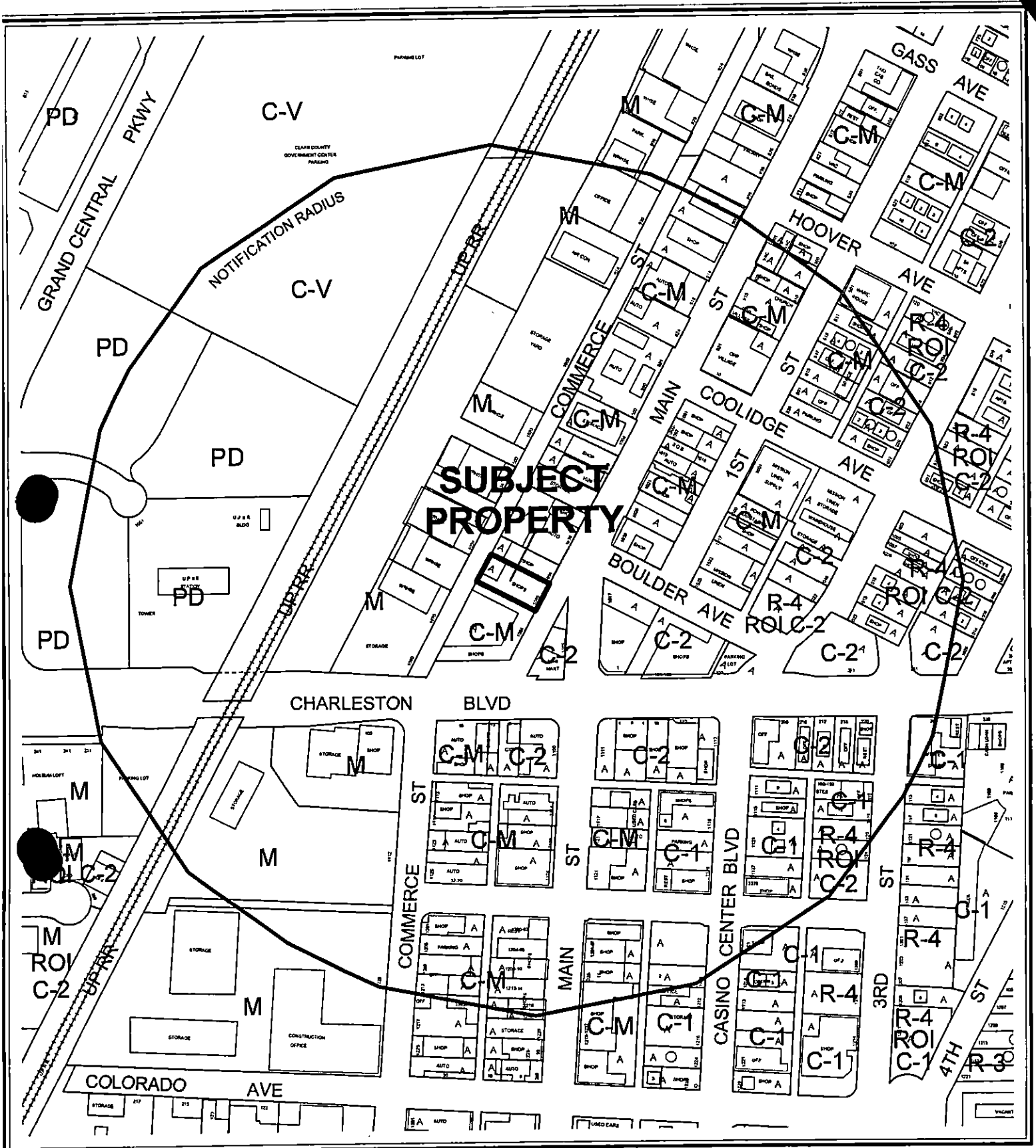
Planning and Development

1. Conformance to Las Vegas Municipal Code section 6.44 and 11.39 regarding route, licensing and operational restrictions for animal-drawn vehicles.

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 15 – SUP-20184

CONDITIONS – Continued:

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



CASE: SUP-20184

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)



CASE: SUP-20184

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-M (COMMERCIAL/INDUSTRIAL)

0 300 600 Feet



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-20184 - APPLICANT: LAS VEGAS CARRIAGES LLC -

OWNER: BAPTIST MISSION TO ENGLAND, INC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Conformance to Las Vegas Municipal Code section 6.44 and 11.39 regarding route, licensing and operational restrictions for animal-drawn vehicles.
2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-20184 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This request for a Special Use Permit to operate horse drawn carriage rides within downtown Las Vegas. (Arts District). The proposed base location is in an existing building located at 1060 S. Main Street. This location will be used to stable the horse(s) and provide storage for the carriage(s). Improvements will be made to the rear portion of the building to provide a suitable stable facility for the horse. Operation of the carriage rides will occur on pre-determined street routes during specified times within the downtown area.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg. etc.</i>	
09/21/2006	A Temporary Commercial Permit (TCP-17028) was issued to allow a Horse Carriage operation from 10/05/2006 to 04/05/2007.
01/03/2007	A Text Amendment (Ordinance #5875) was approved to adopt an updated version of the Las Vegas Downtown Centennial Plan together with related development standards and to provide for other related matters, which included allowing horse drawn carriages in the Arts District with a Special Use Permit.
03/22/2007	The Traffic and Parking Commission recommended approval of the operational routes, time schedules, parking areas and passenger loading and unloading areas. This item will be forwarded to City Council on (NEED DATE)
Current	H12-90770-2-132994 – Business license application for Horse and Carriage Operation. License pending approval of Traffic and Parking Commission and City Council.
<i>Pre-Application Meeting</i>	
02/23/2007	Discussed the Downtown Centennial Standards and requirements by other departments.
<i>Neighborhood Meeting</i>	
7/14/2005	A neighborhood meeting is not required as part of this application request, nor was one held. However, the applicant has met with, and received favorable recommendations from the Las Vegas Art's District, Downtown Business Operators Council and the Gateway District Neighborhood Association.

SUP-20184 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Details of Application Request	
Site Area	
Net Acres	0.275 (12,002.91 square feet)

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Museum/Offices	C (Commercial)	C-M (Commercial / Industrial)
North	Retail	C (Commercial)	C-M (Commercial / Industrial)
South	Storage Yard	C (Commercial)	C-M (Commercial / Industrial)
East	Retail	C (Commercial)	C-2 (General Commercial)
West	Warehouse	LI/R (Light Industrial / Research)	M (Industrial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan (Las Vegas Arts District)	Y		Y
Redevelopment Plan Area	Y		Y
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
Downtown Overlay District	Y		Y
A-O Airport Overlay District (200 Feet)	Y		Y
Trails		N	N/A
Rural Preservation Overlay District		N	N/A
Development Impact Notification Assessment		N	N/A
Project of Regional Significance		N	N/A

A-O Airport Overlay District

The subject site is an existing one-story building and is not affected by the 200-foot height restriction.

Downtown Centennial Plan and Downtown Redevelopment Area

The subject site is located within the Downtown Centennial Plan and the Downtown Redevelopment Area on the Southeast Sector Plan Map of the General Plan. These special overlay districts contain standards for redevelopment that are intended to stimulate revitalization of the City's historic urban core.

Development Standards

Projects within the Las Vegas Arts District are exempted from the automatic application of Title 19.10 Parking and Loading Standards and Title 19.12 Landscape and Buffer Standards.

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April 12, 2007 - Planning Commission Meeting

ANALYSIS

The proposed horse and carriage operation is an allowable use with the approval of a Special Use Permit as stated in the Downtown Centennial Plan, Section D, 18b The Las Vegas Arts District. The proposed use will commence from the back of a building located at 1060 S. Main Street.

The submitted site plan indicates the overall building is approximately 11,000 square feet. This includes a small outdoor area at the back of the building with access to Commerce Street. The existing building is partitioned in half, the front portion labeled as future offices/museum and the back portion labeled as future horse carriage operation. Two 12 X 24 stalls are shown within the outside area at the back of the building. A roll up door allows access to the inside of the building from one of the stalls. Street parking is available at the front and behind the building.

The applicant states upon receiving the Special Use Permit, permits will be applied for to bring the building up to code in order to give the horses access to an indoor facility. Improvements will be made to the interior and the exterior of the property.

In addition to Entitlement approval, the following Las Vegas Municipal Code requirements must be satisfied prior to the operation of a Horse and Carriage. Listed are the pertinent sections of the Municipal Code and what action, if any, has been taken to satisfy stated requirements.

Legislative Determination

Las Vegas Municipal Code Title 11.39.010 declares as a matter of legislative determination that the City has the authority to regulate the use of its streets for the public safety and welfare. This determination allows the City to regulate and make findings for the appropriateness of such slower-moving vehicles as animal-drawn vehicles.

Re: Las Vegas Downtown Centennial Plan

A Text Amendment (Ordinance #5875) was approved to adopt an updated version of the Las Vegas Downtown Centennial Plan together with related development standards and to provide for other related matters, which included allowing horse drawn carriages in the Arts District with a Special Use Permit.

Traffic and Parking Commission

As required by Las Vegas Municipal Code Title 11.39, the proposed routes, time schedules, loading and unloading points for the carriages must be approved by the City Council upon the recommendation of the Traffic and Parking Commission.

Re: On March 22, 2007 the Traffic and Parking Commission recommended approval of the operation subject to the following conditions: (will need to revise below paragraph and replace with T&P conditions of approval).

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April 12, 2007 - Planning Commission Meeting

Review of the request by the Traffic Engineering resulted in the following comments: the proposed routes do not conflict with Chapter 11.39.030, and the carriages will not travel on busy streets such as Charleston Boulevard, Las Vegas Boulevard, 4th Street, Fremont Street and Main Street so they will not disrupt areas with heavy traffic. The routes will have 15-minute, 30-minute or 50-minute rides along the routes. The following five routes were submitted: 1. Fremont East (Daytime); 2. Wedding Chapel; 3. Arts District / North of Charleston; 4. Arts District / South of Charleston; 5. Fremont East (Weekday evenings, weekends and holidays). The carriages are not allowed to operate daily between the hours of 6:00 am and 9:30 am, 3:00 pm and 6:30 pm, except on Saturdays, Sundays and holidays.

Additionally, the operation shall be limited to four carriages. Animal waste shall be removed in a timely manner. The applicant is working with Business Licensing to acquire a business license and address animal health concerns and equipment requirements, which are required prior to Council approval of the license.

Business Licensing

As required by Las Vegas Municipal Code Title 6.44, no person shall operate an animal-drawn vehicle for hire within the City without a business license therefore issued pursuant to this Chapter.

RE: The applicant has submitted a business license (H12-90770-2-132994) application to the City of Las Vegas Office of Business Licensing. The license is currently under review and will be required to conform to the following sections of the Las Vegas Municipal Code Title 6.44:

- 6.44.020 License—Application.
- 6.44.030 License--Requirements.
- 6.44.040 Display of documents and rates.
- 6.44.050 Display of operator's name and address.
- 6.44.060 Hours of operation.
- 6.44.070 Seating.
- 6.44.080 Soliciting--Driver conduct.
- 6.44.090 Animal nuisance control.
- 6.44.100 Vehicle requirements.
- 6.44.110 Animal certification.
- 6.44.120 Animal working conditions.
- 6.44.130 Animal care.
- 6.44.140 Animal harassment.
- 6.44.150 Insurance.
- 6.44.160 Applicability.
- 6.44.170 License fee.

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April 12, 2007 - Planning Commission Meeting

For reference, full details of the above referenced Municipal Code sections are available at the end of the report.

The City of Las Vegas office of Business Licensing states an insurance policy, meeting the requirements, has been secured. The required veterinary certificate, addressing the specific items set out by the ordinance, included if the horse is acclimate to street noises, has been received. Business Licensing has also obtained a checklist to inspect the vehicle and required equipment.

Las Vegas Arts District Neighborhood Association (Meeting Minutes)

On May 24, 2005, Board of Directors heard a proposal for horse drawn carriages in the Arts District. A detailed plan was to be prepared for presentation to the board prior to seeking city approval. The board was enthusiastic about the project.

Later that year, July 14, 2005, the project was presented at a general members meeting. It was approved with no objections and the following recommendations: All existing rules (city and state) regulating animals and animal care will be adhered to. In addition we recommend that at time of the application a detailed plan be submitted for the collection and discard of equestrian droppings, so as to not create a pedestrian or public nuisance. Further, a time frame of 72 hours be the maximum consecutive length of time livestock may be stabled in the district.

The City of Las Vegas Municipal Code

Title 6.44.130 and 11.39 identifies the requirements pertaining to horse-drawn and other animal-drawn vehicles. A condition has been added for adherence to sections of the Municipal code pertaining to horse-drawn vehicles. The following are the sections of the Municipal Code in their entirety:

6.44.020 License--Application.

Applications for a license to operate an animal drawn vehicle business shall be made to the Department of Business Activity. In addition to the information required by Chapter 6.02 of this Code, the applicant shall furnish with the application the following information:

- (A) The number of animal-drawn vehicles to be operated pursuant to the license, and the seating capacity, manufacturer and a scale drawing or photograph of each vehicle;
- (B) A schedule of the rates to be charged passengers during the existence of the license;
- (C) A street map showing the routes to be used by the animal-drawn vehicles;

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April 12, 2007 - Planning Commission Meeting

(D) A schedule of the hours of operation;

(E) The location of the site(s) to be used for off-street storage of vehicles and the stabling of animals;

(F) The location of all curb-side areas to be used for the regular pick-up or discharge of passengers; and

(G) Evidence that the animals which are to be used in the conduct of the business have been acclimated to all street-related noises.

The application shall be verified under oath and penalty of perjury that the information contained therein is correct and true to the best of the applicant's information, knowledge and belief.

(Ord. 3317 §§ 12 (part), 14, 1987)

6.44.030 License--Requirements.

Prior to the issuance of any license by the Department of Business Activity, the applicant must:

(A) Obtain pursuant to Chapter 11.39 of this Code:

(1) The approval of the City Council upon the recommendation of the Traffic and Parking Commission of the City for all proposed operational routes, and

(2) The approval of the Traffic and Parking Commission for all proposed time schedules, parking areas and passenger loading and unloading areas;

(B) Obtain an Animal Inspection Certificate for each animal to be used in the operation of the business pursuant to Section 6.44.110 of this Chapter;

(C) Obtain the approval of all other State agencies, if any, which may have jurisdiction over the operation of animal-drawn vehicles on public streets, including but not necessarily limited to, the Public Service Commission.

(Ord. 3317 §§ 12 (part), 15, 1987)

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April 12, 2007 - Planning Commission Meeting

6.44.060 Hours of operation.

Animal-drawn vehicles shall not operate daily between the hours of six a.m. and nine-thirty a.m. and three p.m. and six-thirty p.m., except on Saturdays, Sundays and holidays.
(Ord. 3317 §§ 12 (part), 18, 1987)

6.44.090 Animal nuisance control.

- (A) All animals shall have rubber-compound-type horseshoes, or other shoeing approved by the City.
 - (B) Each animal used to pull any vehicle shall be equipped with a manure-catching device approved by the City to hold the manure until the operator is able to place it in a standard wire-tie plastic bag which he shall carry with him for permanent disposal upon returning to the base of operations.
 - (C) Each animal-drawn vehicle shall be equipped with a chemical approved by the City which is to be poured over horse urine by the driver so as to break down and eliminate accumulated agents and odor.
 - (D) Each animal used to pull any vehicle must be trained to accept and cope with all known street noises.
 - (E) Each animal used to pull any vehicle must be treated with insect repellant.
- (Ord. 3317 §§ 12 (part), 21, 1987)

6.44.100 Vehicle requirements.

All animal-drawn vehicles utilized by the licensee in the conduct of his business must comply with the following requirements:

- (A) Each vehicle will have wheels with spokes that have diameters of no less than one and one-four inches and a rubber covering thick enough to protect the streets from damage and to keep noise to a minimum.
 - (B) Each vehicle will be equipped with brakes, taillights, brake lights and turn signals on the rear of the vehicles.
 - (C) Each vehicle will be equipped with front lights on both sides that will emit light to the front and side that will be visible from a distance of five hundred feet.
 - (D) Each vehicle will be equipped with a slow-moving vehicle sign approved by the State of Nevada and attached to the rear of the vehicle.
 - (E) No vehicle shall be larger in capacity than to transport five passengers, including the driver, and shall be equipped with seat belts for all passengers.
 - (F) Each vehicle must comply with all applicable State statutes or regulations.
 - (G) Each vehicle must be operated by a vehicle driver who has been properly trained in the handling and control of animal-drawn vehicles for a minimum of two weeks.
- (Ord. 3317 §§ 12 (part), 22, 1987)

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April 12, 2007 - Planning Commission Meeting

6.44.110 Animal certification.

(A) Prior to the issuance of a license, and every ninety days thereafter, the City Veterinarian or a veterinarian designated by the Director of Animal Control shall inspect each animal used in the operation of the licensee's business and certify through the issuance of an Animal Examination Certificate that the animal meets the following minimum requirements:

(1) The animal pulling any vehicle with passengers must weigh at least nine hundred pounds and a minimum of fifteen hands high.

(2) The animal must have no open sores or wounds, not be lame nor have any other ailment or disease. No animal found to have an ailment or disease shall be used without the approval of the City Veterinarian or a veterinarian designated by the Director of Animal Control.

(3) The hoofs of the animal must be properly shod and trimmed.

(4) The animal must be groomed daily, be in good condition without fungus, dandruff, dirty coat or any evidence of skin disease.

(5) The animal must have adequate flesh and muscle tone.

(6) The animal must be acclimated to street noises.

(B) The City Veterinarian or a veterinarian designated by the Director of Animal Control shall issue a separate Animal Examination Certificate for each animal inspected, identifying the animal examined and the date of the examination and certifying that the animal meets the general health requirements of this Section.

(C) For purposes of this Chapter, each animal shall be identified by age, color, sex and other obvious markings and by means of a photograph.

(D) For each Animal Examination Certificate, a fee of thirty dollars shall be charged by the City Veterinarian or a veterinarian designated by the Director of Animal Control.
(Ord. 3317 §§ 12 (part), 23, 1987)

6.44.120 Animal working conditions.

All persons licensed under this Chapter must provide the following working conditions for animals used pursuant to that license:

(A) No vehicle pulled by an animal may hold more than five passengers, including the driver.

(B) No animal may be required to work more than eight hours in any twenty-four-hour period or more than six days in any seven-day period.

(C) Each animal must be provided with a ten-minute rest period each hour and a one-hour rest period every four hours.

(D) No animal may be required to pull a vehicle at a speed faster than a slow trot.

(E) No animal may be worked with equipment causing an impairment of vision, other than normal blinders.

(F) No animal may be subjected to any condition or treatment which will impair the good health and physical condition of the animal.

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April 12, 2007 - Planning Commission Meeting

(G) Each animal must be provided with its own custom-fitted harness, properly oiled and cleaned so as to be soft at all times. The harness must be kept free of makeshift wires, sisal ropes and rusty chains.

(H) No animal may be whipped, unless the whipping is necessary for the safety of the animal or passengers.

(I) Adequate water must be provided to each animal at hourly intervals.

(J) No animal may be required to work when the temperature exceeds ninety degrees Fahrenheit as measured along the operational routes for the animal-drawn vehicles.

(K) No animal may be equipped with devices intended to alter or impair its natural or normal movement.

(L) Each animal must have reached its third birthday.

(Ord. 3317 §§ 12 (part), 24, 1987)

6.44.130 Animal care.

Each animal used in the operation of a animal-drawn vehicle business must be kept and maintained in accordance with the following conditions:

(A) Adequate shade and ventilation must be provided for stalls.

(B) Ceilings in the stalls or corrals must be at least ten feet high from the bedding and flooring.

(C) Bedding in the stalls or corrals must be at least six inches deep and dry enough so as not to show wetness under the pressure of the animal's hooves.

(D) Foot hazards and sharp surfaces are not permitted in any area where they may come in contact with the animal.

(E) Roofs must be kept free of leaks where the animal is kept.

(F) Each animal must have a stall large enough for the animal to turn around.

(G) Food and water must be kept free of contamination, and adequate water must be available at all times.

(H) Animal areas must be treated to destroy and repel insects.

(I) Stalls and corrals must be kept in a clean, dry and reasonably sanitary condition.

(Ord. 3317 §§ 12 (part), 25, 1987)

6.44.140 Animal harassment.

It is unlawful for any person to harm, harass, tease, frighten or annoy any animal drawing a vehicle upon a public street within the City or to interfere with the driver of the vehicle in his management or control of the animal.

(Ord. 3317 §§ 12 (part), 26, 1987)

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April 12, 2007 - Planning Commission Meeting

6.44.150 Insurance.

(A) Before any license required in this chapter is issued, the applicant shall obtain and maintain, at its own expense during the existence of its license or the operation of its business, a comprehensive general public liability insurance in the amount of one million dollars, combined single limit, with an excess umbrella policy of five million dollars. Coverage under this policy shall include as a minimum the following: premises/operation, independent contractors, bodily injury, property damage, products/completed operation, contractual liability and operation of animal-drawn vehicle.

(B) Insurance coverage shall be issued by a carrier licensed within the State of Nevada and approved by the City Attorney.

(C) A certificate of insurance shall be provided to the Department of Business Activity prior to the issuance of a business license.

(D) Any coverage provided in this section shall also contain a provision that the cancellation, or material change in the coverage, of the insurance provided under this section shall not become effective until the City has been given sixty days' prior written notification.

(E) The City shall be named as an additional insured party under this insurance.

(Ord. 3317 §§ 12 (part), 27, 1987)

Chapter 11.39 HUMAN-POWERED AND ANIMAL-DRAWN VEHICLES

11.39.060 Operation restrictions.

Rickshaws, pedicabs and animal-drawn vehicles may be operated on approved routes, subject to the following restrictions:

(A) The vehicles shall pick up and discharge passengers only at designated stands approved by the Traffic and Parking Commission.

(B) The vehicles shall park only in designated stands approved by the Traffic and Parking Commission.

(C) Except when making left turns, the vehicles shall be operated only in the traffic lane nearest the curb on any public street and the driver shall obey all applicable State and local traffic laws, ordinances and regulations.

(Ord. 3317 §§ 1 (part), 10, 1987)

11.39.070 Council authority over Commission actions.

There is reserved to the City Council the power to reverse, modify or confirm any action of the Traffic and Parking Commission under this Chapter if any member of the City Council makes a request to review the decision to the Secretary of the Traffic and Parking Commission within fourteen days of the date of the decision of the Traffic and Parking Commission. If any member of the City Council makes such a request, the matter shall be placed on the agenda for the next meeting of the City Council and the decision of the Traffic and Parking Commission shall be stayed until the City Council has acted on the matter.

(Ord. 3317 §§ 1 (part), 11, 1987)

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April 12, 2007 - Planning Commission Meeting

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."

The proposed use of a Horse and Carriage operation is considered appropriate for this location. Development in the immediate vicinity is commercial and industrial. The adjacent parcels. Located in an established section of the city adjacent commercial and industrial development carries a C (Commercial) and LI/R (Light Industrial / Research) land use designations.

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

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

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

Access to the site is from S. Commerce Street, a 40-foot wide street which provides access to the rear portion of the subject building. The street will be adequate for the horse and carriage entrance and exit, and for the loading and unloading of delivery trucks providing services or supplies related to the horse and carriage operation.

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."

Approval of this Special Use Permit is consistent with the objectives of the General Plan and will not compromise the public health or the general welfare.

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

Located within the Arts District of the Downtown Centennial Plan, this use is not subject to the applicable conditions of Title 19.04. The use is subject to compliance of the City of Las Vegas Municipal Code, Chapters: 6.44.130 and 11.39, and any conditions by the City Council.

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April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 109

APPROVALS 0

PROTESTS 0

FROM : STAINED GLASS CHAPEL

PHONE NO. : 7023844851

Feb. 27 2007 10:10AM P2



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20184** APN: 139-33-811-013

Name of Property Owner: Baptist mission to England, Inc. / David Smith

Name of Applicant: Las Vegas Carriage LLC

Name of Representative: Riza Rodriguez

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): _____

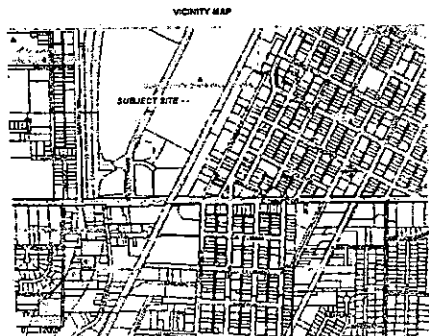
APN: _____

Signature of Property Owner: in Act

Print Name: David Smith
President of Baptist Mission to England, Inc.

Subscribed and sworn before me

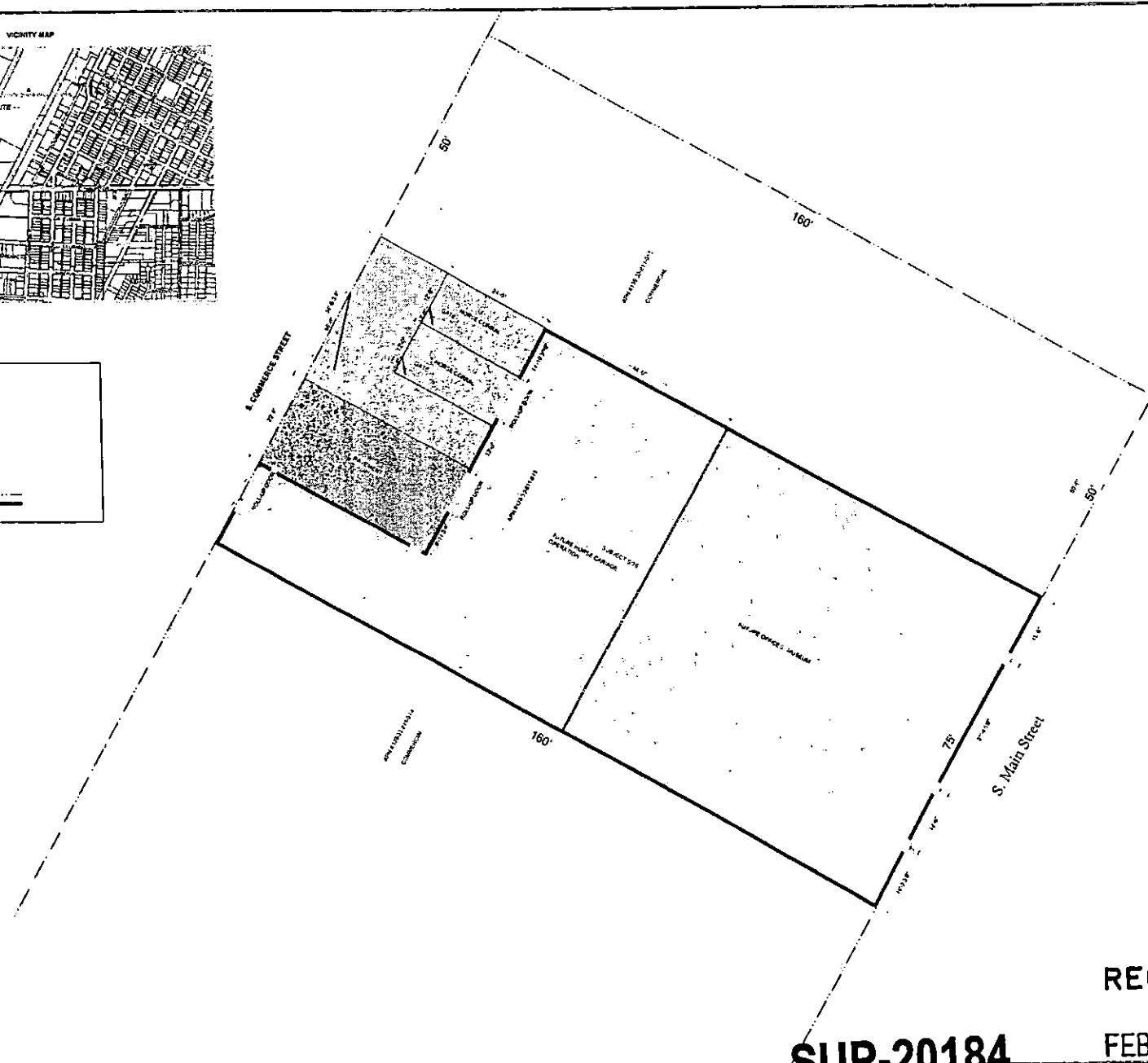
This _____ day of _____, 20_____



PROPERTY DATA

ADDRESS 1058 1065 S MAIN
STREET
APN: 159-33-811-613
ZONING CM
(COMMERCIAL-INDUSTRIAL)
LOT SIZE 12,000 SF
BUILDING SIZE 11,000 SF
TOTAL 9000 SF BOTTOM 100
SF TOP FLOOR
PARKING PROVIDED 0
PARKING REQUIRED 0

PROPERTY LINE
BUILDING LINE
SCALE 1"=10'



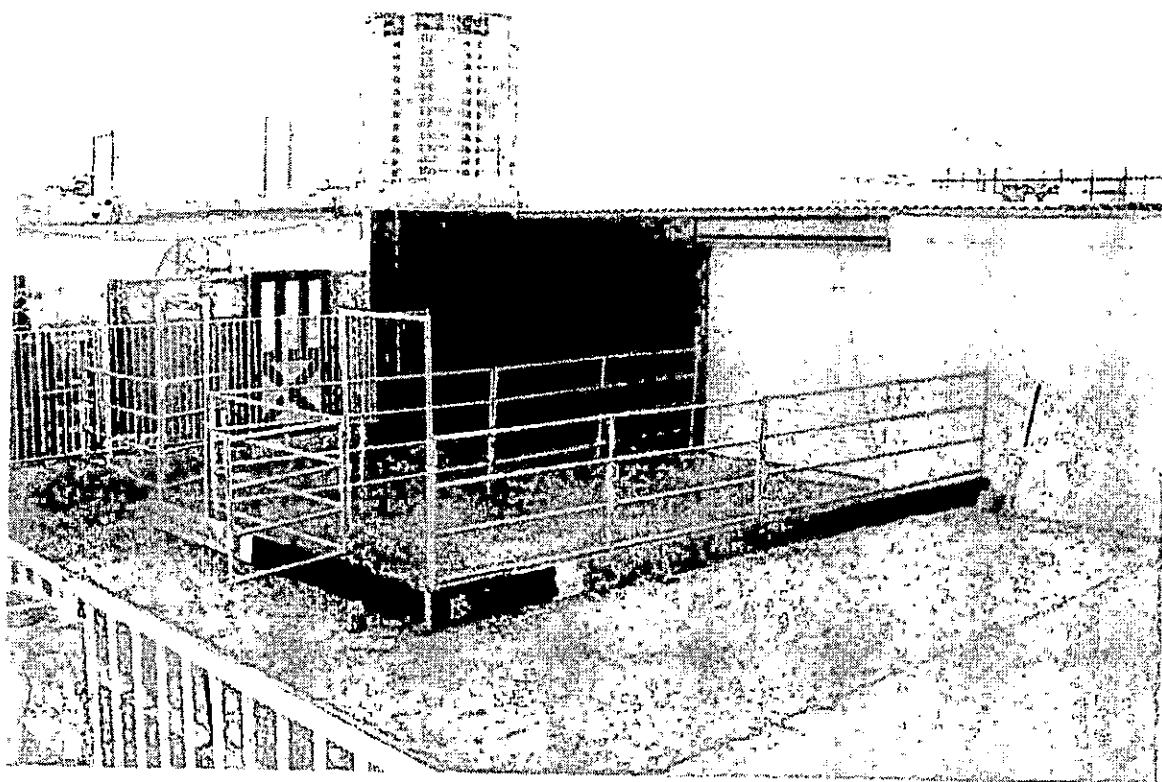
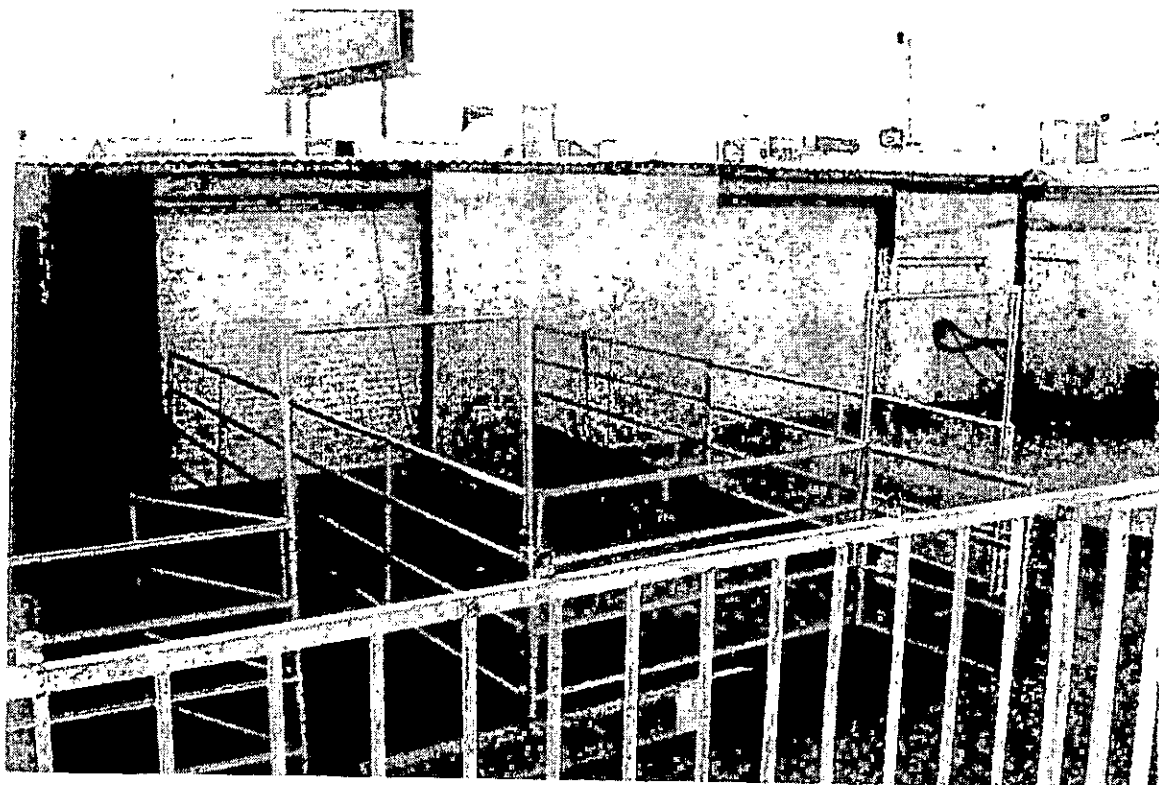
RECEIVED

FEB 27 2007

SUP-20184
04/12/07 PC

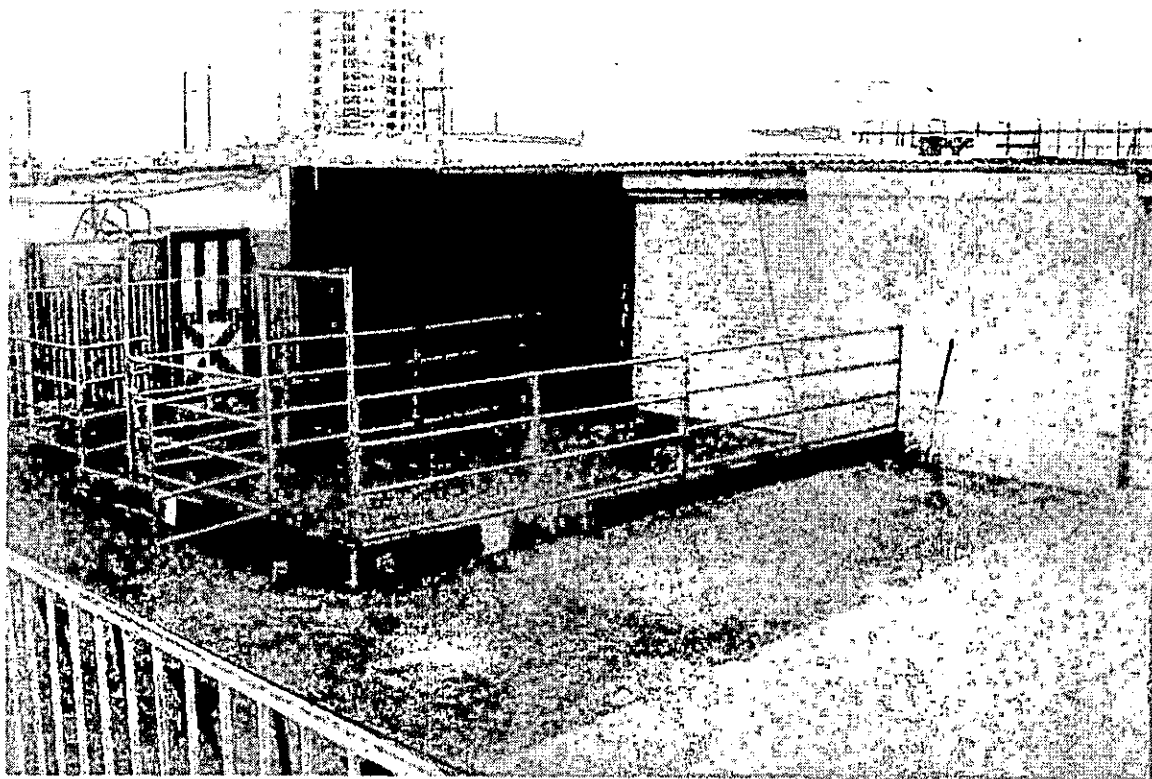
SITE MAP
LAS VEGAS CARRIAGE, LLC.

A1.0



1015 0000 00 00 00
FEB 27 2007

SUP-20184
04/12/07 PC



PROCESSING
FEB 27 2007

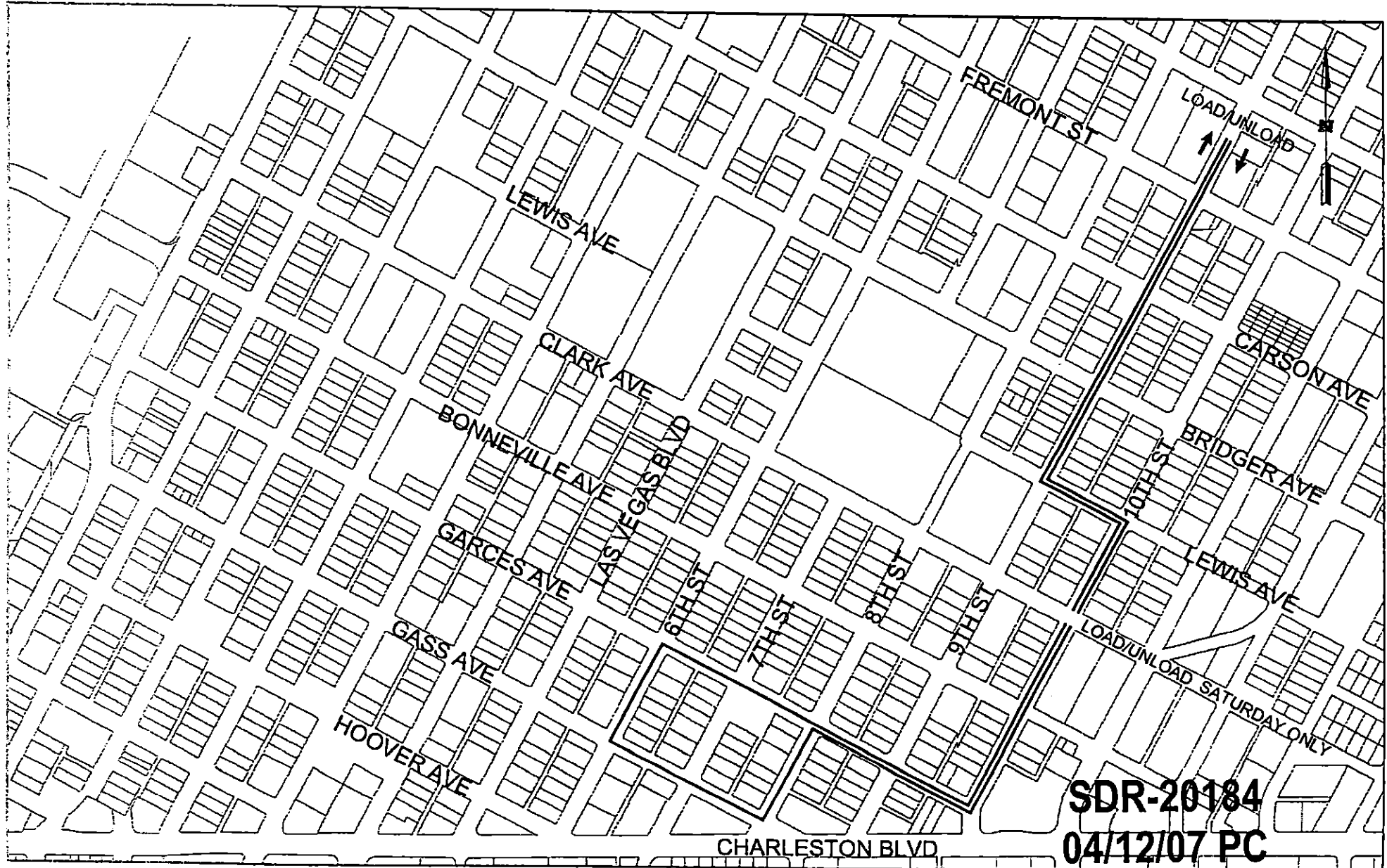
SUP-20184
04/12/07 PC

FREMONT EAST HORSE AND CARRIAGE ROUTE - DAYTIME

50 minute ride. Load passengers at 100 or 200 block of North 9th Street heading south on 9th Street, turn left (east) on Lewis Avenue, turn right (south) on 10th Street, load/unload passengers at Clark Avenue (Saturdays only), continue south on 10th Street, turn right (west) on Garces Avenue, turn left (south) on 8th Street, turn right (west) on Gass Avenue, turn right (north) on 6th Street, turn right (east) on Garces Avenue, turn left (north) on 10th Street, load/unload passengers at Clark Avenue (Saturdays only), continue north to Lewis Avenue, turn left (west) on Lewis, turn right (north) on 9th Street to point of beginning to unload passengers.

SDR-20184
04/12/07 PC

HOT CARRIAGE ROUTES
FREMONT EAST
ENTERTAINMENT DISTRICT DAYTIME
— ROUTE



SDR-20184
04/12/07 PC

WEDDING CHAPEL HORSE AND CARRIAGE ROUTES:

WEDDING CHAPEL ROUTE #1:

15 minute ride. Load passengers at 827 South Las Vegas Boulevard (Hoover Avenue and Las Vegas Boulevard) heading east, turn left (north) on 6th Street, turn right (east) on Gass Avenue, turn left (north) on 9th Street, turn left (west) on Garces Avenue, turn left (south) on 8th Street, turn right (west) on Gass Avenue, turn left (south) on 6th Street, turn right (west) on Hoover Avenue to point of beginning to unload passengers.

WEDDING CHAPEL ROUTE #2:

30 minute ride. Load passengers at 827 South Las Vegas Boulevard (Hoover Avenue and Las Vegas Boulevard) heading east, turn left (north) on 6th Street, turn right (east) on Gass Avenue, turn left (north) on 7th Street, turn right (east) on Garces Avenue, turn right (south) on 8th Street, turn left (east) on Gass Avenue, turn left (north) on 9th Street, turn left (west) on Garces Avenue, turn left (south) on 8th Street, turn right (west) on Gass Avenue, turn left (south) on 6th Street, turn right (west) on Hoover Avenue to point of beginning to unload passengers.

WEDDING CHAPEL ROUTE #3:

NOTE: THIS 50 MINUTE RIDE IS ONLY AFTER 6:30 PM ON WEEKDAYS, ON WEEKENDS AND ON HOLIDAYS BECAUSE THE CARRIAGE MUST CROSS BONNEVILLE AVENUE AND CLARK AVENUE CLOSE TO LAS VEGAS BOULEVARD

50 minute ride. Load passengers at 827 South Las Vegas Boulevard (Hoover Avenue and Las Vegas Boulevard) heading east, turn left (north) on 6th Street, turn right (east) on Chef Andre Rochat Place, turn left (north) on 7th Street, turn right (east) on Bridger Avenue, turn left (north) on 8th Street, turn around at 8th Street and Fremont Street and head south on 8th Street, turn right (west) on Bridger Avenue, turn left (south) on 7th Street, turn left (east) on Gass Avenue, turn left (north) on 8th Street, turn right (east) on Garces Avenue, turn right (south) on 9th Street, turn right (west) on Gass Avenue, turn left (south) on 6th Street, turn right (west) on Hoover Avenue to point of beginning to unload passengers.

SDR-20184
04/12/07 PC

HORSE CARRIAGE ROUTES

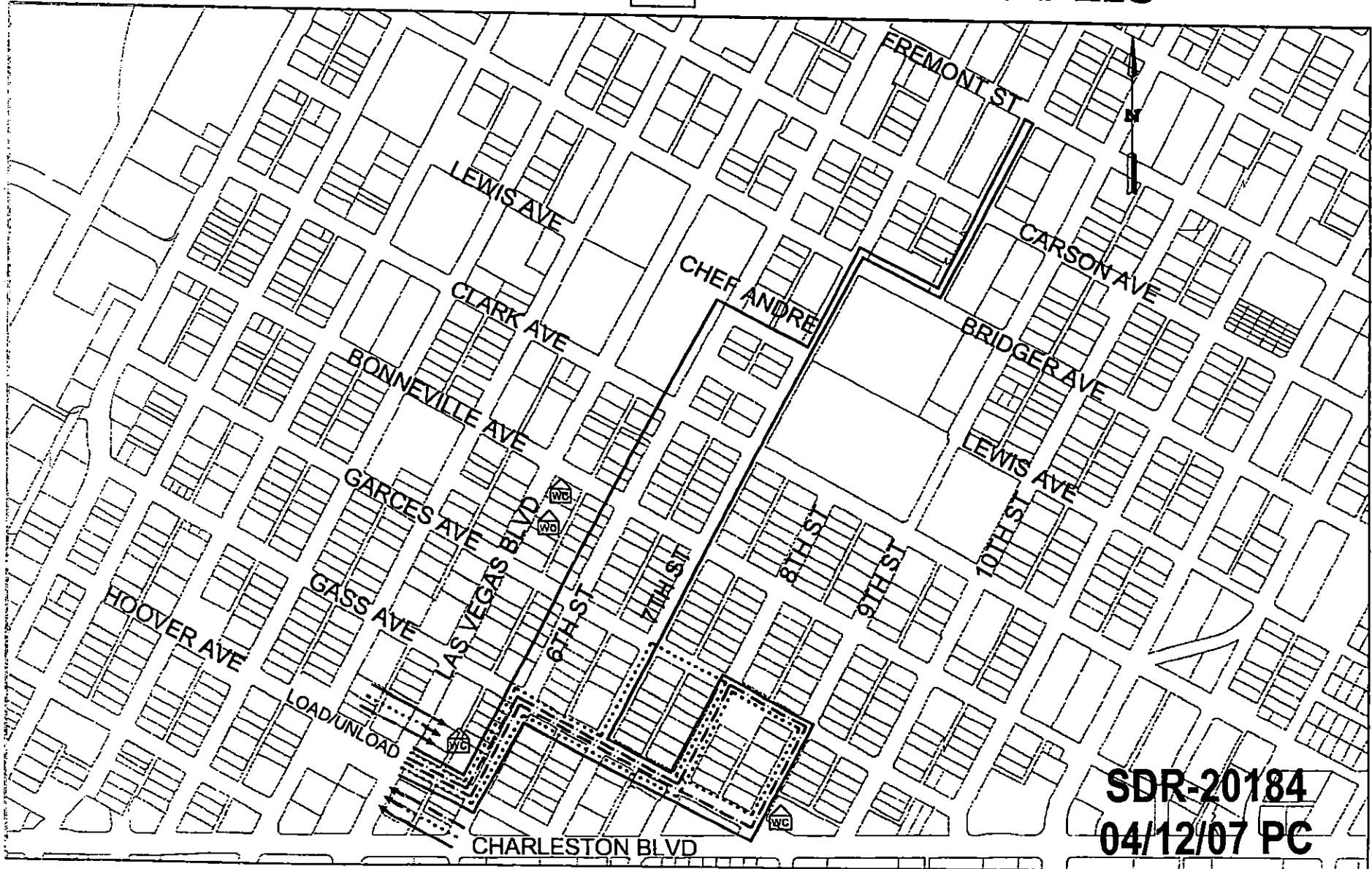
WEDDING CHAPEL PICKUP/DROPOFF

----- ROUTE #1 15 MIN.
----- ROUTE #2 30 MIN.

———— ROUTE #3 50 MIN. AFTER 6PM
WEEKENDS/HOLIDAYS



WEDDING CHAPELS



SDR-20184
04/12/07 PC

ARTS DISTRICT HORSE AND CARRIAGE ROUTES - NORTH OF CHARLESTON BOULEVARD:

ARTS DISTRICT ROUTE #1. 50 minute ride. Load passengers at 1000 block of 1st Street heading north on 1st Street, turn right (east) on Garces Avenue, turn left (north) into first alley east of Casino Center Boulevard, turn around before Bonneville Avenue and head south in alley, turn right (east) on Garces Avenue, turn right (south) on 3rd Street, turn left (east) on Coolidge Avenue to first alley between 3rd Street and 4th Street, turn left (north) into alley, turn left (west) on Hoover Avenue, turn right (north) on 3rd Street, turn left (west) on Garces Avenue, turn right (north) into first alley, turn around before Bonneville Avenue and head south in alley, turn right (west) on Garces Avenue, turn left (south) on 1st Street to point of beginning to unload passengers.

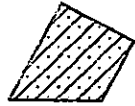
ARTS DISTRICT ROUTE #2. 50 minute ride. Load passengers at corner of Gass Avenue and alley behind A Special Memory Wedding Chapel between 3rd Street and 4th Street, go south down alley, turn right (west) on Coolidge Avenue, turn right (north) on 3rd Street, turn left (west) on Garces Avenue, turn right (north) into first alley, turn around before Bonneville Avenue and head south in alley, turn right (west) on Garces Avenue, turn left (south) on 1st Street to Boulder Avenue, turn around and head north on 1st Street, turn right (east) on Garces Avenue, turn left into alley east of Casino Center Boulevard, turn around before Bonneville Avenue, head south in alley, turn left (east) on Garces Avenue, turn right (south) on 3rd Street, turn left (east) on Coolidge Avenue to first alley between 3rd Street and 4th Street, turn left (north) into alley to point of beginning at A Special Memory Wedding Chapel to unload passengers.

HORSE CARRIAGE ROUTES

ART DISTRICT/NORTH OF CHARLESTON

..... ROUTE #1

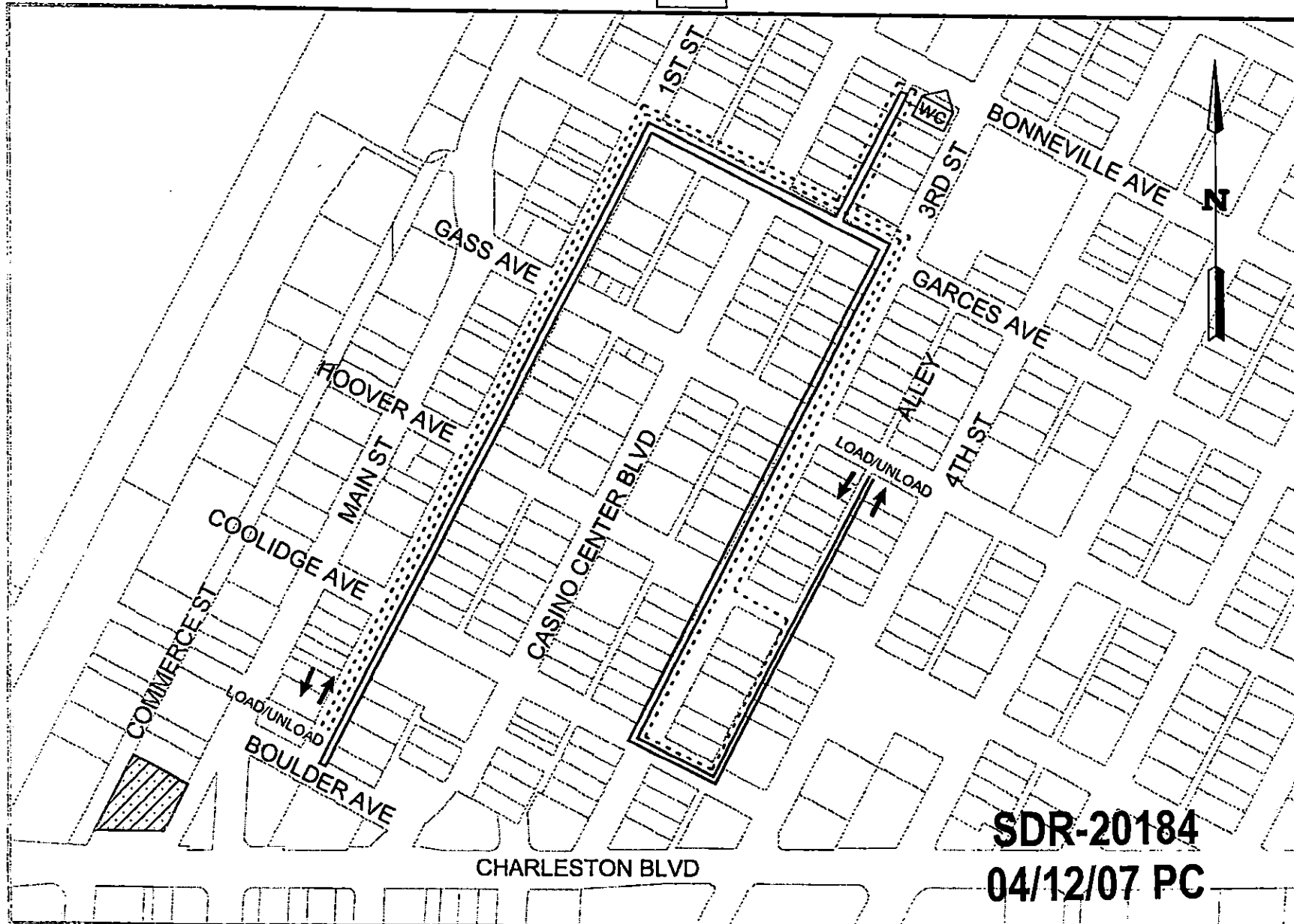
—— ROUTE #2



HORSE CORRAL



WEDDING CHAPELS



SDR-20184

04/12/07 PC

ARTS DISTRICT HORSE AND CARRIAGE ROUTES – SOUTH OF CHARLESTON BOULEVARD (FIRST FRIDAYS OR SPECIAL EVENTS WHEN STREETS ARE CLOSED BY THE CITY)

ARTS DISTRICT SOUTH OF CHARLESTON, EAST OF MAIN STREET:

15 minute ride #1. Load passengers at Colorado Avenue and 3rd Street headed south on 3rd Street, turn right (west) on Utah Avenue, turn right (north) on Casino Center Boulevard, turn right (east) on Colorado Avenue, turn left (north) on 3rd Street, turn left (west) on California Street, turn right (north) into first alley, turn right (east) into first alley, turn right (south) on 3rd Street to point of beginning to unload passengers.

ARTS DISTRICT SOUTH OF CHARLESTON, WEST OF MAIN STREET:

15 minute ride #1. Load passengers at Utah Avenue and Commerce Street heading north on Commerce Street, turn around before Charleston Boulevard and head south on Commerce Street to point of beginning to unload passengers.

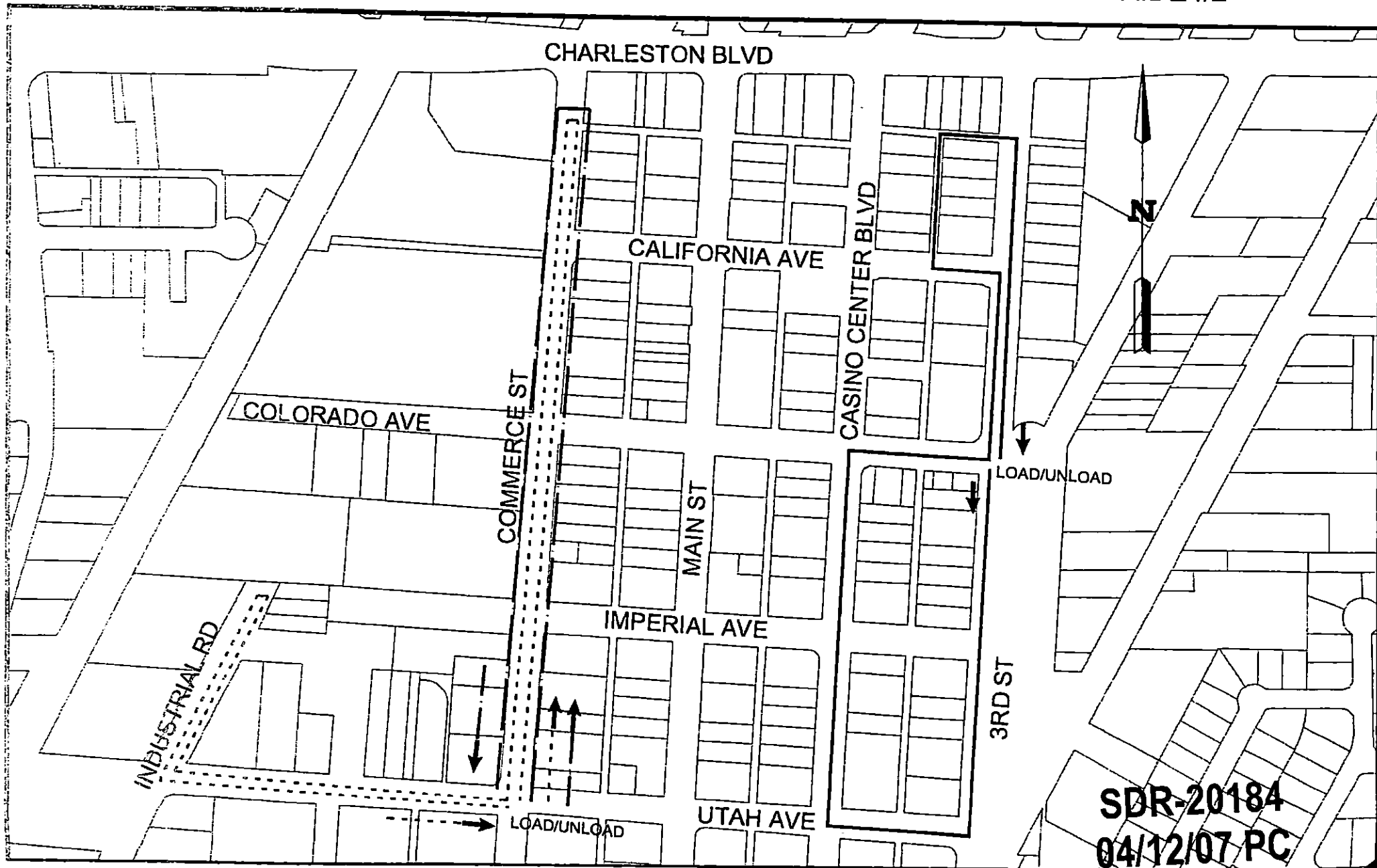
30 minute ride # 2. Load passengers at Utah Avenue and Commerce Street heading north on Commerce Street, turn around before Charleston Boulevard and head south on Commerce Street, turn right (west) on Utah Avenue, turn right (north) on Industrial Road, turn around before Industrial Road dead end and proceed south, turn left (east) on Utah Avenue to point of beginning to unload passengers.

**SDR-20184
04/12/07 PC**

HORSE CARRIAGE ROUTES

ART DISTRICT/SOUTH OF CHARLESTON

—— 15 MINUTE RIDE #1 ——— 15 MINUTE RIDE #1 - - - - - 30 MINUTE RIDE #2



SDR-20184
04/12/07 PC

**FREMONT EAST HORSE AND CARRIAGE ROUTES – WEEKDAY EVENINGS,
WEEKENDS AND HOLIDAYS**

**THESE ROUTES ARE RESTRICTED TO AFTER 6:30 PM ON WEEKDAYS AND
ON WEEKENDS AND HOLIDAYS. (PLEASE NOTE THE PICKUP / DROPOFF AT
8TH STREET AND FREMONT STREET HAS PARKING METERS THAT ARE IN
USE UNTIL 8:00 PM)**

FREMONT EAST ROUTE # 1:

15 minute ride. Load passengers at 8th Street and Fremont Street headed south on 8th Street, turn right (west) on Bridger Avenue, turn left (south) on 7th Street, turn right (west) on Chef Andre Rochat Place, turn around at 6th Street, head east to 7th Street, turn left (north) on 7th Street, turn right (east) on Bridger Avenue, turn left (north) on 8th Street to point of beginning to unload passengers.

FREMONT EAST ROUTE # 2:

30 minute ride. Load passengers at 8th Street and Fremont Street headed south on 8th Street, turn right (west) on Bridger Avenue, turn left (south) on 7th Street; turn right (west) on Garces Avenue, turn right (north) on 6th Street, turn right (east) on Chef Andre Rochat Place, turn left (north) on 7th Street, turn right (east) on Bridger Avenue, turn left (north) on 8th Street to point of beginning to unload passengers.

FREMONT EAST ROUTE # 3:

50 minute ride. Load passengers at 8th Street and Fremont Street headed south on 8th Street, turn right (west) on Bridger Avenue, turn left (south) on 7th Street, turn left (east) on Gass Avenue, turn left (north) on 8th Street, turn right (east) on Garces Avenue, turn right (south) on 9th Street, turn right (west) on Gass Avenue; turn left (south) on 6th Street; turn right (west) on Hoover Avenue, turn around at private property 827 South Las Vegas Boulevard at corner of Hoover Avenue and Las Vegas Boulevard (Cupid's Wedding Chapel); head east on Hoover Avenue, turn left (north) on 6th Street, turn right (east) on Chef Andre Rochat Place, turn left (north) on 7th Street, turn right (east) on Bridger Avenue, turn left (north) on 8th Street to point of beginning to unload passengers.

FREMONT EAST ROUTE #4:

30 minute ride. Load passengers at Ogden Avenue and 8th Street headed east on Ogden Avenue, turn left or right (north or south) on 9th Street, 10th Street, and 11th Street from Fremont Street to Stewart Avenue and turn around before Fremont Street or Stewart Avenue back to Ogden Avenue, head east to Maryland Parkway and turn back to point of beginning to unload passengers.

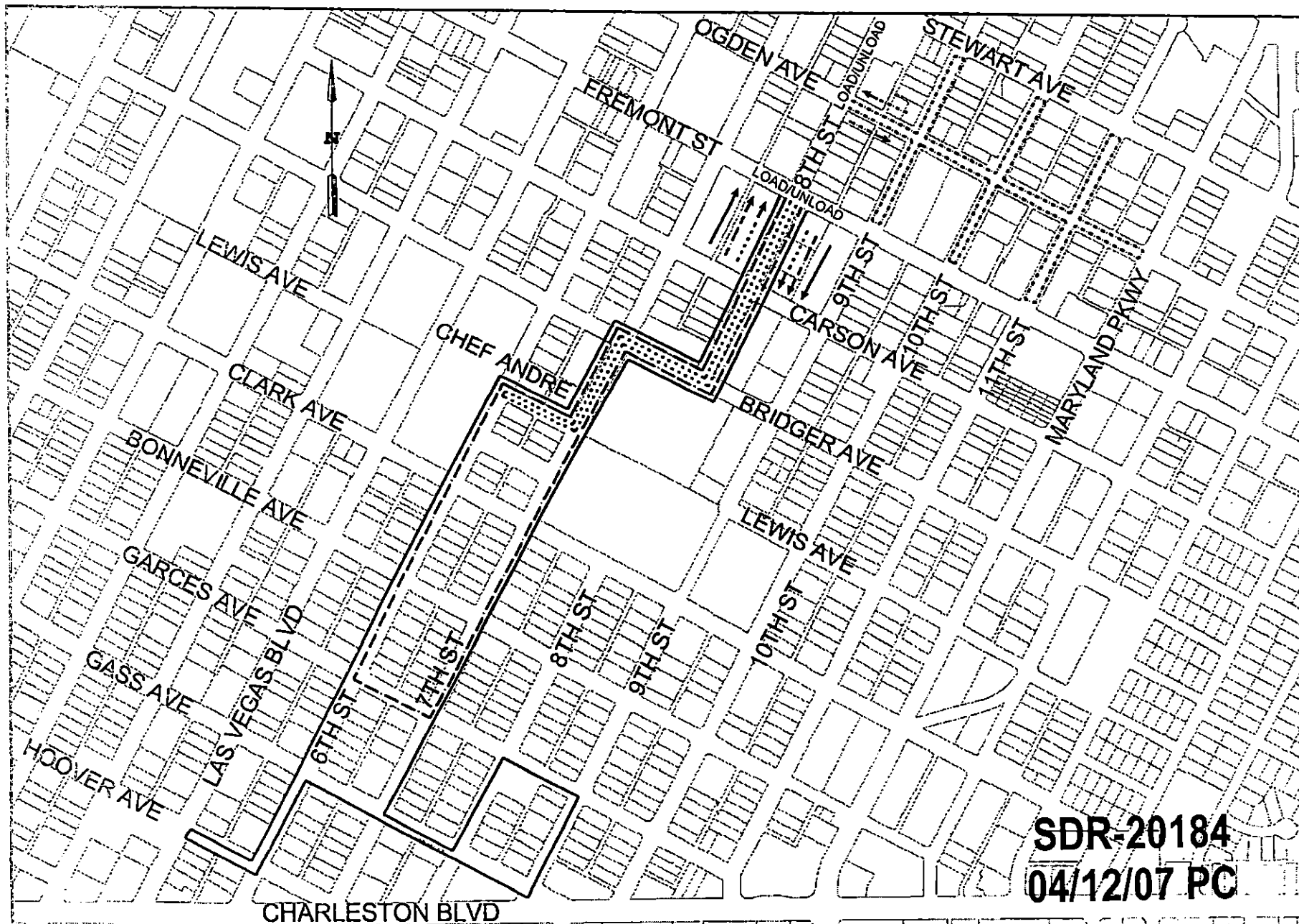
**SDR-20184
04/12/07 PC**

HORSE CARRIAGE ROUTE

FREMONT EAST

ENTERTAINMENT DISTRICT AFTER 6:30 PM

..... ROUTE #1 - - - - - ROUTE #2 ——— ROUTE #3 - - - - - ROUTE #4

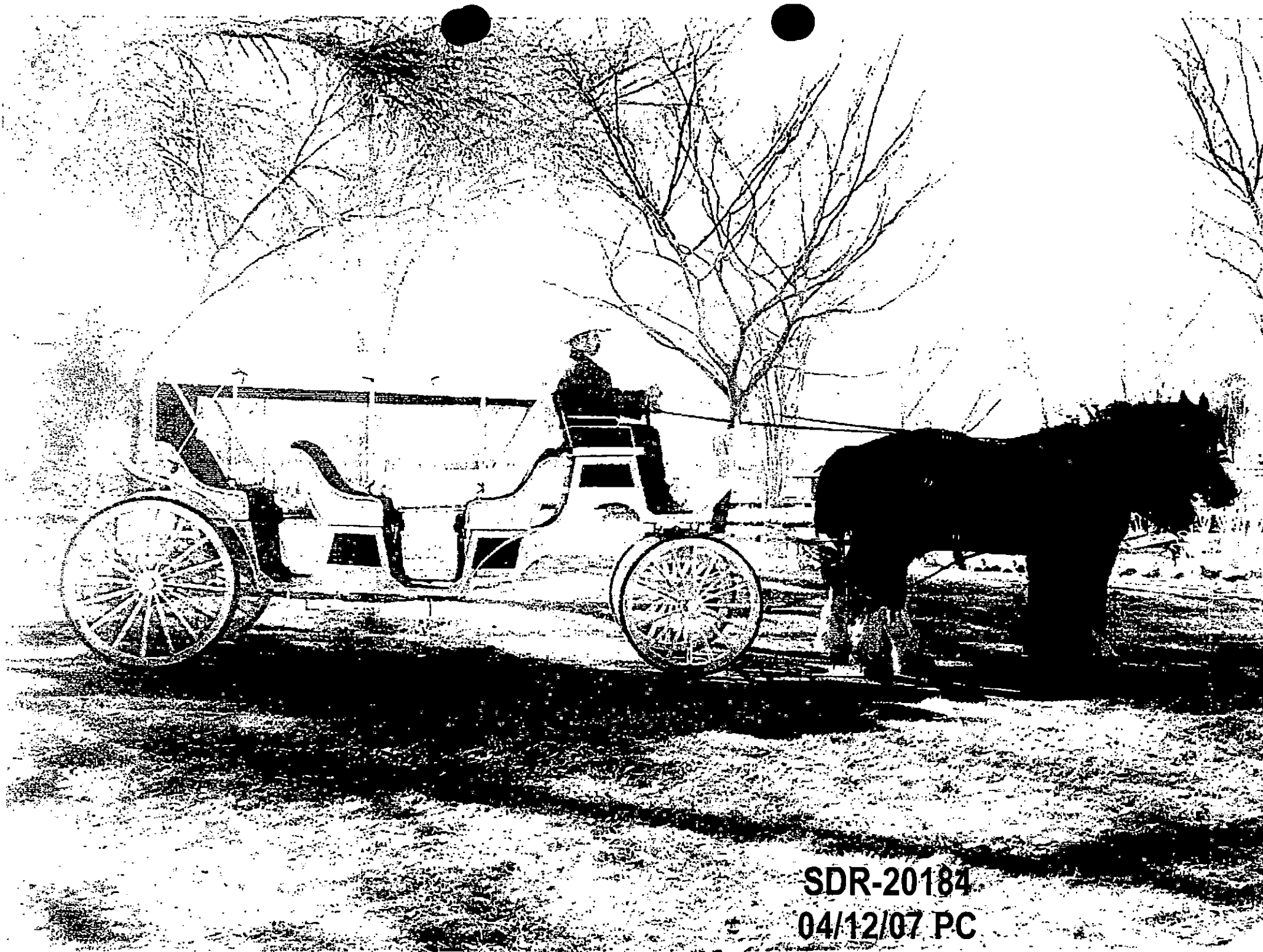


SDR-20184
04/12/07 PC



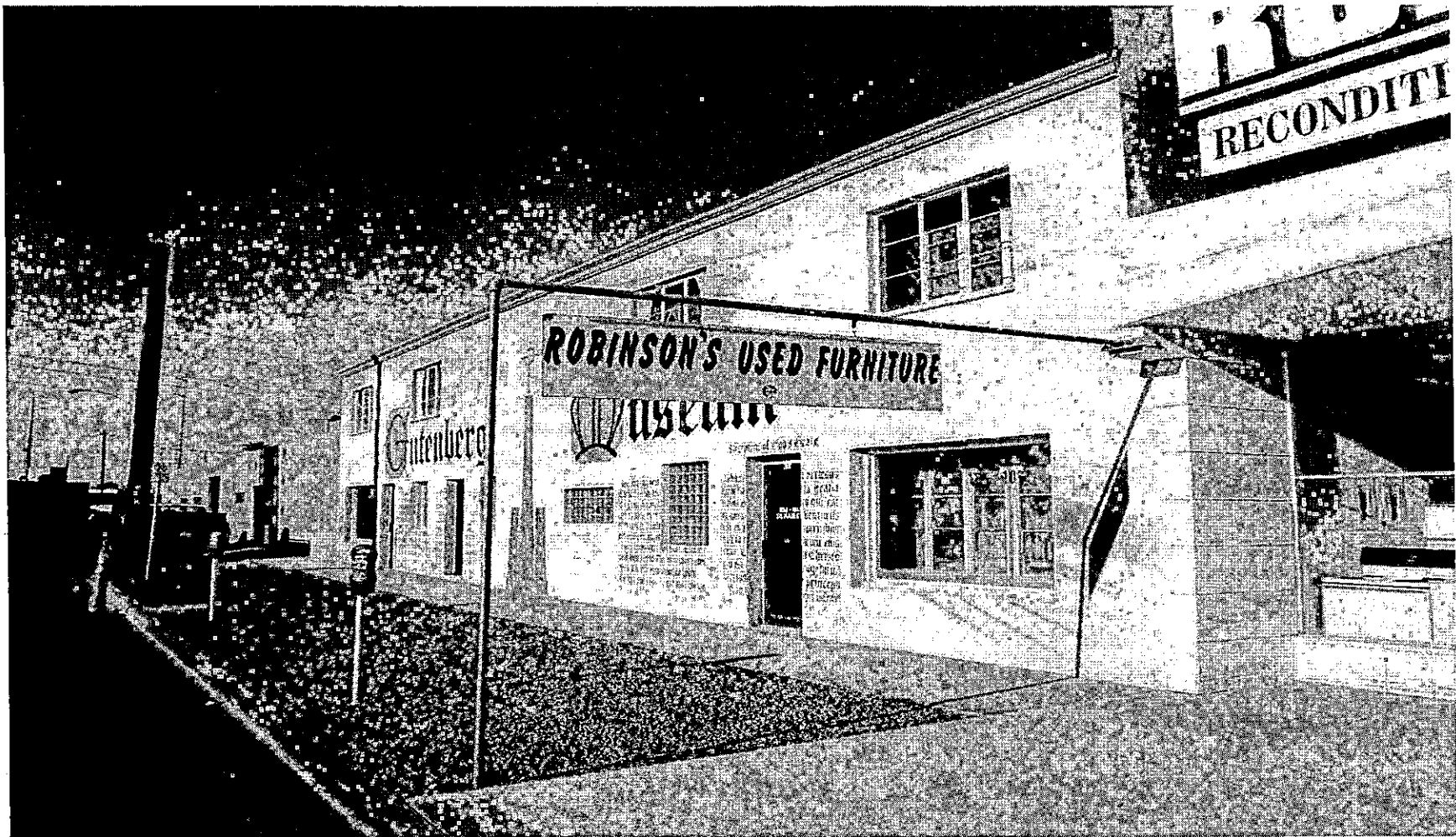
SR-20184

1/2 1/107 1/1



SDR-20184

04/12/07 PC



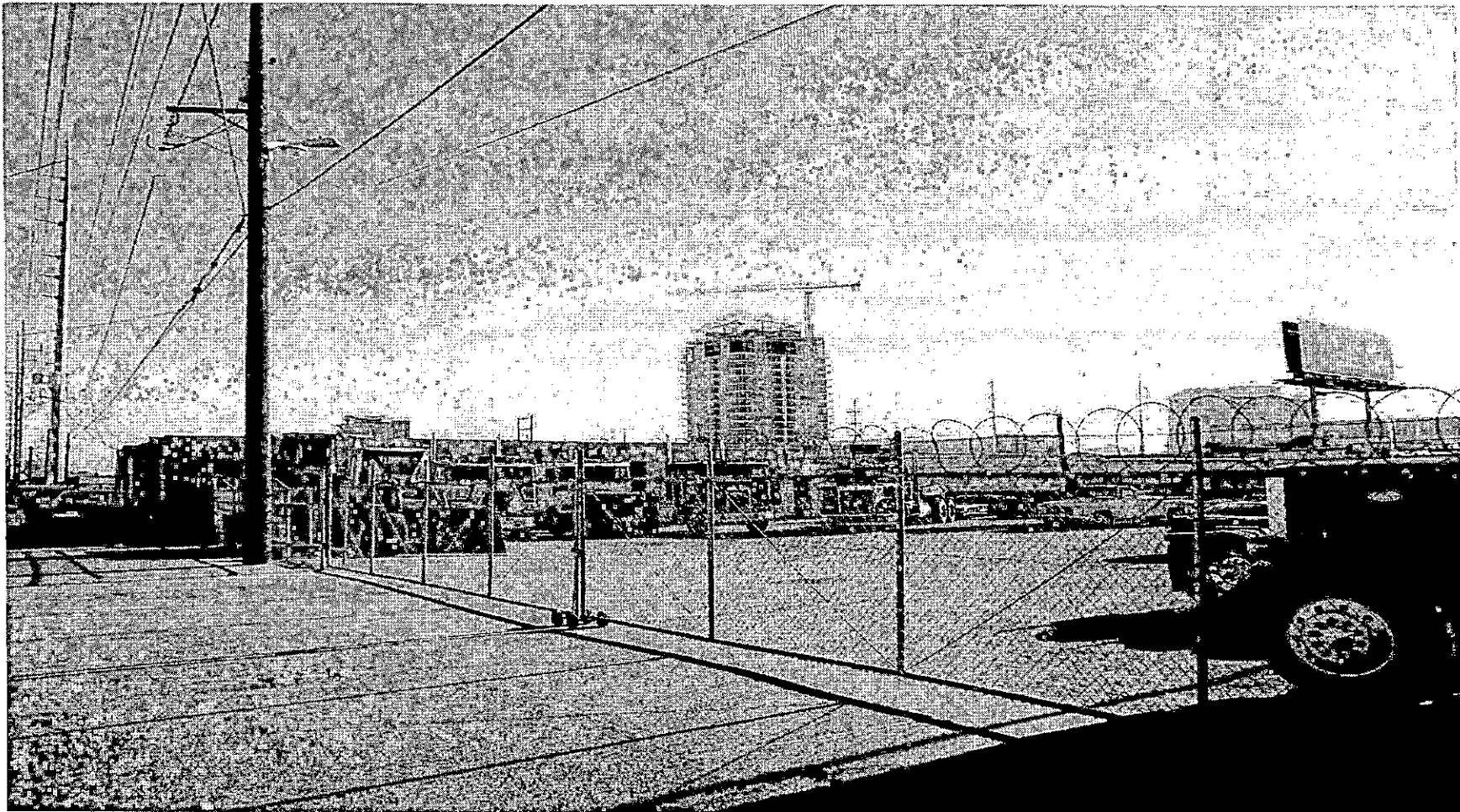
SUP-20184 - APPLICANT: LAS VEGAS CARRIAGES LLC - OWNER: BAPTIST MISSION TO ENGLAND, INC
1060 SOUTH MAIN STREET
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



SUP-20184 - APPLICANT: LAS VEGAS CARRIAGES LLC - OWNER: BAPTIST MISSION TO ENGLAND, INC
1060 SOUTH MAIN STREET
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



SUP-20184 - APPLICANT: LAS VEGAS CARRIAGES LLC - OWNER: BAPTIST MISSION TO ENGLAND,
INC
1060 SOUTH MAIN STREET
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

February 26, 2007

Las Vegas Carriage, LLC
1391 Stewart Avenue #211 Las Vegas, NV 89101

City of Las Vegas
Planning and Development Department
400 East Stewart Avenue,
Las Vegas, Nevada 89101

Re: 1060 South Main Street - Horse Carriage Operation

TO WHOM IT MAY CONCERN:

Please accept this as our justification letter to obtain approval for a Special Use Permit to allow for horse -drawn carriage operations. We intend to offer horse carriage rides throughout the downtown on pre-determined street routes as agreed upon with the City of Las Vegas traffic engineers.

We currently have a Temporary Commercial Permit for horse-drawn carriage operations at the site 1060 S .Main St. The Temporary Commercial Permit was issued prior to the text amendment being approved by the Las Vegas City Council concerning horse drawn vehicles. The Temporary Commercial Permit allows the horses and carriages to be outside and at the rear of the property. Upon receiving the Special Use Permit, we will apply for permits to do tenant improvements bringing the building up to Code.

Upon finishing the tenant improvements within the building we intend to move the horse-carriage operation inside to the rear half on the ground floor. Once we have completed the tenant improvements within the building, we intend to commence improvements to the outside rear portion of the property including landscaping, fencing and gates, pavement and storm gutters. There is no on-site parking at the property. Presently, Parking is street parking in front and back of the property .

We intend on complying with the new text amendment adopted by the city council and Code requirements for this use, including Chapter 6.44 of the Las Vegas Municipal Code. Chapter 6.44 of the municipal code requires the horses have a rest period between 3:00 and 6:30 PM drive time. The rest period will be at the Main Street site. We intend to have a maximum of fourteen horses all indivisually corralled in 12 by 12 stalls during the rest period.

The horses will all be required to have diapers while on their routes. In the event of a spillage of horse waste the pooper scooper mobile will be dispatched from our Main .Street location to take care of the issue

SUP-20184
04/12/07 PC

HISTORY

Horse carriage experience:

- 1) **1977 – 2004 - Owned and operated a dude ranch, (carriage rides and riding stable) in Jackson Hole, Wyoming. (seasonal business, summer and fall)**
- 2) **1986 - Started sleigh and carriage rides at Mt. Charleston, Nevada (seasonal business, winter and spring)**
- 3) **.2003 – Started carriage rides at Floyd Lamb State Park, Las Vegas, Nevada (seasonal business, winter and spring)**
- 4) **2005 – Started carriage rides at Lake Las Vegas, Henderson, Nevada (seasonal business, winter and spring)**
- 5) **2005 chaired the Committee for horse operations for the Centennial Helderado Parade.**
- 6) **2006 Appointed as a member of the Citizens' Advisory Committee for the transfer of the Floyd Lamb State Park to the City of Las Vegas.**

Horse carriage rides Downtown

- 1) **2004 Purchased 1060 South Main Street, Las Vegas, Nevada (Arts District)**
- 2) **2005 Met with City of Las Vegas Office, Business Development and Business Licensing regarding horse carriage rides in the downtown area**
- 3) **2005 Met with Arts District Neighborhood Association, Board of Directors regarding horse carriage rides in downtown**
- 4) **2005 The Arts District Neighborhood Association Board of Directors voted to support the proposal and placed the proposal on the agenda of the neighborhood association's regularly scheduled annual meeting.**
- 5) **2005 The Arts District Neighborhood Association voted to support the proposed horse carriage rides without objection at its Annual Meeting.**
- 6) **2005 Yorgo Kagafas, City of Las Vegas informed applicants that a text amendment would be required to have the horse carriage use approved by the City.**
- 7) **2005 Met with Jorge Cervantes, Traffic Engineer for the City of Las Vegas regarding acceptable streets and pick-up/drop off locations.**
- 8) **2006 City of Las Vegas issued Temporary Commercial Permit for "Horse Carriage Operation)**
- 9) **2006 City approved text amendment allowing horse carriage rides.**

**SUP-20184
04/12/07 PC**

- 10) 2006 Met with Jorge Cervantes and John Ridilla, City of Las Vegas regarding routes, pick-up/drop off locations.
- 11) 2006 Submitted proposed routes pick-up/drop off locations to John Ridilla, City of Las Vegas.
- 12) ..2006 State of Nevada, Transportation Services Authority issued Letter of Approval (On File With the city)
- 13) 2007 Met with City of Las Vegas , Office of Business Development, Business Licensing and City Attorney's Office regarding clarifications and how to proceed.
- 14) 2007 Incorporated new business Las Vegas Carriage, LLC
- 15) 2007 State of Nevada issued state business license including tax number
- 16) 2007 Insurance coverage for horse carriage operation was bound and insurance binder was submitted to the City of Las Vegas and State of Nevada, Transportation Services Authority.
- 17) 2007 Applied for City of Las Vegas business license
- 18) 2007 Secured and submitted to the City of Las Vegas the Veterinary Inspection Report for the horses to be used in the downtown carriage operation.
- 19) 2007 Met with City of Las Vegas Senior Animal Control officer, Richard Molinari to discuss stabling requirements for carriage horses.
- 20) 2006-2007 Regularly updated the Arts District Task Force and the Arts District Neighborhood Association, Board of Directors at the monthly meetings on the progress of the proposed carriage rides.
- 21) 2007 The Downtown Business Operators' Council met and gave their support to the proposed horse carriage rides downtown.
- 22) 2007 Met with Metropolitan Police Department, Downtown Area Command regarding proposed carriage operation
- 23) 2007 Contacted Department of Motor Vehicles to verify whether or not the Department of Motor Vehicles license horse carriages. The Department. of Motor Vehicles stated they do not license animal-drawn vehicles

REQUESTS

1. Please consider a waiver of the 100-foot setback for the building for horse carriage operations. The property depth is 160 feet. The horses and carriages will be kept at the rear of the building. The front portion of the building will be used for offices and a museum once the building has been brought up to code.

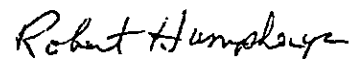
SUP-20184

04/12/07 PC

2. We request a waiver of the parking requirement as there will be no parking during the construction phase.
3. We sincerely request the approval of the Special Use Permit for the horse carriage operation. We believe it will serve as a unique and exciting experience for visitors to downtown.

Please let us know if any additional information is required.

Respectfully,



Robert Humpherys



Stephen Smith

SUP-20184
04/12/07 PC



LAS VEGAS
Atelier/Showroom/Offices
S² Art Center
One E. Charleston Blvd.
Las Vegas, NV 89104
702.868.7880
Fax 702.868.4112

CHICAGO
Offices/Showroom
River East Plaza/Arts District
445 E. Illinois St.
Suite 347
Chicago, IL 60611
312.329.1004
877.252.2122
Fax 312.329.1054

GALLERIES

ENTERTAINMENT GALLERIES
Vegasian Resort Hotel Casino
Las Vegas, NV

JACK GALLERY

- Farmers Market
Los Angeles, CA
- French Quarter
New Orleans, LA
- Mandalay Bay Resort & Casino
Las Vegas, NV
- Fashion Show
Las Vegas, NV
- Seminole Hard Rock Hotel & Casino
Ft. Lauderdale, FL

WEBSITES
www.s2art.com
www.jackgallery.com
www.highstakesart.com

High Stakes Art, Inc.
An affiliate of S² Art Group, Ltd.
One East Charleston Blvd.
Las Vegas, NV 89104
702.868.7880
Fax 702.868.4112

Date: April 12, 2007

To: Planning Commission

From: Jack Solomon, CEO – S² Art Group, Ltd.

Re: **SUP-20184**: Request for Special Use Permit for Horse Drawn
Carriage Rides at 1060 S. Main Street

Dear Planning Commission:

Reverend Steven Smith is a long time booster for the Downtown. He is active in community affairs and serves on the Board of the Las Vegas Neighborhood Association. The Board of our Neighborhood Association unanimously endorses Reverend Smith's plan for horse-drawn carriages.

Reverend Smith is about to open a fabulous world-wide visitor attraction in the burgeoning Las Vegas Arts District, i.e. "The Gutenberg Museum". He is almost finished in upgrading and miraculously remodeling an old store on Main Street that will be the venue to display his family's extremely valuable and rare collection of Bibles representing all major religions, cultures and important time periods.

Reverend Smith, with myself and our neighbors, are working hard for the Arts District neighborhood to transcend from a place that has seen better days into a vibrant, world class Arts District that will become a jewel in the crown of breathtaking experiences our City offers to the world.

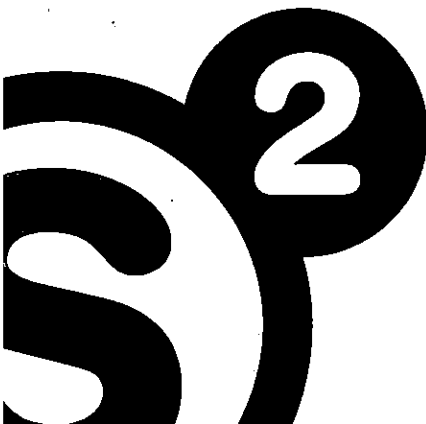
I own substantial real estate and art related businesses in Arts District areas. Reverend Smith's carriage rides will contribute substantially to the widely shared goals of the great future for our City's Arts District.

Sincerely,

Jack Solomon
CEO, S² Art Group, Ltd
CEO, Carjack Properties, LLC
CEO, C&J Properties, LLC

Submitted at Planning Commission

Date 4/12/07 Item #15



Gainsburg Studio

www.GainsburgStudio.com

4/12/07

To City of Las Vegas,

I support Las Vegas Carriage's, Horse Carriage Operation for the Docomtown and the Arts' District.

My gallery is just across the street from 1060 S. Main St.

Any questions, call me.

Sincerely, yours
Sharon Gainsburg



1039 S Main St #130 Las Vegas NV 89101

702-384-1388

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Furniture Repair



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Bought & Sold

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Used Carpet & Furniture
Complete Home Furnishings

1054 South Main Street
Las Vegas, Nevada 89101

April 17, 2007

To Whome it may concern,

I am the owner of the property which co-
insides to Las Vegas Carriage, and we
support everything the Reverend Smith has
in motion right now with that property.

Please dont hesitate to call the number
above if there are any questions.

Thank you.

CODE# _____

Russell Miller Transport, Inc.

INVOICE

JOB # _____

MAILING ADDRESS

№ 30396

2976 Augusta Drive • Las Vegas, NV 89109

PO # _____

PSC-3104

Phone: Cellular 379-5707 • Office 474-7450 • Fax 735-6721

PHASE # _____

YARD ADDRESS:

1066 S. Main Street, Las Vegas, NV 89101

TRANSPORT FOR:		TRANSPORT FROM:		TRANSPORT TO:	
TRAILER TYPE		NO. OF AXLES		SUB-HAULER	
TRAILER #		TRUCK #		DATE	
TERMS		DRIVER NAME		4.12.07	
MATERIAL	LOAD TIME	SCALE #	NET WEIGHT	Office Use UNIT PRICE	AMOUNT
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
14					
15					
16					
17					
18					
19					
20					
Please be Advised We support LAS VEGAS CARRIAGE AT 1060 S. MAIN ST, For the HORSE CARRIAGE OPERATION Any questions call number above. THANK YOU					
NOTICE: IF LEGAL ACTION IS REQUIRED TO EFFECT PAYMENT ON THIS INVOICE, CUSTOMER AGREES TO PAY ALL COURT COSTS AND REASONABLE ATTORNEY FEES TERMS: 30 DAYS					
DEDUCTIONS EXPLAIN:		HRS. DEDUCTED			
Start Time	End Time	Net Time Hours			
Consignee Signature				TOTAL DUE	
X					

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SUP-20189 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AACCESS BAIL BONDS - OWNER: OSVALDO FUMO - Request for a Special Use Permit FOR A BAILBOND SERVICE at 117 Gass Street (APN 139-34-310-029), C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 5-10, 13-14 and 16-18 – UNANIMOUS with EVANS excused

To be heard by City Council on 5/16/2007

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 APRIL 12, 2007
Planning and Development Department
Item 16 – SUP-20189

MINUTES – Continued:

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 5-10, 13-14 and 16-18.

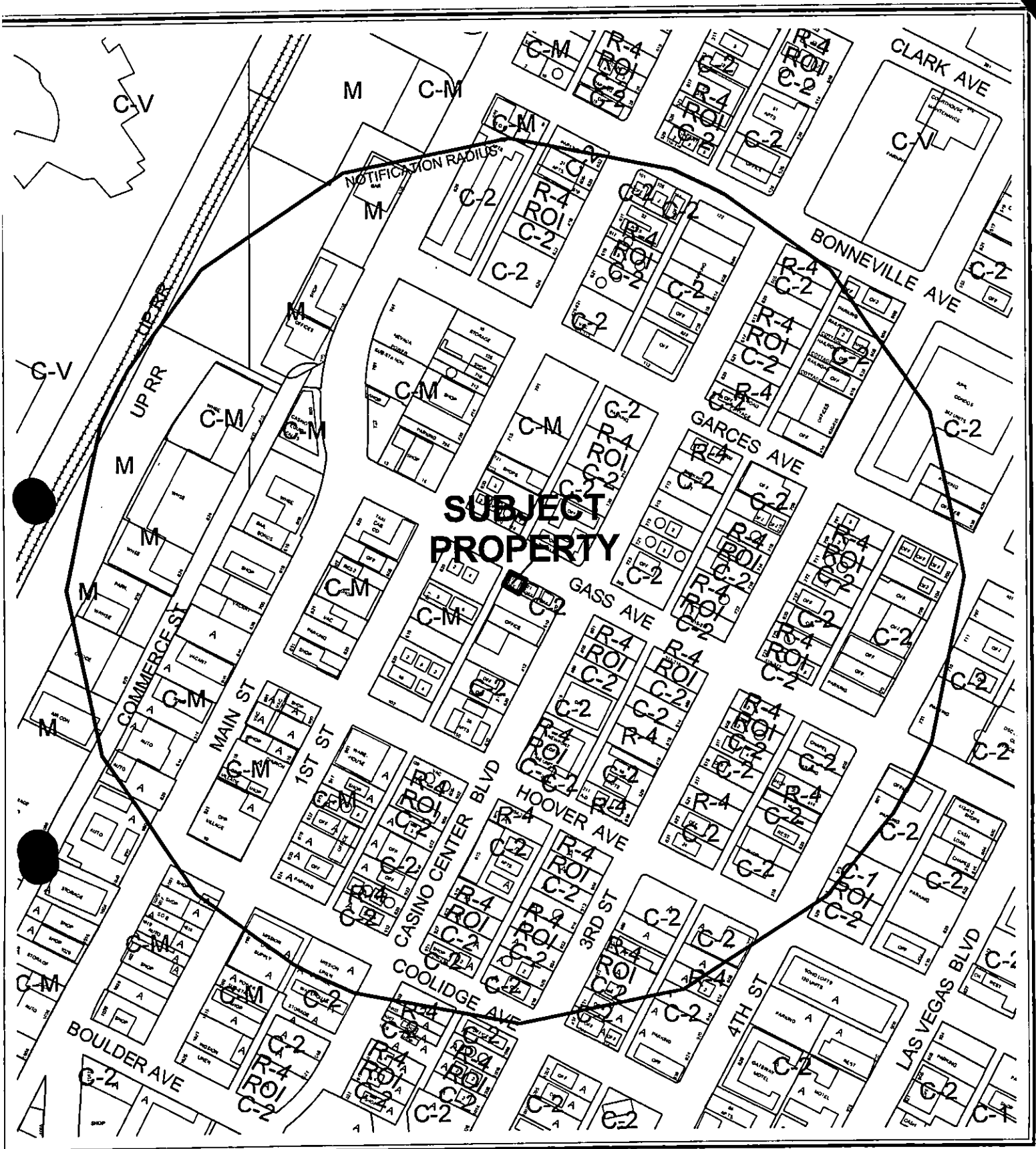
There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 5-10, 13-14 and 16-18.
(6:17 – 6:21)
1-428

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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.
3. A landscape plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for building permit, to provide two 36-inch spaced of Southern Live Oak, Shoestring Acacia or African Sumac shade trees on site along the north property line at 15 to 20 feet intervals



CASE: SUP-20189
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)



City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: APRIL 12, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-20189 - APPLICANT: AACCESS BAIL BONDS -

OWNER: OSVALDO FUMO

**** 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.
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SUP-20189 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a Bailbond Service at 117 Gass Street. The proposed Bail Bond Service is in compliance with the General Plan, Title 19, and all other applicable plans; therefore, staff recommends approval.

BACKGROUND INFORMATION

Related/Relevant City Actions by P&D, Fire, Bldg., etc.	
10/15/67	The City Council approved a Rezoning (Z-0010-64(47) from R-4 (High Density Residential) to C-2 (General Commercial) and a Plot Plan for a Dental Laboratory at 117 Gass Street.
Related/Building Permits/Business Licenses	
05/06/03	The City of Las Vegas Fire Department conducted an inspection of the property (IMP-10275). The inspection found the building to be vacant and the case was closed.
Pre-Application Meeting	
02/06/07	A pre-application meeting was held where elements of a Special Use Permit for a bail bonds office were discussed.

Details of Application Request	
Site Area	
Net Acres	0.56

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Vacant	MXU (Mixed Use)	C-2 (General Commercial)
North	Office	MXU (Mixed Use)	C-2 (General Commercial)
South	Office	MXU (Mixed Use)	C-2 (General Commercial)
East	Office	MXU (Mixed Use)	R-4 (High Density Residential)
West	Duplex	MXU (Mixed Use)	C-M (Commercial/Industrial)

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 April 12, 2007 - Planning Commission Meeting

Special Districts/Zones	Yes	No	Compliance
Special Area Plan			
Downtown Centennial Plan (Downtown South)	X		Y
Redevelopment Plan Area	X		Y
Special Purpose and Overlay Districts			
A-O Airport Overlay District (200 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement	Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Bailbond Service	732 SF	1/300 GFA	1	1	1	0	Y
TOTAL			2		1		Y

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. However, the above table should be used to illustrate the requirements of an analogous project in another location in the City. The analysis should take a number of factors into consideration when discussing parking availability, including pedestrian access, nearby parking structures, on-street parking, etc.

ANALYSIS

Pursuant to Title 19.06.060 properties within the Downtown Overlay district are exempt from the automatic application of the standard parking requirements.

- **Zoning**

The subject property is zoned C-2 (General Commercial). The C-2 (General Commercial) District is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and general business uses of an intense character, as well

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as mixed-use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 (General Commercial) District is consistent with the MXU (Mixed Use) category of the General Plan. The proposed use as a Bail Bond Service is consistent with the C-2 (General Commercial) zone.

- Use

The proposed use as a Bail Bond Service requires a Special Use Permit within the C-2 zone. If approved, this application for a Special Use Permit would fulfill that requirement.

- Landscaping

Per Title 19.12.B "Additional Landscaping May Be Required" - *additional landscaping may be required by the Director or reviewing authority in order to respond to special site features, maintain an established landscape pattern created by existing landscaping in the surrounding area, or mitigate the impact of a particular development.* In the Urban Design Goals and Objectives of the Las Vegas Downtown Centennial Plan Downtown, there is a clear objective to create streetscapes that provide safety, comfort and interest for pedestrians and enhance the overall image of downtown through improvements. Therefore, staff has added a condition to add two 36-inch spaced of Southern Live Oak, Shoestring Acacia or African Sumac shade trees on site at 15 to 20 foot intervals.

- Conditions

There are no special conditions associated with this Special Use Permit request.

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 surrounding land use is intended for this and other similar type uses of office and commercial developments. The proposed use as a Bail Bond Service is harmonious with surrounding development.

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April 12, 2007 - Planning Commission Meeting

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

The site is suitable for the type and intensity of land use proposed as this area is zoned and designated for this and other similar type uses.

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

The subject property gains access from Gass Avenue, which is adequate access to the property.

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

The proposed Bail Bond Service is a State licensed agency and the site would be subject to inspections and would, therefore, not compromise public health and safety.

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

There are no special conditions associated with this Special Use Permit request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

17

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 129

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-20189** APN: _____
Name of Property Owner: Oswaldo Fumo
Name of Applicant: _____

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): _____

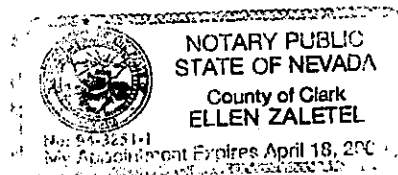
APN: _____

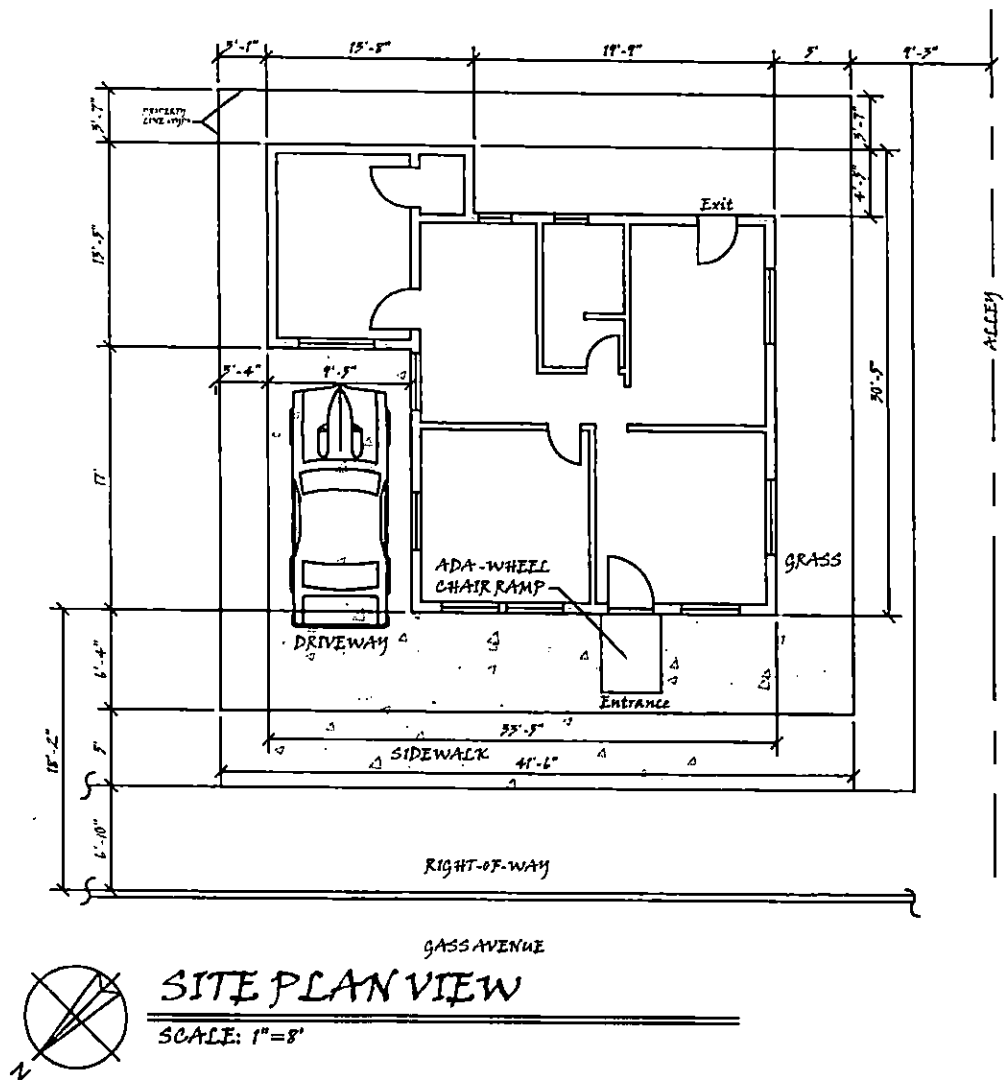
Signature of Property Owner: Oswaldo Fumo

Print Name: Oswaldo Fumo

Subscribed and sworn before me

This 26 day of Feb., 2007
Ellen Zaletel
Notary Public in and for said County and State



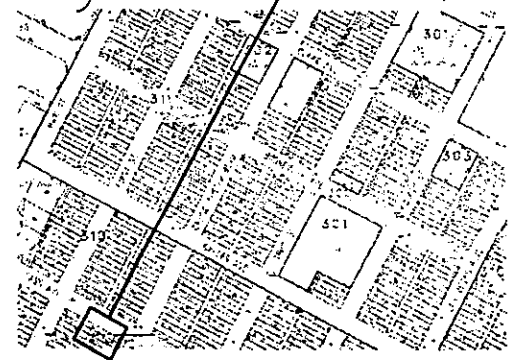


SITE PLAN VIEW
SCALE: 1"=8'

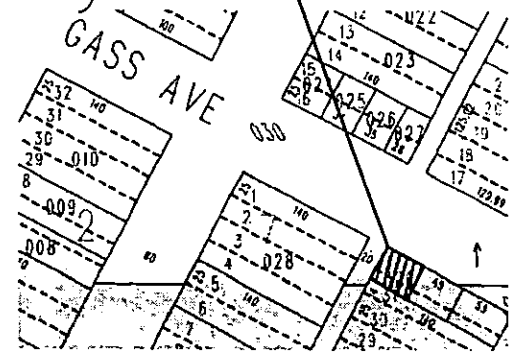
Notes:

1. Parking: Located within the Las Vegas Downtown Centennial Project 1:300 GFA
2. Property Size: 1449 sq.ft.
3. Building Size: 732 sq.ft.

Project Site



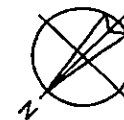
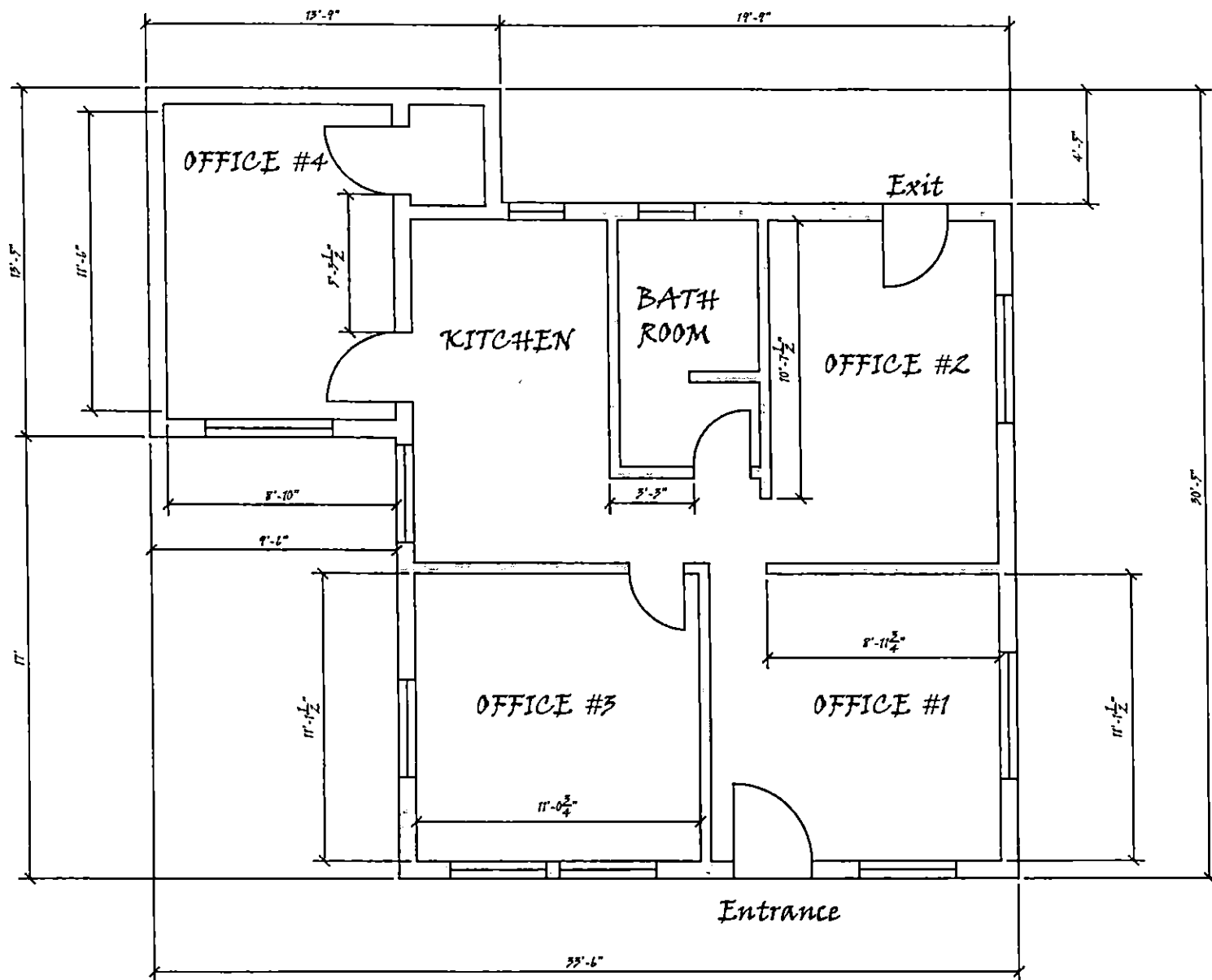
Project Area



C. COHEN 117 GASS AVE. ACCESS BAIL BONDS	SCALE: 1"=8'	PN: 139-34-310-029
	02/27/07	
	SITE PLAN	

SUP-20189
04/12/07 PC

RECEIVED
FEB 27 2007



RECEIVED

C. COHEN
117 GASS AVE.
AACCESS BAIL BONDS

1/4" = 1'-0"

02/27/07

FLOOR PLAN

PN: 139-34-310-029

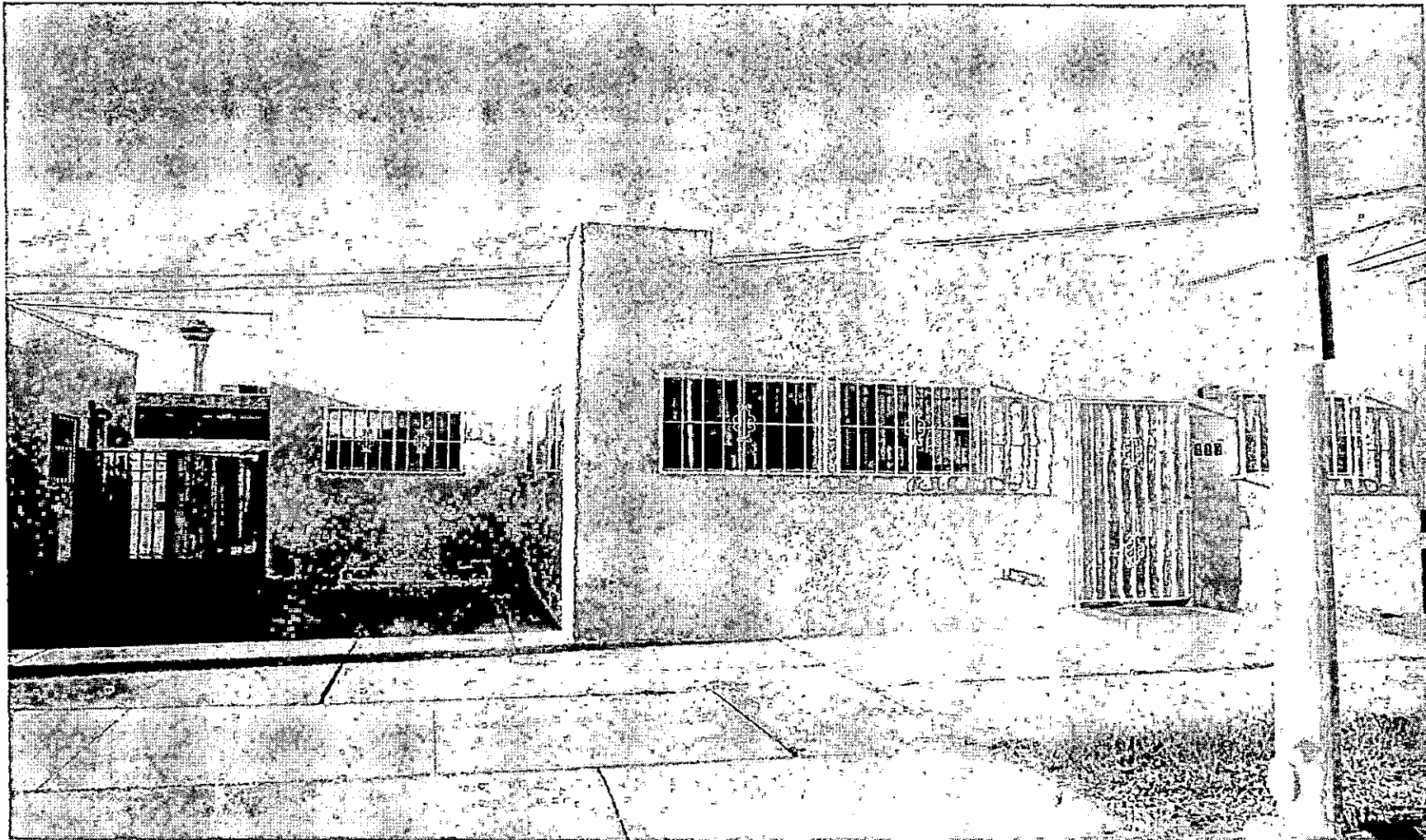
SUP-20189
04/12/07 PC

FEB 27 2007



SUP-20189 - APPLICANT: AACCESS BAIL BONDS - OWNER: OSVALDO FUMO
117 GASS STREET
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



SUP-20189 - APPLICANT: AACCESS BAIL BONDS - OWNER: OSVALDO FUMO
117 GASS STREET
APRIL 12, 2007 PLANNING COMMISSION

03/12/07

AAccess Bail Bonds

February 23, 2007

The Honorable Members
Las Vegas City Council
City Hall, Tenth Floor
400 Stewart Avenue
Las Vegas, NV 89101

Re: Special Use Permit – 117 Gass Avenue, Las Vegas, NV

Dear Council:

Please accept this letter in support of the application for a special use permit by AAccess Bail Bonds to operate a bail bond agency at 117 Gass Avenue, Las Vegas, NV, otherwise known as Lot 31 & 32, Block 7 MB1.

The building in question located near the corner of Gass Avenue sits on the edge of the area designated as the Downtown Overlay District and just steps from the area designated as the Downtown Entertainment Overlay District. It is respectfully submitted that AAccess Bail Bonds intended use of the building, to provide a professional and safe atmosphere where both Las Vegas residents and visitors can secure their constitutionally guaranteed right to bail, fits within the city's intended use for both districts.

Among the stated intent of the Downtown Overlay District is to "encourage the development of a complex, visually interesting and urbane walkable mixed-use environment" (LVMC 19.06.060 (C)). The intent of the Downtown Entertainment Overlay District is "further the City's downtown redevelopment plans in the spirit of restoring downtown Las Vegas as a dynamic, vibrant center for the entire Las Vegas Valley." (LVMC 19.06.120). By granting the special use permit, the Counsel will be allowing AAccess Bail Bonds to help the City reach its goal. The building located at 117 Gass Avenue is an attractive one story office building. Several other Bail Bond Agencies maintain offices on Gass Avenue and the surrounding streets. This concentration of similar business serves assists in promoting a positive image of the City. Instead of perpetuating the image of Downtown as an area burdened by urban blight, filled with unsavory businesses, Gass Avenue will become a community of professionals who serve the community by providing a safe and secure environment where they can go seek assistance without fear during a stressful period in their life. It is respectfully submitted that this will help promote a more positive image of Downtown in particular and of Las Vegas in general.

8414 West Farm Road, Suite 180-577, Las Vegas, NV 89131
702-871-2245

SUP-20189
04/12/07 PC

In addition to providing a necessary service, as AAccess Bail Bonds grows it will employ area citizens and help grow the local economy.

Based on the foregoing it is respectfully requested that the Counsel grant AAccess Bail Bonds request for a special use permit to operate a Bail Bond Agency located at 117 Gass Avenue, Las Vegas, NV.

Very truly yours,
AAccess Bail Bonds

A handwritten signature in black ink, appearing to read "C. S. Cohen".

Craig S. Cohen
CEO & President

SUP-20189
04/12/07 PC

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 12, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

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

SUBJECT:

SDR-20124 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT: THE ANIMAL FOUNDATION - OWNER: CITY OF LAS VEGAS -
Request for a Site Development Plan Review FOR AN EXISTING 1,900 SQUARE-FOOT VETERINARY SCHOOL, 4,116 SQUARE-FOOT ANIMAL SHELTER, 1,900 SQUARE-FOOT OFFICE, AND A PROPOSED BARN AND RESTROOM FACILITY on 8.39 acres adjacent to the southwest corner of Harris Avenue and Mojave Road (APN 139-25-405-008), C-V (Civic) Zone, Ward 3 (Reese).

C.C.: 05/16/07

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**

BACKUP DOCUMENTATION:

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

MOTION:

GOYNES – APPROVED subject to conditions Items 5-10, 13-14 and 16-18 – **UNANIMOUS** with **EVANS** excused and **TRUESDELL** abstaining on Item 17 because the application is represented by the law firm his daughter works for

To be heard by City Council on 5/16/2007

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

PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 17 – SDR-20124

MINUTES – Continued:

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.

CHAIRMAN DAVENPORT declared the Public Hearing open for Items 5-10, 13-14 and 16-18.

There was no discussion.

CHAIRMAN DAVENPORT declared the Public Hearing closed for Items 5-10, 13-14 and 16-18,
(6:17 – 6:21)
1-428

CONDITIONS:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan, date stamped 03/26/07 and landscape plan and building elevations, date stamped 02/22/07, except as amended by conditions herein.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3275) shall be required, except as amended 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.

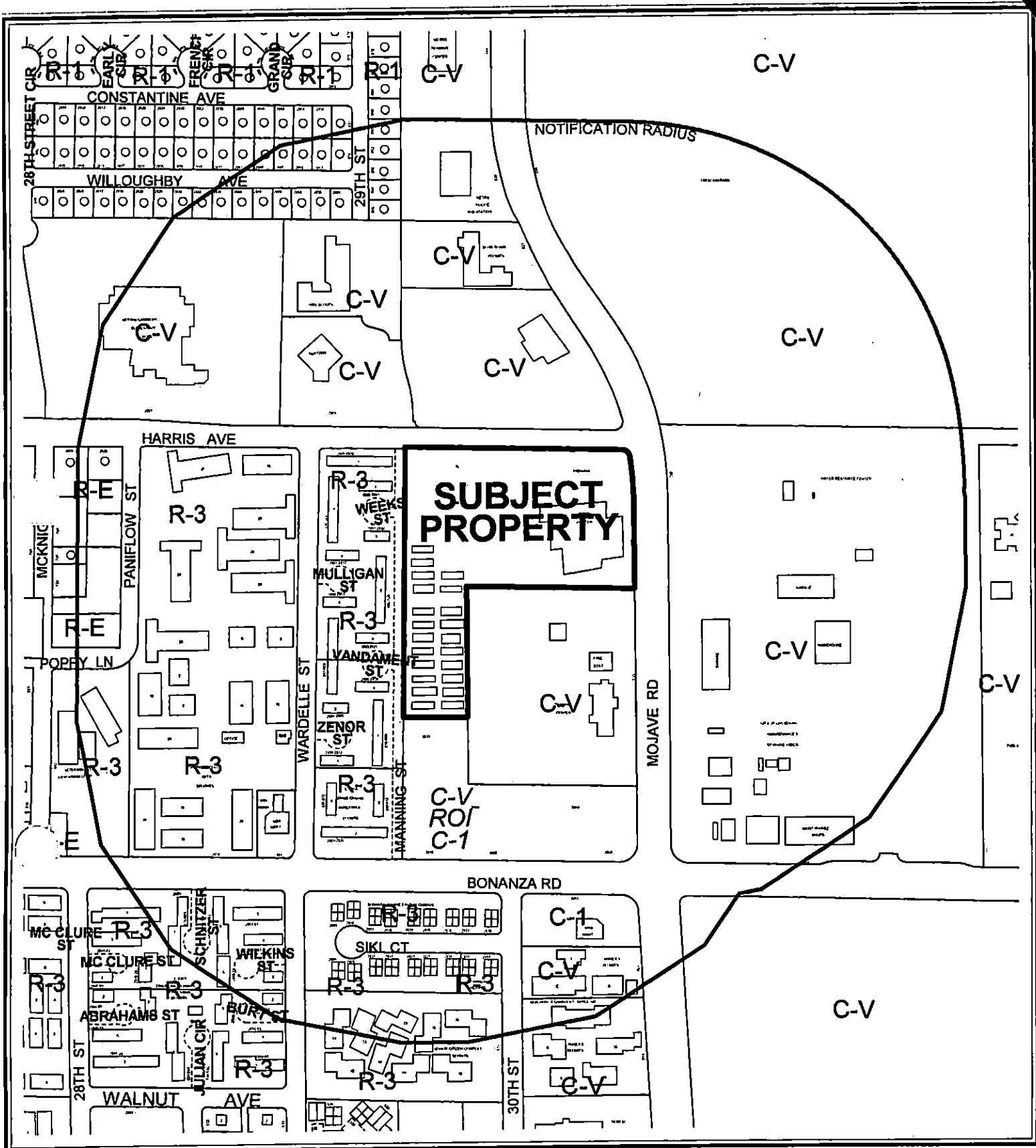
PLANNING COMMISSION MEETING OF APRIL 12, 2007
Planning and Development Department
Item 17 – SDR-20124

CONDITIONS – Continued:

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. 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.
12. An update to the approved Drainage Plan and Technical Drainage Study, or other information acceptable to the Flood Control Section, must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.
13. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3275 and all other applicable site-related actions.



CASE: SDR-20124
RADIUS: 1000 FT
ZONING OF SUBJECT PROPERTY: C-V (CIVIC)





CASE: SDR-20124

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-V (CIVIC)

0 500 Feet



*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 12, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-20124 - APPLICANT: THE ANIMAL FOUNDATION -
OWNER: CITY OF LAS VEGAS**

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

1. 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.
2. All development shall be in conformance with the site plan, date stamped 03/26/07 and landscape plan and building elevations, date stamped 02/22/07, except as amended by conditions herein.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3275) shall be required, except as amended 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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

JM

SDR-20124 - Conditions Page Two
April 12, 2007 - Planning Commission Meeting

8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. 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.
12. An update to the approved Drainage Plan and Technical Drainage Study, or other information acceptable to the Flood Control Section, must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.
13. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3275 and all other applicable site-related actions.

SDR-20124 - Staff Report Page One
April 12, 2007 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for an existing 1,900 square-foot veterinary school, 4,116 square-foot animal shelter, 1,900 square-foot office, and a proposed barn and restroom facility on 8.39 acres adjacent to the southwest corner of Harris Avenue and Mojave Road.

BACKGROUND INFORMATION

<i>Related/Relevant City Actions (by P&D, Fire, Bltg, etc.)</i>	
01/07/04	The City Council approved a Site Development Plan Review (SDR-3275) for a proposed Animal Shelter and Veterinary complex on 9.5 acres adjacent to the southwest corner of Harris Avenue and Mojave Road. The Planning Commission and staff recommended approval.
08/17/05	The City Council approved a request for a Site Development Plan Review (SDR-6883) to add proposed temporary structures to an existing animal shelter on 8.39 acres adjacent to the southwest corner of Mojave Road and Harris Avenue. The Planning Commission and staff recommended approval.
11/01/06	The City Council approved a required One Year Review (RQR-14476) of an approved Site Development Plan Review (SDR-6883) which allowed temporary structures for an animal shelter on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue. The Planning Commission recommended and staff recommended denial.
12/20/06	The City Council approved a request for a Review of Condition (ROC-17677) Number 1 of an approved Site Development Plan Review (SDR-6883) to allow temporary structure number 2 located on the corner of Harris Street and Manning Street to be allowed to remain for two additional years on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue.
<i>Related Building Permits/Business Licenses</i>	
12/13/05	L-3827-05 - Plan Check issued for a Temporary Classroom Trailer at 655 N. Mojave. The permit expired on 06/17/06.
<i>Pre-Application Meeting</i>	
01/24/07	A pre-application meeting was held and elements of this application were discussed. Submittal requirements were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	8.39

SDR-20124 - Staff Report Page Two
April 12, 2007 - Planning Commission Meeting

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Animal Shelter	PF (Public Facilities)	C-V (Civic)
North	Office and Parking	PF (Public Facilities)	C-V (Civic)
South	Fire Station and Training Center	SC (Service Commercial)	C-V (Civic) Under Resolution of Intent to C-1 (Limited Commercial)
East	City Maintenance and Storage Yards	PF (Public Facilities)	C-V (Civic)
West	Multi-Family Residential (Public)	PF (Public Facilities)	C-V (Civic)

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

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, Development Standards within the C-V (Civic Zone) are to be set administratively for with a Site Development Plan Review.

Standard	Provided	Compliance
Min. Setbacks		
• Front	10 Feet	Y
• Side	10 Feet	Y
• Corner	10 Feet	Y
• Rear	5 Feet	Y
Max. Building Height	19.8	Y
Mech. Equipment	Screened	Y

SDR-20124 - Staff Report Page Three
April 12, 2007 - Planning Commission Meeting

Pursuant to Title 19.12, Landscape Standards within the C-V (Civic Zone) are to be set administratively for with a Site Development Plan Review.

Standards	Provided
Parking Area	32 Trees
Buffer:	
• Trees (Harris Street)	26 Trees
• Trees (Manning Street)	42 Trees
• Trees (Mojave)	13 Trees
• Zone Width (Harris Street)	8 Feet
• Zone Width (Manning Street)	10 to 20 Feet
• Zone Width (Mojave)	8 to 50 Feet

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	
Animal Shelter (Animal Hospital, Clinic, or Shelter)	N/A	1 space for every 2 on duty employees, plus one space per doctor and one space per examination room.	48				
Office	4,650 SF	1 space per 300 SF of GFA	16				
Horse Corral/Barn	N/A	1 space per 5 horses	2				
Commercial Adoption/Day Care (Pet Boarding)	15,884 SF	1 space per 250 SF of GFA	64				
College	N/A	1 space per 4 students	36				
General Retail Pet Supplies	700 SF	1 space per 175 SF of GFA	4				
SubTotal			164	6	123	9	Y

SDR-20124 - Staff Report Page Four
April 12, 2007 - Planning Commission Meeting

Share Parking					69*		Y
TOTAL			170		201		Y

*Per Title 19.10.010.H.2, 69 shared parking spaces are designated on the lot north of Harris Street which is owned by the same property owner.

ANALYSIS

Pursuant to Title 19.06 Development Standards for a C-V (Civic) Zoning District shall be established by an approved site development plan. The following standards are proposed for this development. The facility is to be located at the southwest corner of Harris Street and Mojave Road. Access to the site will be from an existing driveway approximately 300 feet west of the intersection. The existing shelter and its parking lot is just south from the driveway.

On 08/17/05, the City Council approved a request for a Site Development Plan Review (SDR-6883) to add proposed temporary structures to an existing animal shelter. The applicant is requesting that the structures now be permanent. In addition to that request, the applicant is proposing a barn and a restroom facility.

The two modular structures are to serve as an animal shelter and office. The animal shelter structure measures 4,116 square feet and the office structure 1,900 square feet. Additionally, the fabric tent labeled building #1 is to serve as a kennels for animals.

- **Zoning**

The subject property is zoned C-V (Civic), which allows various types of public and semi-public uses. The proposed public animal shelter and veterinary campus are appropriate for this zoning district and conform to the PF (Public Facilities) General Plan land use category.

- **Site Plan**

Pursuant to Title 19.06 Development Standards for a C-V (Civic) Zoning District shall be established by an approved site development plan. The following standards are proposed for this development. The facility is to be located at the southwest corner of Harris Street and Mojave Road. Access to the site will be from an existing driveway approximately 300 feet west of the intersection. The existing shelter and its parking lot is just south from the driveway.

On 08/17/05, the City Council approved a request for a Site Development Plan Review (SDR-6883) to add proposed temporary structures to an existing animal shelter. The applicant is requesting that the structures now be permanent. In addition to that request, the applicant is proposing a barn and a restroom facility.

SDR-20124 - Staff Report Page Five
April 12, 2007 - Planning Commission Meeting

The two modular structures labeled building #2 and building #4 are to serve as an animal shelter and office. The animal shelter structure measures 4,116 square feet and the office structure 1,900 square feet. Additionally, the fabric tent labeled building #1 is to serve as kennels for animals, which measures 4,116 square feet.

The proposed barn is approximately 3,580 square feet in size with nine stalls for animals. The proposed restroom is approximately 500 square feet in size with 156 square feet for designated for storage and 56 square feet for potential vending.

- **Waivers**

No Waivers are required for this request, as the project is proposed in a C-V (Civic) district where development plans determine development standards. The proposed standards are reasonable.

- **Landscape Plan**

Pursuant to Title 19.12.010, Landscape Standards do not apply to special purpose zoning districts such as C-V (Civic). A row of 24-inch Colorado Mesquite spaced 20 feet on center is shown along Harris Street and Manning Street. On Mojave Road spaced 20 feet on center are 24-inch Palo Verde. The on-site parking lot features 24-inch box Bottle Trees. Shrubs include Ocatillo, Blue Fescue, Purple Trailing Lantana, Regal Mist Grass, Papago Pink Globe Mallow, and Prostrate Germander.

- **Elevation**

The elevations show a curved roof structure covered in fabric and two modular buildings measuring a height of ... The proposed barn measures 17.8 feet in height and contains nine stalls for animals. The proposed bathroom measures 9.7 feet with a CMU exterior and corrugated metal sheet roof.

- **Floor Plan**

The floor plans show a structure laid out as an office building, one structure to house cats, and another structure designated as a veterinary school.. The proposed designs are appropriate for the uses proposed on 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:

SDR-20124 - Staff Report Page Six
April 12, 2007 - Planning Commission Meeting

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

The existing animal shelter and proposed animal related uses are located within a C-V (Civic) district adjacent to other city services. A multi-family public housing development is located adjacent to the show arena and dog adoption park. Adequate landscaping and screening will be provided to ensure compatibility with residential development.

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 proposed additions to the animal shelter are consistent with the General Plan mandate for public uses in this area. The development is consistent with Title 19 insofar as it allows development standards that meet the intent of the Zoning Code and General Plan.

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

The site will be accessed primarily from Harris Street, a 60-foot public right-of-way and will have secondary access from Mojave Road, a 100-foot wide Primary Arterial as depicted on the Master Plan of Streets and Highways.

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

The building materials used in the proposed project are unique to this area, but will enhance the area's aesthetic appeal. Landscape materials are appropriate for the area.

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 elevations have a visually appealing, integrated design that will enhance the area.

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

The proposed development will be subject to Building Code requirements, and therefore the development will not compromise the public health, safety or welfare.

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April 12, 2007 - Planning Commission Meeting

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 9

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 101

APPROVALS 0

PROTESTS 0



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-20124** APN: 139-25-405-008

Name of Property Owner: City of Las Vegas

Name of Applicant: The Animal Foundation

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: _____

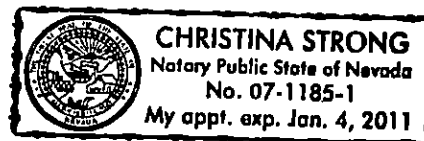
Print Name: Robin Yoakum

Subscribed and sworn before me

This 8th day of February, 2007

Christina Strong
Notary Public in and for said County and State

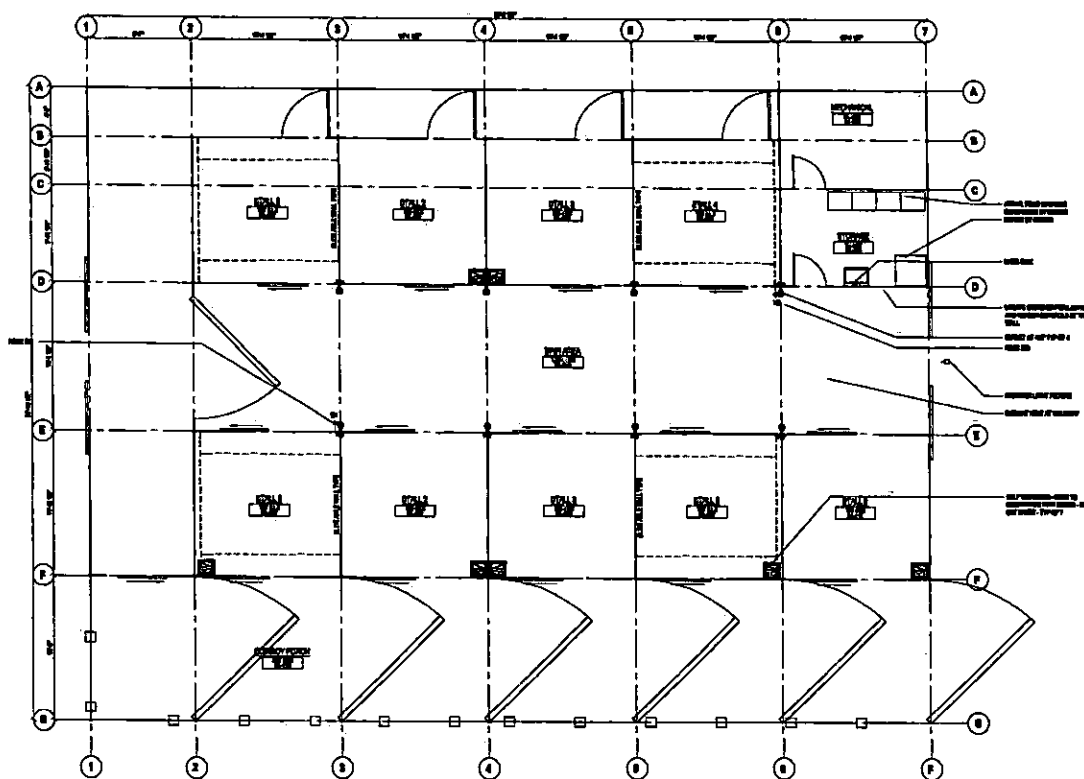
Clark County, Nevada



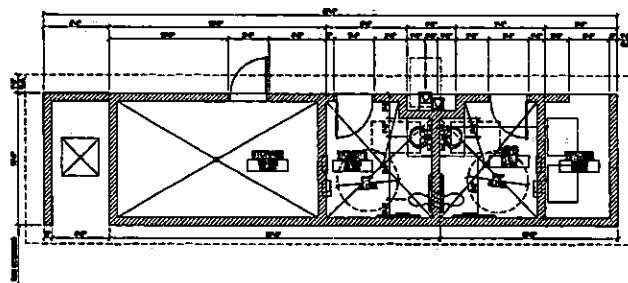


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A-31



1 BARN FLOOR PLAN
SCALE 1/4" = 1'-0"



2 RESTROOM FLOOR PLAN
SCALE: 1/4" = 1'-0"

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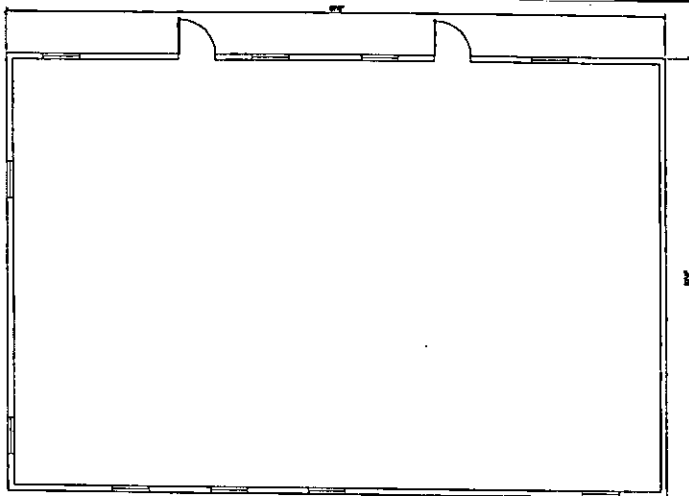
SDR-20124

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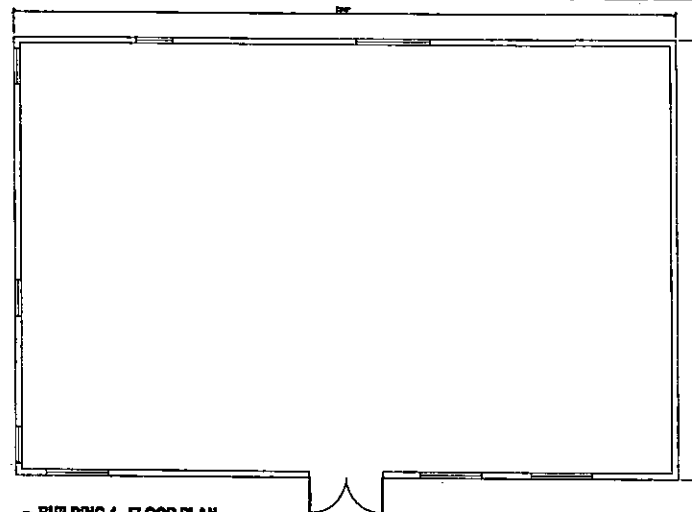
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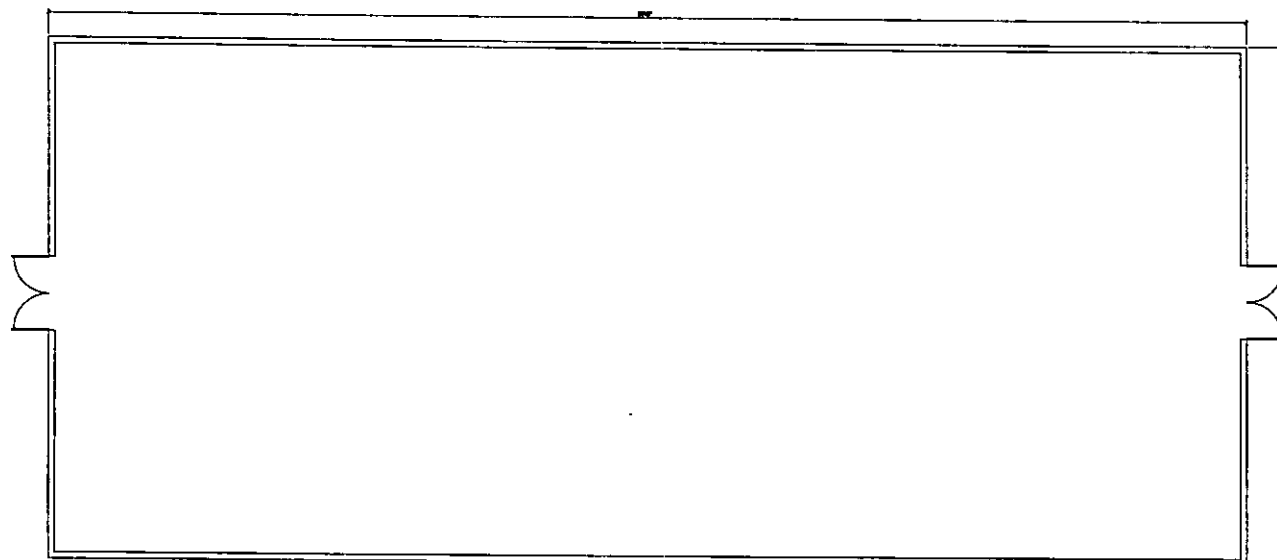
MECA



1 BUILDING 2 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING 4 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING 1 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRONTLINE GROUP
1,700 W. 100th St.
Suite 100
Eden Prairie, MN 55324
952.261.1000
www.frontlinegroup.com

10A

PROJECT NAME

Lead Animal
Shelter Barn

PROJECT NAME

Office, Cat Facility & Vet. Clinic
Floor Plan

PROJECT NAME

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BUILDING #1 – NORTH ELEVATION

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04/12/07 PC

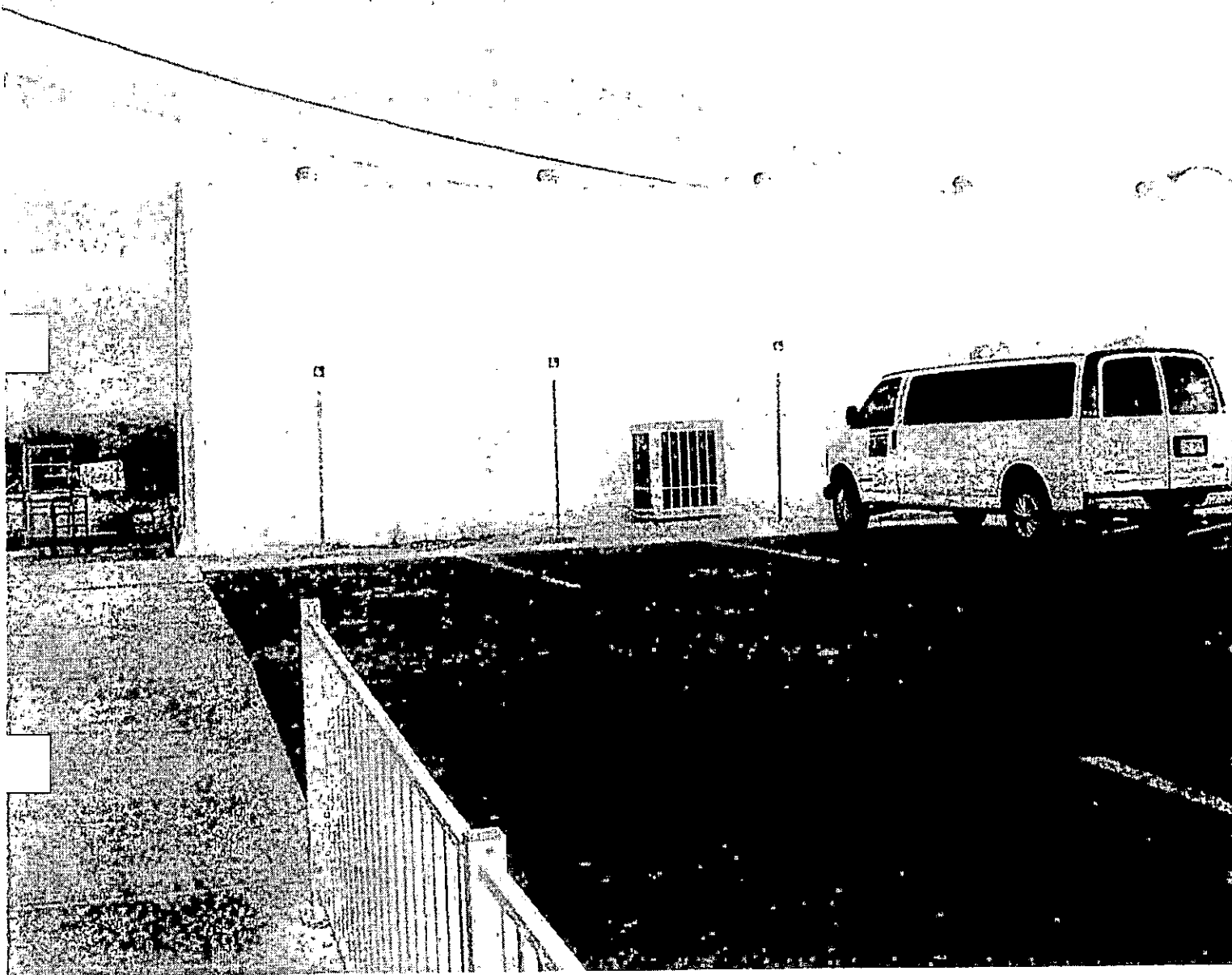
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BUILDING #1 - SOUTH ELEVATION

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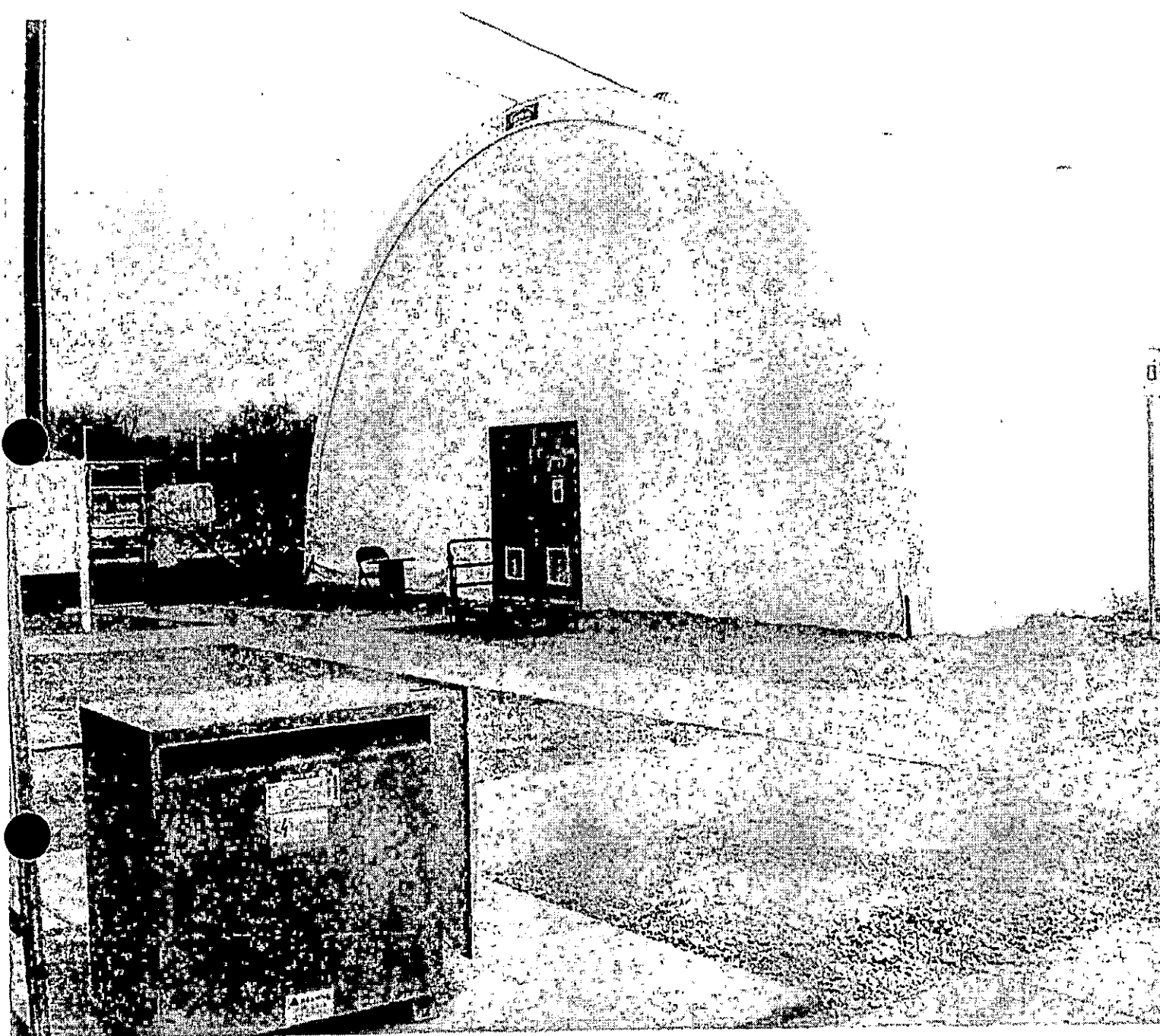
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BUILDING #1 - SOUTH ELEVATION

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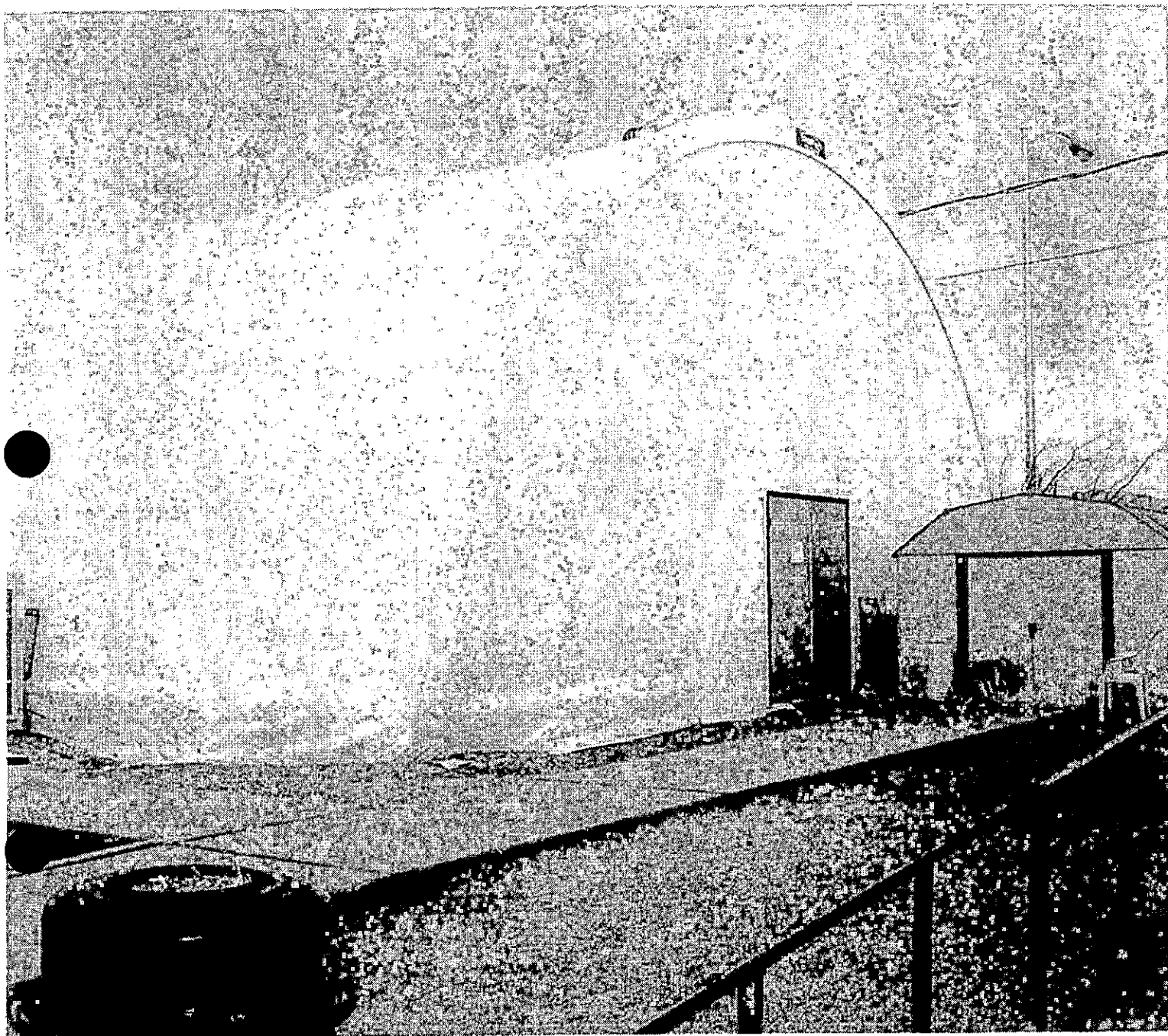
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BUILDING #1 – WEST ELEVATION

SDR-20124
04/12/07 PC

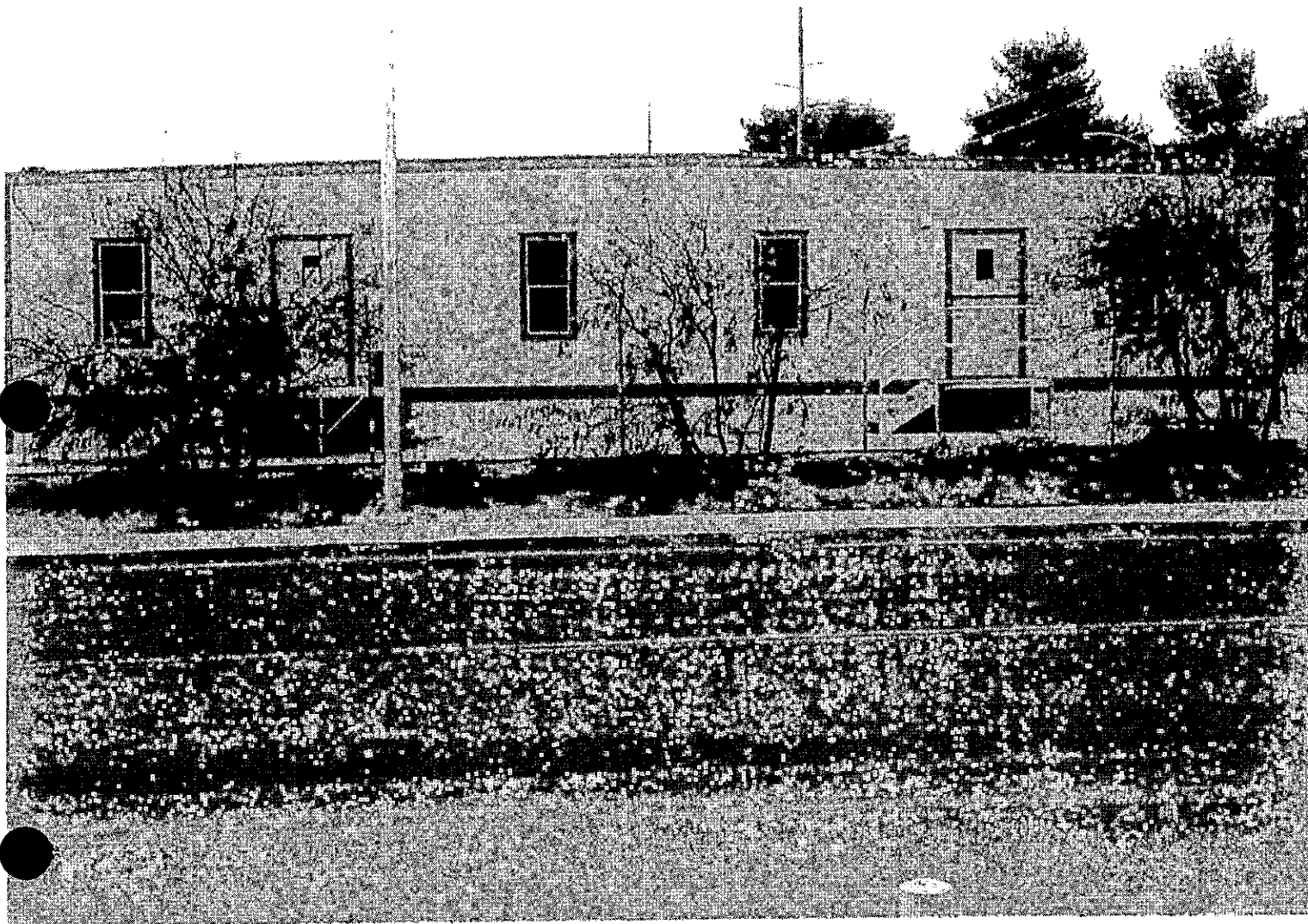
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BUILDING #1 - EAST ELEVATION

SDR-20124
04/12/07 PC

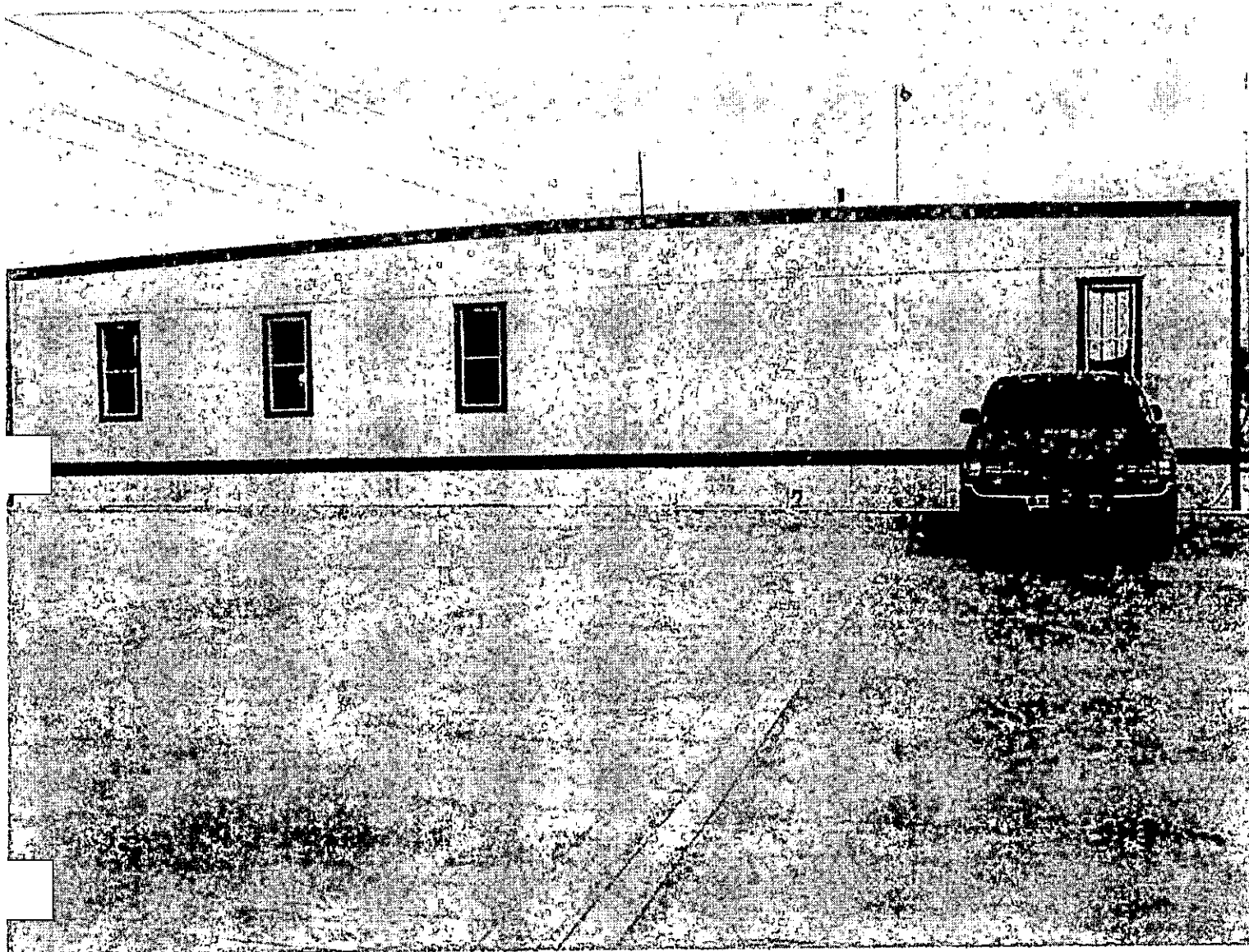
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BUILDING #2 – NORTH ELEVATION

SDR-20124
04/12/07 PC

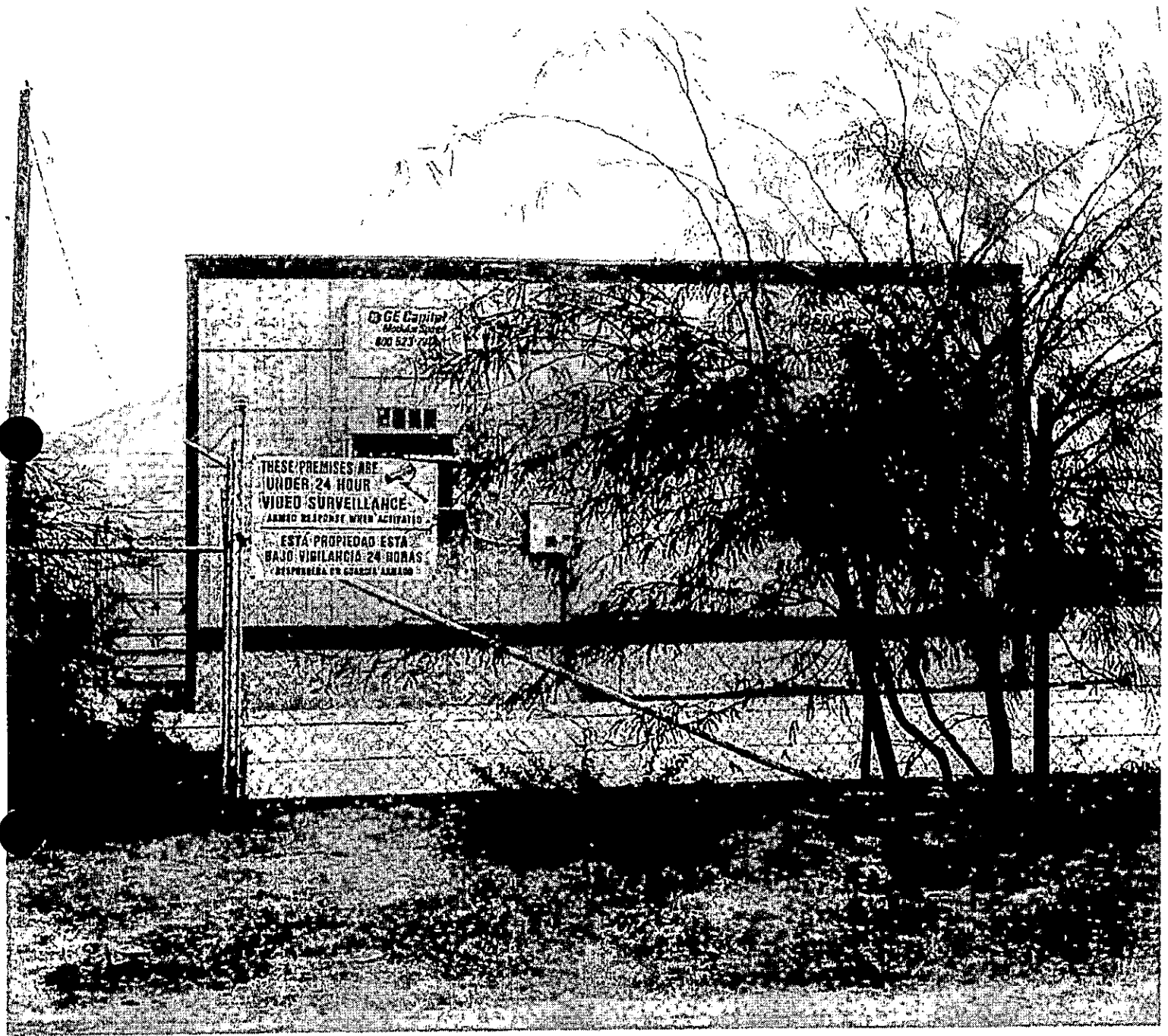
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BUILDING #2 - SOUTH ELEVATION

SDR-20124
04/12/07 PC

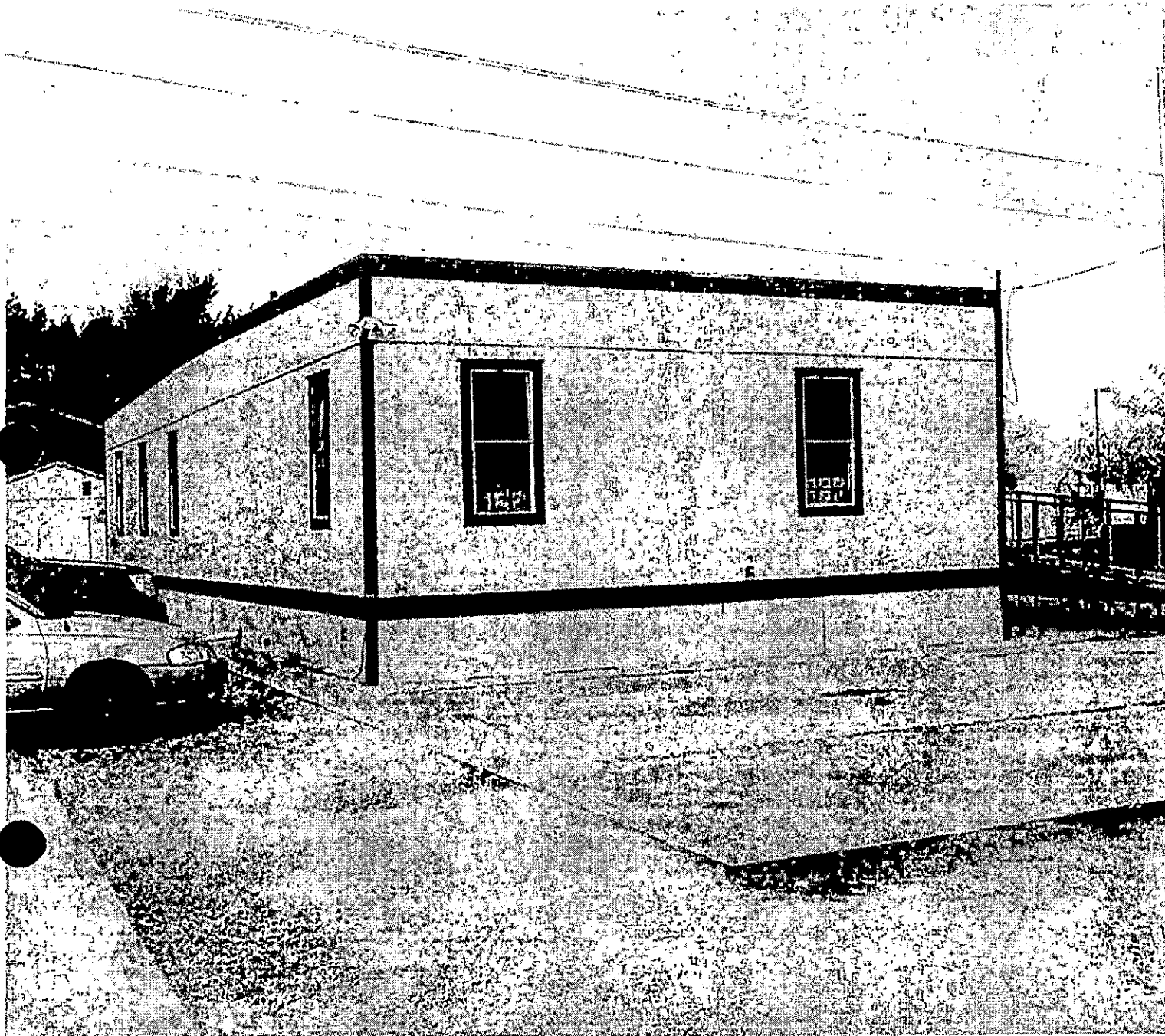
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BUILDING #2 - WEST ELEVATION

SDR-20124
04/12/07 PC

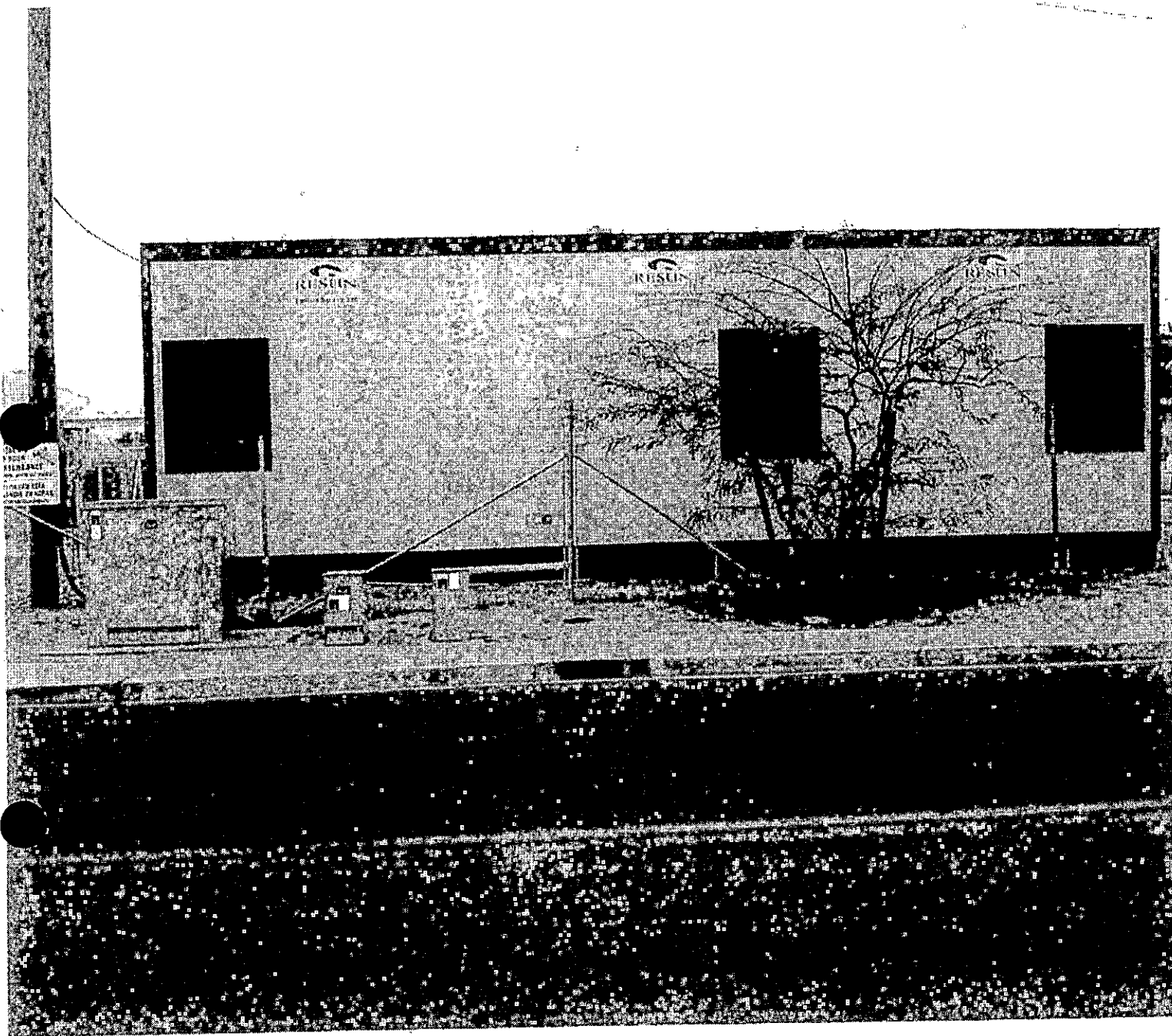
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BUILDING #2 - EAST ELEVATION

SDR-20124
04/12/07 PC

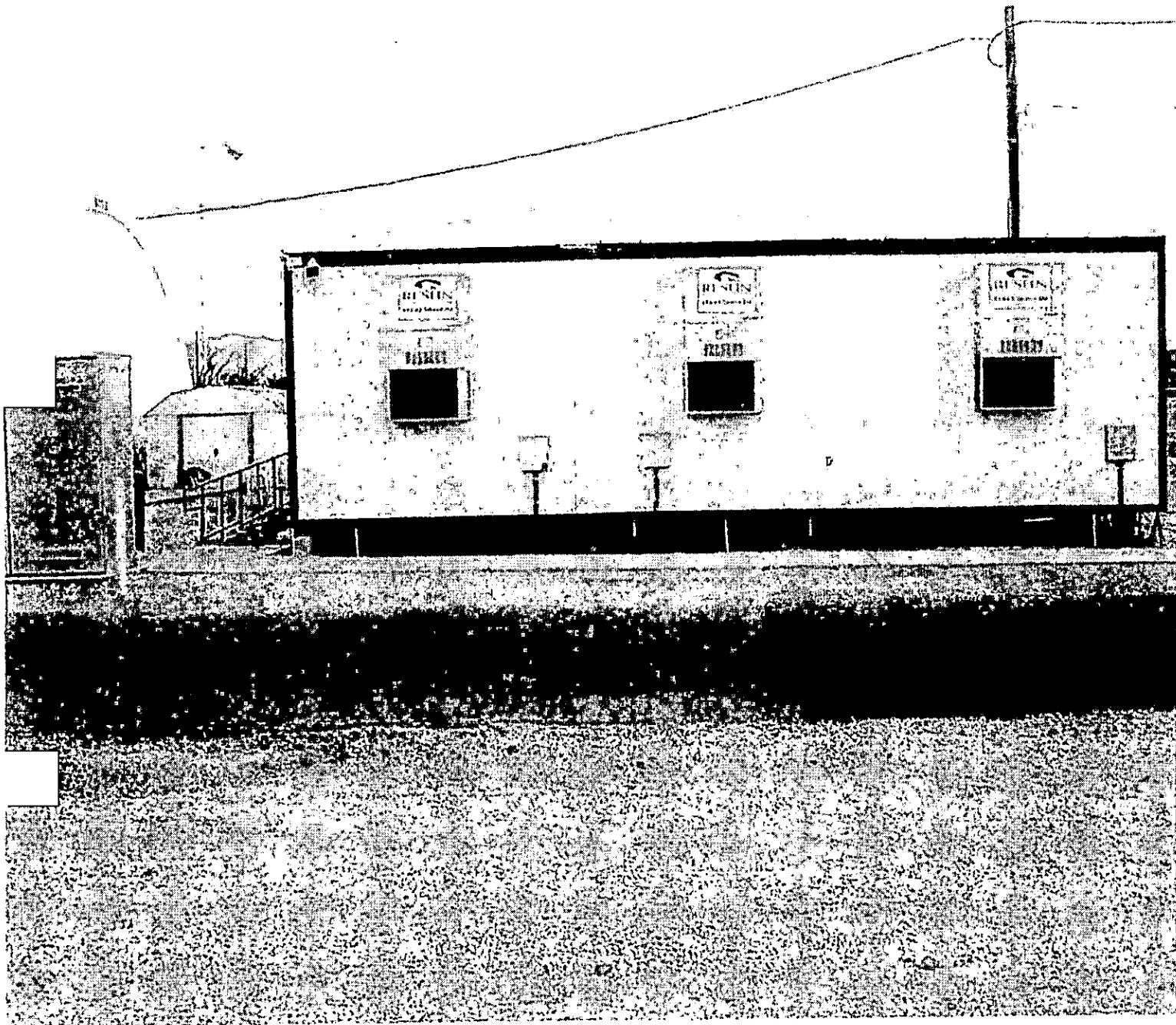
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BUILDING #4 – NORTH ELEVATION

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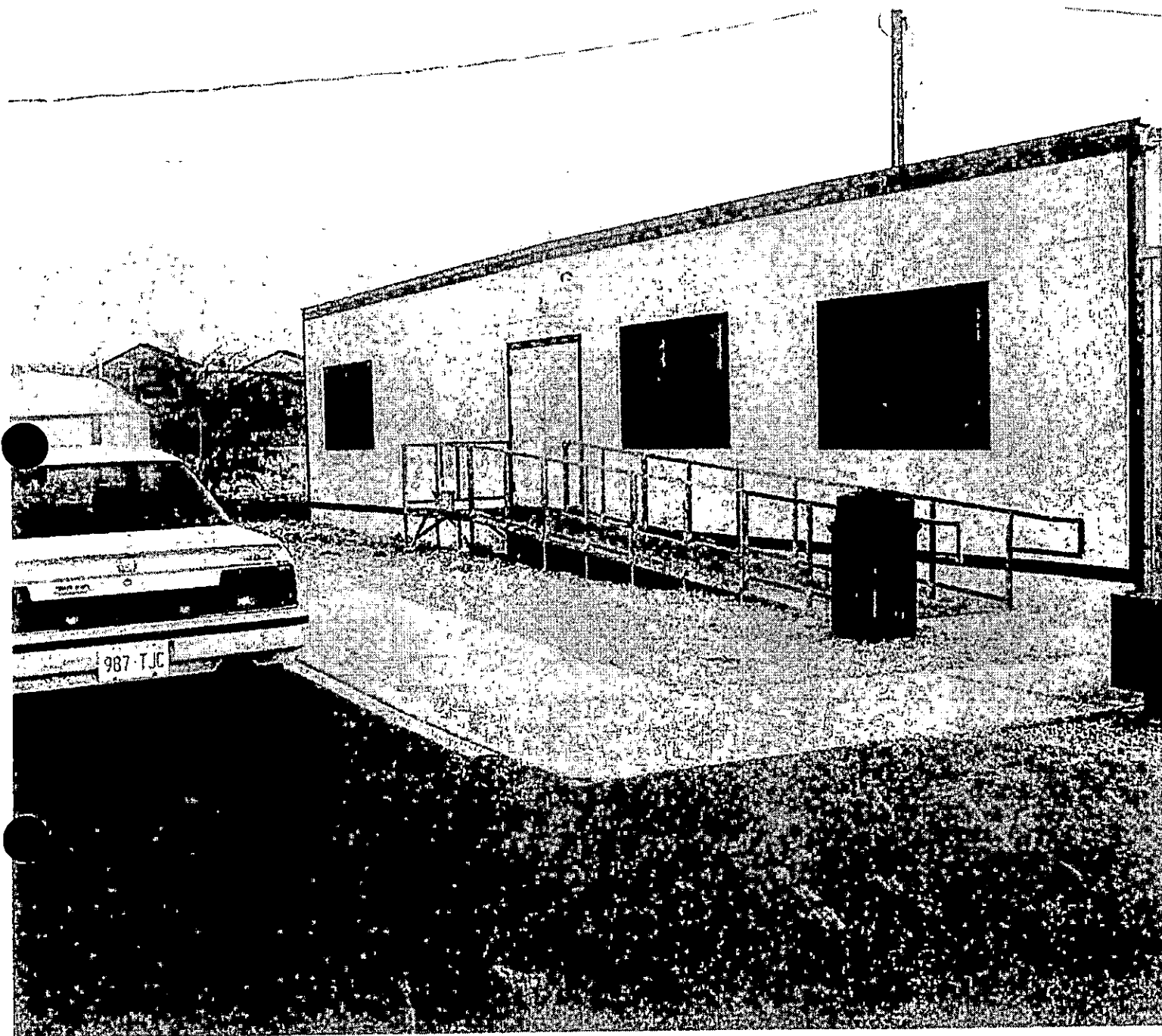
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BUILDING #4 – SOUTH ELEVATION

SDR-20124
04/12/07 PC

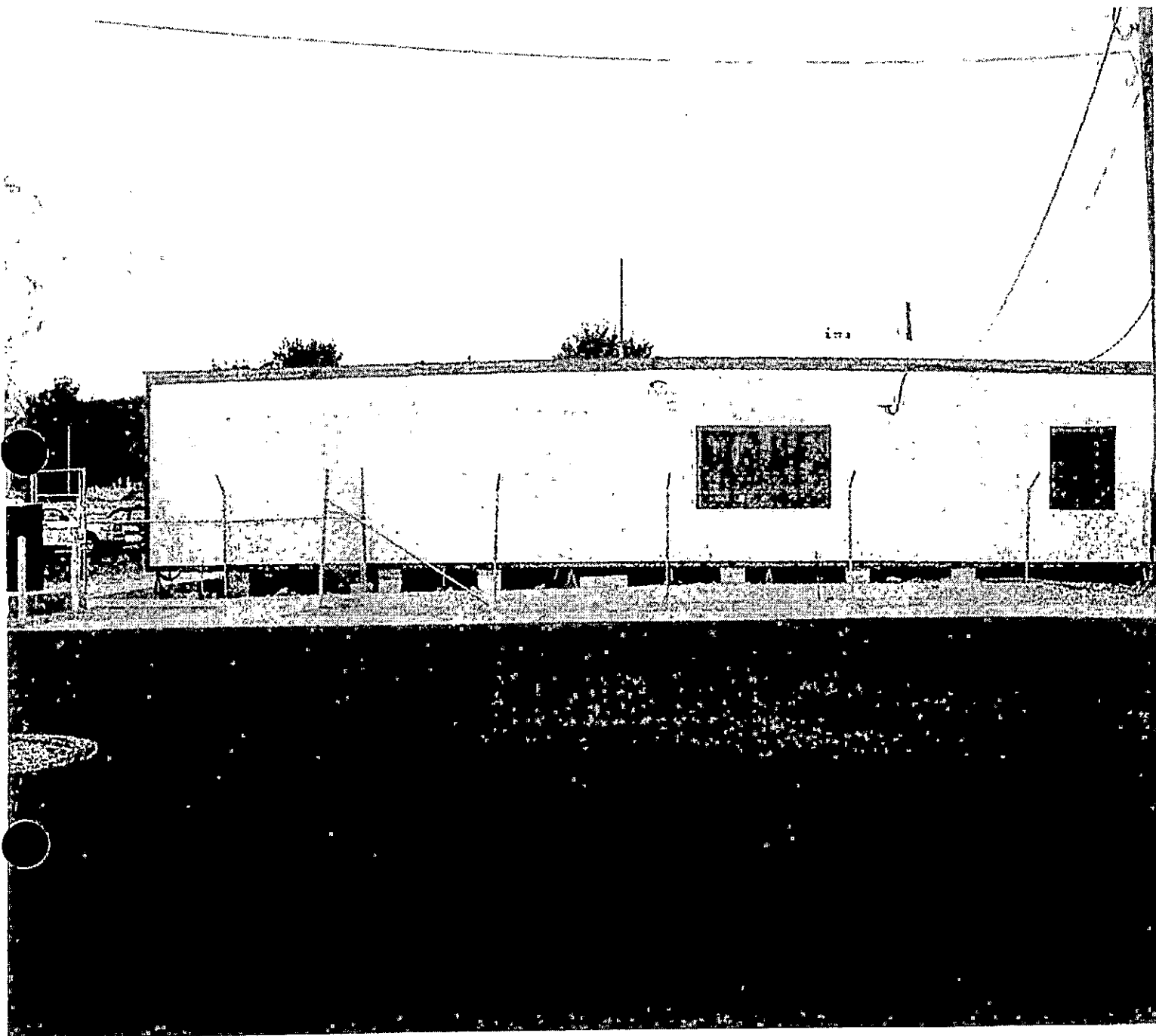
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BUILDING #4 - WEST ELEVATION

SDR-20124
04/12/07 PC

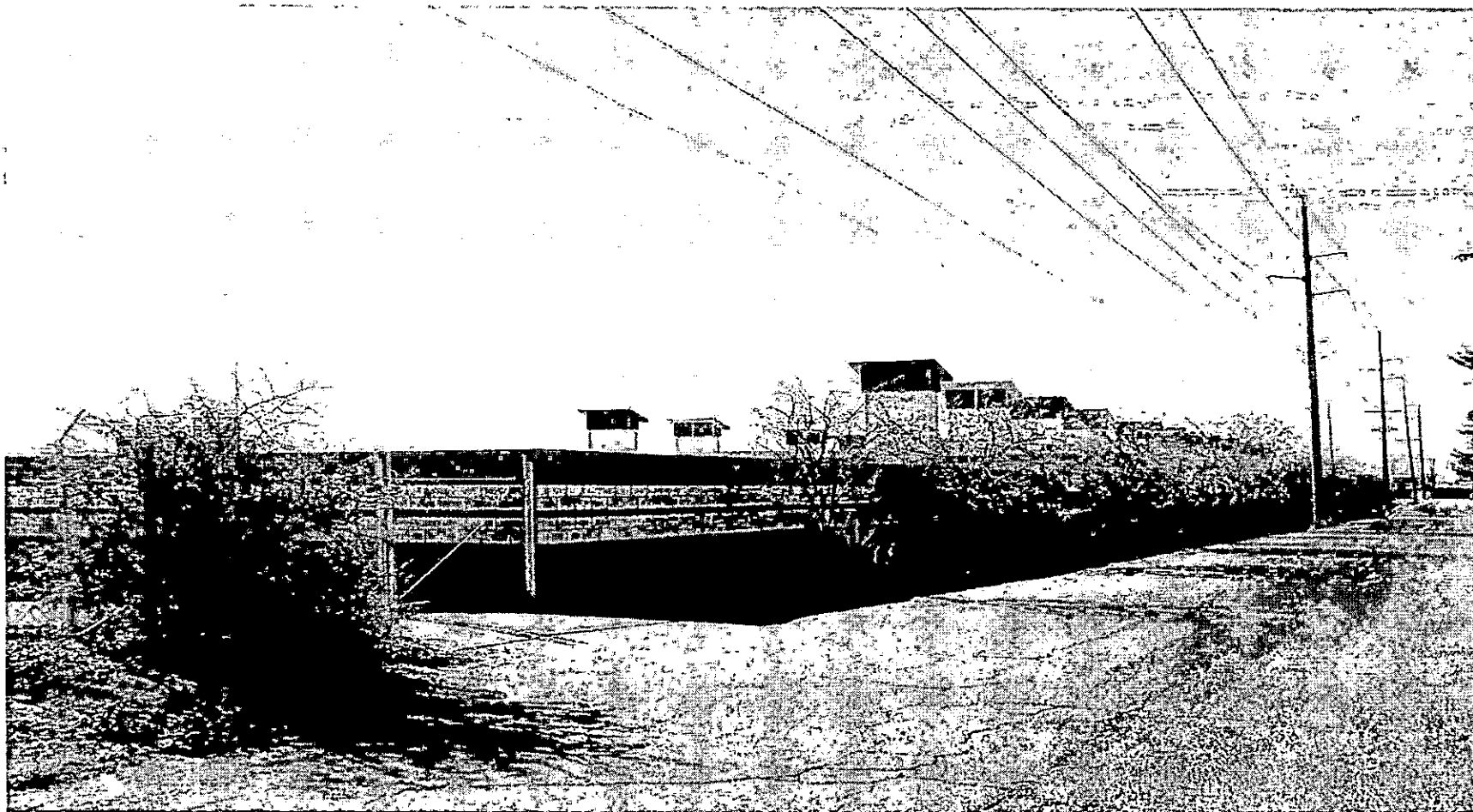
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BUILDING #4 - EAST ELEVATION

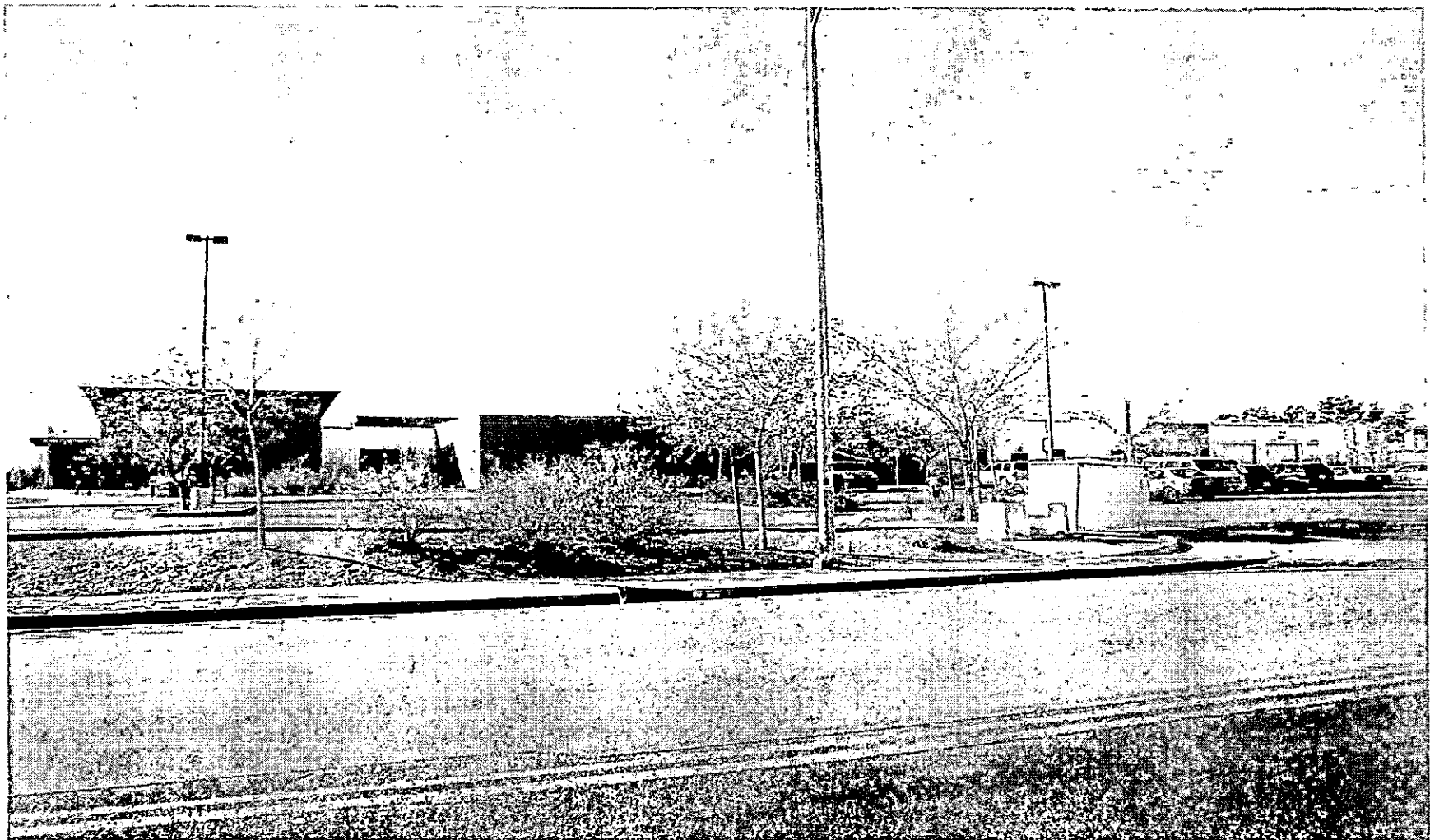
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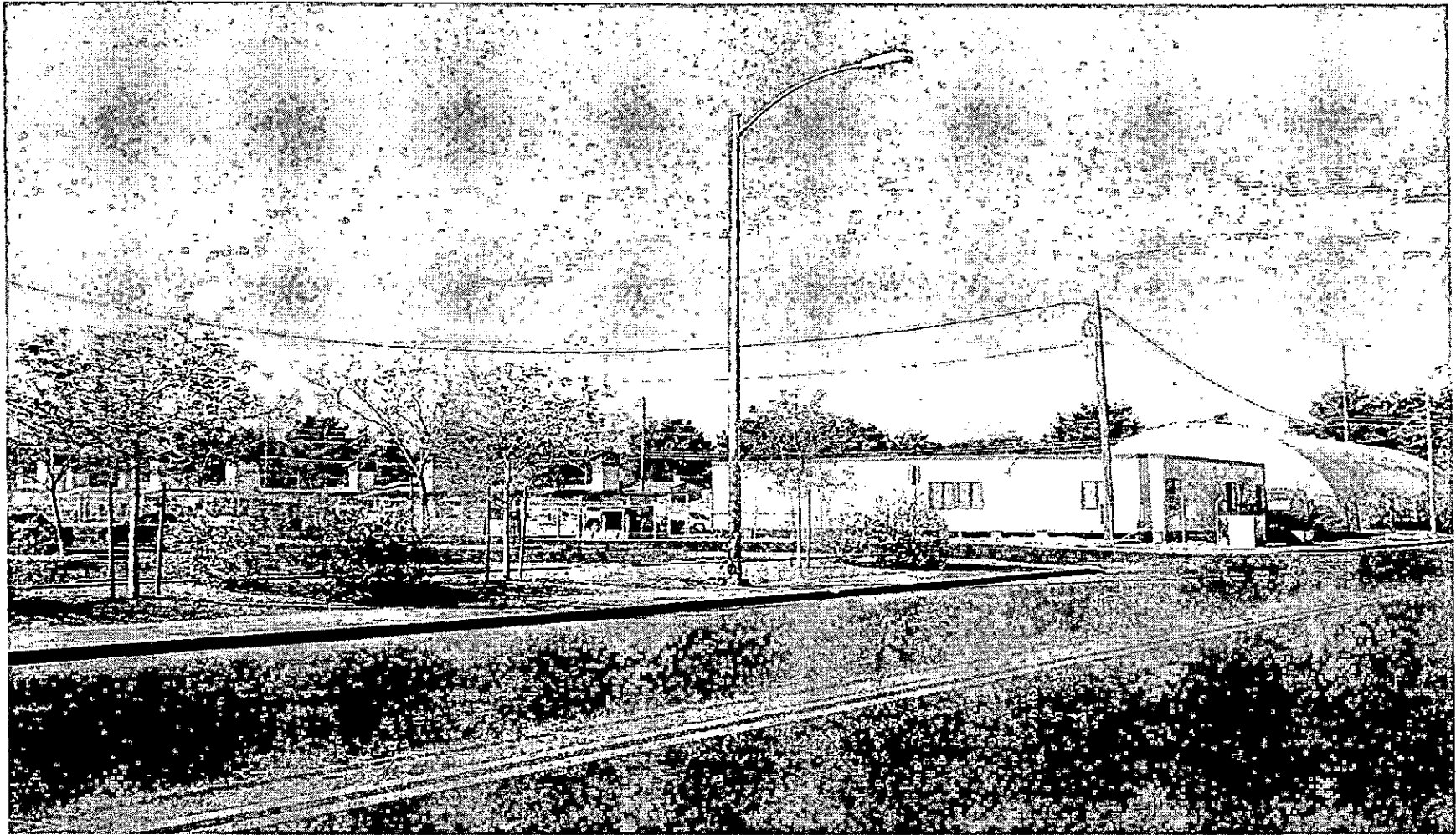
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SOUTHWEST CORNER OF HARRIS AVENUE AND MOJAVE ROAD
APRIL 12, 2007 PLANNING COMMISSION

03/12/07



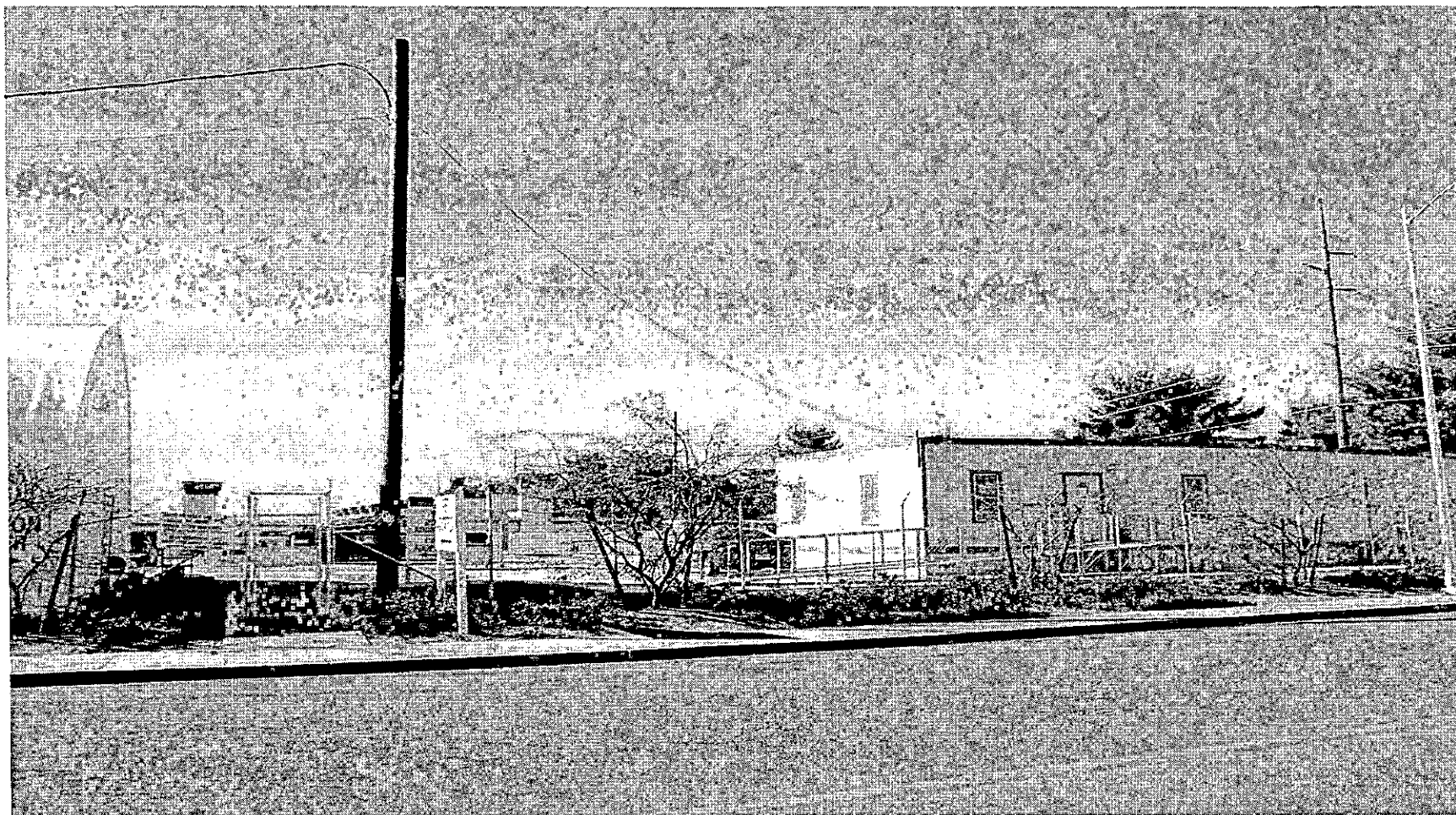
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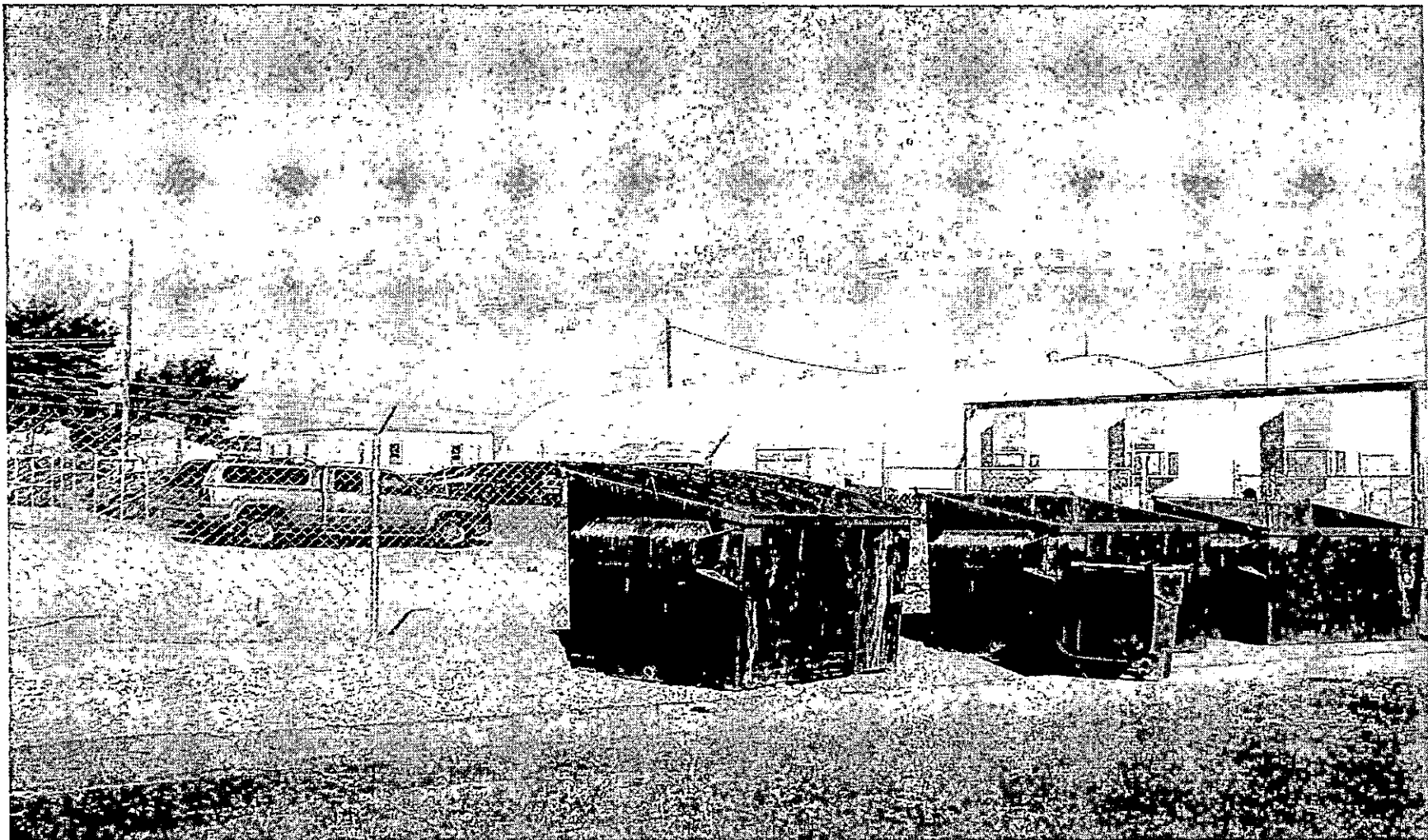
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CONSTANCE L. AKRIDGE
EDWARD M. GARCIA
TAMARA BEATTY PETERSON
ELIZABETH M. FIELDER

ATTORNEYS AT LAW
3773 HOWARD HUGHES PARKWAY
THIRD FLOOR SOUTH
LAS VEGAS, NEVADA 89169

TEL (702) 862-3300 FAX (702) 734-2722

WWW.JONESVARGAS.COM

MARIA-NICOLLE BERINGER
WHITNEY D. BOCCI
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AMANDA J. COWLEY
ALAN B. RABKIN
OF COUNSEL

BRIAN J. MATTER
EXECUTIVE DIRECTOR

CLIFFORD A. JONES (1912 - 2001)
GEORGE L. VARGAS (1909 - 1985)
JOHN G. BARTLETT (1910 - 1982)
LOUIS MEAD DIXON (1919 - 1993)
GARY T. FOREMASTER (1953 - 1998)

Writer's Direct Line
(702) 862-3342
E-Mail Address
struesdel@jonesvargas.com

February 21, 2007

HAND DELIVERED

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

RE: Justification Letter – Site Development Plan Review

Dear Planning and Development Department:

Enclosed is an application for a Site Development Plan Review for that property consisting of approximately 8.39 acres located at the southwest corner of Mojave Road and Harris Street (APN 139-25-405-008) (the "**Property**") submitted by The Animal Foundation (the "**Applicant**").

The Applicant operates the Lied Animal Shelter, which was created in 1989 in partnership with the City of Las Vegas to help curb animal overpopulation.

The Property is zoned C-V (Civic) and is designated PF (Public Facilities) under the General Plan. On August 17, 2005, the City Council approved SDR-6883, which allowed four temporary structures on the Property as part of the existing animal shelter. On December 20, 2006, the City Council approved ROC-17677 to permit a temporary tent to remain on the Property for an additional two years. At that time, Staff requested that the Applicant submit a revised site plan depicting the location of the existing tent structure and two existing modular office buildings on the Property.

Enclosed is the requested site development plan review for the Property. Additionally, the Applicant is requesting approval of additional restroom facilities and a barn structure for large animals.

RENO OFFICE
100 WEST LIBERTY STREET, TWELFTH FLOOR, RENO, NEVADA 89504 TEL (775) 788-5000 FAX (775) 786-1177

*LICENSED IN ARIZONA ONLY
**LICENSED IN ILLINOIS AND WISCONSIN ONLY

SDR-20124
04/12/07 PC

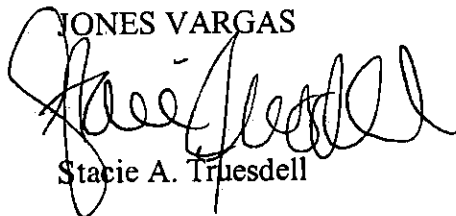
February 21, 2007

Page 2

Thank you for your consideration of this request. Please contact me at (702) 863-3342 if you have any questions or comments.

Very truly yours,

JONES VARGAS

A handwritten signature in black ink, appearing to read "Stacie A. Truesdell", written over the printed name.

Stacie A. Truesdell

SAT

Enclosures.

SDR-20124
04/12/07 PC